

COMMUNITY MEETING REPORT FOR REZONING

PETITION NO. 2013-093 Laurel Oak Farm, LLC

Petitioner: Laurel Oak Farm, LLC

Rezoning Petition No. 2013-093

Property: Approximately 1.23 acres located on the south side of Youngblood Road between McKee Road and Watermelon Lane in Mecklenburg County NC.

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 DATES AND EXPLANATIONS 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 the Community meeting Notice in the U.S. mail on October 31st, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting required by the Ordinance was held on November 13th, 2013 at 7:00 p.m. at Palisades Country Club, 13720 Grand Palisades Parkway, Charlotte, North Carolina 28278. The sign in sheet from the required Community Meeting is attached as Exhibit C. The Petitioner also met with representatives of Steele Creek Residents Association (SCRA) on November 7th, to review the proposed plans for the Site and answer questions about the intended use of the property. The SCRA reviewed the request with the Petitioner and the Petitioners representatives. The SCRA saw the addition of a high quality Indoor Pet Center as a benefit to their community. Attached to this report is a letter from SCRA supporting this rezoning request.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the Community Meeting were Will and Janie Hodges as well as Bill and Linda Hodges. Also in attendance representing the Petitioner was Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

Overview of Site and Project Plan

Keith MacVean opened the meeting and introduced the Petitioners and the Petitioners representatives. Mr. MacVean gave a description of the proposed rezoning petition. He indicated that the ± 1.23 acre Site that is the subject of the rezoning request is part of a ± 4.0 acre parcel currently occupied by a single-family home owned and occupied by the Will and Janie Hodges, the Petitioners.

The rezoning request would allow for the construction of a 2,000 square foot building at the rear of the Site that would be used for Indoor Pet Center. The new building would be constructed to be architecturally compatible with the existing home on the property so as to maintain the residential character of the Site and the area. Access to the Site would be from Youngblood Road via the existing driveway that would serve the existing home as well as the new building. A 15 foot class C buffer will be planted adjacent to the proposed parking area. A small area of the Site adjacent to the

proposed building will be fenced and used for the walking and exercising of pets. Pets that utilize the area of Site set aside for walking and exercising must be attended. The portion of the Site along Youngblood Road will be maintained as an open space area. A small detached sign identifying the Indoor Pet Center may be placed along Youngblood Road.

Questions & Answers

At the conclusion of the presentation the attendees were invited to ask questions.

One of the attendees wanted to know how many dogs could be kept at the Indoor Pet Center. The Petitioner responded that the Indoor Pet Center facility could accommodate up to 18 dogs. The Petitioner also added that the facility would be a climate controlled, and insulated to keep any noise the pets created contained in the building. The Petitioner also indicated that any dogs that used the facility that became a problem because of constant barking would not be allowed back.

The Petitioner and attendees discussed the general area and the other new developments that were occurring in the area.

The rezoning schedule was described and the attendees were thanked for their participation and interest in the development. The meeting was then adjourned.

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

No changes to the Petition were made as a result of the Community Meeting.

LAUREL OAK FARM, LLC

cc: Mayor Patrick Cannon, and Members of Charlotte City Council
Will and Janie Hodges, Laurel Oak Farm, LLC
Bill Hodges, Laurel Oak Farm, LLC
Tammie Keplinger, Planning Department
Solomon Fortune, Planning Department
Jeff Brown & Keith MacVean, Moore & Van Allen

STEELE CREEK

RESIDENTS ASSOCIATION



Mr. Keith MacVean

Moore & Van Allen PLLC
100 North Tryon Street
Suite 4700
Charlotte, NC 28202

Subject: Steele Creek Residents Association "Support" for Rezoning Petition

Petition number : **2013-093**
Petitioner : **Laurel Oak Farm LLC**
Rezoning use : **Pet Care Center**

The Steele Creek Residents Association's Land Use Committee met to discuss the rezoning petition request from Laurel Oak Farms to rezone about 1.23 acres from R3 to MUDD-O.

Based on conversations with your clients on November 7 about the overall plan for the pet care building (kennel) and the history of your clients with caring for animals, **the SCRA Land Use Committee supports the rezoning to bring a high quality pet care facility to the Steele Creek community.**

Let me know if you need further support from our committee.

Sincerely,

Karl Froelich

President
Steele Creek Residents Association

704.621.8105

Laurel Oak Farm, LLC

Rezoning Petition 2013-093

Community Meeting

Wednesday, November 13, 2013

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Arroyo Co. Services	16710 Watermelon Ln	904.580.2774	
2	Dan + Lindsey Daywalt	16715 Mckee Rd	770-720-1762	
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