

COMMUNITY MEETING FORM

Date of original contact: Notice Mailed on March 27, 2013 (Please see enclosed copy of Notice).

Persons and Organizations contacted with date and explanation of how contacted: Persons and Organizations listed on attached mailing list as provided by the City of Charlotte were sent Notice of the Community Meeting via First Class Mail. Persons copied on the Notice were also sent the Notice via First Class Mail unless otherwise indicated. Additionally, property owners adjacent to the subject property received letters early on in the rezoning process making them aware of the proposed rezoning and project. (Please see enclosed copy of mailing list)

Date, time and location of meeting.

Thursday, April 11, 2013 at 6:30 PM at Sports Connection located at 11611 Ardrey Kell Road, Charlotte, NC 28277

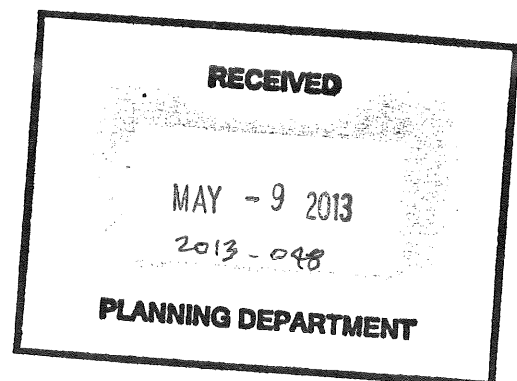
Persons in attendance at meeting: (Include a copy of the sign in sheet).

Please see attached sign in sheet.

Summary of issues discussed and changes made to the petition as a result of the meeting:

Please see enclosed Community Meeting Minutes regarding issues discussed. Petitioner had already received feedback during the City's Open House Forum that traffic was a neighborhood concern and had already revised its Plan from the original submittal to address traffic issues by proposing to convert current right turn land to a dual through lane/ right turn lane and then add an additional right turn lane.

Note that in the event the petitioner has not held at least one meeting as required, the petitioner must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.



**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Elevation Church to rezone approximately 22.00 acres located at the intersection of Johnston Road and Lancaster Highway to allow development of up to a maximum 264,000 GSF religious institution comprised of 42,000 GSF (1600 seat) worship center, 22,000 GSF children’s ministry, and up to 200,00 GSF church office.

**Date and Time
of Meeting:** Thursday, April 11, 2013 at 6:30 p.m.

Place of Meeting: Sports Connection, 11611 Ardrey Kell Road, Charlotte, NC, 28277

Petitioner: Elevation Church

Petition No.: 2013-48

We are assisting Elevation Church (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 22.00 acre site (the “Site”) located at the intersection of Johnston Road and Lancaster Highway from a RMF-17(CD) to O-1(CD). The purpose of the requested zoning change is to allow for construction of an up to 264,000 GSF church, including worship center, children’s ministry and church office. The buildings will be three (3) stories in height.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, April 11, 2013 at 6:30 P.M. at the Sports Connection, 11611 Ardrey Kell Road, Charlotte, North Carolina. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd at (704) 998-2306.

Johnston, Allison & Hord, P.A.

cc: Mr. Josh Blackson
Mr. Warren Cooksey
Ms. Sonja Sanders

Date Mailed: March 27, 2013

AGENDA

**ELEVATION CHURCH
THREE STORY RELIGIOUS INSTITUTION
REZONING REQUEST FROM RMF17(CD) TO O-1(CD)
PETITION 2013-48
COMMUNITY MEETING**

**HELD ON THURSDAY, APRIL 11, 2013
AT 6:30 PM**

MEETING HELD AT SPORTS CONNECTION, 11611 ARDREY KELL ROAD

PETITIONER: ELEVATION CHURCH

1. WELCOME AND INTRODUCTION OF DEVELOPMENT TEAM
2. REVIEW OF THE REZONING PLAN
3. REZONING SCHEDULE
4. QUESTIONS AND ANSWERS
5. ADJOURNMENT

