

Meeting Minutes

September 29, 2010

DATE OF MEETING: 9/13/2010

MEETING: Neighborhood Meeting

ATTENDING: Ed Hickman Studio Fusion, pa
See attached sign in sheet for all attending neighbors

RE: Rezoning Petition 2010-059
Herrin Residential

Refer to the attached sign in sheet and invitation to neighborhood meeting

- The neighbors questioned the anticipated price point of the project. It is not totally defined at this point but was projected to be in the low 300's as a start point.
- The exterior elevations of each house were looked at and presented. The houses are designed in craftsman style architecture. There were several houses that were renovated down the street with the same style. The neighbors were positive about the design.
- The neighbors were questioning if there were any examples of Kyle Short's projects in Charlotte. One of the neighbors was aware of one project very close to this project right down the street.
- The neighbors questioned the rezoning process. The process and projected schedule was discussed in detail.
- The neighbors were curious about the adjacent property. They felt like the adjacent property was unsightly and were curious if the petitioner had any plans for buffering the adjacent properties. It was stated that the petitioner certainly would be in compliance with all zoning requirements. The existing trees at the rear property line would remain. A landscape plan would be developed later to specifically call out trees and shrubs.
- The sidewalk at the front of the property was explained.
- The project will be Energy Star sensitive.
- The corner lot will accommodate a large wrap around porch as a design element.
- The project will be fully built out at one time. The petitioner does not plan to have pre-sales as a requirement to start construction. All three houses will be built as soon as approvals are in hand and permits approved.
- The petitioner and design team have already met and presented the project to the NoDa Association.
- The lots are approximately 50' wide by 100' deep.

End of Meeting

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2010-59	09109405	ALASFAR	MOHAMMED			4520 N. TRYON ST., #19		CHARLOTTE	NC	28213
2010-59	09109137	ALEXANDER	RANDY S	AMY	JENKINS-ALEXANDER	3319 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109412	BALOG	DAMIEN J			3424 OAKWOOD AVE		CHARLOTTE	NC	28205
2010-59	09109203	BELAY	JOSEPH			1213 E 36TH ST		CHARLOTTE	NC	28205-1656
2010-59	09109413	BRIDGES	MARY FRANCIS			3420 OAKWOOD AVE		CHARLOTTE	NC	28205
2010-59	09109112	BUTLER	JOHN W	SONY	BUTLER	3329 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109306	CAMERON	TIMOTHY W	LINDA B	LEE	3424 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109111	CAMPBELL	TIMOTHY NEILL	LORI ANN	CAMPBELL	3315 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109801	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28202
2010-59	09109420	CHEN	THOL			1011 HERRIN AV		CHARLOTTE	NC	28205
2010-59	09109201	CLIP INC				PO BOX 5402		CHARLOTTE	NC	28225
2010-59	09109309	DANNAH	FRANK HOMER	CAROLYN W	DANNAH	3412 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109421	DENSON	SCOTT THOMAS			1025 HERRIN AV		CHARLOTTE	NC	28205
2010-59	09109411	DIGBY	ANDREW D	MARY S	DIGBY	3428 OAKWOOD AVE		CHARLOTTE	NC	28205-1228
2010-59	09109414	DISHMAN	LAURA	CHRISTOPHER L	MONTEVERDI	3416 OAKWOOD AVE		CHARLOTTE	NC	28205
2010-59	09109404	DIXON	LLOYD A	ALEXANDRA N	SCHILF	3421 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109110	DIXON	MARK			1127 EAST 36TH		CHARLOTTE	NC	28205
2010-59	09109114	DOWNS	DARRELL P			1026 HERRIN AVE		CHARLOTTE	NC	28205
2010-59	09109109	EQUITY TRUST COMPANY				225 BURNS RD		ELVRIA	NC	44095
2010-59	09109303A	FIRST STATES INVESTORS 4100A	LLC		YOLANDA C LOWERY IRA 66160	PO BOX 27713		HOUSTON	TX	77227
2010-59	09109401	GALLAGHER	AMY		% BURR WOLFF, LP	3401 HOLT ST		CHARLOTTE	NC	28205-1225
2010-59	09109415	HASSON	BRANDON D	ASHLEY B	HASSON	3412 OAKWOOD AV		CHARLOTTE	NC	28205
2010-59	09109409	HERNDON	MICHAEL D			16333 TERRY LN		HUNTERSVILLE	NC	28078
2010-59	09109410	LANDINO	CHRISTOPHER SCOTT			3432 OAKWOOD AVENUE		CHARLOTTE	NC	28205
2010-59	09109138	LONG	JOLIE A	ANNE	MONSTED	3323 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109209	LOWERY	YOLANDA C			1818 KILMONACK LN		CHARLOTTE	NC	28270
2010-59	09109419	MACKENZIE	JEAN			1009 HERRIN AVE		CHARLOTTE	NC	28205
2010-59	09109422	MANTOOTH	DONNA C			3411 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109304	MAYES REAL ESTATE LLC			%JOE D MAYES	6021 GLENRIDGE RD		CHARLOTTE	NC	28211
2010-59	09109407	MAYY	NISREEN F			1014 ACADEMY ST		CHARLOTTE	NC	28229
2010-59	09109202	MCCRACKEN	TYLER S	KELLY K	MCCRACKEN	2246 FERNCLIFF RD		CHARLOTTE	NC	28211
2010-59	09109108	MCLEAN	TRESSY			1115 E 36TH ST		CHARLOTTE	NC	28205
2010-59	09109416	MEEK	JAMES M	KELLY E	MEEK	11709 BRAMBLETON CT		CHARLOTTE	NC	28277
2010-59	09109406	MILLER	EDWARD			1018 ACADEMY ST		CHARLOTTE	NC	28205
2010-59	09109402	MONAGHAN	ANTHONY	DANA	GRIGG	3407 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109302	PEG INVESTMENTS LLC				401 HAWTHORNE LN STE #110/191		CHARLOTTE	NC	28204
2010-59	09109204	PLAZA BAPTIST CHURCH				3321 THE PLAZA		CHARLOTTE	NC	28205-1664
2010-59	09109424	PUGH	JULIA M			3419 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109308	RICHARDSON	DONALD WAYNE II			3416 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109301	SHORT	LAWRENCE J			9909 BALMORAL CR		CHARLOTTE	NC	28210
2010-59	09109315	SMITH	REAGAN W	SHANNON S	SMITH	1116 ACADEMY ST		CHARLOTTE	NC	28205
2010-59	09109314	STOUT	ALICIA			3420 HOLT ST		CHARLOTTE	NC	28205
2010-59	09109210	VAN DRAKE	JOSHUA S			1100 HERRIN AV		CHARLOTTE	NC	28205
2010-59	09109307	VINSON	RYTA			1110 ACADEMY ST		CHARLOTTE		28205
2010-59	09109113	WATSON	DEBORAH A	ALLEN G	WATSON	1032 HERRIN AVE		CHARLOTTE	NC	28205
2010-59	09109403	WHITAKER	SANDY L			3415 HOLT ST		CHARLOTTE	NC	28205

