AGENDA

Meeting Type:	S
Date:	02/23/1993
SUBJECT	Public Hearing South District Plan

City of Charlotte, City Clerk's Office

SOUTHEAST COALITION
OF
NEIGHBORHOOD ASSOCIATIONS CHARLOTTE, N C

4316 Bellwood Lane
Charlotte, N.C. 28270
February 26, 1993

RECEIVED
MAR 2 1993
OFFICE OF CITY CLERK

Ms. Brenda Freeze, City Clerk
Government Center
600 E. 4th Street
Charlotte, N.C. 28202

Dear Ms. Freeze,

We of the Coalition Board, respectfully request that the enclosed presentation made by Marsha Elliott, and the handout, also enclosed, be incorporated into the official minutes of the Hearing on the South District Plan, held last Tuesday, February 23.

Thank you for your attention to this matter.

Please confirm.

Sincerely,

Dottie Coplon

Dottie Coplon

Enclosures: Presentation
Handout

Presentation by Marsha Elliott 2/23/93

We would all have to agree that after the City Council's zoning decision last week concerning the Power Centers in the N.E. District, a dark cloud has settled over the credibility of the plan ng process. There is a perception (real or not) that the District Planning Process lacks integrity

I quote:
Charlotte Observer Editors, Feb.7,1993
"If the Council approves the rezoning, it will be a victory of clout over planning, and a troubling omen... it will send this message: only the naive believe in the public planning process and the land use rules that result from it, because the rules change when powerful private interests want them to."

No one here tonight would argue the fact that we need Land Use Plans. They are essential to directing the growth of our city into a healthy pattern. It is vital that we re-establish the credibility and integrity of the Plans! And paramount to doing so will depend on whether you officials are able to clear up the problems that cloud this Plan's honor.

Let me make it clear that these accusations of lack of integrity are not just a last minute effort to get minor changes in the Plan on our behalf. Rather they stem from a three year struggle to convince the Planning Staff and a changing array of appointe .and elected officials that the placing of extremely high density Multi-family and Commercial uses at the Providence Road Outerbelt Interchange and in the midst of an established residential community is not only unsound planning but a blatant misuse of the Planning Process. The only, and I repeat, only reason for this kind of density at this location is a bowing to developer pressure.

Other reasons have been cited, but they have no basis. For example:

(1) The staff will tell you that there is a pressing need for alternative affordable housing. But, it is questionable whether Multi-family at this location will be all that "affordable" in reality. In an area where land values are so high, how "affordable" can apartments and condos be? The developers will certainly expect a return on their investment

(2) The staff will tell you , as they have adamantly insisted for three years, that Providence Road is planned to be a light rail transit corridor, and that a pocket of high density is needed in this location to insure future ridership and support. We have argued t: :t light rail along Providence Road is an impossible notion. I think that you will have to agree that we are right, since the preliminary findings of the "Charlotte Transitional Analysis" indicates that the Providence Road Corridor will indeed be labeled as an unsuitable corridor by that study in its final report. If, these preliminary findings have not convinced you of this truth, then we suggest that you have no other choice but to

delay the decision for the adoption of the South District Plan until the final results are available, as these results are key to that decision.

Eliminating Providence Road from the light rail corridor alternatives certainly puts a gigantic snag in the game of "CIRCULAR THINKING" that the staff has been playing! First they say, "Establish the density to create a need for the light rail", then they say, " we need the light rail because there will be such high density."

Well, Surprise!, take out light rail, and what does that do to the density issue? Right, no light rail, no density!

Be realistic. Keep the light rail centered around the already existing corridors along South Blvd. to Rock Hill and Independence to the Monroe area.

(3) The staff and developers will tell you that there are market demands Sure there are! But the purpose of these District Plans is to direct those market demands into healthy growth. During the "planning process" of the Providence Road Interchange Area, and I use that term "planning process" loosely, for it actually was more of a "facilitating process" or "rail road job", the S.E. Coalition suggested a scenario that would have allowed land owners to develop moderate scale commercial, office and multi-family. The surrounding single-family neighborhoods would have been protected by buffers of quality single-family innovative housing like garden homes with zero-lot-line yards. Adequate green space would provide for neighborhood parks and a partial retention of the natural beauty and esthetics we all crave as the city engulfs the suburbs and ultimately makes it a part of the urban scene. Even New York City, the "arm pit of America" had the good sense to leave green space in Central Park.

Our suggested plan has all the qualities of good planning, and it does not exceed realistic and healthy limits. Placement could be shifted , somewhat, to accommodate land owners desires, but the elements of:

(a) moderate density
(b) proper buffering of existing neighborhoods
(c) adequate green space
(d) retaining the residential character of the area

need to remain intact.

During the meetings for the District Plan, the study group reviewed the previously adopted small area plans for South Park, Rama Road, and so forth, and made necessary changes. But, the adapted small area plan for the Providence Road Interchange was termed, "off limits for discussion" This was not only an obvious lack of consistency in the process, but, I dare say, possibly an unethical procedure. We now need to rectify that situation and restore the plan's credibility by redoing this small area plan

(4) The staff will tell you that it is not necessary to re-examine this area plan because it was so recently adopted and already well "hashed-out" and discussed. This is not altogether

true. This Small Area Plan was adopted in 1990. Much has changed since then, the least of which is the recent finding which indicates that Providence Road will in all probability not be a light rail corridor.

This Small Area Plan was hurriedly done and members of the study group felt like the staff had already decided what the plan would be and input was just rote exercise.

Members of the County Commission voted to adopt this Area Plan eve though there was evidence of conflicts of interests.

The S.E. Coalition was, and still is, convinced that an impartial traffic analysis would prove that road infrastructure, even at maximum build-out with Providence Road widened and the Outerbelt completed, could not support the indicated density. No traffic study was done. A motion by the County Commission to do so was discussed and defeated. Now we have been told by the state Department of Transportation that plans for a Diamond Interchange Configuration may be inadequate. The building of the Outerbelt would then suffer a major delay We must face reality! We need an impartial, professional traffic analysis of the entire situation at this Interchange to determine just how much density the planned roads can actually handle.

The Providence Road Interchange Area represents a major portion of the undeveloped land in the South District. The stakes are high, both for developers who are seeking profit, and residents who want to protect their neighborhoods As elected officials, you owe a listening ear to both of these groups. But, please remember that in the end, as you vote, you must do what is best for Charlotte as a whole. You must restore confidence in the planning process and then you must adopt a sound, viable District Plan.

