



COMMUNITY MEETING REPORT

Petitioner: **Covenant Presbyterian Church**

Rezoning Petition No. 2010-071

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 October 11, 2010. 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, October 21, 2010 at 7:00 PM in Room 207 of the Fellowship Hall at Covenant Presbyterian Church located at 1000 East Morehead Street, Charlotte, North Carolina.

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 Drew Harriss and Bill Keith of Covenant Presbyterian Church, Desiree MacSorley, the Petitioner's landscape architect, Mary Nell McPherson of Freedom School Partners and John Carmichael of K&L Gates.

SUMMARY OF ISSUES DISCUSSED:

Only two area residents attended the Community Meeting, so the meeting was informal. John Carmichael briefly described the purpose of the rezoning request, stating that Covenant Presbyterian Church is seeking to rezone the Site from the R-4 zoning district to the UR-C(CD) zoning district to permit the re-use of the existing structure on the Site for office purposes only. Under the Conditional Rezoning Plan, the existing structure and the existing garage may not be expanded.

John Carmichael then provided the schedule of events relating to this Rezoning Petition. He advised that the Public Hearing would be held on Monday, November 15, 2010 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Tuesday, November 23, 2010 at 12:00 Noon at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this Rezoning Petition on Monday, December 20, 2010 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center.

During the course of the parties' conversation, the following information was provided to the individuals who attended the Community Meeting, and the following concerns were expressed:

- In response to a question, it was confirmed that the existing 6 foot privacy fence and evergreen shrubs located along the Site's eastern boundary adjacent to the multi-family residential units will remain in place.
- Covenant Presbyterian Church will install a 6 foot sidewalk and an 8 foot planting strip along the Site's frontage on Arosa Avenue, and the sidewalk may meander to save existing trees.
- An area resident expressed a concern over parking, and John Carmichael and Drew Harriss confirmed that a minimum of 4 parking spaces and a maximum of 9 parking spaces would be required if the Site is rezoned. Two parking spaces would be provided on Site and the remainder of the parking spaces would be provided on the Church parking lot.
- In response to a question from an area resident, Drew Harriss advised that Covenant Presbyterian Church would be leasing the Arosa House structure to Freedom School Partners for its offices. Drew Harriss also described the prior use of the existing structure and how Covenant Presbyterian Church decided to rent the structure to Freedom School Partners at a very nominal rate. Among other things, Covenant Presbyterian Church wanted to put the structure to a charitable use and the church wanted the tenant to provide services to the community.
- Mary Nell McPherson of Freedom School Partners then described in more detail how her organization would utilize the structure. She stated that it would be utilized for administrative offices and it would be used primarily during typical office hours. Seven people would occupy or utilize the structure initially. Freedom School Partners has entered into a 5 year lease with Covenant Presbyterian Church, however, it is contingent upon the successful rezoning of the Site. No children would use the Arosa House structure, as it would be utilized for office purposes.
- An area resident again expressed concern over parking, however, it was reiterated that there would be ample parking in the adjacent church parking lot.
- An area resident expressed a concern that the floor area ratio allowed in the UR-C zoning district is very large, and he was concerned that the church may demolish the existing structure and build a new, larger office building on the Site. John Carmichael advised that the church could not do so under the Conditional Rezoning Plan because it provides that the church can only re-use the existing structure and garage located on the Site, and that no additions to or expansions of the existing structures will be permitted.
- An area resident expressed concern over lighting, in particular, the existing lighting located in the church parking lot. Specifically, he

indicated that the parking lot lighting shines on his house on Dilworth Road. Bill Keith and Drew Harriss of Covenant Presbyterian Church advised that they would look into this issue.

- In response to additional questions regarding the use of the existing Arosa House structure by Freedom School Partners, Mary Nell McPherson stated that they would operate out of the structure on a year round basis, and that Freedom School Partners operates after school programs and summer programs off site. Mary Nell McPherson indicated that they hoped to serve 1,000 kids this summer and ultimately 5,000 children in the future. Freedom School Partners' organizational chart provides that at the time Freedom School Partners serves 5,000 children, Freedom School Partners will have 25 employees. However, all 25 employees would not operate out of the offices located in the Arosa House structure located on the Site. Mary Nell McPherson confirmed that Freedom School Partners would have a 5 year lease with annual renewals in years 5 through 10.
- Drew Harriss stated that Freedom School Partners would not be permitted to make any internal renovations to the structure without the approval of Covenant Presbyterian Church.
- Mary Nell McPherson stated that there could be up to 12 people working in the Arosa House at some point in the future..

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

No changes were made to the Conditional Rezoning Plan or to the Rezoning Petition as a result of the Community Meeting.

Respectfully submitted, this 1st day of November.

COVENANT PRESBYTERIAN CHURCH, INC.,
Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)
Ms. Stephanie Kelly, Clerk to City Council (via email)
Mr. Drew Harriss, Covenant Presbyterian Church (via email)
Mr. Bill Keith, Covenant Presbyterian Church (via email)
Mr. Wayne Harrison, Covenant Presbyterian Church (via email)
Ms. Mary Nell McPherson, Freedom School Partners (via email)

Covenant Presbyterian Church, Petitioner
Rezoning Petition No. 2010-071

Community Meeting Sign-in Sheet
Covenant Presbyterian Church
Thursday, October 21, 2010
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Charlie Clark	1020 Arosa Ave #4	704-517-5760	charles.d.clarke@gmail.com
2.	Drew Harriss	1314 Carlton Av	704.996.0288	drew.harriss@gmail.com
3.	Bill Keith	818 FAERN TREE LN CHARLOTTE ²⁸²⁰⁹	704-529-0579	billkeith3@gmail.com
4.	MARYNEE McPHERSON	537 LAMAR Ave	704.962.7588	mnmcperson@gmail.com
5.	Desiree MacGraw	2459 Wilkmon Blvd (DRG)	7043430608	freedomschoolpartners@gmail.com
6.	John Carmichael	214 N. Tryon Street, 4th Fl	704-531-7509	des@drgrp.com
7.				
8.	Kevin McCarter	1218 Dilworth Rd.	704-632-0499	Kevin@clowdr.com
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EXHIBIT
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