Pet. No.	OrgLabel	FirstName	LastName	MailAddress	MailCity	MailState	MailZip
2010-59	NoDa NA	Chad	Maupin	1109 East 35th Street	Charlotte	NC	28205
2010-59	NoDa Neighborhood	Hollis	Nixon	3409 Ritch Avenue	Charlotte	NC	28206
2010-59	Plaza Midwood NA	PMNA	Position	P.O. Box 9394	Charlotte	NC	28299
2010-59	Plaza Shamrock NA	Ervie	Pridgen	3325 Maywood Drive	Charlotte	NC	28205
2010-59	Ritch Avenue HOA	Elaine	Bailes	3400 Ritch Avenue	Charlotte	NC	28206
2010-59	Villa Heights Comm. Org	Kristina	Bretthauer	1613 Grace Street	Charlotte	NC	28205
2010-59	Villa Heights NA	Hatti	Watkins	845 Woodside Av	Charlotte	NC	28205
2010-59	Villa Heights NA	Michael	Gella	1613 Grace St	Charlotte	NC	28208

PETITION # 2010-059

SIGN IN SHEET

HERRIN AVE REZONING MTG

NAME

ADDRESS

EMAIL

LAURA DISMAN 3416 OAKWOOD AVE

Dana Griggs Monaghan 3407 Holt St. griggdr@gmail.com

Anthony Monaghan 3407 Holt St afmonaghan@gmail.com

Amy & Kyle Melton 3401 Holt St. gallagherfla@carolina.rr.com

Don Richardson 3416 Holt St. donald.richardson@CMS.
K12.NC.US



September 6, 2010

RE: Rezoning Petition 2010-059
Invitation to Neighborhood Meeting
For 1101 Herrin Avenue (PIN 09109301)

