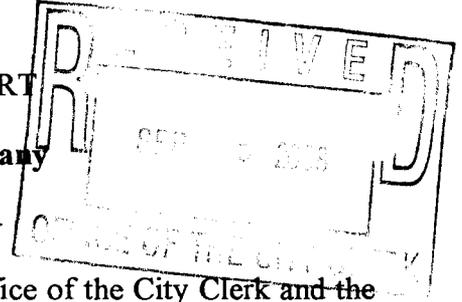


COMMUNITY MEETING REPORT

Petitioner: **The Boulevard Company**

Rezoning Petition No. 2008-134



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

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 8, 2008. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, August 21, 2008 at 7:00 pm at The Cornwall Center at Myers Park Baptist Church, 2001 Selwyn Avenue.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Chris Branch and Kenny Abner of The Boulevard Company and Laura Simmons of K&L Gates.

**SUMMARY OF ISSUES DISCUSSED:**

Chris Branch explained the recent history of the zoning of the Subject Property including it being a part of a "through lot" configuration with the site of 2410 Roswell Avenue, the later reconfiguration of the through lot site into two separate lots, the gifting by The Boulevard Company of a 25 foot strip of land to 2410 Roswell Avenue so that it would conform to the newly required separation requirements of the Zoning Ordinance and the subsequent plans by The Boulevard Company for the development of the Subject Property under the current R-22MF zoning classification.

Several months ago, a neighborhood sponsored downzoning that includes the Subject Property was filed with the Planning Commission. Mr. Branch noted that this Rezoning Petition is an effort to reach a compromise with the neighborhood and to avoid a downzoning of the Property. The proposed compromise is for a building with a lower height than the originally proposed building. Since the units located at the top of the originally proposed building are the most valuable due to their views, the newly proposed building includes a larger number of units in order to compensate for the loss of the most valuable units.

The primary discussion points, concerns and questions during the course of the meeting include the following:

- Type of ownership of the units, i.e. rental vs. for sale
- Density
- Location of parking areas
- Building height and scale
- Amount of separation between the building and 2410 Roswell Avenue
- Traffic
- Potential to set a precedent for UR zoning in the area

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the Site Plan as a direct result of the community meeting.

Respectfully submitted, this 5<sup>th</sup> day of September , 2008.

The Boulevard Company, Petitioner

cc: Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to City Council  
Mr. Chris Branch, Petitioner  
Mr. Kenny Abner, Petitioner

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petition No. 2008-134 filed by The Boulevard Company seeking to rezone an approximately .89 acre parcel of land located on the southeast corner of Selwyn Avenue and Queens Road West from the R-22MF zoning district to the UR-3(CD) zoning district

**Date of Meeting:** Thursday, August 21, 2008 at 7:00 p.m.

**Place of Meeting:** The Cornwell Center at Myers Park Baptist Church  
Conference Center  
2001 Selwyn Avenue  
Charlotte, NC 28207

**Petitioner:** The Boulevard Company

We are assisting The Boulevard Company (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .89 acre parcel of land located on the southeast corner of Selwyn Avenue and Queens Road West from the R-22MF zoning district to the UR-3(CD) zoning district to accommodate the redevelopment of the site with a multi-family residential building that could contain up to 42 dwelling units.

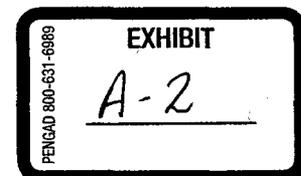
The Petitioner will hold a Community Meeting prior to the September 15, 2008 Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either 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 Thursday, August 21, 2008 at 7:00 p.m. in the Conference Center at The Cornwell Center at Myers Park Baptist Church located at 2001 Selwyn Avenue. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

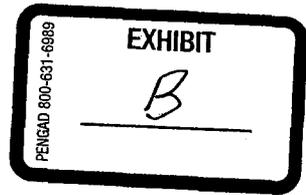
In the meantime, should you have any questions or comments, don't hesitate to call John Carmichael at (704) 331-7509 or Laura Simmons at (704) 331-5784.

