

07-104

The View at Cannon Square – Public Meeting
Meeting Minutes
August 21, 2007 – 7:00- 7:30pm Start - 8:45pm Finish

Richardson Development Consultants, Inc.
Tre'vant Richardson – Facilitator
LaRese Truesdale – Administrator/Meeting Minutes

Meeting opens with description of project and explanation of the name of the project and explained what the Pedscape is and why we are seeking a rezoning.

Question Pruitt- Won't a 5 story building block the neighbors view? (Pruitt is concerned about view does not like the height. Pruitt feels 2 stories is better)

Answer - The position of the building does not block anyone from the current views they have now; it would add view that they currently don't have.

Question Doney - Can you explain the width of the street? (Doney is concerned that this will not conform to the single family homes)

Answer - There will be 28 feet from curb to curb and 14' from the middle of street to the curb property side of the street.

Question - Will there be a cut in or a bump out?

Answer – Proposed of the corner of Wesley Heights Way and Duckworth Ave.

Question - The name of neighborhood is Seversville not Wesley Heights

Answer – OK

Question - Will there be enough room since there will be street parking?

Answer - There will be an additional 14 feet to the 1 side of the street were on street parking will be allowed from the center lane.

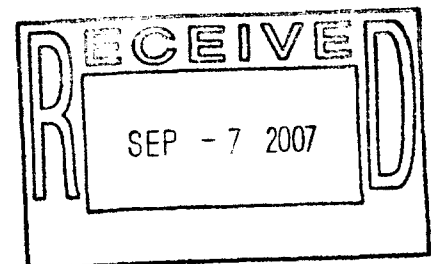
Question - Will the roundabout be big enough for the buses to get through?

Answer – I will check with CDOT

Question Pruitt - There is a standard in the neighborhood to conform 5 stories is too high.

Answer – I will make note of your concern

Question - What is the height of the front of buildings?



Answer – 58'4" is the height from the average grade and 63'4 from the lower grade on Wesley heights Way and Duckworth Ave. to the building roof line.

Question - What is the style of the building? This looks contemporary not traditional like the others are.

Answer - This is a traditional/modern building but this is not the final draft. City Planning is very concerned and will be working very closely on that with us.

Question - Will these all be for sale units?

Answer - Yes

Question - What is the price point?

Answer - The market is seeing Mid 200's –Low 300's and we plan to be consistent with the market place, but we have not determined the final price point yet.

Question Pruitt - We are concerned that the middle man won't be able to afford this

Answer – It will be affordable to the market we are seeking.

Question - How many projects of this magnitude have you done Mr. Richardson?

Answer – No two projects are same and Mr. Richardson explains his background and projects.

Statement – I just wanted to know, because you look young.

Answer - OK

Question – So, you are just the lucky person to get this project.

Answer – If you call it luck.

Question – I mean how did you get it?

Answer – The ownership group Kingdom Developers approached me.

Question - What is the average sq ft of these units?

Answer - We have looked at the market and anywhere from 1100-2400 penthouses, but we have not gone through Design Development process to have final square foot numbers.

Mr. Richardson advised Mr. Pruitt he will take elevation photos so he will be able to visualize the 5 stories compared to other buildings in the area.

The reason we went 5 stories is because we have to make a non-combustible building and in order to make this economic sense we needed a fifth floor.

Question - When will this project begin?

Answer - It is at least six months to a year out

Question - Is there anything in that church that is of historic value that can be preserved?

Answer - Building is unsafe and walking inside is not an option.

Question - Will they be preserving the fireplace?

Answer – Yes, it will be preserved for the community to enjoy.

Question - Who did you invite?

Answer - 132 neighborhood residents and community leaders from a list provided by the City. In my experience if you are renting you would have not received a letter; it would have come in the owners name and forwarded where they received mail.

Question - What type of parking deck will it be green or what?

Answer – We are exploring different options now

Question - Will the retail be on Wesley heights way then wraps around Duckworth?

Answer – Yes

Question - How much retail sq ft is there?

Answer - +/- 9000sq ft

Question - Will the retail spaces be for sale?

Answer - Yes and No; in the market place there are space in the same building that you can rent or buy as a (TIC) Tenants in Common, so we are exploring the best option for this project and it may be a mix to the two.

Question - Do you have enough retail prospects to fill that space? Because the project on Morehead was abandoned because they couldn't get enough people to rent the space.

Answer - It is not enough space to be a concern. Neighborhood retail attracts a different kind of tenant.

Statement – Yeah, once you put a coffee shop and dry cleaners you will be full.

Answer – Just about

Question - Please tell them to do the make the façade traditional.

Answer – OK

Question - Will you have a meeting in Wesley heights as well?

Answer - Everyone was slated to be at this meeting was sent a letter.

Statement – Yeah, I'm from Wesley Heights

Statement – And, I'm from the Camp Green Association

Question - Is this a done deal?

Answer – I will not say that; nothing is a done deal. We are still addressing concerns from the City.

Question - Does owner intend to retain any of the property?

Answer - I am not sure.

Comment - When you have color elevations and set up floors plans can you comeback?

Answer - I will commit to that

Question - Has anyone from city council seen this plan?

Answer – I am sure by now they have; I have not had a meeting with anyone yet to discuss the plan. Councilman Mitchell and I have discussed it over the phone and in a meeting on another project, but we plan to talk to them at the right time.

Question – Do you live in the inner city?

Answer – No

Question – What area do you live in?

Answer – Mountain Island Lake Area

Question – Mt. Isle Harbor

Answer – Yes, that my neighborhood. I am not ashamed of where I live. I grew up in the inner city; the projects to be specific. When I came to Charlotte I had \$43.00 to my name and sleep on a friend's floor. I worked for everything God has blessed me and my family with; I am an example that with faith and hard work you can succeed.

Question from Richardson – Anymore questions pertaining to this project?

Answer Pruitt – We want to thank you for coming out and you have our support.

Mr. Richardson asked is there anymore questions and thanks everyone for coming out. Final statement; if you have additional questions and concerns please call or email me. If you want to see the plan and ask questions I will be here for a few more minutes.

The View at Cannon Square - Public Meeting

	A	B	C	E
1	Name	Address	Phone Number	Email
2	Trevant Richardson	8535 Hankins Road, Suite 208	704-770-6354	trevant@gmail.com
3	Dallace Pruitt	208 State St.	704-376-1123	
4	LaBese Truesdale	317 McCordell St	704-180-3898	labesetruesdale@yahoo.com
5	Guadalupe Crawford	405 State St	704-333-3647	
6	John Shannwell	1544 Duckworth Ave	704-376-8821	
7	Tranella M. Mason	232 Aulen St.	704-376-1340	
8	Jamie Diehl	1528 Duckworth Ave	704-577-7174	jamie.diehl@compass-usa.com
9	J. Tanya Adams	2033/2035 Rozzelles Ferry Rd	704-358-4221	jadams@redstc.com
10	MIKE DONEY	216 State Street	704-819-3944	mdoney@carolina-cr.com
11	Brian Finckel	2441 Greenlawn Ave	704-506-8036	campgreenlawn@yahoo.com
12	THOM PERKINS	2433 GREENLAWN AVE	704-651-8981	ontap@netcero.net
13	Michael Hopkins	216 State St.	704-902-9409	mh2566@gmail.com
14	Michelle Dennis	10033 Montrose Drive	704-499-0497	mdennis@helenclmrealtty.com
15	Jeff Chance	2113 Rozzelles Ferry Rd	704-400-8854	jeff@swaindevelopment.com
16	THORASINA MASSEY	609 Walnut Ave	704-347-0972	
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				