(pause to pass out the list if recommended changes)

So you will see by this list of recommended changes in the South District Plan that #1 is just what I have spoken about. I will just quickly read for the record our other recommendations. They are pretty much self-explanatory and will be addressed by other speakers tonight.

(read #2-4 on the list of recommendations)

I leave you with this thought tonight:

"THE LAW DOTH PUNISH MAN OR WOMAN
THAT STEALS THE GOOSE FROM OFF THE COMMON
BUT LETS THE GREATER FELON LOOSE
THAT STEALS THE COMMON FROM THE GOOSE"

SOUTHEAST COALITION
OF
NEIGHBORHOOD ASSOCIATIONS CHARLOTTE, N C

February, 1993

TO: Mecklenburg County Board of Commissioners

Charlotte City Council

RE: South District Plan

For the benefit of all concerned, now, and in the future, to re-establish trust in the Planning process, we strongly urge the following changes before either of the two bodies above accept the South District Plan:

(1) As with the other Small Area Plans (page 11), review the Providence Road/Providence Road West/Interchange Land Use Plan to:

(a) Coordinate development with planned roadway infrastructure, via a professional, unbiased, overall traffic analysis, in addition to individual traffic studies for each parcel as it is filed for rezoning.

(b) Greatly reduce the commercial and multi-family densities

(c) Provide for adequate green space

(d) Create a design befitting the residential character of the surrounding area

(2) Expand the list of recommended safeguards to be considered when evaluating the permit for the Highway 521 landfill (page 52), and clarify its designation on the map by coloring it other than green, so as not to confuse it with a Park

(3) Add a third strategy for dealing with traffic congestion and providing for alternatives to the auto (pages 35-36) by incorporating bike lanes along major roads, as well as from neighborhoods to shopping sites

(4) Eliminate the Providence Road Corridor from the potential alternatives for Light Rail Transit (page 43)

Respectfully submitted,

Marsha Elliott

Marsha Elliott, President

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PLEASE SIGN IN HERE IF YOU WOULD LIKE TO SPEAK AT THE SOUTH DISTRICT PUBLIC HEARING

	name	address	phone
29	~~DAVID ARTHUR~~	~~11505 RED HICKORY LN 28273~~	~~399 5626~~
30	Rick Remhardt	1125 E Morehead St #208 28204	376 9473
31	Bailey PATRICK	352 EASTOVER ROAD 28207	372-1120
32	Christina Parks	2700 Ridding Ct Char NC	547-1020
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PLEASE SIGN IN HERE IF YOU WOULD LIKE TO SPEAK AT THE SOUTH DISTRICT PUBLIC HEARING

	name	address	phone
✓	ROB KINNIBURGH PROVIDENCE VFD	4529 McKEE RD	846-7111

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	name	address	phone
43	Bob Kufert	6829 Dulverton Dr. 28226	365-4166 wk 383-1611
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2.23.93

PLEASE SIGN IN HERE IF YOU WOULD LIKE TO SPEAK AT THE SOUTH DISTRICT PUBLIC HEARING

	name	address	phone
1	Leonard Clemmer	4712 Park Rd 28209	525-2932
2	~~William Coppo~~	~~4401 Bellwood Rd~~ 28270	~~846-1856~~
3	Roscoe C Shuplett	10336 Avondale Ave 28210	541-0158
4	MARSHA ELLIOTT	5427 CROSSHILL CT 28277	846-4987
5	Dottie Copeo	4316 Bellwood 28270	846-1109
6	Louie B. Klein	11108 Providence Rd 28277	846-1985
7	WILLIAM HOFFMAN	6124 PROVIDENCE C C DR 28277	846-4347
8	OTIS A CROWDER	301 Greengate LN 28211	366-0009
9	Pat Winter	1913 Demleigh Ln. 28262	549-9229
10	John B Lippard	5700 Closeburn Rd 28210-3010	554-7654
11	Ken Pickle	3138 TATTING RD (Hearthstone)	846 5789
12	WILLIAM J. SPATZ	10300 ROCKING CHAIR RD. 28105	846-6620
13	NANCY WIGGINS	6425 Felton Court 28277	541-6474
14	David Arthur/KATHY ARTHUR	11305 Red Hickory	

2·23·93

PLEASE SIGN IN HERE IF YOU WOULD LIKE TO SPEAK AT THE SOUTH DISTRICT PUBLIC HEARING

	name	address	phone
15	RANDAL JOHNSON	12301 PINE VALLEY CLUB DR CHARLOTTE, NC 28277	846-0619
16	Kathleen Chaplin	11426 Glenn Abbey Way	846-3746
17	MARY FOISY	11500 " " "	846-8565
18	Vincent Ridzak	11801 MOONRIDGE DR (Vincent Ridzak	543-8823
19	PRADEEP TIPNIS	10127 WATERBROOK LN, CLT 28277	846-4951
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ROUTING SLIP

To Nancy Department

PLEASE

- [ ] Note & have Sec'y file
- [ ] Note & return to me
- [ ] Note & see me about this
- [ ] For your approval
- [ ] Take appropriate action
- [ ] Make recommendations
- [ ] See me
- [ ] Call me
- [ ] Sign
- [ ] Please answer
- [x] For your information
- [ ] Per our conversation
- [ ] Per your request
- [ ] Request further information

REMARKS

Here's my draft for Tues Mtg
Please review + let me know if your notes reflect the same

Date 2-25-93 From Janice Page

DRAFT

MINUTES OF MECKLENBURG COUNTY BOARD OF COUNTY COMMISSIONERS

February 23, 1993 7:30 P.M.

ORTH CAROLINA
ECKLENBURG COUNTY

The Board of Commissioners of Mecklenburg County, North arolina, met in Special Scheduled Session at South Charlotte Middle School on uesday, February 23, 1993, at 7:30 p.m.

ATTENDANCE

resent: Chairman H. Parks Helms and Commissioners Edna Chirico, Patsy Kinsey, Lloyd Scher, Ann Schrader and Robert L. Walton.
Assistant County Manager Wanda Towler
Clerk to the Board Janice S. Paige

bsent: Commissioner Doug Booth.

The Board met in joint session with Charlotte City Council for the purpose of conducting a public hearing on the South District Plan.

Chairman Helms called the meeting to order and declared the public hearing open.

Tom O'Brien, Chairman of the Planning Commission, made opening remarks regarding the planning process. He also thanked those that participated. Laura Harmon, member of the Planning Commission staff, gave a brief overview of the South District Plan.

