

2007-043 COMMUNITY MEETING REPORT

DATE: April 5, 2007

PROJECT NAME: Proposed Ardrey Kell project (2007-043) PROJECT #: 1006294

TO: Solomon Fortune, City of Charlotte Planning Department
Office of the City Clerk

FROM: Heth Kendrick

RE: 2007-043 Community Meeting Report

As required by the rezoning process for the City of Charlotte, the petitioners for petition number 2007-043 have conducted the community meeting for the proposed parcels. Below is a summary of the meeting location, details, attendees and comments received by the public.

MEETING SUMMARY

WHEN: Wednesday, March 28, 2007
TIME: 6:00pm to 8:00 pm
LOCATION: Community House Middle School
9500 Community House Road
Charlotte, NC 28227
(approximately three miles from site)

The community meeting was held in the Community House Middle School library. The format of the meeting was an informal discussion with the public regarding the proposed development along Lancaster Highway. Members of the public were asked to sign-in at the front table and then were greeted by a member of the development or the design team. A copy of the rezoning set, a master plan rendering (refer to Exhibit #1) of the site and illustrative elevations and perspectives of the condominiums and apartments were provided to aide in the discussion. 11x17 handouts of the rendered site plan were available for the public to take if desired.

ATTENDEES

As required by the City of Charlotte rezoning process, adjacent property owners and local homeowners associations were contacted to inform them of the community meeting. On March 14, 2007, two weeks prior to the community meeting, LandDesign, Inc. mailed 348 letters (refer to Exhibit #4) to the adjacent neighbors and 36 letters to the local homeowners associations (refer to Exhibit #2 – 8 pages). Below is a list of the attendees of the community meeting (refer to Exhibit #3):

DESIGN/DEVELOPMENT TEAM:

Heth Kendrick - LandDesign, Inc
Aya Miyakoda - LandDesign, Inc
Kight Jones - LandDesign, Inc

Jeff Davis – JDavis Architects
Bryan Rushing – The Hanover Company
Bo Buchanan – The Hanover Company

CURRENT PROPERTY OWNERS:

John and Ann Jones
Jeff and Denise Mills
Jo Ellen Hall

PUBLIC ATTENDEES:

Michelle Davis – Copper Ridge HOA
Alan Bodman – Copper Ridge HOA

Of the 384 letters that were mailed to the adjacent neighbors and local homeowners associations, 15 envelopes were returned by the following contacts as undeliverable:

Gloria Arango
Mark Whetstone
Krishna Thomas
David Hines
Vickie Smith

Rodolfo Rodriguez
Shane Gavin
Linda Collins
Margot Broms
David Davis

Thriu Govender
Jennifer Weidlich
Elizabeth Keifer
Vivian Rademacher
WB Hawfield Jr.

REZONING COMMENTS AND QUESTIONS

The two members of the public from the Copper Ridge HOA made the following statements regarding the 2007-043 site plan:

1. There was concern over the aspect of the property being a rental product. The public did not want to see any vinyl siding or any "monolithic" apartment structures within the development.
 - a. The Hanover Company provided typical elevations of the condominiums and townhomes proposed for the development. The developer revealed the price per square foot for the rental units and seemed to satisfy the concerns of the attendees.
2. Pubic appreciated connectivity efforts to adjacent properties to alleviate traffic congestion from Lancaster Hwy.
3. The site designer described the benefits and functionality of the storm water detention ponds to the east of the site.
4. The public questioned if the units would be electric or gas.
5. The developer mentioned the living rooms and dining rooms for the units will have hardwoods while the kitchens and bathroom areas will be furnished with slate.
6. As a pet waste solution, "pet stations" will be located throughout the project.
7. The developer said the proposed timeframe would be to begin construction in June with framing of the units beginning in November.
8. The entire project will be built as one phase with construction completion in 2008.

