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VIA HAND-DELIVERY

July 2, 2013

Ms. Sonja Sanders  
Planning Department  
Charlotte Mecklenburg Government Center  
600 E. Fourth Street, 8<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Community Meeting Report for Rezoning Petition 2013-58  
Central Piedmont Community College Rezoning Request for 13.57 acres located at intersection of  
Morris Field Drive and Capitol Drive from R-5 to INST (CD)  
Petitioner: Central Piedmont Community College

Dear Ms. Sanders:

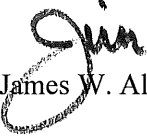
Please find enclosed the Community Meeting Report, as required, for Conditional Rezoning Petition #2013-058. This report summarizes the community meeting held by the Petitioner on Tuesday, June 11, 2013 at 6 PM at CPCC Harris Campus, Harris Building I, Room 1226 located at 3210 CPCC Harris Campus Drive, Charlotte, NC 28208

Enclosed in this report are the Notice of Community Meeting dated May 28, 2013 and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign-in Sheet and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on July 15, 2013. I am also transmitting a copy of this report to Ms. Stephanie Kelly, City Clerk. Please let me know if you have any questions or need additional information.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.

  
James W. Allison  
JWA/shr  
Enclosures

cc: Stephanie Kelly, City Clerk  
Doug Hardaway, CPCC  
Rich Rosenthal, CPCC

**Summary Minutes for Community Meeting  
Petition No. 2013-058  
Request from R-5 to INST(CD)**

Petitioner: Central Piedmont Community College ("CPCC")  
Held On: Tuesday, June 11, 2013 from 6:00 p.m. to approximately 6:45 p.m.  
Location: CPCC's Harris Campus, Harris I Building, Room 1226

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 thanked them for their attendance. Ms. Todd also introduced the representatives from CPCC in attendance, that included Doug Hardaway, AIA, Director of Construction, Rich Rosenthal, Director of Facilities, and Mark Hanson with Johnston, Allison and Hord, PA.
3. Ms. Todd and Mr. Hanson provided some brief background on CPCC and its various campuses. They then explained CPCC's plan to rezone property in question from R-5 to INST(CD) for the expansion of the current Harris Campus (the "Project"). Specific details addressed included the fact that CPCC was willing to restrict the property solely for use as a community college and conference center; that any future development would be in harmony with the architecture of the current Harris Campus; that there would be no access to the Project from Capitol Drive and a 50-foot undisturbed buffer along said road; that there would be a 75-foot undisturbed buffer along the boundary of the adjacent residential parcel; and that the Project will not be developed for at least another three (3) years while CPCC awaits County funding.
4. Mr. Hardaway and Mr. Rosenthal added that CPCC is committed to being a respectful neighbor and integral part of the local community's future development. Mr. Rosenthal also pointed out that CPCC's campus is and will be available for use by the surrounding neighbors for purposes such as community meetings and continuing education courses. Both Mr. Hardaway and Mr. Rosenthal encouraged the attendees to contact them if they had any questions about the Project.
5. Upon completion of the presentation, the floor was opened for questions from the community about the Project (answers are in bold type):
  - a. How will the Project affect the neighborhood on the other side of Capitol Drive? **A 50-foot undisturbed buffer will be provided between the Project and the Capitol Drive neighborhood. Moreover, there will be no access to the Project from Capitol Drive. These measures should minimize any impact on the adjacent neighborhood.**
  - b. Will the Project add value to the neighborhood? **In our opinion, it will add value by being an aesthetically attractive development that serves a community-building purpose.**

c. When will development of the Project begin? **CPCC knows which capital projects will be funded from now until 2017, and the Project is not one of them. Accordingly, it will be at least three (3) years before development of the Project will commence. Once funding from the County is secured, it will also take additional time to plan/design the Project.**

d. Several attendees mentioned that they are alumni of CPCC and were excited to support the Project since it, in their opinion, would be good for the surrounding neighborhood.

e. If the property is rezoned and CPCC subsequently decides not to develop the Project and instead sells it to a third-party, could that third-party develop the property as something other than a community college (i.e., a hotel) without the neighbors being aware? **No. The rezoning will limit the property to use as a community college and conference center. In the unlikely event that CPCC sells the property, the third-party would have to rezone the property again to use it for any other purpose. You will be notified of the process and have the right to voice your opinion, just as you were in this instance. CPCC wanted to restrict the property solely to use as a community college and conference center so that the surrounding neighbors would know exactly how the property will be used.**

f. Ms. Todd introduced Councilwoman LaWana Mayfield, Charlotte City Council Representative for District 3. Councilwoman Mayfield attended the meeting to determine if everyone was comfortable with the Project and would like her and her colleagues to support it.

g. A comment was made that the Project will enhance the neighborhood by being a center for education that helps keep children in the classroom and off the streets.

g. Ms. Todd then reminded the attendees of the upcoming Public Hearing on July 15, 2013.

With no further questions, Ms. Todd and the CPCC representatives thanked attendees for coming and asked them to call with any further questions or concerns.

The meeting was concluded at approximately 6:45 p.m.

# SIGN IN SHEET

CENTRAL PIEDMONT COMMUNITY COLLEGE  
REZONING REQUEST FROM R-5 TO INST(CD)  
PETITION 2013-058  
COMMUNITY MEETING

HELD ON TUESDAY, JUNE 11, 2013  
AT 6 PM

MEETING HELD AT CPCC HARRIS CAMPUS, HARRIS 1 BUILDING, ROOM  
1226, 3210 CPCC HARRIS CAMPUS DRIVE

PETITIONER: CENTRAL PIEDMONT COMMUNITY COLLEGE

NAME	ADDRESS	PHONE #
1. <u>Camelia Bittle</u>	<u>3226 Capitol Drive</u>	<u>980-233-0224</u>
2. <u>Shirley Lloyd</u>	<u>2927 Capitol Drive</u>	<u>704-525-9933</u>
3. <u>ERWIN SPRINGS</u>	<u>2819 CAPITOL DR.</u>	<u>704 527-1339</u>
4. <u>Carrie Harris</u>	<u>3017 Capitol Hill</u>	<u>604 391-3077</u>
5. <u>Nancy McDonald</u>	<u>3208 Capitol Dr.</u>	<u>(704) 392-3569</u>
6. <u>Storia Alexander</u>	<u>3023 Capitol</u>	<u>704-910-4783</u>
7. <u>Booker T Alexander</u>	<u>3023 Capitol Dr</u>	<u>704910-4783</u>
8. <u>Linda H. Crawford</u>	<u>6307 Whitewater Dr. 2824</u>	<u>704 398-1738</u>
9. <u>Ellen R. Evans</u>	<u>-2732 Capitol hwy.</u>	
10. <u>Dorothy Waddy</u>	<u>4032 Broadview Dr</u>	<u>28217</u>
11. <u>Christie Hancock</u>	<u>-3017 Capitol Dr.</u>	<u>704.763.8147</u>
12. <u>Councilwoman Lalona Mayfield</u>		<u>704-336-3435</u>
13. _____		
14. _____		