



## COMMUNITY MEETING REPORT

**Petitioner:** City of Charlotte

**Rezoning Petition Number:** 2012-065

**Property:**

Approximately 3.2 acres located at the corner of Central Avenue and Merry Oaks Drive in Charlotte, NC for use by the City of Charlotte for the CMPD Eastway Division Station

**Persons and Organizations Contacted with Dates and Explanations 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 attached hereto by depositing the Community Meeting notice in the US mail on May 8, 2012. A copy of the written notice is attached hereto as Exhibit B.

**Meeting date:** May 24, 2012  
6:30pm – 8:30pm

**Meeting Location:** St. Andrew's Episcopal Church- Fellowship Hall  
3601 Central Avenue, Charlotte, NC 28205

**Persons in Attendance at the Meeting:**

The Individuals as indicated on the sign in sheets attached here to as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioners representatives at the Community Meeting were as follows:

C design Inc. (CDI)	Shannon Crane
Cole Jenest & Stone	Chris Todd
CMPD	Mike Bedard Deputy Chief Katrina Graue Major Diego Anselmo
City of Charlotte- Engineering and Property Management	Michelle Haas

**Summary of Issues Discussed at the Meeting:**

- 1) Welcome, introductions and project overview:
  - a) M. Haas welcomed the group and explained the purpose of the meeting. Michelle mentioned the Merry Oaks neighborhood meeting from the previous year as well as the focus group meetings and their influence on the overall design of the project. Project Team members introduced themselves to the group.
  - b) Proposed Site Plan: C. Todd presented the proposed site plan, including buffers, site entry and exit, extents of fencing, sidewalk improvements, storm water improvements, tree save analysis, and landscape areas. See attached Exhibits.
  - c) Building Design: S. Crane gave an overview of the building design, describing archetype and precedence, materials, corner prominence, and floor plan zones. It was explained to the group that the building foot print did increase due to additional space required for Neighborhood and Business Services (N&BS). See attached Exhibits.
  
- 2) Summary of Issues Discussed at Meeting:
  - a) Traffic Concerns: Attendees expressed concerns about the current volume of traffic along Merry Oaks Drive and the potential for an increase due to the project. Deputy Chief Graue and Major Anselmo informed the group that shift changes occur at 6:00 AM, 2:00PM and 10:00 PM and generally involve 10-12 vehicles at each shift change. The twelve (12) N&BS employees generally drive City vehicles and report to the facility in the morning and leave to work in the field.
    - i) Traffic Signal: Attendees expressed a desire for a traffic signal to be added at the corner of Merry Oaks Dr. and Central Ave. A traffic signal is not planned or required by CDOT. However, once the street car project is implemented, a signal may be added midblock as part of that project.
    - ii) Driveway Connection to Merry Oaks: Attendees expressed a concern with the proposed driveway connection to Merry Oaks Dr., aligned with the multifamily development across the street. The design team discussed City Planning's desire to have connectivity, two means of egress from parking areas to prevent bottle necks and dead ends, where possible.
    - iii) Vehicular speed issues: Attendees stated that there is speeding along Merry Oaks Dr. and expressed the desire for speed humps to be placed along the road. One neighbor has placed a request for this with 311 in the last month.
  
  - b) Buffers: Attendees expressed concern about the width of the proposed buffers. The design team described the proposed buffers which includes a 22'-0" Class "C" buffer along the northern property line and 20'-0" Class "C" buffer along the eastern property line. The buffer will be planted densely with trees and shrubs in accordance with the City of Charlotte Zoning Ordinance. In addition to planting, an 8' high security fence will be provided to further buffer between the two (2) uses.
    - i) Impacts to property owner along Northern property line: The residential property owner along the northern property line expressed concern about light and noise trespass into the adjacent residences.

