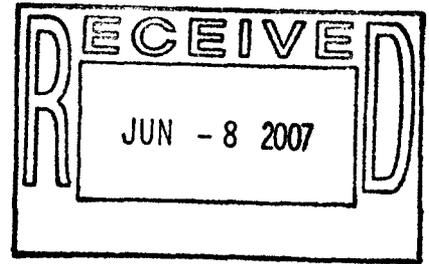




Architects, p.a.

Meeting Minutes



Petitioner: The Ghazi Company

ADW Project Number: 06136.00

Neighborhood Meeting for Providence Road Townhomes Rezoning #2007-55
March 26th, 2007

Attendees: Armin Ghazi
Bob Lauer
Jason Hood
Gloria McClintock
Richard and Betsy Parris
Patricia Talbot
Hoke and Sharon White
Michael Flanagan
Jim Sentilles
Lee Thrasher
Carla Brannon
Roberta Sperry
Rich Crawford
Chris Welsh
Paul Holmes
Patricia Glassen
Richard Glassen
George Leventiz
Jeff Pease
AJ Morton
Robin Williams
James Williams
Richard Gardner
Nancy Gardner
JoAnn McKnight

❖ **Introduction of the Project by Armin Ghazi**

❖ **Description of Revised Site Plan by Bob Lauer**

❖ **General Items:**

- Petitioner indicated fence location with regard to the property line and landscaping.
- New rear elevation was presented
- Petitioner indicated the use of exterior building materials the same as indicated in previous meeting.
- Petitioner indicated the receipt of DOT comments. One particular issue discussed was the alignment of the new drive with the existing traffic signal light. Both petitioner and neighbors agree the drives should align. Petitioner will make efforts with the City and DOT to keep drives aligned.

- Attendee indicated concern with current grades and potential grading of the site. Petitioner indicated the grading of the current hill on the site and the filling of the current low area on the site.
- Petitioner described system of storm water retention system required for the site. System would be underground holding pipes most likely underneath the proposed road locations. Petitioner is working with adjacent land owner for a new pipe and catch basin to be installed on the adjacent neighbor's site to alleviate neighbor's storm water problems.
- Lifecycle of storm water detention system described as lasting as long as or longer than lifecycle of typical multifamily developments.
- Trash enclosure was relocated on the plan to the Church side of the site. This would be the location regardless as to whether the site layout changed due to a revised curb cut location.
- Petitioner confirmed the May 21 Public Hearing date.
- Petitioner indicated to preserve as many trees as possible but that most trees away from the property lines would need to be removed in order to build the project and associated underground storm water retention system.
- Discussion of current multifamily development up the street being similar to the proposed development. The petitioner's site is wider than the other site.
- Petitioner described new road and parking configurations. There would not be parking on the street and sidewalks would be provided on both sides.
- Attendee requested the planting of Leyland Cypress along backside of property at 7'-0" on center.
- The specific screen fence to be used would be made of masonry with masonry piers along the fence. Fence would turn back east a distance of 30' at the northwest corner of the site. Fence along the front and north side (facing church parking lot) would be masonry piers with wrought iron pickets.
- Petitioner indicated a square foot range for the residential units between 1,700 sf and 2,800 sf.
- Attendee requested confirmation that indeed the architectural style was French provincial. Petitioner indicated that this particular style was chosen because there was not a current design style of Charlotte in this area..
- Attendees requested copies of the revised site plan to be mailed upon revision.
- Petitioner indicated the height of the building to be typical 2 story construction with 10' ceilings and pitched roof.
- The number of units was a concern of attendees. Attendees requested fewer units at higher cost per unit.
- Petitioner confirmed there would be a neighborhood association and bylaws associated with the development.
- Petitioner indicated an anticipated construction start spring of 2008.
- Petitioner discussed with attendees the need for a retaining wall or a grading easement onto the adjacent site.

❖ **Items requested to be on revised site plan:**

- Location and extents of solid masonry fence
- Location and extents of masonry pier / wrought iron fence
- Better description of landscaping to include type, distance between and height
- The general location of the storm water pipe to handle adjacent neighbor's storm water issues
- Trash location indicated and to be on north side of site
- Building materials
- Locations and descriptions of site lighting
- General location of underground storm water holding
- General size of buildings
- General dimensions of buildings and distances between

Providence Road Townhomes

ADW 06136

If there are any items left off or corrections to be made please send them to our attention at your earliest convenience.

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Name	Address	Phone
Gloria B. McClintock	1325 E Barden Rd	(704) 366-0207
Richard & Betsy Parris	4901 Broken Saddle Ln	
Patricia Talbot	5019 Farmland Rd	
Hoke & Sharon White	5024 Providence Rd	(704) 365-0745
Michael Flanagan	1215 Hollow Tree Ct	(980) 722-8935
Jim Sentilles	5001 Farmland Rd	(704) 366-5309
Lee Thrasher	Providence Road Church of Christ	(704) 364-0748
Carla Brannon	5107 Red Cedar	(704) 362-2263
Roberta Sperry	1206 Hollow Tree Ct	(704) 364-1728
Rich Crawford	1212 Hollow Tree Ct	(704) 344-7537
Chris Welsh	1225 Hollow Tree Ct	(704) 770-0307
Paul Holmes	5034 Providence Rd	(704) 364-8459
Patricia Glassen	1234 Greylyn Dr	(704) 364-0573
Richard Glassen	1234 Greylyn Dr	(704) 232-2194
George Leveutiz	1201 Greylyn Dr	(704) 366-2884
Jeff Pease	1335 Greylyn Dr	
AJ Morton	1338 E Barden	(704) 366-6608
Robin Williams	1200 Hollow Tree Ct	(704) 442-8861
James Williams	1200 Hollow Tree Ct	(704) 442-8861
Richard Gardner	1310 Greylyn Dr	(704) 366-1873
Nancy M Gardner	1310 Greylyn Dr	(704) 364-4659
JoAnn McKight	1313 E Barden	(704) 366-5516

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Hilke + Sharon White	5024 Providence Rd	704-365-6745
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SIM SENTILLES	5001 FARMLAND RD.	704-366-5309
LEE THRASHER - Prov Rd Church OF CHRIST		704-364-0748
Carla Brannon	5107 Red Cedar	704-362-2263
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Rich Crawford	1212 Hollow Tree Ct	704-394-7537
Chris Wash	1225 Hollow Tree CT	704-770-0307
PAUL HOLMES	5034 PROVIDENCE RD	704-364-8459
Patricia Glassen	1234 Greylyn Dr	704-364-0573
Richard Glassen	1234 Greylyn Dr	704-232-2196
George P. Leventhal	1201 Greylyn Dr.	704-366-8284
J. Pease	Greylyn Dr.	
A.J. MORTON	1338 E. BARDEN	704-366-6608
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James Williams	1200 Hollow Tree Ct	704-442-8861
RICHARD GARDNER	1310 GREYLYN DR	704-366-1873
Nancy M. Gordon	1310 Greylyn Dr	704-364-4659
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