The following persons appeared to speak on the South District Plan:

Leonard Clemmer - spoke in opposition to his property being downzoned to multifamily.

Marsha Elliot - President of the Southeast Coalition of Neighborhood Associations expressed concern for the following issues: The integrity of the Plan and process per recent City Council action regarding the Northeast District Plan. In addition she asked for the following changes.

(1) As with the other Small Area Plans (page 11), review the Providence Road/Providence Road West/Interchange Land Use Plan to:

(a) Coordinate development with planned roadway infrastructure, via a professional, unbiased, overall traffic analysis, in addition to individual traffic studies for each parcel as it is filed for rezoning.

(b) Greatly reduce the commercial and multifamily densities.

(c) Provide for adequate green space.

(d) Create a design befitting the residential character of the surrounding area.

(2) Expand the list of recommended safeguards to be considered when evaluating the permit for the Highway 521 landfill (page 52), and clarify its designation on the map by coloring it other than green, so as not to confuse it with a Park

(3) Add a third strategy for dealing with traffic congestion and providing for alternatives to the auto (pages 35-36) by incorporating bike lanes along major roads, as well as from neighborhoods to shopping sites.

(4) Eliminate the Providence Road Corridor from the potential alternatives for Light Rail Transit (page 43).

Louie B. Davis - Resides on Allison Lane - requested water and sewer for this area. He feels that if water and sewer is provided it may generate interest in building in this area.

William Hoffman - resides in the Providence County Club area - spoke in opposition to the "high density" of 20(+) and asked that this be reconsidered in light of the fact that studies have shown that a Light Rail corridor in this area is not suitable.

Otis Crowder - spoke in support of the Plan and the process. He acknowledged the fact that District Plans need to be flexible and that changes when made need to protect the character of the community and the original intent of the Plan.

Pat Winter - Member of the Northeast Coalition of Neighborhoods - spoke in opposition to recent changes in the Northeast District Plan by City Council. She expressed support of residents in the South District area and hopes their Plan, once approved, is not changed.

Ken Pickle - Resides in the Hearthstone Community - expressed concern about the proposed Southeast District Park. He requested that no action be taken regarding this park until his community is given an opportunity to provide input.

Nancy Wiggins - Resides in the Hwy 51 corridor area. Requested that the widening of Carmel Road be addressed. She also spoke in favor of the Plan and acknowledged the fact that changes may occur.

Kathy Arthur - representing Mack Stuart of U-Haul spoke in opposition to their property being rezoned from I-2 to Business.

Randal Johnson - Resides in the Providence Country Club area - Expressed concern for schools in a high density area - requested a specific definition of "high density." He also asked if Providence Road South would remain two lanes.

Kathleen Chaplin - resides in the Providence Country Club area - requested reconsideration of "High Density" 20(+).

Mary Foisy - resides in the Providence Country Club area - requested reconsideration of "High Density" 20(+).

Vincent Rydzak - Resides in the Park Ridge neighborhood - opposes rezoning of this neighborhood from Residential/Multifamily to Residential. He stated that such rezoning would effect setback requirements which could prevent homeowners from building a garage.

Pradeep Tipnis - Berkley neighborhood Civic Chairman - expressed concern for the high density 20(+) and the lack of parks and adequate green space in the Plan.

Christine Parks - spoke in opposition to City Council's recent action regarding the Northeast District Plan. She asked what assurances would be made by City Council that the South District Plan wouldn't get changed.

Bob Kufert - member of Old Providence Civic Association - expressed concern for road improvements and the need for the already approved left turning lane and traffic signal from Old Providence to Sharon View.

Rob Kinniburgh - Chief of the Providence Volunteer Fire Department - asked that the need for fire services in this area be considered in the development of this plan.

Bailey Patrick - Attorney for Crosland Foundation Petition addressed the recent changes to the Northeast District Plan. He expressed support for the district planning process and the planning staff.

Helen Giles - resides in Sherwood Forest area - asked that the overall impact of this and other plans on existing areas be carefully studied. She also expressed discontent for school buses going through her neighborhood.

Louise Green - resides in the Lamplighter Village area - opposes rezoning from mobile home to single family.

Gulledge

Earl Gutledge - addressed a reference concerning him by Bailey Patrick. Mr. Gutledge stated that he was not opposed to the existing Wal-Mart at the Arboretum but was opposed to the 1.2 million sq. feet issue.

Carol Rea - reiterated Mr. Gutledge's remarks and asked that commercial development be kept as low as possible.

Roderick Shipley - a real estate appraiser - stated that he felt the recent City Council decision regarding the Northeast District Plan was a good decision.

Kroboth

Timothy Crowbarth - resides in Providence Country Club area - opposes high density of 20(+) and the need per information regarding the Light Rail corridor for this area.

Tom O'Brien, Chairman of the Planning Commission, made closing remarks encouraging citizens to continue to give input and to keep an interest in this process.

Councilmember Tom Magum spoke as a citizen and expressed his opposition to the recent changes in the Northeast District Plan. As a councilman he asked persons in his district to call upon him with their concerns and that this plan would be reviewed by City Council's Planning Committee.

City Councilmember Lynn Wheeler addressed the Northeast District Plan and recent City Council action.

Chairman Helms made closing remarks and indicated that it would be sometime in/or after April before a decision is made regarding the adoption of the South District Plan.

There being no further business the meeting was declared adjourned at 9:15 p.m.

Janice S. Paige, Clerk

H. Parks Helms, Chairman

The City Council of the City of Charlotte, North Carolina and the Mecklenburg County Commission convened for the Public Hearing on the South District Plan on Tuesday, February 23, at 7 40 at South Charlotte Middle School on Strawberry Lane Councilmembers present were Ann Hammond, Dan Clodfelter, Pat McCrory, Hoyle Martin, Tom Mangum Don Reid and Lynn Wheeler County Commissioners present were Chairman Parks Helms, Edna Chirico, Ann Schrader, Lloyd Sher, Bob Walton, and Patsy Kinsey

ABSENT Mayor Richard Vinroot, Councilmembers Stan Campbell, Nasif Majeed, Cyndee Patterson, Ella Scarborough and Commissioner Doug Booth

Chairman Parks Helms opened the Public Hearing by welcoming those in attendance, and stated he was looking forward to hearing their comments He introduced the elected officials in attendance as well as the members of the Planning Commission

