



April 10, 2008

Ms. Brenda Freeze
Office of the City Clerk
Charlotte-Mecklenburg Government Center
7th Floor
600 East Fourth St
Charlotte, NC 28202

RE: Rezoning Case 2008-60

Dear Ms. Freeze:

Please find enclosed a copy of the Neighborhood Meeting Report for Rezoning Case 2008-60. The meeting was held on April 8, 2008; further details are included in the report.

Please let me know if you have any questions. I can be reached at 704-897-1110. Thank you!

Sincerely,


Lisa Valdez

cc: Tammie Keplinger ✓

Rezoning Case 2008-60

Neighborhood Meeting Community Report April 8, 2008 6-7pm

Gandy Communities

A neighborhood meeting was held for rezoning case 2008-60; Gandy Communities is the petitioner for the rezoning. The subject property is owned by Paul Gale, III and wife Susan Gale, Douglas and Jody Kerns, and Gail Gale. It is located on Point O' Woods Drive, off of Northlake Centre Parkway.

The meeting was held at Assurance United Methodist Church located at 9700 Mt. Holly-Huntersville Road. Mr. Kevin Ammons with Cole Jenest & Stone and Ms. Lisa Valdez were present representing Gandy Communities. Residents that were in attendance are included on the attached sign-in sheet; there were 2 residents in attendance in addition to Mr. Paul Gale and Mr. and Mrs. Kerns. Names of residents and neighborhood leaders invited were provided by the City, and attached is a list including residents that were sent a letter notifying them of the meeting.

Ms. Valdez began the meeting with a brief introduction of the Gale family and provided a brief description of Gandy Communities and the type of development typically done by the company. She further explained the project, rezoning petition, proposed uses and oriented those in attendance with the location of their property to the subject property.

Ms. Valdez and Mr. Ammons answered questions from the nearby property owners, Mr. Kepley and Mr. Holt. Both gentlemen inquired about access to their property, which is located across the creek from the subject property between Dixon branch and proposed I-485; the owners retained their lots when NCDOT removed access to Bonnie Circle and Forest Drive with the right of way acquisition and construction for I-485. Ms. Valdez explained that based on discussions with CDOT, access would be provided to Bonnie Circle and Forest Drive through development of adjacent property to the north; additionally, Forest Drive currently terminates at the adjacent northern property. CDOT stated this future connection would not require an additional vehicular crossing of Dixon Branch and the floodplain from the subject property. Both residents wanted to insure that access would be provided to their properties at some point. It was noted that a pedestrian crossing would be provided from the subject property to the other side of Dixon Branch as part of the rezoning conditions.

Mr. Kepley asked who owned the property to the north; based on tax records this property is owned by Metrolina Properties, LP. There was continued discussion about surrounding ownership and adjacent properties.

Mr. Holt asked what the meeting process was from here; Ms. Valdez explained that the public hearing for the rezoning case is scheduled for May 19, 2008 before City Council, and their vote would follow in June. There was some discussion about the nature and size of Dixon Branch and the stormwater from the Northlake Mall property.

With no further questions or comments from the residents, the meeting adjourned at approximately 6:45pm.

Respectfully submitted to Brenda R. Freeze, City Clerk, by Gandy Communities on April 11, 2008.

Enclosure:

Exhibit A – List of Residents and Neighborhood Leaders invited to the Neighborhood Meeting

Exhibit B – Sample correspondence of notice to neighbors and neighborhood leaders

Exhibit C – Attendance Roster

Copy to:

Tammie Keplinger, Charlotte-Mecklenburg Planning Commission

