

Community Meeting Report
Petitioner: Doctors Sylvia and Joseph Okoye
Rezoning Petition No. 2013-079

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 attached hereto by depositing such notice in the U.S. mail on November 8, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, November 19, 2013 at New Covenant A.R.P. Church, 2541 Elkwood Circle, Charlotte, NC 28205.

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 C. The Petitioner was represented at the Community Meeting by Stuart Wallace.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Stuart Wallace, welcomed the attendees. Mr. Wallace indicated that the Petitioner proposed to rezone an approximately 1.6 acre site, (the "Site"), located at 1220 Eastway Drive from the R-17 MF District to Institutional (Conditional) to permit the development of a medical office. Mr. Wallace explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Site Plan Features – The City requires a new 5' wide sidewalk at the street, increasing the current 3' wide planting strip to 8'. A concrete pad for a bus stop will be located during design. A sidewalk to the building from the street is shown. 25 parking spaces are required, 28 are shown. The sides and rear of the site require a Class 'C' buffer which will screen the Site from the surrounding properties and will have 4 trees and 20 shrubs per 100 linear feet of property line. The rear of the property has a 60' wide Post Construction Stormwater Ordinance which cannot be disturbed by construction.

Building Features - Proposed building square footage is 3,000 to begin with provision for future expansion to 5,000 square feet as business increases.

Dr. Joseph Okoye provided background information about the typical operation of the proposed facilities. The plan is to establish a medical clinic if the lot is rezoned. The clinic will provide comprehensive family focused medical services for adults and children. Physicals and well visits will be provided. The clinic will manage acute conditions including allergies, flu, sinus conditions, seasonal allergies etc. Management of chronic diseases including diabetes, HTN, high cholesterol will also be part of the services provided. Dr. Okoye intends to establish a long- term relationship with his patients and create continuity of care.

Mr. Wallace then presented the site plan and pointed out various commitments made by the Petitioner including prohibited uses. He showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts and material use.

QUESTIONS AND CONCERNS:

A neighbor expressed concerns about flooding downstream of the Site. Flooding debris from locations upstream is deposited on his property. Mr. Wallace explained that stormwater detention will be addressed during the design and that the runoff from the Site should be no more than is being experienced now. He explained that the Post-Construction Stormwater Ordinance will ensure that the creek bed will not be altered.

Given the high crime rate in the area all attendees were concerned about security and made the following suggestions:

- Locate the building main entrance at street side
- No doors at back of building, also minimize windows or place them high
- Provide adequate lighting at the rear of the property, (following this comment a neighbor was concerned about light spill, Mr. Wallace responded that light fixtures will be full cut-off and shine on the building and parking lot and not out)

Dr. Gouch, a dentist with a practice close by, suggested that the flat roof be changed to a bungalow-style gable roof to enhance visibility of the practice.

Sunset Management stated when they developed their property they found that the soil adjacent to the creek is unsuitable for construction and spent a large amount of money replacing it with suitable soil prior to construction. Sunset's building is close to the creek with the parking lot located adjacent to the street.

PROPOSED CHANGES:

- Place parking on sides with connecting driveway at rear of building
- Move main entrance to front of building
- Increase light at rear of building
- Change flat roof to gable roof

Respectfully submitted, this 25 day of November, 2013.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

