



GlobeCrossing Realty, LLC

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# Memo

**To:** Neighboring Community Organizations and Property Owners

**From:** T. Anthony Lindsey *T. Lindsey*

**CC:** Charlotte City Clerks Office (Charlotte City Council)

**Date:** October 10, 2008

**Re:** Rezoning Petition No. 2008-126

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You are invited to participate in a Community Meeting to discuss the subject rezoning matter on October 21, 2008. The meeting will be held at:

Christ Presbyterian Church  
2461 Arty Avenue  
Charlotte, NC 28208  
Time: 6:30 p.m. to 7:30 p.m.

This meeting will take place in conjunction with the normal Camp Green Neighborhood Association meeting.

If you have any questions about the subject rezoning petition, this meeting will provide an opportunity to have them addressed.

# City of Charlotte Rezoning Petition 2008-126

## Community Meeting Notes

### October 21, 2008

#### Agenda

- Introduction of Team Members
- Background on Property
- Project Description
- Next Steps
- Questions & Answers

#### Meeting Notes

##### Introductions

Anthony Lindsey, the agent for the property owner, who is also the petitioner, presented information about the team members involved in the project. He introduced the lead architect, Charles McClure of McClure Nicholson Montgomery Architects. Anthony provided a brief statement about each of the team member's experience and credentials relating to the project.

##### Background on Property

Anthony provided a brief background on the property and some of the key physical characteristics of the site. He stated the following reasons for why the owner was interested in rezoning the property:

- The owner demolished the property because it was under code enforcement with the City of Charlotte and the cost to repair the property would have exceeded the value of the property, even after the repairs were factored into its new value.
- The owner also believed there is a better use that could be made of the property which would be good for the neighborhood, good for him as an owner, and good for the City's effort to revitalize the surrounding area.
- The owner concluded that continuing to use the property for residential purposes would result in the same type of problems that existed with the previous house being repeated over and over again and would likely contribute to further delaying the revitalization of the area, thus keeping property values from improving.

Anthony described the new zoning classification being sought and discussed some of the main restrictions that would be imposed under the conditional site plan, if approved. There were some questions from the attendees regarding what types of businesses were expected to occupy the newly developed property and what the new zoning classification would do to make sure that undesirable businesses would not come into the community. Anthony explained that the zoning classification would only restrict the type of use in a very general sense. He also assured the attendees that the owner had no interest in attracting any type of business that would not be a productive contributor to the community for several reasons. First, as the developer, the owner did not want to create a

reputation for building properties that attracted negative contributors to a community. Lastly, if undesirable businesses were to come into the project, it would be more difficult to sell the other units.

### **Project Description**

Anthony presented a general description of the proposed project and referenced the project display boards that held large versions of the site plan, the schematic elevations, and a rendered photo with the proposed building inset on the site. He discussed the reasons why the particular design of the building had been chosen, and laid out the site constraints that impacted on the designed decisions. Anthony talked about the materials being used in the project and the anticipated environmental benefits of the overall design. He also talked about the aim of the project to keep the development and construction cost low in order to deliver the most affordable product possible. Given the small size of the site and the small number of units, as well as, the small size of each unit, he explained the importance of making sure the product had strong market appeal to a particular type of owner occupied buyer. He also talked about some of the challenges presented by the location and the changing perceptions about the market area.

### **Next Steps**

The next steps involved in the rezoning process were outlined for the attendees. Anthony gave them the dates for the upcoming public hearing on November 17, 2008 and the Zoning Committee Workshop scheduled for November 25, 2008. He also provided them with the rezoning website in the event they wanted to get additional information about our petition.

### **Questions & Answers**

One attendee raised the concern about why the community meeting was being held in the Camp Green neighborhood instead of the Westerly Hills neighborhood where the property was located. Anthony explained that the president of the Camp Green neighborhood association, Brian Fincher, had contacted him early in the rezoning petition process and offered to allow the meeting to tie-in with their regularly scheduled monthly community meeting. Since we wanted to be assured of having at least some participation, and since accepting that invitation made the process much simpler for us, we accepted that invitation. There was no underlying motivation on our part to try to “slip this by” the Westerly Hills neighbors; in fact, that’s the reason the City insists on holding these meetings and sending out notices. The attendee confirmed that they did receive the notice and that is why he was attending the meeting. Anthony also agreed to make an effort to attend the next Westerly Hills neighborhood meeting on November 11, 2008 at 7:00 p.m. if they would provide him with the meeting information.

There were several questions relating to the type of businesses that we will be seeking to buy the units. Anthony described the type of businesses that we are seeking as professional office type users, i.e. attorneys, insurance agents, real estate agents, financial planners, etc. There will not be any retail type businesses in the project. He also reassured the attendees that the developer is very sensitive to accepting any type of illicit business or any business that might attract any type of illicit activities. Given the owner’s past experience with the house that was on the property previously and the type of problems that it attracted, we will be very cautious about the type of businesses that will be allowed. Anthony also talked about the covenants and restrictions that are planned and how they will apply to

the units since they will be office condos. Those restrictions will have an impact on the type of business that can be conducted in the units and the zoning classification will also provided some additional restrictions on the type of use.

There were many comments from the attendees who were very much in favor of the project. They cited how important it is to have someone take the first step in trying to improve that block and they were very excited about the design of the building. There were several comments from people about the challenge they experienced personally with property they purchased, and trying to help improve the neighborhood.

Some people questioned why the project was as small as it is. Anthony explained that efforts to buy adjoining parcels had been made, but they had been unable to reach any agreements, primarily because of price.

There were several comments made about the desire to have the “tire business” removed that is next to the target site because it is very unsightly and it detracts from the rest of the neighborhood. There were similar remarks made about the “boarding house” that sits on the east side of the target site. The owner of the “tire business” location was at the meeting and raised the issue that the petitioner was suing him to gain access to the public alleyway that crosses the northern (rear) boundary of the target property. Anthony confirmed that fact and did not make any further public comment on that matter.

During the Q&A session, attendees were given the opportunity to examine the drawings up close and make any additional comments directly to the architect and the owner’s agent. Anthony Lindsey thanked everyone for coming and thanked the Camp Green Neighborhood Association for their invitation.

The meeting was closed by the President of the Camp Green Neighborhood Association.

Submitted by: T. Anthony Lindsey  
Agent for Petitioner  
Petition # 2008-126

Rezoning Petition: 2008-126

Community meeting Sign-in

Oct. 21, 2008 6:30 - 7:30 pm.

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