- (1) There were many suggestions to mitigate the possible light and noise trespass such as using a solid wall, higher wall, a combination of solid and picket, and earthen berm. The design team will explore options for the scope, scale, materials and cost associated with each fence option. Impacts on existing trees intended for tree save will need to be studied. View angles into the adjacent property will need to be studied as well.
- ii) Eastern Property line, adjacent to St. Andrew's Episcopal Church: The buffer planned was acceptable to the attendees.
- c) Noise Issues: Attendees expressed concerns about the amount of noise that the station will produce given that it is a 24/7 operation.
  - i) Siren/Equipment Testing: K. Graue stated that they are conscious of the potential impact they have when locating stations adjacent to residential uses. The design team discussed how the proposed buffer planting will help to mitigate the impacts of noise on the neighborhood from car engine noise and doors opening/closing. (See Buffer comments above.)
- d) Light Issues: Car headlights and site/parking lot lighting were also addressed.
  - i) Car headlights: (see Buffer comments above.)
  - ii) Site/Parking lighting: The site lighting will be full cut off fixtures to focus light into the site and prevent light spill over onto adjacent sites. The height of these fixtures is restricted to less than 25'-0" high. The foot candle level will be as dictated by local code authorities.
- e) Trees: Attendees were concerned about the number of existing trees that would remain and what species, etc. would be replacing these.
  - i) Tree Save: The design team gave a brief description of the trees to be saved as depicted on the "Tree Save" exhibit, and those that will be attempted to be saved, and trees to be planted. There are four large oaks that are diseased or damaged (as per the City Arborist) and are not planned to be saved.
  - ii) New Trees: The number of trees to be replaced is anticipated to be equal to or greater than the number lost during construction. Some of the internal site trees will be large maturing trees. Trees located along the street will be smaller maturing due to the proximity of overhead power.
- f) Storm Water: There were questions about how the team will be addressing the ponding/flooding at the corner of Merry Oaks and Central since this will be the main entry location.
  - i) The design team explained the storm detention strategy and general grading that will address this issue. No further comments were received.
- g) Building Design: There were mixed positive and negative responses to the building design. S. Crane mentioned that the design is derived from the existing CMPD station precedent as the department prefers their facilities to be similar to one another so that

they are recognizable as a police station while being respectful to the neighborhood.

Specific suggestions included:

- i) Materials: Attendees stated they would prefer the brick color to be redder in hue rather than the brown shades depicted.
  - ii) General aesthetic: Some commented that the building seemed hard or industrial and suggested softening the look.
  - iii) Plaza/ Building Height at corner: An attendee questioned the need for the stairs and height at the building entry. It was explained that the site slopes down towards the street corner. In order to make the building function as required, the building's finish floor level will occur at grade at the rear of the building. This grade change necessitates the steps and ramp outside the front corner entry lobby.
- 3) Next steps include:
- a) Demolition of the residences will begin in the coming weeks. Environmental testing is still being completed on the two duplex sites and the former Hamlett residence.
  - b) The City Council Public Hearing date is scheduled for 6:00 PM on June 18, 2012 in the Government Center. Patsy Kinsey mentioned that the hearing will be televised.
  - c) A revised site plan will be submitted on June 22, 2012.
  - d) The Zoning Committee Meeting Work Session will be 4:30 PM on June 27, 2012.
  - e) The City Council final decision will be made at the 6:00PM July 16, 2012 meeting.
  - f) Construction is currently scheduled to begin in March of 2013 and will conclude in approximately 1 year.

**Changes Made to the Petition as a Result of the Community Meeting:**

A portion of the security fence located along the northern boarder of the property will be updated to be a combination brick to 4'-0" high and wrought iron look fencing above divided by 8'-0" high brick columns.

We believe the foregoing is an accurate and complete account of the items discussed and conclusions reached during this meeting. We assume this information to be correct, unless we receive notice from you to the contrary.

C design Inc.

On behalf of the Petitioner, the City of Charlotte.

CDI #: 0604-0189/202

Attachments : Meeting Invitation , Lists of Invitees, Meeting Sign-in Sheets  
Meeting Exhibits, including proposed site plans and building renderings



**Meeting Sign In Sheet**

Project: CMPD- Eastway Division  
 Date/Time: May 24, 2012, 6:30 PM  
 Location: St. Andrews Episcopal Church

name	company/organization	phone	email
Dot DOLEY	EASTWAY/SHEFFIELD Assoc	704 537-7368	
Dot Hailey	" "	704-537-7423	
Ayllis Batts	Merry Oaks Neighood	704-568-3802	
Carol Mullen	EASTWAY/SHEFFIELD	704-905-6351	
BETH CARR	" "	"	
Kim Smyrn	Merry Oaks	704-536-9304	
Judi + Marc Noblitt	Merry Oaks	704-563-0314	
Jocann Stevenon Jenkins	Merry Oaks / St. Andrews	704 502 2690	
Kurang Mehta	Woodmoor Courts	704 537 1187	
Hinda Hong	Eastway Sheffield	704 537-4134	bud_lindalorg@msn.com
Janna Fadel	Merry Oaks	704 941 5263	joanna.hardman@yahoo.com
Russell Fergusson	Merry Oaks		russell.fergusson@gmail.com
WILLIAM HIXSON	MERRY OAKS	704-247-4150	wrhixson@gmail.com



Meeting Sign In Sheet

Project: CMPD- Eastway Division  
 Date/Time: May 24, 2012, 6:30 PM  
 Location: St. Andrews Episcopal Church

name	company/organization	phone	email
Trish Rupert	Resident Merry Oaks	704-309-1307	
KEN BOYO	ST ANDREWS WARDEN	704-573-4773	KWBOYO45@CAROLINA.EDU
Phil Steiner	ST ANDREWS	704-568-9632	psteiner0604@att.net
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Kathy Kinsey			