EXHIBIT A - Address List

Petition No	First Name	Last Name	Company Name	Address Line 1	Address Line 2	City	State	ZIP Code
2013-79	Vickie	Fewell	Charlotte East Comm. Partners	5014 Grafton Drive		Charlotte	NC	28215
2013-79	Jeff	Beacham	Crti Side HOA	4705 Eaves Lane		Charlotte	NC	28215
2013-79	Chris	Connor	Country Club Heights NA	PO Box 5029		Charlotte	NC	28299
2013-79	Diane	Garris	Finchley/Purser	2208 Finchley Drive		Charlotte	NC	28215
2013-79	Ernie	Pridgen	Plaza Shamrock NA	3325 Maywood Drive		Charlotte	NC	28205
2013-79	Henry	Gunn	Shannon Park/PEP/NCO	3518 Donovan Place		Charlotte	NC	28213
2013-79	Kathleen G.	Bartlett		1200 Eastway Drive		Charlotte	NC	28205
2013-79	Bell Manor Properties, Inc.		C/O Beaver Sports Properties	421 West Park Avenue		Charlotte	NC	28203
2013-79	B-Properties LLC	Dean		3763 Golf Drive NE		Conover	NC	28613
2013-79	Karen G. & Lindsey M.			3741 Apalachee Ridge		Monroe	GA	30656
2013-79	Eastway Drive Church of God			1131 Eastway Drive		Charlotte	NC	28205
2013-79	Anthony J.	Farina		1319 Eastway Drive		Charlotte	NC	28205
2013-79	Michael T.	Garner		2823 Shamrock Drive		Charlotte	NC	28205
2013-79	John B. & Betty D.	Gouch		3616 Michigan Avenue		Charlotte	NC	28215-2928
2013-79	IH2 Property NC LP			#440		Charlotte	NC	28269
2013-79	IH2 Property NC LP			#100		Charlotte	NC	28269
2013-79	Donna F.	King		3717 Audrey Street		Charlotte	NC	28205
2013-79	Marshs Carolina Exteriors, Inc.			PO Box 565		Indian Trail	NC	28079
2013-79	Jeffrey D.	Monts		934 Shetland Ct		Mt. Pleasant	SC	29464
2013-79	Joseph & Sylvia	Okoye		11826 Churchfield Lane		Charlotte	NC	28277
2013-79	James David	Robertson, II		2805 Shamrock Drive		Charlotte	NC	28205
2013-79	Roland J. & Vanina B.	Rynkiewicz		1839 Watson Drive		Charlotte	NC	28205
2013-79	SMV Charlotte Shamrock LLC		% Cammeby's International	45 Broadway, 25th Floor		Aradia	CA	91006
2013-79	Sunsewood Properties Mgmt, LLC			11926 Misty Pine Court		New York	NY	10006
2013-79	Tietson Investments LLLP III			9801 Black Road		Charlotte	NC	28215
2013-79	Triforte LLC			1106 Handing Place		Midland	NC	28107
2013-79	Christopher G. & Carol B.	Walker		619 Brook Forest Drive		Charlotte	NC	28204
2013-79	Pastor Scott	Robar		2541 Elkwood Circle		Belmont	NC	28012
2013-79	Patsy B.	Kinsey	New Covenant ARP Church	2334 Greenway Avenue		Charlotte	NC	28205
2013-79						Charlotte	NC	28204

EXHIBIT B – Written Notice

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition 2013-079 filed by Doctors Sylvia and Joseph Okoye to rezone approximately 1.6 acres located at 1220 Eastway Drive to allow the development of a medical office.

Date and Time of Meeting: November 19, 2013 @ 6:30 PM

Place of Meeting: New Covenant A.R.P. Church, 2541 Elkwood Circle, Charlotte, NC 28205

Petitioner: Doctors Sylvia and Joseph Okoye

Petition No.: 2013-079

We are assisting Doctors Sylvia and Joseph Okoye (the “Petitioner”) in connection with a Rezoning Petition they have filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.6 acre site (the “Site”) located at 1220 Eastway Drive from the R-17 MF zoning district to the Institutional (Conditional) zoning district. The purpose of the rezoning is to permit the development of a medical office.

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 19 November at New Covenant ARP Church, 2541 Elkwood Circle, Charlotte, NC. 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 Stuart Wallace at 704.941.2171.

Cc: Patsy Kinsey
Pastor Scott Robar

Date Mailed: November 8, 2013

EXHIBIT C – Sign-in Sheet

COMMUNITY MEETING

SIGN-IN SHEET

PETITIONER: DOCTORS SYLVIA AND JOSEPH OKOYE

REZONING PETITION NO.: 2013-079

DATE: NOVEMBER 19,2013

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Mike Garner	2823 Shamrock Drive Charlotte, NC 28205	704-567-9094	
Janice Moser	2823 Shamrock Drive Charlotte, NC 28205	704-567-9094	jseller19@yahoo.com
John Gouch	3616 Michigan Avenue Charlotte, NC 28215	704-906-6363	
Scott Robar	4013 Rounding Run Road Charlotte, NC 28277	704-213-2758	scottrobar@gmail.com
Prince Onwuka	1304 Eastway Drive Charlotte, NC 28205	704-631-6654	Prince@sunsetwoodacademy.com
Roda Onwuka	1304 Eastway Drive Charlotte, NC 28205	704-537-8740	