Mr Tom O'Brien, Chair of the Planning Commission, said that a great deal of time, energy, thought and discussion had been put into the South District Plan, the last of the seven district plans He recognized the citizens in attendance who had worked on the plan, and stated he feels fortunate in having a Planning Staff that is of the quality that we have they are rarely recognized in a fashion commensurate with the effort involved Growing communities like Charlotte rarely have the type of talent that we have here This community is also fortunate to have the interest of the citizens and the elected officials in making sure that the quality of life issues rise to the surface That's what this process is all about He introduced Laura Harmon of the Planning Staff

Laura Harmon, Planning Staff gave a brief overview of the South District Plan, and said that staff would remain after the meeting to talk with citizens She introduced the Planning and Department of Transportation Staff in attendance, and referred to a map to point out the limits of the South District Plan, the rezonings that will need to occur, and the future infrastructure planned Most of the development now and projected for the future will be single family residential, and the most dramatic changes in the future will be South of Highway 51 because of the Outer Belt The plan strives to preserve the character of the existing neighborhoods, and to balance out new development with that existing

Mr Helms then called on the first speaker, and asked them to limit their comments to three minutes

Leonard Clemmer, 4712 Park Road, 525-2932, said I have lived on Park Road for 40 years, paid taxes on office-institutional for 40 years for 7 and 3/4 acres when I only have 6 and 3/4 acres, and I resent my property being downzoned to multi-family I intend to put a medical institution there eventually I have the oldest privately owned Olympic gym in America there and no one has the right to tell me I have to downzone my property and make it worth one-tenth of what it is now

Mr Helms said he would grant the next speaker, Marsha Elliott some additional time since she represents the Coalition

Marsha Elliott, 5427 Crosshill Court, 846-4987, President of the Southeast Coalition of Neighborhood Associations, said we would all have to agree that after the City Council's zoning decision last week concerning the Power Centers in the Northeast District that a dark cloud has settled over the credibility of the planning process There is a perception (real or not) that the District Planning process lacks integrity I quote Charlotte Observer Editors, February 7 1993 "If the Council approves the rezoning it will be a victory of clout over planning, and a troubling omen it will send this message only the naive believe in the public planning process and the land use rules that result from it, because the rules change when powerful private interests want them to No one here tonight would argue the fact that we need land use plans They are essential to directing the growth of our city into a healthy pattern It is vital that we re-establish the credibility and integrity of the plans! And paramount to doing so will depend on whether you officials are able to clear up the problems that cloud this Plan's honor Let me make it clear that these accusations of lack of integrity are not just a last minute effort to get

minor changes in the Plan on our behalf Rather they stem from a three year struggle to convince the Planning Staff and a changing array of appointed and elected officials that the placing of extremely high density Multi-family and Commercial uses at the Providence Road Outerbelt interchange and in the midst of an established residential community is not only unsound planning but a blatant misuse of the planning process The only and I repeat, only reason for this kind of density at this location is a bowing to developer pressure

Ms. Elliott continued Other reasons have been cited, but they have no basis For example, (1) The staff will tell you that there is a presssing need for alternative affordable housing But, it is questionable whether multi-family at this location will be all that "affordable" in reality In an area where land values are so high, how "affordable' can apartments and condos be? The developers will certainly expect a return on their investment (2) The staff will tell you, as they have adamantly insisted for three years, that Providence Road is planned to be a light rail transit corridor, and that a pocket of high density is needed in this location to insure future ridership and support We have argued that light rail along Providence Road is an impossible notion I think you will have to agree that we are right, since the preliminary findings of the "Charlotte Transitional Analysis" indicates that the Providence Road Corridor will indeed be labeled as an unsuitable corridor by that study in its final report If these preliminary findings have not convinced you of this truth, then we suggest that you have no other choice but to delay the decision for the adoption of the South District Plan until the final results are available, as these results are key to that decision Eliminating Providence Road from the light rail corridor alternatives certainly puts a gigantic snag in the game of "CIRCULAR THINKING" that the staff has been playing! First they say, "Establish the density to create a need for the light trail", then they say "we need the light rail because there will be such high density " Well, SURPRISE! take out light rail, and what does that do to the density issue? Right- - no light rail, no density! Be realistic Keep the light rail centered around the already existing corridors along South Boulevard to Rock Hill and Independence to the Monroe area (3) The staff and developers will tell you that there are market demands Sure there are But the purpose of these District Plans is to direct those market demands into healthy growth During the "planning process" and I use that term "planning process" loosely, for it actually was more of a" facilitating process" or "rail road job", the S E Coalition suggested a scenario that would have allowed land owners to develop moderate scale commercial, office and multi-family The surrounding single-family neighborhoods would have been protected by buffers of quality single-family innovative housing like garden homes with zero-lot-line yards Adequate green space would provide for neighborhood parks and a partial retention of the natural beauty and asthetics we all crave as the city engulfs the suburbus and ultimately makes it a part of the urban scene Even New York City, the "arm pit of America", had the good sense to leave green space in Central Park

Ms Elliott stated our suggested plan has all the qualities of good planning, and it does not exceed realistic and healthy limits Placement could be shifted, somewhat, to accommodate land owners desires, but the elements of (a) moderate density, (b) proper buffering of existing neighborhoods (c) adequate green space (d) retaining the residential character of the area, need to remain intact During the meetings for the District Plan, the study group reviewed the previously adopted small area plans for South Park, Rama Road, and so forth, and made necessary changes But, the adopted Small Area Plan for the Providence Road Interchange was termed, "off limits for discussion" This was not only an obvious lack of consistency in the process, but I dare say possibly an unethical procedure We now need to recitfy that situation and restore the plan's credibility by redoing this small area plan (4) The staff will tell you that it is not necessary to reexamine this area plan because it was so recently adopted and already well "hashed out" and discussed This is not altogether true This Small Area Plan was adopted in 1990 Much has changed since then, the least of which is the recent finding which indicates that Providence Road will in all probability not be a light rail corridor This Small Area Plan was hurriedly done and members of the study group felt like the staff had already decided what the plan would be

