

**Required Community Meeting Report
For Re-Zoning
9132 Bob Beatty Road
Charlotte, NC 28269**

This package contains:

A copy of letter mailed 8-12-09 to those persons and organizations contacted about this meeting.

A list of those persons and organizations contacted about this meeting (provided to us by Penelope Cothran from the Charlotte-Mecklenburg Planning Department).

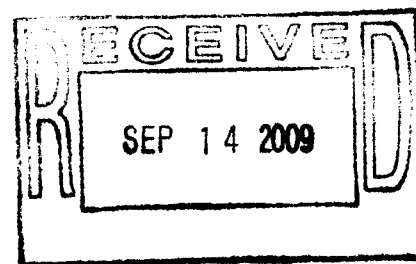
Date, Time, and Location of this meeting.

A roster of persons that attended the meeting.

A meeting summary of the issues discussed.

A description of any changes to the re-zoning petition made as a result of the meeting.

Contact: Domenic Polzella Jr.
9300 Bob Beatty Road
Charlotte, NC, 28269
Work 704-921-0098
Cell 704-737-4406



Public Meeting Notes for re-zoning of 9132 Bob Beatty Rd., Charlotte NC 28269
August 26,2009
6:00 pm

Meeting called to order at 6:00 pm

In Attendance

Domenic Polzella	Owner 9132 Bob Beatty Rd.
David Polzella	Owner 9132 Bob Beatty Rd.
Leigh Polzella	Owner 9132 Bob Beatty Rd.
Alexa Polzella	Child of Owners
Angie F Lauer	Architect
Allen Brooks	Architect
Matt Slee	Rear Property Neighbor 4728 Bridle Ridge Ln
Mike Aufrecht	5713 Brandy Ridge Ln.

At meeting start, all above were in attendance except for Mike Aufrecht. Re-zoning intentions were discussed. Current zoning is R-1 and desired zoning for Red Barn Structure would be B-2 and Historic Home would be O-1. Potential buffer requirements were discussed. Matt Slee asked about specific other uses permitted under new zoning. General discussion of zoning use ensued. Permitted uses were discussed specifically regarding the use of Bed and Breakfast. Mike Slee asked if that use was permitted. The general response was that currently under R-1 the use was permitted but the group did not think it would be permitted under B-2 zoning. Re-zoning requirement possibilities including landscape buffers and the addition of a few parking spaces was discussed.

Northeast Coalition representative, Mike Aufrecht, arrived at 6:12 pm. Discussed specific use again and what types of users would rent the facility. Owners do not know the specific users at this time. Mike suggested that be given some thought prior to re-zoning hearing. Aufrecht mentioned Michael Barns, our local Representative, may need to be contacted. Discussed Historic Landmarks Commission (HLC) involvement in decision making and the support of re-zoning protecting the integrity of the property and its historic relevance.

Reviewed all properties along Bob Beatty and the zoning of each. Discussed HLC's restrictions.

Aufrecht reviewed history of local re-zonings and the processes he was familiar with. He indicated he has experience with re-zoning authorities. Aufrecht indicated that we should review the Gandy settlement. Aufrecht discussed future rail line, schools etc. relative to development.

CDOT and integrated light at Hucks Rd. and general light rail plans were discussed. Aufrecht indicated that the Northeast Coalition was involved with all development along this corridor. Aufrecht asked about proposed signage. Owner's indicated there is no current plan but would design something in the future that met signage specifications relative to zoning. Aufrecht suggested that Owner's should have an idea of signage design before re-zoning hearing. Adjourned meeting at 6:35 pm

As a result of this meeting, there were no changes to the rezoning petition made by the petitioner.

Sign In Sheet

Roster of Attendance

August 26, 2009

6:00 PM

9132 Bob Beatty Rd

Charlotte NC 28269

Community Re-Zoning Meeting

Name

ANGIE F. LAUER. 9200 BOB BEATTY RD. 704 506 6540

ALLEN BROOKS 9200 BOB BEATTY RD 704.494.4400

Math Slee

4728 Bridle Ridge Ln

704 599-3660

Mike Aufrecht

3713 Brandy Ridge Ln, Charlotte NC

704 509-4268

Dom Poluzia Jr

Dom Poluzia

Leah Poluzia

}
}
/

PROPOSED OWNERS OF

9132 BOB BEATTY RD