Dear Adjacent Homeowner,

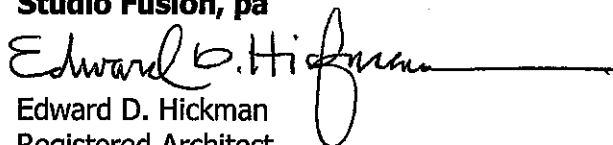
If you are in receipt of this invitation it is because you own property in close proximity to the described property mentioned above. 1101 Herrin Avenue is owned by Mr. Jeff Short. The undeveloped property is currently zoned R-5. Our client is seeking to have the zoning changed to R-12MF (CD). The attached site plan and exterior elevations depict the proposed use and design of the project. The new project will consist of three new two story single family residences. Each residence will have a detached garage. The residences will be designed in craftsman style architecture.

There will be a presentation given at 6:30pm next Monday, September 13, 2010 at the property site. We will set up across the street from Dana Grigg's residence at 3407 Holt Street, Charlotte, NC 28205. If you have any questions concerning the rezoning, this will give you an opportunity to meet the owner and design team.

We look forward to meeting you next week.

Sincerely,

Studio Fusion, pa


Edward D. Hickman
Registered Architect
Director of Operations



2507 Providence Road, Suite 305
Charlotte, NC 28211
704-377-5719
www.studio10arch.com

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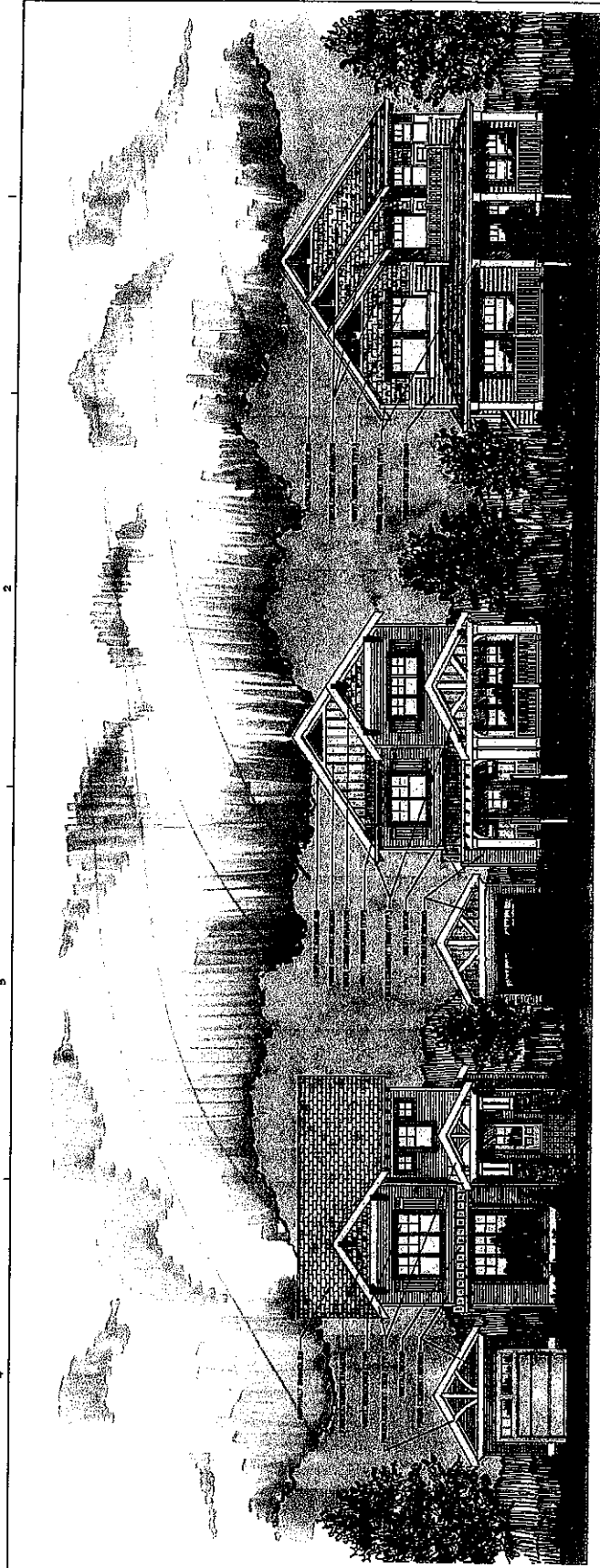
REVISIONS

