



PWAi ARCHITECTURE, INC.

26 June, 2009

Mr. Michael Cataldo  
Charlotte Mecklenburg Planning Department  
600 East Fourth Street  
Charlotte, NC 28203

Re: Conditional Rezoning Application  
Rezoning case no. 2009-50

Dear Mr. Cataldo:

I am attaching minutes for the community meeting we conducted for the above referenced rezoning case along with the sign-in sheet. The meeting was publicized to residences within 300 feet of the property and the Neighborhood Associates within 2 miles of the property, as required by the city for conditional rezoning. The meeting was advertised by the following means:

Public notice of the meeting location, purpose, and proposed site plans were hand-delivered to each individual house located within 300 feet of the property boundary. This information was delivered 10 days prior to the public meeting.

Public notices of the meeting location, purpose and proposed site plan was mailed to a representative of each neighborhood association within a 2 mile radius of the property boundary. This information was delivered ten days prior to the community meeting.

Each property owner and neighborhood association with a public ally telephone number was contacted via telephone two days prior to the community meeting to remind them of the meeting date, time, and locations.

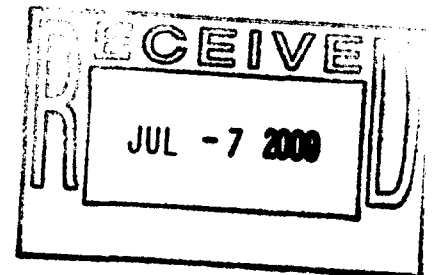
Should you have questions, please do not hesitate to call our office.

9940 Monroe Road  
Suite 102  
Matthews, NC 28105

Sincerely:

T. 704.365.4932  
F. 704.365.49244

Paul Woody; NCARB, AIA  
Encl.



[www.PWAiarchitecture.com](http://www.PWAiarchitecture.com)

## MEETING MINUTES

26 June 2009

**Meeting Date:** 11 June 2009

**Meeting Location:** The Fletcher School  
Rankin Room  
8500 Sardis Road  
Charlotte, North Carolina

**Project:** Mount Tabor Community Development Corporation  
Rezoning Application 2009-50

### Attendees:

Downing, Ben	704.534.1792	<a href="mailto:downingbenjamin@gmail.com">downingbenjamin@gmail.com</a>
Downing, Sara	704.534.1792	<a href="mailto:sdowning@hadenstanziale.com">sdowning@hadenstanziale.com</a>
Dulin, Andy	704.968.8776	<a href="mailto:andy@voteandydulin.com">andy@voteandydulin.com</a>
Flye, Bill	704.650.9918	<a href="mailto:bill@kodiakconstructors.com">bill@kodiakconstructors.com</a>
Hager, Randy	704.641.6090	<a href="mailto:rhager11@bellsouth.net">rhager11@bellsouth.net</a>
Ngomo, Bishop Louis	704.619.4465	<a href="mailto:mgrlouis_ngomo@yahoo.com">mgrlouis_ngomo@yahoo.com</a>
Vignolini, Jen	704.770.0425	<a href="mailto:jbrincat@carolina.rr.com">jbrincat@carolina.rr.com</a>
Vignolini, Joseph	704.770.0425	<a href="mailto:jvignolini@carolina.rr.com">jvignolini@carolina.rr.com</a>
Woody, Paul	704.365.4932	<a href="mailto:paulW@pwaarchitecture.com">paulW@pwaarchitecture.com</a>
Zabolitzki, Albert	704.362.0029	<a href="mailto:aczabo@bellsouth.net">aczabo@bellsouth.net</a>
Zabolitzki, Christine	704.362.0029	<a href="mailto:aczabo@bellsouth.net">aczabo@bellsouth.net</a>