and inpute was just rote exercise Members of the County Commission voted to adopt this Area Plan even though there was evidence of conflicts of interests The S E Coalition was, and still is, convinced that an impartial traffic analysis would provide that road infrastructure, even at maximum build-out with Providence Road widened and the Outerbelt completed could not support the indicated density No trafic study was done A motion by the County Commission to do so was discussed and defeated Now we have been told by the State Department of Trasnportation that plans for a Diamond Interchange Configuration may be inadequate The building of the Outerbelt would then suffer a major delay We must face reality! We need an impartial, professional traffic analysis of the entire situation at this interchange to determine just how much density the planned roads can actually handle The Providence Road Interchange area represents a major portion of the undeveloped land in the South District The stakes are high, both for developers who are seeking profit, and residents who want to protect their neighborhoods As elected officials you owe a listening ear to both of these groups But, please remember that in the end, as you vote, you must do what is best for Charlotte as a whole You must restore confidence in the planning process and then you must adopt a sound, viable District Plan Ms Elliott then passed out a list of recommended changes and continued So you will see by this list of recommended changes in the South District Plan that #1 is just what I have spoken about I will just quickly read for the record our other recommendations They are pretty much self explanatory and will be addressed by other speakers tonight Number two is to expand the list of recommended safeguards to be considered when evaluating the permit for the Highway 521 landfill (page 52) and clarify its designation on the map by coloring it other than green, so as not to confuse it with a park (3) add a third stragegy for dealing with traffic congestion and providing for alternatives to the auto (pages 35-36) by incorporating bike lanes along major roads, as well as from neighborhoods to shopping sites (4) eliminate the Providence Road Corridor from the potential alternatives for Light Rail Transit

Ms Elliott said she would leave with a parting thought "The law doth punish man or woman that seals the goose from off the common but lets the greater felon loose that seals the common from the goose"

Louie Davis, 11108 Providence Road, 846-1985, lives in the Allison Lane community - a community without water and sewer We are asking the County Commissioners and other officials if you will look into this We have not had any candy, we have been getting crackers for our lifetime so we want a little candy now, and we're asking for water and sewer In this community, we see some need to be upgraded There are some abandoned houses, and they need to be torn down, trash taken out of the area, and if we can get water and sewer, it will be an inviting area for others to come and build

William Hoffman, 6124 Providence C C Drive, 846-4347said Marsha Elliott did a wonderful job talking about the problem they see coming down our throats at the interchange of the Beltway There are areas on this map marked "high density", but the plan that was proposed in June, 1992 does not indicate what high density means There is another reference to a 1990 plan, and the 1990 plan refers to high density as 20 dwelling units plus per acre That could be 20, 30, 40, who knows? The developers will do with it what they want We're very much concerned that there should be any high density at all here, we think the removal of the transit line will negate the need for high density here There are some very beautiful residential areas, we don t know what they really plan, 20 units plus can mean anything you want it to mean

Otis Crowder, 301 Greengate Lane, 366-0009 said I have lived in Charlotte since I was born In 1960, my parents moved me and my family out to the boondocks at the corner of Fairview and Providence At that time the only shopping available was Hunter's Store, a store about 20' by 50' and we literally had to chase the cows off the land we lived on when we built our house I have seen a lot of changes over my lifetime, and have made a conscious decision to live in Charlotte There have been some criticisms about the process that went on in the North side of Charlotte A lot of this was centered on the fact that a District Plan had been made and the Council had to make a decision on whether or not to allow that Plan to

change I don't know whether their decision was correct or not, I can't tell because of the way that the paper and the media and all of the emotions that went into that, and the name calling and everything that went on, but I know the way that it happened was not a good way and I don't know whether anybody will ever know how the decision should have been made, but there is a need for flexibility in these plans How many people could have said 20 years ago that they knew what changes would be taking place in this area? The purpose of this plan is to protect the needs of the people of this community and of the individuals I hope that as we go forth that there will be some flexibility but that we will make sure that we look at it to protect the character of the community, the quality of life and follow the intent of the plan so that there will be a good system for the future

Pat Winter, 1913 Dembrigh Lane, 549-9229 said I am a member of the Northeast Coalition We moved to Charlotte six years ago to a planned area in the northeast, and felt UNCC was an asset, was instrumental in planning the area and would see that the Plan was upheld Traffic was to be controlled, and we would not end up with the same problems as Southeast Charlotte Due to proper planning our area would be a wonderful place to live I believe it still is The rezoning board and City Council's disregard for the whole process and the desires of local residents is the reason I'm here this evening The time, effort and interest of those directly affected by the District Plan should be foremost, not just the profits of wealthy developers Decisions should be made in the public's best interests It is distressing to the community that our former ally, UNCC, has ignored the area's desire for an orderly, planned community to get $100,000 to $200, 000 for the UNCC Foundation The so-called Gateway to UNCC currently includes negotiations with K Mart and Home Depot Across the street is a proposed Lowe's, a Crosland development as well It is certainly not what the plan called for nor is this the type of shopping that students at UNCC and area residents have been requesting We do not need four power centers, we do not want the Crosland UNCC Power Center It is a flagrant violation of the Northeast District Plan The integrity of the city is in question I know planning is important as evidenced by the problems in Southeast Charlotte I wish you success with your plan and hope it isn't taken as lightly as the Northeast plan has been Thank you to the County Commissioners as they have listened when we lobbied for the University City Regional Library They responded to the area's wishes Thank you for your time and consideration this evening I'm very glad to see that you people are interested in what's going on

Ken Pickle, 3138 Tatting Road, 846-5789 resides in the Hearthstone Community, on the Union-Mecklenburg line I am interested in the Southeast District Park and understand after some time of inattention the Planning Commission has turned again to developing the Southeast District Park I want to request that no action is taken until there is input from our neighborhood

Mr William J Spatz did not speak as he said he concurs with Mr Pickle

Nancy Wiggins, 6425 Pelton Court, 541-6474 resides in the Highway 51 corridor area There are a couple of issues I want to bring forward The first is transportation When Carmel Road is widened, there is going to be a problem around Little Avenue It's going to be a bottleneck and people are going to be killed I hope that planners and staff will look at that over time Also, I want to express some appreciation to hard working citizens Those are the study commission, the planning commission and these wonderful elected officials Their job isn't easy, and this is a good plan I have seen Charlotte grow from Morrison Farm to South Park and while this plan is just a guideline, it's a good guideline I expect that there will be changes over time for unseen needs and opportunitites that make Charlotte do what it does best - - grow and be a wonderful place to live

Kathy Arthur, 11305 Red Hickory, was there to represent Mack Stuart of U-Haul Company who received notice of this hearing only yesterday and could not be here We vigorously oppose the proposed downzoning of our property from I-2 to business U Haul Company purchased this site specifically because it is zoned I-2 I-2 is the zoning we must have to use our property

as we are now and intending to continue using it Recently we spent a considerable amount of money improving the site and if the zoning is not changed, we plan to spend more to improve it further

