

COMMUNITY MEETING REPORT

Petitioner: Brian A. Crutchfield

Rezoning Petition No. 2013-053

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 May 3, 2013. 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, May 16, 2013 at 7:00 PM in the Chapel at Sharon Presbyterian Church located at 5201 Sharon Road in 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 Brian A. Crutchfield, Debbie Crutchfield and John Carmichael of Robinson Bradshaw & Hinson, P.A. The owner of the site subject to this Rezoning Petition, Loren Fauchier, also attended the meeting.

SUMMARY OF ISSUES DISCUSSED:

Since only two area property owners were in attendance at the Community Meeting, the Community Meeting was fairly informal. John Carmichael opened the meeting by introducing Brian and Debbie Crutchfield, Loren Fauchier and himself.

John Carmichael stated that the site subject to this rezoning request is an approximately one acre site located on the east side of Sharon Road next door to the church. A childcare center was previously operated on the site from 1973 to 2011. The site currently contains the former childcare center building, a playground and a parking lot.

The site is zoned R-3 and Brian Crutchfield is seeking to rezone the site to the NS zoning district to allow a childcare center to be re-established on the site. The proposed childcare center could serve a maximum of 125 children. The site has to be rezoned to accommodate a childcare center because a childcare center is not a permitted use in the R-3 zoning district. When the prior childcare center was established on the site it presumably complied with the zoning regulations at the time. However, at the time that the childcare center on the site was closed it was a legal non-conforming use. It was a non-conforming use because a childcare center is not a permitted

use in the R-3 zoning district, and it was a legal non-conforming use because it met any zoning requirements at the time it was established. The prior childcare center lost its legal non-conforming status because it was discontinued for twelve consecutive months.

Prior to sharing the rezoning plan and discussing the proposed childcare center, John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael advised that the Public Hearing will be delayed because we are working through some issues with the City. As a result, under the current schedule, the Public Hearing will be held on Monday, July 15, 2013 at 6 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, July 24, 2013 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is currently scheduled to make a decision on this rezoning request on September 16, 2013 at 6 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael then discussed the potential property swap with the Charlotte-Mecklenburg Utilities Department to accommodate a potential realignment of Sharon Road to straighten out the curve. These discussions with CDOT and CMUD are part of the reason for the delay in the Public Hearing. John Carmichael stated that they cannot promise that Sharon Road will be realigned, but they are trying to plan the site to accommodate a potential future realignment of Sharon Road.

Brian Crutchfield then addressed the meeting and shared the conditional rezoning plan and the proposed building elevation. Brian Crutchfield also shared a picture of the site. Brian Crutchfield stated that the use of the site would be limited to the re-use of the existing approximately 5,100 square foot building, the related parking areas and other improvements located on the site. An approximately 1,900 square foot building addition would be constructed as well, and Brian Crutchfield showed the location of the building addition. The site could only be used for a childcare center that would serve a maximum of 125 children. The front facade of the building would be renovated as provided on the building elevation. Brian Crutchfield showed the entrance drive and exit drive for the site and stated that he will attempt to limit the exit drive to right turns only. Brian Crutchfield showed the proposed circulation pattern of vehicles entering the site.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments that were received at the meeting.

- In response to a question, Brian Crutchfield said that there would be no building addition constructed on the southern portion of the site.
- In response to a question, Brian Crutchfield said that the site does drop off some in elevation and that a retaining wall would be built.
- In response to a question as to what the green areas on the conditional rezoning plan represent, Brian Crutchfield stated that the green areas are playground areas. Brian Crutchfield stated that the parking areas would be located at the rear of the site and the

northern portion of the site next to the church. One purpose of the conditional rezoning plan is to move the parking away from Sharon Road.

- In response to a question, Brian Crutchfield said that there would be a single entrance point into the site and a single exit point from the site. Brian Crutchfield pointed out the vehicular entrance point and the vehicular exit point on the conditional rezoning plan.
- In response to a question, Brian Crutchfield stated that the primary entrance into the building would be located at the back of the building.
- In response to a question regarding vehicular circulation, Brian Crutchfield stated that the conditional rezoning plan provides excellent vehicular circulation around the building and through the site, and it gets the cars off of the street. John Carmichael stated that the City wants the parking removed from the Sharon Road side of the building and it wants the area in front of the building to be a green area. John Carmichael added that a minimum 8 foot planting strip and a 6 foot sidewalk would be located along the site's frontage on Sharon Road.
- In response to a question, Brian Crutchfield said that he would attempt to limit the vehicular exit point from the site to right turn movements only.
- Debbie Crutchfield said that they want to improve the appearance of the site, and she thinks this plan does so.
- In response to a question, Brian Crutchfield stated that this proposed childcare center would not have an afterschool or a kindergarten program. It would only serve children between the ages of 6 weeks and 5 years. Brian Crutchfield stated that he thought that the proposed childcare center would provide a needed service to the area.
- Debbie Crutchfield stated that she has been a teacher for many years, and she would be operating this childcare center if the rezoning is approved.
- An area resident stated that he agrees that another childcare center is needed, but he is concerned with traffic. He stated that there have been some close calls with respect to traffic accidents over the years. This resident stated that traffic increased when the traffic light for the Whole Foods Store was added. There is more traffic and not enough breaks in the traffic he said. This area resident stated that if it were him, he would talk to the church and try to run a driveway from the site through the church property to connect with the church's existing driveway.
- In response to that comment, Brian Crutchfield stated that on the conditional rezoning plan, he has shifted the entrance into the site away from Eastburn Drive by shifting it to the north.
- A brief discussion regarding Sharon Towers then ensued.
- An area resident stated that there are many dead trees on the church property, and Brian Crutchfield stated that the dead tree located on this site would be removed.

