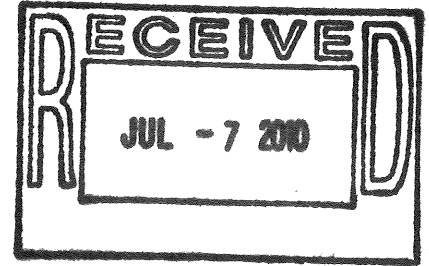


COMMUNITY MEETING REPORT



Petitioner: George Castanas, JNC Properties, LLC

Rezoning Petition No.: 2010-046

Property: Land Parcels: 1312, 1318, 1324 East Boulevard/ 1.0079 acres located at corner of Scott Avenue and East Boulevard

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 DATES AND EXPLANATIONS OF HOW CONTACTED:**

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 attached hereto by depositing the Community meeting Notice in the U.S. mail on June 11, 2010. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on Monday, June 28, 2010 at 7:00p.m. at 131 Main Restaurant, 1315 East Boulevard, Charlotte, NC 28203.

**PERSONS IN ATTENDANCE AT MEETING:**

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioner’s representatives at the Community Meeting were Jim Walters of Latham- Walters Engineering, Inc.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

The meeting was opened by Nicole Castanas, Petitioner, who introduced all land owners(Petitioners) present and representatives of the Petitioner. An explanation of why the rezoning petition had been filed was announced. A site plan of the proposed land parcels 1312, 1318, 1324 East Boulevard was on display with Jim Walters of Latham- Walters Engineering, Inc. present to answer any questions. The Petitioner explained to the group that parking spaces would be available to surrounding business owners for their customers with a legal parking lease secured.

**QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE AT COMMUNITY MEETING:**

After this introduction, the meeting was opened up to questions and comments. The majority of the questions expressed from the group were concerning maintenance of the site, security, lighting, landscaping and hours of operation. A major part of the discussion was the description of B1-PED optional. The term “optional” raised concerns from many attendees and what the ramifications would be if a decision to rezone was made. One attendee asked the Petitioner if he would agree to

remove the option after the rezoning was granted. The Petitioner responded he would not be able to fulfill her request without the proper attendance of a City Government Official present to put forth recommendations or give explanation.

An opening question of what is the current zone that this property lies within was asked and why this parking lot proposal does not fit within the standards of the current Neighborhood Services (NS) zone ordinance. The Petitioner responded by explaining that the parking lot would be a benefit to all area neighborhood businesses needing additional parking and that a parking lot without a building structure will not qualify under NS.

Attendees expressed concern to the Petitioners in regards to the proposed use of the Site. Many stated they would like to see commercial mixed use structure with ground parking and a parking deck structure. Petitioner explained that due to the economic downturn, a mixed use structure was not a safe venture for the landowners at this time.

Questions were asked concerning what surface material will be used to cover the Site because their concern was keeping the land pervious. Also, questions concerning landscaping and lighting were raised. The Petitioner responded that the lot will remain a graveled surface. The landscaping and area maintenance (ie: trash) will be maintained by property owner. Petitioner stated that lighting is a positive suggestion to maintain a secure parking lot.

More than one attendee expressed concern with parking lot security (ie: video cameras and security officers ). Attendee living in a nearby residential community was concerned with vagrants, and disorderly activity. The Petitioner explained that he will maintain a secure lot to the best of his ability. Petitioner will follow the residential buffer ordinance according to the site plan.

A local business owner in attendance was in favor of additional parking along East Boulevard. His comments stated that the Petitioner is making every effort to create extra parking for the Dilworth community. He stated that there are only two choices; a land site put to good use or a land site that will remain idle.

An attendee expressed concern with the type of directional signage installed. Petitioner stated that signage will be installed attractively and with specific businesses that have current leased spaces on the Site. Petitioner will abide signage regulations (size, setbacks).

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

The Petitioner has taken into consideration many of the comments and concerns with landscaping, lot security and maintenance. As stated above, rezoning concerns from NS to B1-(PED-O) were heard by the Petitioner and will be researched to fulfill the uncertainty of the issue.

**JNC PROPERTIES, LLC**

CC: Office of the City Clerk

Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission

# Exhibit C

## Community Meeting Sign Attendance List

Monday, June 28, 2010 7pm

Rezoning Petition #2010-046

131 Main Restaurant

1315 East Blvd, Charlotte

1. Helen Nachenberg
2. W. Pennick
3. LANCE J DEUTSCH
4. Lenore Jones Deutsch.
5. Wes Kenney
6. Katie Morgan
7. Keely Asbury
8. Kai Lin
9. Carol Hardison
10. Susan Jettow
11. Mathew Demetriades
12. Jee Crais
13. Larry Nelson (President of Delta Pavilion COA)
14. MONTE MONTAGNE (1315 East HOA)
15. Jim WATSONS (LWE)
16. Chris Carlson 131 MAIN
17. Patricia Neely
18. JTB Walker
19. KARE ZANDER
20. Robert Neely

20. Jonelle Travis (Sedgefield Neighbourhood)

21. Liz Boykin

22. Dina Castanas

23. Ann Macdon- Ellis

24. MARK ELLIS

25.

26.

27.

28.

29.

30.