

## Community Meeting Report

Petition No. 2013-020

### **Subject:**

The Community Meeting for the above referenced petition was conducted on Wednesday, January 16, 2013 at the Salvation Army's Boys and Girls Club, located at 2901 Milton Road. The meeting was scheduled from 6:00 PM until 7:00 PM in a small conference room. The meeting was held to provide information concerning the proposed rezoning petition to adjoining and adjacent property owners and Homeowner Associations in the area of the site. The petition was filed by the petitioner William L. Allen, Durban Development, LLC. The petition was generated on a portion of an existing approved development; Petition No. 72- 037 zoned B-1 SCD. The filed petition is requesting a NS classification on 1.04 acres of the current B-1SCD parcel. The site address is 2926 Milton Road, Charlotte, NC.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

With respect to the formal community meeting requirements by the City of Charlotte Zoning Ordinance, the petitioner mailed written notices of the date, time and the location of the meeting to the individuals and organizations set forth on Exhibit # A by depositing the notices in the U.S. Mail on January 7, 2013. A copy of the Notice of Community Meeting is set forth as part of Exhibit # B.

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

The formal meeting required by the ordinance was held from 5:45 PM until 7:20 PM on Wednesday, January 16, 2013 at the Salvation Army's Boys and Girls Club, 2901 Milton Road, Charlotte, NC (small conference room).

### **PERSONS IN ATTENDANCE AT THE MEETING:**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached here to as Exhibit # C.

**SUMMARY OF ISSUES DISCUSSED:**

Prior to the scheduled meeting, I received two telephone inquiries. The first was from Todd Collins of Red Hill Ventures representing the multi-family development located at the rear of the proposed site. He expressed concerns regarding sufficient lighting along the rear property line which would help to prevent unauthorized access to their property. A copy of the submitted site plan and elevation drawing were e-mail to him.

The second call was from Ms. Jean McCorkle. Ms. McCorkle wants to know if the development was a strip shopping center development with multiple tenants. A copy of the site plan with elevation drawings were e-mail to her.


The comments listed below were from the list of individuals identified on Exhibit # C (Sign in Sheet)

- How would the proposed affect the other Family Dollar Store within the area of the site?
- Wanted to know about the long term plans for the remaining portion of the site
- Concerned about how many acres would be rezoned.
- How big is the overall parcel?
- Wanted to know what a B-1SCD?
- Worried about other B-1SCD zoning in the area instead of a mixture of different zoning uses.
- What are the intentions of the Express Mart next door and the Auto Zone?
- Feel that anything could be developed even though something else may be proposed.
- When is the staff analysis due?
- Don't think the plan that is proposed makes it accessible for the pedestrians is inviting.
- Attached is a list provided by the group to submit in this report. (See attached list from the group Exhibit # D).

**CHANGES MADE TO ZONING PLAN BASED UPON COMMENTS AT THE COMMUNITY MEETING :**

There were no additional changes to the zoning plan other than those requested by the Planning Staff on the Site Plan Amendment Request submitted January 18, 2013.

Respectfully submitted this 23<sup>rd</sup> day of January, 2013

  
Robert L. Brandon, CZO

Cc: Tammy Keplinger, Charlotte-Mecklenburg Planning Commission

Stephanie C. Kelly, Clerk to City Council

William L. Allen, Durban Development, LLC

Sign In Sheet

2926 Milton Road

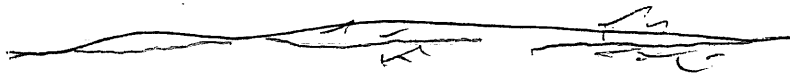
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January 16, 2013

6:00 PM - 7:00 PM

Name	E-mail	Phone #
1. Vickie Fewell	vfewell@bellsouth.net	704)762-5286
2. Lindsay Ruebens	lruebens@charlotte.ieserver.com	704-358-5294
3. Allan + Mimi Davis	davisxyz@hotmail.com	704-499-3918
4. Susan Lindsay	s_lindsay@bellsouth.net	704/537-2269
5. Gail Whitcomb	gwhitcomb1@gmail.com	704-568-8073
6. Emily Wu		704-568-0463
7. Rob Swann		704-336-1815
8. Maureen Gilewski	maureen.gilewski@ quixfiles.com	704-568-9744

1-16-2013 Grove Park Neigh. Assn.  
East Side



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- shrubby - wind guard for debris <sup>screening</sup>
  - develop landscaping for total property
  - pedestrian lighting <sup>nothing over 14'</sup>
  - blank walls - make a proposal
  - uses: limit hours of operation
  - limit uses
  - all canopies metal
  - brick only (graffiti proof)
  - no wall paces
  - shopping cart brakes/auto lock
  - outside consumer trash receptacle

~~East Side~~ ~~canopies~~ ~~sh~~