- A resident of Kirkland Mews stated that the Kirkland Mews wall has been hit several times by cars.
- A discussion of automobile accidents in the area then ensued. John Carmichael provided information on the number of automobile accidents in the immediate area over the last five years provided to him by CDOT.
- John Carmichael stated that per Mike Davis at CDOT, this stretch of road next to the site is not on CDOT's high accident list.
- An area resident asked about the possibility of the City installing a blinking light on the Sharon Road curve. John Carmichael stated that they could look into that.
- An area resident stated that despite the Petitioner trying to limit exiting vehicles to a right turn only, that someone will try to take a left turn out of the site.

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

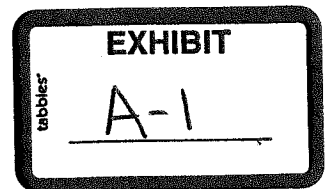
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 5th day of July, 2013.

Brian A. Crutchfield, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Brian A. Crutchfield (via email)

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2013-53	17905318	ALDEN	ASHLEY E	ANDREW	MARTIN	4511 Memowick Rd		Charlotte	NC	28226
2013-53	20907327	ARNETT	WILLARD WARREN R/T/U/A	MARY RITCHIE	ARNETT			Charlotte	NC	28203
2013-53	20907329	BARWICK & ASSOCIATES INC	BRIAN J	SHERRE S	COSTELLO	704 EAST BV #100		TEGA CAY	NC	29078
2013-53	17905317	COSTELLO	EUGENE D R/T/A	SUSAN L	EMORY	29052 SNAPPER PT		CHARLOTTE	NC	28210
2013-53	20907333	DELMAR	ALLEN LANCE			5433 SHARON RD		CHARLOTTE	NC	28210
2013-53	17905214	EMORY	ASSOC	RENEE	C/O GEORGE CAUDLE	3419 EASTBURN RD		CHARLOTTE	NC	28210
2013-53	17905337	FAIRMEADOWS NEIGHBORHOOD	LOREN		FAUCHIER	3230 SUNNYBROOK DR		MATTHEWS	NC	28105
2013-53	20907303	FAUCHIER	KRISTY M			439 WILLOWBROOK DR		CHARLOTTE	NC	28210
2013-53	20907326	GOELZER	MICHAEL C	CAROLYN G	HILDRETH	5421 SHARON RD		CHARLOTTE	NC	28210
2013-53	17905319	HILDRETH	ANDREW F			5410 SHARON RD		CHARLOTTE	NC	28210
2013-53	17905415	HILEMAN	LOIS J			5422 SHARON RD		CHARLOTTE	NC	28210
2013-53	17905321	JOHNSON	NANCY S			3418 EASTBURN RD		CHARLOTTE	NC	28210
2013-53	20907332	KERSTEIN	ASSOC INC			5431 SHARON RD		CHARLOTTE	NC	28210
2013-53	20907304	KIRKLAND MEWS HOMEOWNERS	WILLIAM H JR		C/O SHARON TOWERS	5100 SHARON RD #2301		CHARLOTTE	NC	28210
2013-53	17905416	MONTY	ANDREW S	DAWN R	EGGLESTON	4247 OLDFIELD RD		CHARLOTTE	NC	28226
2013-53	17905320	NEWSOME	JANET S		JANE PADGETT REVOCABLE TRUST	5439 SHARON RD		CHARLOTTE	NC	28210
2013-53	20907337	PADGETT	CHARLES R	LINDA H	PETTY	5429 SHARON RD		CHARLOTTE	NC	28210
2013-53	20907331	PETTY	INC			5100 SHARON ROAD		CHARLOTTE	NC	28210
2013-53	17905107	PRESBYTERIAN HOME OF CHARLOTTE	PRESBY CH USA	JACQUELINE C	SHORE	5201 SHARON RD		CHARLOTTE	NC	28210
2013-53	20907301	SHARON PRESBY CH CHAR N C	GERALD L			3410 EASTBURN RD		CHARLOTTE	NC	28210
2013-53	17905322	SHORE	PETER J	MARY M	STEWART	5427 SHARON RD		CHARLOTTE	NC	28210
2013-53	20907330	STEWART	ELIZABETH A			5440 SHARON RD		CHARLOTTE	NC	28226
2013-53	17905413	TOBIN	MICHEAL	EDNA	WELLONS	5432 SHARON RD		CHARLOTTE	NC	28210
2013-53	17905414	WELLONS								