Randal Johnson, 12301 Pine Valley Club Drive, 846-0619 lives in the Providence County Club community and did not want to stand in the way of progress, but did want to cite three concerns One is schools I would urge the Planning Commission to consider what they're going to do about schools if they allow high density residential zoning and also this is something that should be thought out in terms of how high the density is going to be Additionally, when you're talking about this kind of density, you need to consider what you're going to do about the roadways From what I understand, there has been no consideration given to changing Providence Road from a two lane, and that needs to be considered In closing I moved here from Southern California and think we have the best kept secret in the United States, this is just a great place to live and we all understand you're building a system to get more tax dollars At the same time, you need to consider that you don't want to lose the best thing we have - - it's a nice place to live

Kathleen Chaplin, 11421 Glenn Abbey Way, 846-3746 lives in Providence Country Club area I spoke about three years ago in support of a petition regarding the South District Plan At that time the agenda of powerful development corporations interested in property at Providence Road was placed above the needs and wants of the citizens of the area Due to last week's decision by Council, I would say some things have not changed The special projects plan, which is part of the South District Plan, will allow for multi-family of 20 plus for this area No where else in Mecklenburg County is that allowed or existing I would ask for a delay to reconsider this

Mary Foisey, 11500 Glenn Abbey Way, 846-8565 is also a resident of the Providence Country Club Area I implore you to take a look at the decisions you make tonight, we made a conscious decision to come here to live Prior to living in California I lived outside Washington, DC Both of those areas have been significantly changed, altered or in some cases ruined due to zoning decisions that were made It's unfortunate after having been here a year and a half to see that we may have the kind of density you're proposing, and I would ask you to think about some areas of the country and take a look at what you might really be doing to Charlotte

Vincent Rydzak, 11801 Moonridge Drive, 543-8823 resides in Park Ridge My property is scheduled to be rezoned from residential/multi family to residential The plots are all built out as single family, they're only doing this to justify the plan When you do that, you're going to change setbacks People who want to build a garage won't have that opportunity please just leave us alone and spend your money somewhere else Your letter came out and said we're from the government and we're here to help You're wasting a lot of money rezoning our area, you'll probably end up in court Save some tax money and buy another fire truck for the people being annexed, they are getting no consideration for fire service, rescue or anything

Pradeep Tipnis, 10127 Waterbrook Lane, 846-4951 lives in the Berkley neighborhood, and is representing the neighborhood as the civic chairman I have lived in this neighborhood for about two years, and as the gentleman said, it is a good place to live We just love it We don't want anything in this District Plan to change that A lot of effort has been put into the Plan by the Planning Commission and the Planning Staff but the one thing I really want to stress is that balance does not mean putting a high density apartment and balancing single family neighborhoods does not mean forgetting parks We really need a park in this area, and we don't have any Since there is no specific parcel designated as parkland, and the County does not have money to purchase, unless the developers are prevailed upon to compensate for not having parks we will not have any green space I would like to urge the elected officials if you approve this plan to make sure that the zoning and the land use plan has specific areas shown for green space and parks so that the nature of the property in the area is preserved

nsg

Christine Parks, 2700 Riddings Court, 547-1020 spent a year and a half on the Northwest District Plan, and a year and half on the North District Plan I am here tonight because of City Council's blatant disregard for the Northeast District Plan to approve all the power centers in the northeast I just want to ask City Council tonight what assurances they are going to give the people here tonight that they will follow this plan when this becomes policy?

Bob Kufert, 6829 Dulverton Drive, 365-4166 represented the Old Providence Civic Association Most of the roadway improvement will be taking place South of Highway 51 because that is where most of the development is taking place That is as it should be However, the folks who live South of 51 and those people who will be moving there, will need to commute uptown or to SouthPark to go to work, and in order to do so, they will need to travel North of 51 Unfortunately, many of them are travelling around my neighborhood, Old Providence Since the Colony extension is two lane and many folks are unhappy about that, I think they will agree that it will take some of the congestion on Sharonview and relieve that We do have an immediate need for a left turn lane from Old Providence to Sharonview, and for traffic signals That traffic signal and left turn lane was funded and was scheduled to have already begun, but fortunately we have recently discovered that there is a drainage problem on that corner, so we're talking about a 10 to 12 month delay until the Army Corps of Engineers can approve that left turn lane and that traffic signal I'm calling upon you to take whatever steps are necessary to expedite these improvements it's desperately needed

Rob Kinniburgh, 4529 McKee Road, 846-1111 is the Fire Chief at Providence Volunteer Fire Department In 1986, the County Manager tried to put us out of business because there wasn't anything south of Highway 51 In 1952 the ultimate community action group got together and formed this fire department, the only fire department between Waxhaw and South Park Today, you can see what's before you City Council you're fixing to take a large portion of our area City Council's actions is the reason Mr Fox wanted to put us out of business We have to provide protection to you the citizen (we're the necessary evil that someone spoke of earlier) until the very second that property becomes a part of the City of Charlotte, and very little consideration is ever given to that fact for the volunteer fire service in the county IBM, the University Research Park, all large tax parcels, are protected by volunteers until the city takes over but you don't get any more based on how much they put into your area We have to provide the protection, it's a very costly thing for us, a non-profit organization to try to take care I just hope in your further actions you remember our part of it as we work hard to provide protection to whatever you decide to put there It's very difficult

Bailey Patrick, 352 Eastover Road, 372-1120 is the Attorney for John Crosland I wanted to bring a message to you in the Southeast to express the one concern and the thing that has cost him the most sleep at night that this community might think that because of what has happened in the Northeast that we're putting under stress a system for planning that to me is one of the most vital things in Charlotte I'm here tonight to try to give you a few facts so that you can appreciate and maybe put in context some of the decisions that were made in the Northeast First of all to bring to you at least my opinion that the district planning process is sound and in solid condition, notwithstanding what you've read in the paper Let me give you some facts about it Southeast Charlotte is blessed with strong neighborhood leadeship I have had the privilege of working with them over the last four or five years You've heard from Marsha Elliott tonight, I've worked with Marsha on several rezoning petitions Earl Gulledge, Carol Rea, Dottie Coplon, Walter Shapiro - - one of the first neighborhood leaders - - those people understand district plans, they understand how to get to the City Council, the County Commission, and to enforce those plans A little about the planning process and the district planning process - - if you read the paper you would think that we the citizens wrote those plans We had input, but basically those plans are drafted by professional planning people I happen to agree with that When you're doing long range planning, you need those kind of people drawing those plans Charlotte is blessed with non-political, non-biased people in that department Now they fought me

tooth and tone at recent times, but I have a high regard for them and their professionalism The planning staff is on solid ground But the point is, we do have input, we have the study groups as you'all have had in the Southeast District Plan we have public hearings like today But basically the plan is drafted by planners Now planners can't be perfect and they're going to make mistakes and as someone said earlier you re going to have to have changes from time to time If you take a look at the interim South District Plan, and you compare that plan with the plan you ve got now, you'll see that a number of changes have occurred I can remember when Providence Road and 51 just absolutely had to stay single family and there were three or four zoning petitions lost before finally something happened there Even when it did happen that plan got changed from a small shopping center to about where we are now I can remember Earl Gulledge fighting the Wal Mart out there, but now Earl embraces the Wal Mart So there are changes and they're going to happen