**Summary Minutes for Community Meeting
Petition No. 2013-048
Three-Story Religious Institution Rezoning
Request from R-17 MF(CD); NS to O-1(CD)**

Petitioner: Elevation Church
Held On: Thursday, April 11, 2013 from 6:30 p.m. to approximately 8:00 p.m.
Location: Sports Connection, 11611 Ardrey Kell Road, Charlotte, NC

1. All attendees were encouraged to sign in on the meeting sign in sheet.
2. Susanne Todd with the law firm of Johnston, Allison & Hord, P.A. welcomed the attendees and reminded the attendees of the upcoming Public Hearing on May 20, 2013, the Zoning Committee Work session on May 29, 2013, and the City Council Decision date on June 17, 2013. Ms. Todd also introduced the Elevation Church rezoning team in attendance, that included George Macon with Merryfield Patrick, Brian Schoeck with Johnston, Allison and Hord, PA, Jim Guyton with Design Resource Group, and Jeff Floyd with LS3P.

3. George Macon introduced Chunks Corbett, Executive Associate Pastor with Elevation Church. Mr. Corbett explained that Elevation Church meets at multiple sites within the Charlotte area. The sermons are broadcast from broadcast locations to other campuses around the City. Elevation Church has campuses all over Mecklenburg County, as well as a campus in Rock Hill and Toronto, Canada. Elevation Church is part of the Southern Baptist Convention. The goal for adding this location and others is to accommodate the growth and alleviate overcrowding at existing sites. The purpose is not to merger other locations into this one.

Elevation Church has outgrown its current offices. It currently has a staff of approximately 80 people with the expectation that the proposed office building will hold up to 250 staff members as the Church grows. Elevation Church does not have plans for a school or daycare other than perhaps childcare for its employees. Elevation Church does it worship experiences well and as such focuses on Saturday and Sunday services. As a general rule, it does not have events during the week, encouraging instead that attendees join groups that meet in private homes during the week for fellowship. The Church's main services are Sunday morning at 9:30 and 11:30, along with 1:00 and 6:00 afternoon services, and a Saturday evening service.

4. George Macon spoke next and provided the attendees with an overview of the Site Plan. He explained that the purpose of the rezoning was to change zoning from multi-family to church use. The project includes a 1600-seat auditorium for worship and children's ministry, as well as a 3-story office building that will include office space to accommodate up to 250 staff members, as well as a dining area, fitness center and production, broadcast studios ("Project").

5. Upon completion of the Project presentation, the floor was opened for questions from the community (answers are in bold type):
- a. One person commented that most of the attendees are from the adjacent Copper Ridge Condominium neighborhood.
 - b. My building backs up to the property. I am concerned about lights from the Project. Will there be a buffer? And if so, how big? **A 75-foot buffer will be provided between the Project and the Copper Ridge neighborhood. Additionally, the grade drops between 10 to 12 feet from the Copper Ridge neighborhood down to the Project property. The Project currently provides for a 25-foot pole height on the lighting which, coupled with the 10 to 12 foot grade drop and the buffer, should minimize any impact on the adjacent neighborhood.**
 - c. Will you add trees to the buffer? **Yes, the 75-foot buffer will be comprised of both existing woods and landscaped trees and shrubs. There will also be trees in planting areas throughout the parking lot.**
 - d. I'm concerned about lights from the parking lot. Will the lights be cut off at night? **Probably not. Lighting will be necessary for safety and security reasons. The lighting will be designed so that it shines down on to the parking lot and not out.**
 - e. Will environmentally friendly bulbs be used? **We will consider different lighting options but the police department has requested that the parking lot lighting meet or exceed certain standards.**
 - f. Where are the entrances and exits? **We are proposing two access points: the main entrance on Lancaster Highway that matches up with the shopping center entrance across the street, as well as a right-in, right-out on U.S. 521. There is currently only one right turn lane from Lancaster Highway to Johnston Road. As part of the rezoning, we propose to convert the current right turn lane to a dual through lane and right turn lane and then add an additional right turn lane.**
 - g. A comment was made that if you are leaving the Harris Teeter, it is hard to get out of the Harris Teeter and then move to the right hand lane to turn into the Copper Ridge development.
 - h. Can we get a directional signal at traffic light for getting out of shopping center? **The additional right turn lane will necessitate that the existing traffic light and sequence be modified.**
 - i. You keep saying the Church will only create traffic on the weekends. However, not everyone works during weekdays. Saturday and Sunday traffic is also a problem. **Elevation Church is excellent at managing traffic, especially ingress and egress. Volunteers direct the traffic. Elevation uses police officers to direct traffic during**

