

2019-010



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William Booth, *Founder*
Andre' Cox, *General*
Donald Bell, *Territorial Commander*
Willis Howell, *Divisional Commander*

Major Bobby Lancaster, *Charlotte Area Commander*
Major Kay Lancaster, *Associate Area Commander*

December 4, 2014

Ms. Penny Cochran
City of Charlotte Planning Department
600 E 4th Street
Charlotte, NC 28202-2244

Re: **Community Meeting Report**
Rezoning Petition No.: 2015-010
Center of Hope Women's & Children's Shelter
534 Spratt St., Charlotte, NC 28206

Dear Ms. Penny Cochran,

Please find enclosed the following documents pertaining to the Rezoning Petition No.: 2015-010 that we have filed and applied for:

- The Community Meeting Report
- Minutes from the meeting
- Exhibit "A" – names of notified parties (2 pages)
- Exhibit "B" – cover letter and meeting notice (2 pages)
- Exhibit "C" – community meeting sign in sheet
- Copy of the rezoning site plan

We held our public community meeting on Tuesday, December 2nd at 6:00 pm at 534 Spratt St. in the chapel. The notices were mailed out by Friday, November 21, 2014 to allow the required 10 day notification period.

Our understanding is that this report is due by December 5, 2014 with the attachments in order for us to be considered to be added to the hearing calendar on December 15, 2014. Therefore, we are hand delivering these items to meet that deadline.

The staff in the City of Charlotte's planning department has been extremely helpful in assisting in navigating us through the rezoning process.

I would appreciate it if we are notified as soon as possible that we are approved for sure to attend the hearing on the 15th so we can be heard. I have tentatively calendared it. If you need anything more from

us at this point please do not hesitate to let myself or my assistant Renee Kilgo know. Her direct line is 704-714-4717.

The community leaders, businesses and individuals of Mecklenburg County have supported this project tremendously. The original renovation would have had the beds available by mid- December during the cold winter months. Now that the rezoning issue has stalled us we are losing valuable time to give those in need a bed during those months.

On behalf of the women and children that will benefit from this renovation we thank you. Please do not hesitate to give me a call if you need anything further.

With best regards,

A handwritten signature in blue ink that reads "Bobby Lancaster". The signature is fluid and cursive, with a large, stylized "B" and "L".

Major Bobby Lancaster

Area Commander

BL/rk

Cc: Debra D. Campbell

Solomon Fortune

Deronda Metz

File

COMMUNITY MEETING REPORT
**Petitioner: The Salvation Army,
a Georgia Corporation**
Rezoning Petition No. 2015-010

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 11/20/2014 & 11/21/2014. 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 December 2, 2014 at 6:00pm at The Center of Hope Women's and Children's Shelter, 534 Spratt St., Charlotte, NC 28206 in the chapel/meeting room.**

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 Major Bobby Lancaster, Deronda Metz, Renee' Kilgo, Carrie Gault, Lynne Feretti and Alyssa Cehok.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Major Bobby Lancaster, welcomed the attendees and introduced the Petitioner's team. Major Lancaster indicated that The Salvation Army is proposing to rezone this building from a current 0-6CD zoning to a MUDD-O zoning.

Carrie Gault, Architect with Happy Box Architecture, PLLC explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the rezoning site plan and respond to questions and concerns from nearby residents and property owners. She explained that the original site plans in 1991 stated that this building was zoned at 38,000 square footage and by doing this renovation it is adding approximately 4800 more feet to that number; therefore the City of Charlotte Planning Department is requesting that we rezone to a MUDD-O. It was stressed that the building structure square footage is not changing.

Ms. Gault also provided the rezoning site plan and pointed out that there is NO construction or additional buildings being added – just a renovation of the third floor that currently exists as an empty room. Changes will be done to add 64 more beds for homeless women and children. Renderings and drawings were available for review to show the proposed changes. Lynne Feretti of Tyler 2 Construction stated that Tyler 2 is the contractor doing the job.

Respectfully submitted, this 4th day of December, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

12/2/2014 – Minutes from Community Meeting for Rezoning

Petition No.: 2015-010

Welcome – Major Lancaster introduces himself and states he is the Area Commander for The Salvation Army of Greater Charlotte; he reminds the guest that if they did not sign in at the door to please make sure they sign the attendance sheet before they leave. We MUST have this.

Introductions of Petitioners Guest: Lynne Feretti and Alyssa Cehok with Tyler 2 Construction, Carrie Gault with Happy Box Architecture, Deronda Metz – COH Director and Renee Kilgo – staff.

Major Lancaster asks the notified guest (only one) to introduce herself – her name is Lucille Smith and she is with Greenville Urban Community and her address is 1217 Fontana Ave., Charlotte.

Major Lancaster turns the meeting over to Carrie Gault whom addresses the Purpose of this community meeting: is to notify you - our neighbors - that we have applied to The City of Charlotte to re-zone our property here from the current 0-6CD zoning to a MUDD-O classification. This request was directed by the Planning Department with the City of Charlotte. They are requesting that we do this due to a renovation project we are doing. It will not change the physical building in any way; there is no construction additions being done – just a renovation job of the third floor that exists to make it a dorm living area.