### Items Discussed:

1. The meeting was called to order at 6:00 pm. The consultants for the rezoning team were introduced. They are Paul Woody (PW), agent for the petitioner and Bishop Ngomo Louis, the petitioner. Additionally, as representative of the Charlotte city council district, Mr. Andy Dulin was introduced.
2. The project scope was introduced. The building use, Adult Day Care Facility, was defined. The rezoning application is to conditionally rezone the property from "R3" to "Institutional." The definition of "Conditional" rezoning was clarified.
3. There was a concerned from citizens about the potential uses of the property should the rezone be approved but the project shown on the site plan not have

the funding to be built. Paul Woody indicated that since rezoning is a "Conditional" rezoning, no other type of use other than what is indicated on the rezoning application would be allowed. Further, the site configuration indicated on the plan provided in the rezoning application would be required to be constructed. Should the property be rezoned, only an Adult Day Care Facility of the size and configuration show on the site plan may be constructed.

4. Paul Woody indicated that the Charlotte Mecklenburg Parks and Rec Department has requested an 80 foot right-of-way along the Sardis Branch of McAlpine Creek. The rezoning petitioner has granted the right-of-way. Parks and Recs have indicated that the right-of-way will be developed as an access trail to the McAlpine Creek greenway. Construction of the trail will be provided by the City. There currently is not a definitive timeline for the trail.

There was concern by the citizens about site security as it relates to public use of the private land. PW indicated that the petitioner did not grant the city the right of public use of the facility parking lot. Public access to the greenway trail would not be provided through this property.

5. There was a concern about the amount of traffic that would be generated by the new facility. A citizen indicated that traffic on Sardis road is very congested during the morning and evening "rush-hours" and that the new facility would further burden the roads. He asked if there was a possibility for a traffic light to be installed at the intersection created by Wilby Drive and the facility driveway. The site design aligns the facility driveway with Wilby Drive.

PW indicated that CDOT as estimated that the new facility would create approximately 261 cars per day. Mr. Dulin indicated that the additional traffic volume would probably not create the need for a traffic light but that the ultimate decision would be determined by CDOT. He requested that PW send him the CDOT contact information so it may forward to the concerned citizen.

6. There was concerned about the additional storm water run from the new project and how it would affect the water quality and water volume in Sardis Branch creek.

PW stated that the city has required mitigation of the storm water with "post construction" storm water management devices. These include rain gardens and storm water detention.

Water flowing off the parking lot pavement, side walks, and building roof would be diverted into the "rain gardens." The rain gardens would filter the water as it is slowly released into the storm water detention basin. The storm water basin would retain the water as it is gradually released into the creek. Based on proper

engineering of the system, the additional impervious surfaces would not burden the existing watershed.

7. There was a question regarding parking and if adequate number of spaces is provided. PW indicated that the number of spaces indicated on the site plan is based on the required amount as determined by the City Zoning Ordinance. The number of parking spaces is determined by the maximum number of clients the facility will be licensed to service plus the number of staff. Currently there are 26 parking spaces shown in the site design.
8. There was a question about parking lot screening. A citizen was concerned about the visual impact of seeing the parking lot from their house across the creek during the winter.

PW indicated that the city requires that the parking lot be screened from the road; additionally, the petitioner indicated that he will provide parking lot screening along the north side of the parking lot (facing Sardis Branch.)

9. There was concern about light pollution created from parking lot lights. PW indicated that any parking lot light will be designed to minimize ambient light and that the light will be directed "downward"; it will be designed so that parking lot light will not flood the adjoining property.
10. There was a question if Sardis Branch of McAlpine Creek will be clean and beautified as part of the site design. PW stated that the creek will not be modified as part of this project.
11. There was a concern about the visual impact of the building. PW indicated that the building has not been fully designed. The basic building material is indicated in the rezoning application as being brick and composition shingles. Because the clients are elderly, more than likely, the design will incorporate features that create a sense of comfort. The building will be a conservative design. The city has required a concept building elevation in the re-submittal package. This information will be provided by 19 June 2009 and will be part of the formal rezoning requirements.

The building size will range from between 5,000 to 7,500 sf of heated area. The building height will be approximately 15' to the roof ridge.

Mr. Bill Flye, a representative of the general contractor selected to build the project indicated that a preliminary estimate of probable construction cost is \$100.00 per square foot.

