

COMMUNITY MEETING REPORT

Petitioner: Mathew Goggin

Petition #: 2017-136

Meeting Date: November 2, 2017

Project: 2921 Westfield Road

Mtg. Location: YWCA of Central Carolinas (Board Room), 3420 Park Rd., Charlotte, NC 28209

Meeting Time: 6:00 PM

Attendees: Mathew Goggin – Owner/Petitioner
Chip Cannon – Urban Design Partners
Miller Snyder – Urban Design Partners

Purpose: Presenting Rezoning Petition #2017-136 to the community for review and comment

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

Minutes: The following items were discussed:

Mr. Cannon introduced himself, Mr. Goggin, and Mr. Snyder. He then explained the reason for the meeting and outlined the rezoning process and upcoming meetings and hearing.

Mr. Cannon presented the current Site Plan and gave a summary of the project. He discussed location/context, proposed use (SF attached/duplex), and requested district (UR-2), and provided details of the proposed project including but not limited to the following:

- 1) Setback and yards
- 2) 2' ROW dedication per CDOT request
- 3) 6' wide sidewalk and 8' wide planting strip
- 4) Potential for gated driveway
- 5) Intent to save some of the larger trees on site
- 6) Architectural design and features (presented architectural elevations of the proposed structure)
 - a. Modern design
 - b. Reduced massing to have less impact on neighbors
- 7) Site walls around private gardens and courtyards
- 8) 2-car garages for each unit; units connected at garages
- 9) Single building with 2 residences; designed to look like a typical single family detached home
- 10) Footprint of proposed structure is smaller than what could be built under current zoning district (R-4)

Mr. Cannon opened the meeting to discussion/question and answer session.

- Q (to Owner): How long have you been living at the residence?
 - 1.5 years
- Q: Will garages be enclosed?
 - Yes
 - Questioner responded that he thought the garage design was great.
- Q: What materials will be used for screening at front (as seen on elevation)?
 - Finished wood fencing and masonry walls or some combination thereof
- Does R-4 only allow single family detached?
 - Yes
- Is the lot located on a corner?
 - No
- Why are you asking for a rezoning for a duplex? And why UR-2?
 - In R-4, a duplex must be on a corner lot; we don't have that condition.
 - UR-2 allows for the use and some design flexibility
 - The conditional plan for this rezoning would apply to this site and only the proposed development could be constructed as shown on the plan and provided for in the notes.
- Are there deed restrictions on the property? This is within the Myers Park neighborhood and most properties within MP have deed restrictions.
 - Mathew will have his attorney do a search on the property.
- Could the future use of the site change?
 - The site can only be used for the use provided for in the rezoning plan and notes. It is a conditional rezoning, meaning the conditions of the plan stay with the property unless rezoned again (or Site Plan Amendment is pursued)
 - This site could only be used for the proposed duplex as designed and otherwise provided for in the rezoning petition.
- The following were comments made by an attendee:
 - There is no urban use in Myers Park; we would not support one now.
 - HOA would likely rule that proposed building would not blend in with the rest of the neighborhood.

Mr. Cannon thanked everyone for attending the meeting and providing input. He invited them to contact him with any further questions or comments and welcomed them to meet again. He agreed to email the attendees a PDF copy of the plans presented.

Community Meeting
Sign-In Sheet

Petitioner - Matthew Goggin
Rezoning Petition No.: 2017-136
November 2, 2017

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

	NAME	ADDRESS	PHONE	EMAIL
1	Pamela May	2547 Portland Ave	704-724-5500	pamelamay@carolina.rr.com
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	NAME	ADDRESS	PHONE	EMAIL
1	DAVID QUATTLEBORN		704 650 3470	davidquattleborn@mwala.com
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NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Mathew Goggin to rezone approximately 0.36 acres located 2921 Westfield Rd, Charlotte NC 28209 to allow the development of two Attached Single Family Units.

Date and Time of Meeting: Tuesday, 11/02/2017, 6:00 pm

Place of Meeting: YWCA of Central Carolinas (Board Room)

Petitioner Mathew Goggin

Petition No.: 2017-136

We are assisting Mathew Goggin (the "Petitioner") in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.36 acre site (the "Site") located 2921 Westfield Rd, Charlotte NC 28209 from the R-4 zoning district to UR-2(CD) zoning district. The purpose of the rezoning is to permit the development of two attached single family units.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, 11/02/17, 6:00 pm at YWCA of Central Carolinas 3420 Park Road, Charlotte NC 28209. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Mathew Goggin 980-256-2428.

cc: Kenny Smith
Council Member District 6

Date Mailed: 10/20/17