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2013-053	Rachel	Gold	Ballantyne Residential POA, Inc	5970 Fairview Road, Suite 710	Charlotte	NC	28210
2013-053	Connie	Farrell	Beverly Woods Civic Assoc.	3332 Champaign Street	Charlotte	NC	28210
2013-053	Teri	Marshall	Beverly Woods Civic Assoc.	3900 Kitley Place	Charlotte	NC	28210
2013-053	Carmen	Adams	Beverly Woods East Civic Assoc.	2941 Champaign Street	Charlotte	NC	28210
2013-053	Leslie	Mueller	Closeburn & Glenkirk NA	5523 Closeburn Road	Charlotte	NC	28210
2013-053	Roger	Coates	Closeburn/Glenkirk Neighborhood	5616 Glenkirk Road	Charlotte	NC	28210
2013-053	George	Caudle	Fair Meadows HOA	3230 Sunnybrook Drive	Charlotte	NC	28210
2013-053	Roger	Coates	Glenkirk NA	5616 Glenkirk Road	Charlotte	NC	28210
2013-053	Christine	Woods	Heatherstone NA	3635 Stokes Avenue	Charlotte	NC	28210
2013-053	Alan	Jones	Highview Road Civic Assoc.	3712 Highview Road	Charlotte	NC	28210
2013-053	Ike	Grainger	Park Phillips Townhomes Owners Assoc.	6716 Churchill Park Court	Charlotte	NC	28210
2013-053	Gina	Collias	Picardy HOA	315 Garrison Drive	Kings Mountain	NC	28086
2013-053	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC	28209
2013-053	Tom	Golen	Piedmont Row COA	4625 Piedmont Row Drive, #511E	Charlotte	NC	28210
2013-053	Steven	Bock	South Park NA	2719 Phillips Drive	Charlotte	NC	28210
2013-053	Randy	Thomas	Southpark Mall - Simon Properties	4400 Sharon Road	Charlotte	NC	28211
2013-053	Maddy	Baer	Wrencrest HOA	5617 Fairview Rd #7	Charlotte	NC	28209

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition No. 2013-053 filed by Brian A. Crutchfield to request the rezoning of an approximately .935 acre site located on the east side of Sharon Road at the intersection of Eastburn Road and Sharon Road from the R-3 zoning district to the NS (Neighborhood Services) zoning district

Date and Time of Meeting: Thursday, May 16, 2013 at 7:00 p.m.

Place of Meeting: Chapel at Sharon Presbyterian Church
5201 Sharon Road
Charlotte, NC 28210

Petitioner: Brian A. Crutchfield

Petition No.: 2013-053

We are assisting Brian A. Crutchfield (the "Petitioner") in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .935 acre site located on the east side of Sharon Road at the intersection of Eastburn Road and Sharon Road from the R-3 zoning district to the NS (Neighborhood Services) zoning district to accommodate a childcare center that may serve a maximum of 125 children and the renovation and expansion of the existing building located on the site.

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.

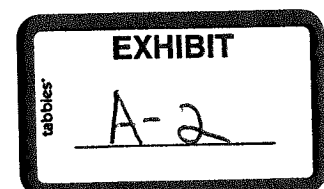
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, May 16, 2013 at 7:00 p.m. in the Chapel at Sharon Presbyterian Church located at 5201 Sharon Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Andy Dulin, Charlotte City Council District 6 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Brian A. Crutchfield (via email)
Ms. Jane Crutchfield, Sharon Presbyterian Church (via email)

Date Mailed: May 3, 2013

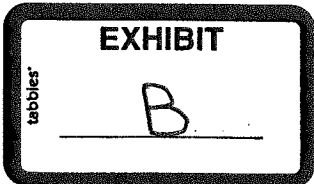


**Brian A. Crutchfield, Petitioner
Rezoning Petition No. 2013-053**

Community Meeting Sign-in Sheet

**Chapel at Sharon Presbyterian Church
5201 Sharon Road
Charlotte, NC 28210**

**Thursday, May 16, 2013
7:00 P.M.**



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Mary Garnett	5423 Sharon Rd	704-554-9508	—
2.	Randy Caudle	23750 3750 Sunnyside Dr.	704-552-7171	grandycaudle@yahoo.com
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				