HERRIN AVENUE RESIDENTIAL REZONING

PROJECT NUMBER: 10-018
ISSUED: 06-28-2010
REVISIONS:

ELEVATIONS

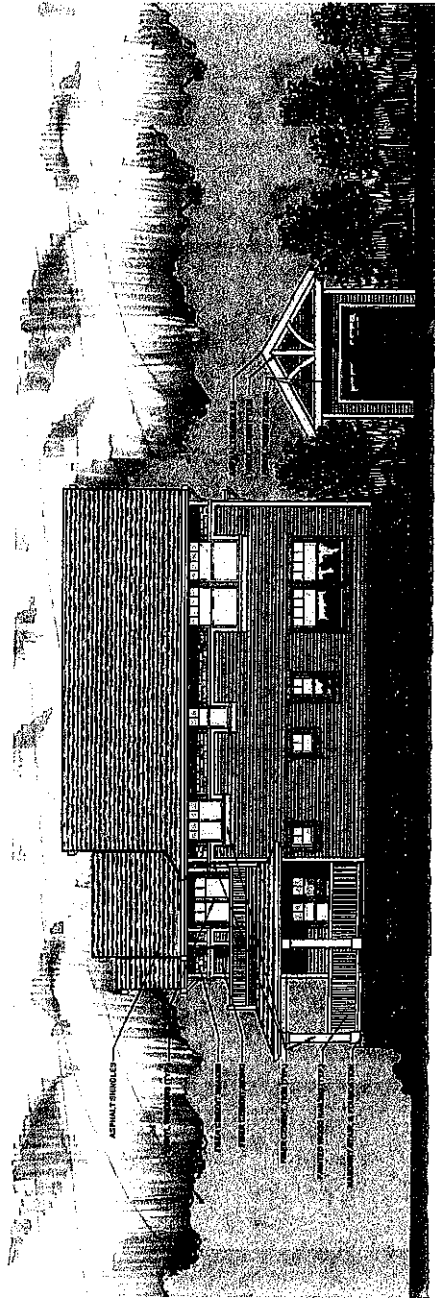
A2.01



HOLT STREET ELEVATION

SCALE: 1/8" = 1'-0"

B5



HERRIN AVENUE ELEVATION

SCALE: 1/8" = 1'-0"

A5

REZONING EXHIBIT FOR 1101 HERRIN AVENUE (PIN 09109301)

- NOTES:**
- PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY.
 - ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
 - IRON PINS FOUND AS NOTED.
 - ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
 - PROPERTY AS RECORDED IN DEED BOOK 694 PAGE 187.
 - BEARINGS SHOWN ON THE SURVEY ARE RELATIVE TO AN ASSUMED SYSTEM AND DISTANCES ARE IN FEET.
 - TOTAL AREA IS 15,823 SQ. FT. OR 0.362 ACRES.
 - SUBJECT PROPERTY IS CURRENTLY ZONED R-12. PETITIONER IS PROPOSING REZONING TO R-12 MF. ANY NEW STRUCTURES ARE SUBJECT TO THE SETBACKS SHOWN AND ANY OTHER REGULATIONS AND/OR RESTRICTIONS AS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE FOR R-12 MF.
 - GRAVEL DRIVE AND WOOD PICKET FENCE ENROACH UPON TO THE SUBJECT NEAR THE SOUTHEAST CORNER OF SUBJECT PROPERTY AS SHOWN.

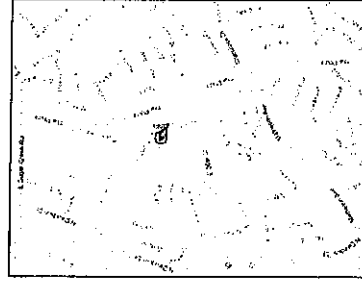
REZONING NOTES FOR ZONE R-12, MF (DIMENSIONAL REQUIREMENTS):
CURRENT USE: VACANT **PROPOSED USE: (B) SINGLE FAMILY DETACHED HOMES**
ALLOWABLE DENSITY: 12 UNITS/ACRE (4.3 UNITS ON .362 ACRES SHOWN)
PROPOSED RESIDENTIAL DENSITY: 3 UNITS TOTAL

MINIMUM LOT AREA = 3,900 SF
 MINIMUM SIDE YARD = 5'
 MINIMUM SETBACK = 20'
 MINIMUM REAR = 20'
 MAXIMUM HEIGHT = 40'
 MINIMUM LOT WIDTH = 40'