K&L Gates, Agent for the Petitioner  
*Effective July 1, 2008, Kennedy Covington combined  
with K&L Gates. For more information, please visit  
[www.klgates.com](http://www.klgates.com).*

cc: Patsy Kinsey, Charlotte City Council District 1  
Andy Dulin, Charlotte City Council District 6  
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Kenny Abner  
Chris Branch  
Regina Kirkpatrick, The Cornwell Center  
Laura Simmons



The Boulevard Company, Petitioner  
Rezoning Petition No. 2008-134



Community Meeting  
Sign-in Sheet  
August 21, 2008  
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	CHRIS WILLIS	2025 BUCKNELL NE CLT	704-370-0707	CSWILLIS@CAROLINA.RR.COM
2.	Jim Rogers	2410 Roswell Ave # 206	704-377-4415	Jim@Claysh.rr.com
3.	WALLACE TR Garty, Jr	2410 Roswell Ave # 101	704-382-5268	brookshire@bellsouth.net
4.	Maxine + Tom Ridenhour	2410 Roswell Ave # 303	704-332-2411	tridenhour@comcast.net
5.	Marcy Choate	1861 Queen Rd. West	704-347-189	wchoate@aol.com
6.	Bill SPIER	2212 QUEENS RD. EAST	704-334-7944	BillSPIER@AOL.COM
7.	Phyllis Spier	" " " "	" " "	plspier@aol.com
8.	<del>Bob Hightfill</del>	<del>523 Hermitage Ct</del>	<del>704-334-1864</del>	<del>jhightfill@aol.com</del>
9.	WARD PRITCHETT	2410 Roswell Ave # 404	704 334-0471	
10.	ANDY DULIN	3200 WICKERHAM RD 28211	704 367-1266	
11.	<del>Walt Phipps</del>			
12.	Jane Coghill	1975 Maryland Ave. 28209	704-372-7322	
13.	T.H. McJILLAN, JR	2439 CROYDON ROAD 28209	704 333-1042	
14.	Jane Neal Bobbill	2138 Princeton Av 28207	704-376-4372	
15.	MARY/JOHN LEE	2319 ROSWELL 28207	704-343-2156	MARYALEE@earthlink.net
16.	Jordan Horstman	2553 Selwyn Ave	704-962-5458	Jordan_phipps@yahoo.com
17.	HARVEY WHITE	2330 ROSWELL AVE	704-334-2942	
18.	GEORGE WARREN	1806 REVERLY DR	704-376-0281	GWARREN@MARSHHOUARREJL.COM
19.	PETER REAVIS	2410 Roswell Ave # 403	704 334-3914	
20.	Linda M. Reavis	2410 Roswell Ave # 403	704-334-3914	
21.	Tom Masters	518 Hermitage Ct., Charlotte NC 28207	704-376-9740	thomasmasters@bellsouth.net
22.	Robert Williams	2222 Selwyn Av. (Queens Oaks)	704-334-1157	bobwilliams3@aol.com
23.	AL TUCKER	2115 SELWYN AVE	704-342-0444	AL@ALTUCKER.COM
24.	Jane + Ted Lucas	2223 Croydon #202	704-376-8682	tedlucas@aol.com
25.	Wm Osce Self	2310 Queens Rd East	704-375-1636	wself@bellsouth.net
26.	John + Babs Hightfill	523 Hermitage Court	704-334-1864	
27.	Connie Brown	1100 granville Rd	704-332-7038	cnbrown@aol.com
28.	Ginny Mitchell	2245 Roswell Ave	704-344-8387	carolina.rr.com

The Boulevard Company, Petitioner  
Rezoning Petition No. 2008-134

Community Meeting  
Sign-in Sheet  
August 21, 2008  
7:00 P.M.  
(cont.)

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29.	Mike Mitchell	2245 Roswell Ave	704-344-8387	
30.	Ray V. Jones	2410 Roswell Avenue, Apt 401	704-334-8001	
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