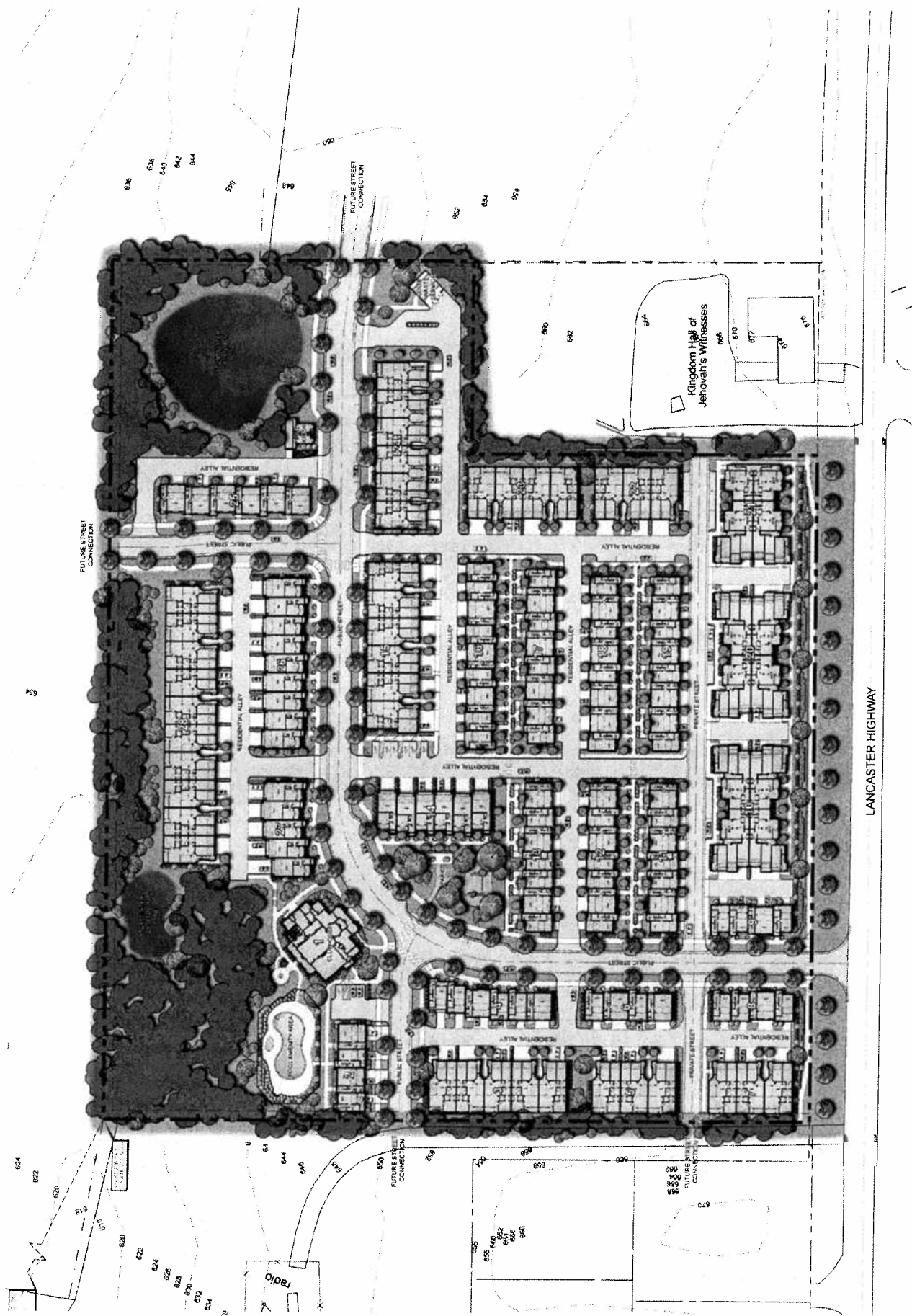


EXHIBIT #1



THE HANOVER COMPANY

Proposed Ardrey Kell Project

Name	Address	Phone Number
HETH KENDRICK	223 N. GRAHAM ST., CHARLOTTE	704.333.0325
Robert Jones	9917 HERITAGE OAK LN WAXHAW	704-943-5321
Ann Jones	"	
Michelle Davis	16356 Redstone Mountain CHAR, NC 28227	(704) 491-2322
Alan Bodman	16310 REDSTONE Mtn. Lane Charlotte, NC 28227	704-719-5560
Jeff + Denise Mills	7239 cobblesville Dr., Matthews, NC 28104	704/801-5231
Jo Ellen Hall	10801 Providence Rd. West Char, NC	704 542-9944
AYA MIYAKODA	223 N. GRAHAM ST. CHARLOTTE	704-333-0925

EXHIBIT #3

March 13, 2007

Property Owner Name(s)

Address

City, State ZIP Code

RE: Rezoning Case No. 2007-043; approximately 15.99 acres on the northeast quadrant of the intersection of Lancaster Highway (U.S. Highway 521) and Ardrey Kell Road in Charlotte, North Carolina

Dear Property Owner:

The Hanover Company would like to invite you to attend a meeting scheduled for Wednesday, March 28, 2007 from 6:00 p.m. to 8:00 p.m., to review our plans for rezoning the above referenced property. The meeting will be held at the Community House Middle School, located at 9500 Community House Road, Charlotte, NC 28277.

We look forward to seeing you there.

Sincerely,

Bo Buchanan
The Hanover Company

EXHIBIT #4