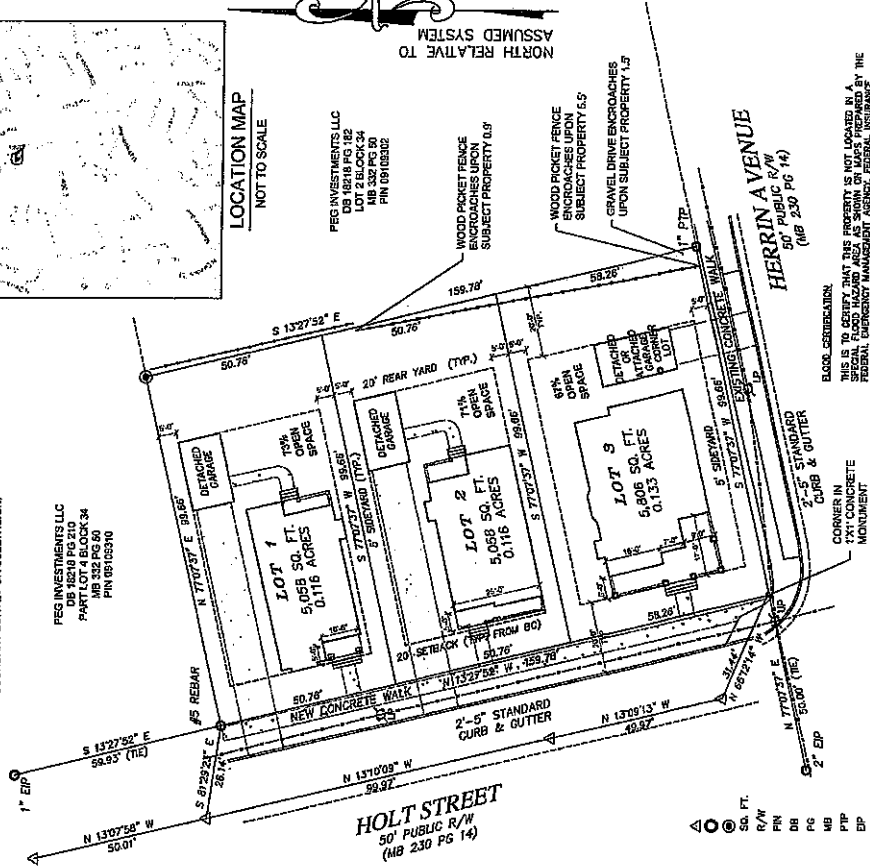
*THE ABOVE SHOWN REQUIREMENTS ARE DIMENSIONAL ONLY, AND THE PROPERTY MAY BE SUBJECT TO OTHER REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE NOT LISTED HEREON.

DEVELOPMENT NOTES:

- THE PETITIONER'S INTENT FOR THIS SITE IS TO DEVELOP A DETACHED SINGLE FAMILY USE IN THE AREA SHOWN ON THE PETITIONER'S DATA SHEET, WITHIN THE MULTI-FAMILY STANDARDS OF THE CITY OF CHARLOTTE (R-12 MF).
- THE FINAL DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE STANDARDS PUT FORTH UNDER THE ZONING ORDINANCE FOR THE CITY OF CHARLOTTE IN THE R-12 MF ZONING DISTRICT. THE BUILDING FOOTPRINTS, PARKING LAYOUTS, UTILITIES, AND OTHER FEATURES SHOWN ON THIS PLAN ARE SCHEMATIC ONLY AND MAY BE CHANGED AND/OR ALTERED DURING THE DESIGN DEVELOPMENT PHASE.
- THE CURRENT PROPERTY ADDRESS IS 1101 HERRIN AVENUE. THE PETITIONER REQUESTS READDRESSING TO ONE ALL PROPOSED LOTS HOLT STREET ADDRESSES.
- THE PETITIONER WILL CONFORM TO ALL VAD RESTRICTIONS (FRONT, SIDE AND REAR) GIVEN BY THE CITY OF CHARLOTTE FOR THE ZONING OF R-12 MF.
- UNDER R-12 MF ZONING, THERE ARE NOT ANY BUFFER AREAS ON THIS SITE. PROPOSED USE IS SINGLE FAMILY AND ADDING PROPERTIES ARE R-1.
- THE NUMBER OF VEHICULAR ACCESS POINTS TO THE SITE SHALL BE LIMITED TO THOSE SHOWN ON THIS TECHNICAL DATA SHEET; HOWEVER, THE LOCATIONS MAY VARY SOMEWHAT FROM WHAT IS DEPICTED. THE LOCATION AND TYPE OF ACCESS SHALL BE DETERMINED BY THE PETITIONER IN CONFORMANCE WITH THE CITY OF CHARLOTTE TRANSPORTATION.
- OFF-STREET PARKING WILL MEET THE MINIMUM STANDARDS UNDER THE ORDINANCE. A MINIMUM OF TWO SPACES PER UNIT WILL BE PROVIDED.
- TO PRESERVE EXISTING TREES ALONG HERRIN AVENUE, THE EXISTING SIDEWALK SHALL REMAIN.
- ALL LANDSCAPE PLANTING WILL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. EXISTING TREES WITHIN THE DESIGNATED SETBACKS WILL BE PRESERVED PER THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE (CHAPTER 21 OF THE CITY CODE).
- THERE WILL BE NO STORM WATER DETENTION SHOWN ON THIS PLAN.
- FUTURE AMENDMENTS SHALL BE ALLOWED IF REQUESTED BY THE PETITIONER, IN ACCORDANCE WITH THE CITY OF CHARLOTTE ORDINANCE.
- WASTE AND RECYCLING PICK UP WILL BE HANDLED PER CITY REQUIREMENTS OF SINGLE FAMILY DWELLINGS.
- VACANT LOT IS DIVIDED OF TREES EXCEPT ALONG THE PROPERTY LINES. PETITIONER WILL TAKE STEPS TO ASSURE TREES ALONG PROPERTY LINES ARE PROTECTED.
- ALL NEW DRIVEWAYS SHALL BE CITY OF CHARLOTTE STANDARD DROP CURB BAMP-TYPE 1 DRIVEWAYS.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY THE CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT OF THIS PROJECT. THE PETITIONER WILL COMPLY WITH THE CITY CODE. CONDITIONS SET FORTH IN THE PETITION ARE SUPPLEMENTAL REQUIREMENTS ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES OR CRITERIA, THE PETITIONER'S INTENT IS TO COMPLY WITH THE CITY OF CHARLOTTE ZONING ORDINANCE. THE CITY OF CHARLOTTE ZONING ORDINANCE SHALL APPLY.
- STORM WATER IS TO BE RUN OFF INTO EXISTING COLLECTOR DRAINAGE IN THE STREET. IMPERVIOUS GROUND COVER DOES NOT EXCEED 20.81%.
- EXACT LOCATION OF GARAGES MAY VARY FROM WHAT IS SHOWN BUT SHALL BE GOVERNED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.



LOCATION MAP
NOT TO SCALE



LEGEND:

PK/MAZ NAIL FOUND	MONUMENT FOUND (AS NOTED)
#4 REBAR SET	SQ. FT.
RIGHT-OF-WAY	R/W
DEED BOOK	PIN
PAGE	PG
MAP BOOK	MB
PINCH TOP PIPE	P/P
EXISTING IRON PIPE	EP
UTILITY POLE	UP
LIGHT POLE	LP
BOUNDARY	
UNSURVEYED LINE	
RIGHT-OF-WAY	
OVERHEAD UTILITY	
WOOD PICKET FENCE	
CHAIN-LINK FENCE	

THIS IS TO CERTIFY THAT THIS PROPERTY IS NOT LOST IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE NATIONAL FLOOD INSURANCE ADMINISTRATION EFFECTIVE DATE MARCH 22, 2005 FOR COMMUNITY PANEL NUMBER: 37045 8402L.

~ SURVEY FOR ~
 KYLE A. SHORT
 1809 THE PLAZA, CHARLOTTE, NC 28203
 AS RECORDED IN DEED BOOK 584 PAGE 187 & MAP BOOK 332 PAGE 50
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 PIN 09109301
 Michael Scott Solomon, 233 Holladay Street
 Professional Land Surveyor, York, SC 29733
 REG. NO. 37793, REG. EX. 681-1875, CEN

A3 REZONING PLAN
SCALE: 1/8" = 1'-0"

HERRIN AVENUE RESIDENTIAL REZONING

PROJECT NUMBER: 10-18
 ISSUE: 04-28-2010
 REVISIONS:

REZONING PLAN & NOTES

A1.01