Mr Patrick asked if the audience wanted him to shut up They responded with yes and applause Mr Patrick said he would conclude but he would like to make one statement that is very important to him, in the Northeast thing, I think it is important that you understand that there were circumstances and changes out there that justified looking at the situation The audience responded Money, and applauded Mr Patrick said he would just conclude by saying that all the zoning out there for the power centers was not consistent with the plan and I think that ultimately the district plan is long range and you need to support them and you can enforce them

Mr Helms asked if there were others in the audience who wanted to speak but had not signed up?

Helen Giles, Sherwood Forest said she would like to speak In conjunction with the same point the gentleman before Mr Patrick pointed out about those of us who indeed live in the ways of the traffic that is generated from all these directions, I would ask that City Council and all members who helped decided my quality of life and my neighbor's quality of life to keep in mind the impact of your decisions on those of us who have been here a long time What has happened in my neighborhood is that we have cut through traffic and there is nothing done about it, it is encouraged since the streets were so poorly planned with development interests allowed to come roaring in here about ten years ago with no thought for those of us who were going to have to contend with mammoth traffic jams Those of you from California think we're in pretty good shape but it's not, for those of us who live here, we tear our hair out because we've not been planned for Nevertheless, what I have found out is also all the buses from Matthews cut through our neighborhood and we've got one lane of traffic through there constantly, we have no sidewalks and you have to walk in the gutter as the cars zoom through at 50 miles per hour, or you can walk in somebody's yard You can't breathe, and I keep constantly hounding people in the city government to help us We get no help, my city councilman is no help It's just an abominable situation I have talked to the School Board about making the buses go up to Randolph, and being a good neighbor to us Fellow citizens, those of you who do care about us, please remember those of us who are still up here and have been paying taxes for 25 years, and getting nothing for our taxes since it's all going to the newer communities

Louise Green, Lamplighter Village Mobile Home Park asked what we are going to do when our property is rezoned, we can't afford $100,000 homes I want the commissioners to answer me, we have 86 mobile homes here I moved out of the city fourteen and a half years ago to get out of the traffic and now I have to move back into the city to get out of the traffic because it's now worse where I am That's my main question, what happens to the mobile home park?

Earl Gulledge said I want to make a clarification I didn't fight the Wal Mart, I fought a million two square feet at Providence and 51

Carol Rea said she, too, fought the million two square feet mall, but there is one thing I feel we have all learned after the North District Plan and the latest rezonings by the City Council, we have to keep the density and

the amount of commercial development at the lowest possible level because it is only going to go up The developers look at this as ground zero and everything's going up from there I would urge City Council and the County Commission to allow us time to relook at it with events of recent days in mind and with this group of citizens understanding this is the base line it's only going to get bigger

Roderick Shipley said I am a real estate appraiser and have heard a lot of emotional talk about what happened but I think the recent Northeast decision was a good one I don't agree necessarily with the process and we need a lot more government in the sunshine than we have but it was a good decision

Timothy Kroboth talked about the high rise being proposed for the interchange between the Outerbelt and Providence Road What concerns me is that if one looks to the 1990 plan that was passed and looks at 20 plus density, I don't know what 20 plus means - 40, 60, or 80? I hardly see how we can approve a plan that is ambiguous and anyone can turn and twist however they want Secondly, I really couldn't see any justification for making this 20 plus, vis-a-vis looking at other areas here in the south district It seems the 20 plus is arbitrary What we're talking about is planning, and there ought to be a basis for planning I have to question the original 1990 plan because of the lack of justification for that Also, there has been a tentative rethinking as far as light rail down Providence Road, and I think we're at a point where we need to reconsider whether 20 plus or 16 is really appropriate for this area I seriously question whether it is if this is not going to be a light rail corridor Is this a land based pork barrel?

Mr Helms then called Tom O'Brien for concluding remarks

Mr O'Brien said most of the comments received tonight have focused on process and on vision We don't all have the same vision, but that's usually the case. The process that has been referred to by several people as it was exhibited most recently with the Northeast rezoning petitions maybe isn't the process that we ought to have I will tell you that I think we can do a lot better in how we deal with those kinds of issues as we see our community developed It has occurrred to me as I read the paper and listened to folks get pretty excited about this over the past couple of weeks particuarly, that it pretty rare that something good comes out of a personal attack on people that are involved in these decisions It doesn't seem to me that moves us forward as to where we are as a community I would ask all of you to think about that as we discuss the South District Plan, especially issues with incendiary aspects such as density I would ask that each of you continue to provide feedback to the Planning Commission and certainly to the elected officials, put it in writing and be as specific as you can To focus on things that really exhibit a positive impact on our city will be helpful to Planning Thank you for being here, please keep the comments coming

Councilmember Tom Mangum wanted to speak as a citizen who lives in the area to the group We're going to be struggling over the next few years with this plan, there are some problems and concerns with it I am available to you while we're doing this, the part inside the City Limits will go back to the City's Planning Committee If you have particular concerns, call and let me know what they are I represent you, if you're in my district I want to help you If you're in another district, I will refer you to that person because if does get very complicated I do feel that as a citizen that we did a disservice in North Charlotte, that's my opinion and I'm not going to get in an argument over that You folks out here need to understand one thing, if you're dissatisfied with the system or with what happened in Northeast Charlotte, get more neighborhood activists on City Council I've ended up several times on the short end of the stick and had people to thank me for standing up for my beliefs but I haven't won a thing

Helen Giles asked why Stan Campbell wasn't there since he is also a representative of the area No answer was available