Deronda Metz (Center of Hope Director) – she speaks about the project itself and the renovation that this will add 64 more beds for women and children. Guest Lucille Smith asks how many beds are there currently. Ms. Metz states 250 and that with the addition there will be a total of 314 beds.

Ms. Smith states that she was once in a homeless shelter and tells her story of how she succeeded and got on her feet. She is familiar with our shelter and she thinks this is a good thing and thanks us for the programs and assistance we are providing to women and children here in Charlotte. States she is familiar with rezoning issues.

Major Lancaster asks Ms. Smith if she has any more questions. She states no. At this point meeting is adjourned.

Major Lancaster thanks everyone for coming.

Pet. No.	PrefixName	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-010	Ms	Diane	Wingard	Edison Street Block Assoc.	2120 Edison Street	Charlotte	NC	28206
2015-010	Ms	Eddie	Young	Edwin Towers (CHA)	201 West 10th Street, Unit 101	Charlotte	NC	28202
2015-010	Mr	Thomas	Sadler	Greenville HOA & Resident Assoc.	1211 Spring Street	Charlotte	NC	28206
2015-010	Mr	James	Turner	McCrorey Heights-Oaklawn Assoc.	1633 Madison Avenue	Charlotte	NC	28216
2015-010	Ms	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
2015-010	Mr	Bob	Szymkiewicz	First Ward Community Fund, Inc.	Post Office Box 30712	Charlotte	NC	28230
2015-010	Ms	Bobbie	Toasley	Edison Street Block Assoc.	2404 Edison Street	Charlotte	NC	28206
2015-010	Mr	Darryl	Gaston	Edison Street Block Assoc.	2313 Edison Street	Charlotte	NC	28206
2015-010	Mr	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC	28206
2015-010	Mr	Will	Haden	First Ward Neighbors, Inc.	633 North Alexander Street	Charlotte	NC	28202
2015-010	Mr	Darryl	Gaston	Druid Hills	2313 Edison Street	Charlotte	NC	28206
2015-010	Ms	Natalie	Beard	McCrorey Heights Comm. Assoc.	1615 Washington Avenue	Charlotte	NC	28216
2015-010	Ms	Lucille	Smith	Greenville Urban Comm.	1217 Fontana Avenue	Charlotte	NC	28206
2015-010	Mr	Mike	Sposato	Third Ward	807 Clarkson Mill Ct	Charlotte	NC	28202
2015-010	Mr	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
2015-010	Ms	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
2015-010	Mr	Ronnie	Devine	Enderly Park/Thomasboro	700 North Tryon Street (level B)	Charlotte	NC	28202
2015-010	Mr	Thomas	Blue	Third Ward NA	214 N Irwin St	Charlotte	NC	28202
2015-010	Ms	Mary	Spears	Friends of Fourth Ward	229 N. Church Street, Suite 300	Charlotte	NC	28202
2015-010	Ms	Meissa	Gaston	The Park at Oaklawn HOA	1833 Stroud Park Court	Charlotte	NC	28206
2015-010	Ms	Carol	Burke	Friends of Fourth Ward (FOFW)	3815 N Tryon Street	Charlotte	NC	28206
2015-010	Ms	Carol	Burke	NorthEnd Partners				

- returned

- returned

Also notified:

- Caroline have Bldg (Caris Assist) 500-A Spratt St., Charlotte 28206
- Second Harvest Food Bank - 500 Spratt St., Charlotte NC 28206
- Surveying "CDOT" Electric Systems - 545, 537, 531, 527, 513, 519 Spratt St., Charlotte 28206
- Charlotte Fire Dept. 228 E. 9th St., Charlotte 28202
- "Owner" 1822 Saksville Ave., Charlotte 28206
- U-Haul 1166 Graham St., Charlotte NC 28206
- Performance Learning Center, 1400 Graham St., Charlotte NC 28206

Homeowners Residents Randomly:

- 909 & 917 Lynn Brook Ln, Charlotte 28206
- 767, 715, 721 Spratt St., 28206
- 1216, 1221, 1021 & 1015 Police St., 28206
- 815 Callahan St., 28206
- 1600 Hamilton St., 28206

