

COMMUNITY MEETING REPORT
Petitioner: Hulme Repairs, LLC.
Rezoning Petition No. ____2007-005____

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

The Petitioner mailed written notices of the date, time and location of the required and follow-up Community Meetings to the individuals and organizations from a mailing list provided by Charlotte Mecklenburg Planning commission. Copies of the written notices are attached hereto as Exhibit A-1

REQUIRED COMMUNITY MEETING

DATE, TIME AND LOCATION OF COMMUNITY MEETING:

The Community Meeting was held on Wednesday January 10, 2007 at 7:00 P.M. at Belle Acres Country Club, 3033 South Blvd., Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT COMMUNITY MEETING: (include a copy of the sign-in sheet)

A number of interested residents attended the January 10, 2007 community meeting. Also in attendance were the present development team of Bruce Keith (Architect) and Craig Carlisle (Broker & Listing Agent).

Please see the sign-in list of those individuals who attended the required January 10, 2007 community meeting set forth in Attachment B.

SUMMARY OF ISSUES DISCUSSED:

Bruce Keith opened the meeting by introducing the Petitioner's representatives, outlining the purpose of the Rezoning Petition and providing an overview of the conditional rezoning site plan. Mr. Keith stated that the proposed rezoning from R-4 to UR-2(CD) would accommodate a total of 24 multi-family homes in an architectural style similar to the area.

The conditional rezoning plan outlines the following commitments:

- homes to be of synthetic stone, brick, stucco and shake construction,
- a masonry and cast aluminum screen wall may be used at selected locations
- private streets throughout the interior of the planned neighborhood,
- storm water detention, and

- Vehicular access through one street connection to Woodlawn Road.

Under the current R-4 zoning district, 10 homes could be developed. Under that option, the storm water detention, screen wall, architectural design commitments, and access limitations would not be required.

Mr. Keith summarized the plan and design of the units. He explained the reason for the site orientation and entry location (to allow for future alignment with a cross street as well as to accommodate adjacent, undeveloped property).

A work session had been held the previous month on the 8th floor of the City County Government building.

Questions and Answers:

After the presentation and introductory comments, the Petitioner and its representatives addressed questions and comments concerning several matters summarized as follows:

Exterior Appearance

One individual asked what the exterior of the homes will look like. Mr. Keith indicated the homes will be of a similar size and price range to similar new town home projects in the area. He indicated that all homes would have front porches and rear garages and courtyards serviced from an alley.

Screening

An individual asked about the proposed buffering of the site and Mr. Keith showed the 20' undisturbed buffers which include several large trees to be preserved

Vehicular Access

The plan indicates a single entrance which will eventually be able to align with the main cross street. This allows for connectivity to the adjacent property which hold two single family homes, which are currently not for sale.

Landscape Plan

One individual inquired about a landscape plan and expressed concern that no trees will be saved. Mr. Keith indicated that a detailed landscape plan has not yet been developed but that buffers are essential to the success of this project as well as to minimize impact on adjacent property owners.

We responded that this type of lot layout is not uncommon in the Urban Residential zoning district classifications.

To: Neighborhood Leaders
Neighbors
Concerned Residents

From: Craig Carlisle, Owner (Agent)
Bruce Keith, Architect, AIA, NCARB

Re: Property at 620 Woodlawn Road

January 2nd, 2007

We are writing to inform you about a property for which we have applied for rezoning. The property located at the corner of 620 Woodlawn Road near Murrayhill Drive and is approximately ½ mile from South Boulevard. The property currently has one older home. Property along Woodlawn is single family while across Woodlawn is a convenience store. A similar size, townhouse project is just being completed just east on Woodlawn from our site.

The project we envision on the site is conceived to be a moderate density, 18-20 unit townhouse community with internal circulation. Current zoning would allow approximately 10 single- family homes. The facades along Woodlawn and the internal drive will have front porches and front doors with no drives and only a single entry, facing the street. We feel this will be in scale with the single-family street while keeping vehicular access to one point. All garages and parking will be on the interior of the property. To the rear of the small stream which will be preserved and protected under this plan. The drainage system will feed through a detention facility for managing drainage on our site and adjacent properties.

The property, as developed will maintain a green buffer around the site, while incorporating the principles of new urbanism, which emphasizes walking and neighborhoods over driving oriented communities. Bruce Keith Design has been involved in similar development plans, which have been built over the years in the South park area and Cotswold, which are somewhat representative of this development.

We have reserved a room at, *Belle Acres (3033 South Blvd.)* Charlotte, NC 28209 to present our plans to interested parties. **We will start at 7:00pm on Wednesday January 10th, 2007.** We will have a site plan as well as examples of similar projects. You may contact Bruce if you would like to meet individually, or if you have other questions.

Sincerely,

Bruce R. Keith, Architect, AIA, NCARB
Craig Carlisle, Broker/Owner

	NAME:	EMAIL:	PHONE NUMBER:	ADDRESS:
1	Wilma Mitchell		704-525-5849	600 E. Woodlawn
2	Bill Davenport	y.davenport@earthlink.net	704-875-2293	1534 E. Worthington Ave 28203
3	MATT MAGNASCO		704-336-3368	4810 MURRAY HILL RD
4	Geo Mandragilas	JUSTIN EGUS @ AOL.COM	704-333-0622	5001 Murnighan Rd
5	Laura Mullinax	lbmullin@duke-energy.com	704-527-2192	4730 Old Woods Rd.
6	SAUNDRA STUMP		704-523-4393	713 Rome Ct.
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