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Councilmember Lynn Wheeler said I didn't know whether I was going to say anything or not, but since my intergrity has been impugned, I thought since half of this plan is represented by District 6 and I am your representative, I wanted you to know what I see briefly that went on in the Northeast area I want to clarify my votes and the Council's vote concerning the Northeast District Plan Number one, it was never mentioned in any media that I ever saw or read that all three sites were in opposition to the Northeast District Plan, but there seemed to be only opposition based on the Crosland site In fact, the Norcom site on Highway 29 which was approved by the County Commission in 1991 for a power site was also in violation of the Northeast District Plan, although it was recommended by Planning staff To date, prior to last week's vote, there have been eight violations to the Northeast District Plan Number two, I believe and always have that the Crosland site was the superior site due to the access to the three thoroughfares, good buffering and architectural controls Furthermore, it was endorsed by the Zoning Committee and desired by and endorsed by the adjacent neighborhood and the administration of UNCC My concern was the process I would have preferred that the District Plan be sent back to the Planning Commission with these three sites that were in violation and have the plan amended but it didn't work out that way I never switched my vote, I didn't vote until Monday night In fact, I never indicated to any neighborhood group that I was voting either way I spent a great deal of time with the neighborhoods had a lot of input from them, and any suggestion that Mr Crosland was out of line, I barely ever spoke to him During my four years on the Planning Commission, I chaired the Zoning Committee for two years and I believe I developed a reputation as a staunch supporter of district plans and I think you can ask anybody who knows me I am sorry about what happened last week, I am concerned about the community spirit I don't want anyone to feel as if they have been betrayed on lied to There was a lot of innuendo and a lot of name calling that happened and I want you to know that I am here for you, too I think that we ought to take this whole process and maybe change it, tighten it up, so that these things that the public doesn't feel like they've had input, but you have to realize the proper way to amend a district plan is through a rezoning and there was a great deal of public input This was not done behind closed doors, there were no secret meetings A clarification in the paper said that Bailey Patrick came to my doorstep, my office is at my house There wasn't any place for him to come if I was in an office Just remember, that district plans are flexible and subject to change The best that we can do is try to adhere to them as carefully as we can I want you to know that I am here for you and I want your input as District Six representative Thank you

Mr Helms said that Commissioners Scher and Chirico wanted him to tell the audience that part of the Plan is also in their district They will be delighted to hear from the citizens as the process continues

Marsha Elliott asked where the planning process goes from here what is the timetable for adoption of this plan?

Mr Helms responded that the County Commission and the City Council are tentatively scheduled to discuss this plan in April at our regular luncheon meetings It will be voted on sometime after that preliminary discussion and I would suggest to you and all of those in attendance that we will continue to receive input and continue to work with the Planning Staff and members of the Planning Commission and this is an on-going process I want to express my deep appreciation to all of you who have come out tonight to share your concerns and criticisms and even some support for the process that we go through This is not easy for any of us who find ourselves trying to bring about change One of the things that I have found after many years in public service is that any change is difficult but unless this community can change and change in a way that reflects the values and views of this community and the citizens who live by those changes we make, then we have lost a great part of the Democratic process that makes up who we are I would also say that change involves risks, and there are risks involved in everything we do that is different from what we have done before I hope that you will be sensitive to what these people are attempting to do, and I hope you will help us create an environment where we can discuss opposing views, where we can discuss differences of opinions, and where we can ultimately arrive at a plan that reflects all of

the input that this community can bring to bear That can only be done if those of you in this community want it to be done in that kind of an environment It's up to you We will do our best to be as knowledgeable as we can, to be sensitive, to be caring and I hope that when we ultimately adopt this plan, whether you agree with it or not, that you believe that it has been done fairly, that each one of you and every person in this community has had an opportunity to express your view about it Again I thank you and I thank my fellow Commissioners and members of City Council If there is no further business, this hearing is hereby adjourned at 9.15 p m

Nancy S Gilbert, Deputy City Clerk

Length of Meeting One hour and thirty-five minutes
Minutes Completed March 4, 1992

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Public Hearing
South District Plan 2-23-93

Mayor Vincent		Parks Helms
Campbell		Edna Cirico
Clodfelter	✓	Ann Schrader
Hammond	✓	Lloyd Shaw
McCrory	✓	Bo Walton
Majeed		Patsy Kinsey
Martin	✓	
Mangum	✓	Staff
Patterson		Carol Morris
Reid	✓	Laura Harmon
Scarborough		Joyce Gillon
Sheldon	✓	Walter Fields
		Stanley Watkins

7:40

Parks Helms - opened meeting
introduced elected Officials
introduced Planning Commission

Tom O'Brien - Introduction

Laura Harmon - overview of plan

Parks Helms

Leonard Ammons

Roscoe Sh: pleff - No Comments

	SouthEast Coalition of
Marsha Elliott.	Neighborhood Associations
Louie Davis	— needs water + sewer in Allison community
William Hoffman	
Parks Helms	
Otis Crowder	
Parks Helms	
Pat Winter	— Northeast Coalition member
Parks Helms	tape 2 8:20
John Lippert	— Concerned Fine
Ken Orth	
Helms	
William J Spatz	— agree w/ Mr. Pickle
Helms	
Nancy Wiggins	
MRS. David Arthur	— Kathy Arthur
Randall Johnson	
Parks Helms	—
Kathleen Chaplain	— spoke 3½ years ago
	Wants delay in plans
Mary Foisy	— take a look at decisions
	Son make — look at other
	areas of the country
Vincent Rydzak	— rezones his property
Why to justify the plan —	

Pradeep Tipnis - Bailey Neighborhood resident
Rick Rhinehart - Conceded time
Bailey Patrick - deferred comments
Christine Parks - Council's blatant disregard
of NE Plan - what assurances do these
people have going know this plan?
Bob Kaufert - Old Providence Civic Assoc.
Bob Kirnibugh Fire Chief - Prov. Volunteer Fire
Parks Helms
Bailey Patrick - Joe's at the Northeast
decision of last week - (This is funny!)
Parks Helms
Helen Giles - Shamrock Forest
Parks Helms
Louise Gunn - Longleaf Village
Mobile Homes -
Property being rezoned - what can they do?
Earl Gulledge -
Parks Helms
Carol Rea
Roderick Shipley - thinks NE decision
was good
Timothy Krabath - high rise intersection
Outer Belt & Providence Rd

Tom O'Brien - Concluding remarks

Tom Mangum - speaking as a citizen of this area

Helen Dillo asked why Tom Campbell wasn't here -

Tom Wheeler - Clarify last week's vote

Paul Helmer

Marsha Elliott - where does the planning process go from here - what is the timetable?

Helmer

Adjourn 9:15 pm