Exhibit "A"
Pg 2 of 2

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	CownerFirs	CownerLast	MaiAddr1	City	State	ZipCode
2015-010	07901733	AOA MANAGEMENT COMPANY LTD PARTNERSHIP				1134 N GRAHAM ST	CHARLOTTE	NC	28206
2015-010	07811104	ATLANTA & CHARLOTTE AIR LINE RMY CO				402 SOU RMY BLDG	ATLANTA	GA	00000
2015-010	07811319	ATLANTA & CHARLOTTE AIR LINE RMY CO				808 SOU RAILWY BLDG	ATLANTA	GA	30301
2015-010	07845410	BALLARD	GONZIE LJR	YULANDUS M	BALLARD	1015 POLK ST	CHARLOTTE	NC	28206
2015-010	07845437	CHAMBERS	SHERRY L			707 SPRATT ST	CHARLOTTE	NC	28206-2959
2015-010	07811306	DEPT OF TRANSPORTATION			C/O ATTORNEY GENERAL'S OFFICE	1515 MAIL SERVICE CENTER	MINNEAPOLIS	MN	27699-1505
2015-010	07811301	ELITE TEAM BUILDERS LLC				6100 FAIRVIEW RD, SUITE 1156	CHARLOTTE	NC	28210
2015-010	07811103	GRAHAM CORP				3221 MONROE RD	CHARLOTTE	NC	28205
2015-010	07845106	GREENVILLE CONGREGATION OF JEHOVAH'S WITNESSES			C/O T DAVIS	1221 POLK ST	CHARLOTTE	NC	28206
2015-010	07845119	ROBINSON	PHYLLIS ANN			917 LYME BROOK LN	CHARLOTTE	NC	28206
2015-010	07845404	THE SALVATION ARMY				501 ARCHDALE DR	CHARLOTTE	NC	28217
2015-010	07845118	SMITH	JACQUELINE DENISE		ANTONIO BERNARD REID	913 LYME BROOK LN	CHARLOTTE	NC	28206
2015-010	07845117	WADELL	BERTHA B	LAWRENCE P	WADELL	909 LYME BROOK LN	CHARLOTTE	NC	28206
2015-010	07845436	WATSON	ANGELIA D			715 SPRATT ST	CHARLOTTE	NC	28206
2015-010	07845411	WILSON	WILLIAM E	MARY J	WILSON	1021 POLK ST	CHARLOTTE	NC	28206-2933

-returned



PO Box 31128, Charlotte, NC 28231

UNC



PO Box 31128, Charlotte, NC 28231



PO Box 31128, Charlotte, NC 28231



Owner / President
1222 Statesville Ave.
Charlotte, NC 28231

28231 01128
28231 01128



28231 01128
28231 01128

Mr. Torik Abdel-Hamed
Optimist Park
Charlotte, NC 28231
28231 01128



Ms. Valerie Stapp
Optimist Park
Charlotte, NC 28231
28231 01128



Atlanta: Charlotte Air Kin Ridge
808 Sou Rwy Bldg
Atlanta, GA 30350

RETURNED FOR
BETTER
ADDRESS



PO Box 31128, Charlotte, NC 28231



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Exhibit "B"
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William Booth, *Founder*
Andre' Cox, *General*
Donald Bell, *Territorial Commander*
Willis Howell, *Divisional Commander*

Major Bobby Lancaster, *Charlotte Area Commander*
Major Kay Lancaster, *Associate Area Commander*

November 20, 2014

To: Owner/Interested Parties

Re: **Rezoning Petition Community Meeting**
Petition # 2015-010
12/2/2014 – 6:00 pm (chapel)
Center of Hope Women and Children's Shelter
534 Spratt St., Charlotte, NC 28206

Dear Sir/Madam,

Please find enclosed a "Notice to Interested Parties of a Community Meeting" for your review and invitation to attend.

Based off the information provided to us, you are one of the interested parties within the required rezoning area that must be notified of this hearing.

Discussion at the meeting named above will be to share with our neighbors and interested parties that we are requesting by petition to the Charlotte-Mecklenburg Planning Department to change our current zoning of a 0-6CD classification to a MUDD-O.

Your attendance is requested. Thank you.

With best regards,

Major Bobby Lancaster
Area Commander

BL/rk

Enclosure

Cc: Al Austin, City Council Member Representative
Solomon Fortune, Planning Department
The Salvation Army, DHQ – Major John Birks
File

NOTICE TO INTERESTED PARTIES OF A
COMMUNITY MEETING

Subject: **Community Meeting** – Rezoning Petition #2015-010 filed by The Salvation Army, A Georgia Corporation. Notice to request to rezone our Women and Children's Shelter located at 534 Spratt St., Charlotte, NC 28206 from a current zoning 0-6CD to a MUDD-O.

Date & Time
Of meeting: Tuesday December 2, 2014 at 6:00 pm at 534 Spratt St., Charlotte, NC 28206

Place of Meeting: The Salvation Army Center of Hope (chapel)

Petitioner: The Salvation Army, a Georgia Corporation
Petition No.: 2015-010

This notice is being mailed to all interested parties in connection with a Rezoning Petition that we have filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone our Women and Children's Shelter located at 534 Spratt St., Charlotte, NC 28206. The purpose of the rezoning is to change from a 0-6CD to a MUDD-O.

This change is required by the planning department and has been brought about due to a renovation of the facility to add 64 beds to an area that already exists within. There will be no construction or additions added to the square footage of the current building on the property.

Accordingly, as the Petitioner, we are giving you notice that we will have our team of representatives including our Architect, Contractor, Director of the Center of Hope and Area Commander available at this meeting to share this rezoning proposal and answer any questions you may have with respect to this Rezoning Petition.

In the meantime, if you should have any questions or comments about this matter, please call Deronda Metz at 704-621-6370.

Cc: Al Austin, Charlotte City Council Representative
Solomon Fortune, Planning Department

Date mailed: November 21, 2014

Exhibit "C"
12/2/2014
6:00pm

[illegible]