its service hours at other locations and, if permitted, is willing to use police officers to direct traffic. As part of this Project, we propose putting in measures that not only address traffic issues stemming from our Project but will also help alleviate the existing traffic problems as well.

j. A comment was made that the neighbors two big concerns are over traffic and property values. Increased traffic is a concern both from an annoyance and a safety standpoint. However convenience is a secondary concern to safety. **Elevation takes the traffic issue seriously and is working with DOT/CDOT to mitigate those issues.**

k. One attendee commented that the Church will increase property values more than multi-family units would.

l. Is it feasible to add a light at the Copper Ridge entrance? **Probably not due to the proximity of the entrance to the signal of the intersection of Lancaster Highway and Johnston Road.**

m. Will there be satellite dishes? **We do not plan to use any satellite dishes to broadcast. Currently we use the internet for broadcasting.**

n. Will the Church office be limited to Elevation's use? **Yes, the proposed Project will be Elevation Church's central office. The office building is three stories and will include staff offices, as well as other staff amenities. Additionally, the building will contain Elevation Church's broadcast facilities.**

o. Assume the rezoning is approved; how long do you expect construction to take from beginning to end, including roadwork? **We anticipate between 12 to 18 months. Road work would be constructed in phases with work being performed primarily at night.**

p. Does your project take the beautiful house/youth ranch? **Yes, the house will have to be removed for construction of our Project.**

q. Along the back side of Ridgeway Drive, there is a tree that looks like it is 100 years old. I hope you can save it. **We will look at the tree to see if we can incorporate it into the buffer.**

r. Is the property level along the street frontage and, if so, will you grade it so that there is a big drop? **We anticipate a three-to-one slope.**

s. Since the Copper Ridge neighborhood property is higher than your property, both our runoff and your runoff will go down hill. Given the size of parking lot, does the Project include storm water drainage? **Yes, we have storm water retention basis offsite to capture the runoff and are required to comply with post-construction storm water requirements.**

- t. How far off the street is the building? **120 feet**
- u. Is there a building setback requirement from U.S. 521? **The City would like us to have a presence at the intersection.**
- v. Do you have any other illustrations that show what the buildings will look like? **None other than the four we brought with us tonight. Essentially the buildings will have four-sided architecture; in other words, no blank walls. Architect Jeff Floyd designed the new Ballantyne corporate buildings.**
- w. A comment was made that the Community House road bridge will be a big help to alleviate traffic in this area. How long will the Community House bridge take to get open? **We understand that it will open in 2015.**
- x. Will you be able to hear noise or music from the Church on Sundays? **Construction of the Church will include insulated concrete walls.**
- y. One attendee commented hajehlua.

With no further questions, the Rezoning Team thanked attendees for coming and asked them to call with any further questions or concerns.

The meeting was concluded at approximately 7:45 p.m.

name
date

project	
<u>NAME</u>	<u>ADDRESS</u>

tasks

Susan Gray
Joe DeMato Tr 19159 Red Leather Dr. Charlotte
Carol Mack-Nolan 16316 Redstone Mt Ln Ct Nc
Barbara Bolman 16310 " "
Anne Katz 16312 " "
Lauren Trull 11859 Ridgeway Park Dr
Joan Crowland 17011 Copper Mt Ln Blvd
Cherise Griffin 16338 Redstone Mt Ln
TERI STACY 17160 Red Leather Dr
RON BATCHO 14318 STEWARTS HENR LN. CT.