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February 13, 2016

To: Charlotte City Council and Zoning Committee Members
From: Anna Wilder, BDHOA President
Subject: Sharon United Methodist Church: Petition 2015-058

BDHOA Board of Directors has voted to support the proposed rezoning of Sharon United Methodist Church and their surrounding property for mixed-used development. We urge you to vote to approve this rezoning request. We believe that this project will further the City's goal to transform the SouthPark area from un-walkable single purpose shopping centers into a more compact urban center that is connected to adjacent neighborhoods.

Our neighborhood of approximately 450 homes is located within one mile of the proposed site. Over the course of several months, our 11-person rezoning committee along with representatives from the adjacent neighborhood, Deering Oaks, have met with the developer to review the proposed site plan and discuss residents' concerns regarding traffic, mix of uses, density, and connectivity to adjacent projects.

With Council's approval of the Colony Apartment rezoning, we hoped a strong message would be sent to future projects within the SouthPark area that road connectivity outside their immediate boundaries, open space/plaza areas, pedestrian accessibility and workforce housing all need to be considered. We believe the Sharon United Methodist Church project represents the type of development and thoughtful planning that will help SouthPark continue to thrive. Key elements included in this project that we believe exemplify this new standard for development include the following:

- The voluntary commitment for workforce housing set-asides in new construction will set a precedent.
- The proposed mix of uses in a walkable street pattern will help connect this development to adjacent commercial projects and to surrounding neighborhoods.
- The construction of several new streets will facilitate traffic movement through the area and create a transportation grid that can be expanded upon by future developments.
- New pedestrian access and traffic signal improvements will improve pedestrian safety along Sharon and Morrison Blvd.
- The inclusion of ground-floor retail along Sharon Rd. will encourage pedestrian activity and help to connect this project to the Mall and Colony project.
- The Church's community center and the open space plaza will provide needed public and civic space.