

## COMMUNITY MEETING REPORT

Petitioner: Partnership INC Charlotte-Mecklenburg Housing  
Rezoning Petition No. 2015-042

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, Agent; Chris Muryn, Shook Kelley, 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 3/11/2015. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on 3/23/2015 at 5:00 PM – 7:00 PM at The Community Room at The Alexander, 2425 Statesville Ave, Charlotte, NC 28206

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

Those individuals identified on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting. The Petitioner was represented at the Community Meeting by the Petitioner's Representatives; Andrew S Rosti, Vice President of Development & Agent's representatives, Frank S. Quattrocchi and Chris Muryn, Shook Kelley.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Per request of the Petitioner an informal Meeting Flyer was prepared for the meeting by the Agent and attached hereto in pdf format as Exhibit D. The Petitioner and Agent's representatives welcomed the attendees and introduced the Project to the attendees as each arrived and gave a brief update on the goals and rationale for the Rezoning Petition. Full size sheets were printed and displayed of SP001 Rezoning Plan & Technical Notes and SP002 Building Study Perspectives for review by the attendees with the Petitioner's and Agent's available for questions and responses. The attendees indicated that the Petitioner proposed to rezone tax parcel 07904303 (owned by Double Oaks Development) and tax parcel 07904305 (owned by Partnership INC Charlotte-Mecklenburg Housing). The recombined 2.501 AC of parcel 07904303 will be proposed for construction of a new Mecklenburg County Parks and Recreation Pool Facility. Proposed Maximum nonresidential Square footage to be 37,000 GSF inclusive of exterior pool activity areas and accessory building areas. The representatives 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.

The following represent the comments and conversations between the Petitioner, Agent and neighborhood participants attending the meeting:

(Q) Will the new aquatics center keep the same programs and prices, and when is it looking to open?

(A) It is the goal of the parks department to keep all existing programs and prices and just update the pool facility that cannot currently update on the pools current site. Construction will start after this pool season and the pool is aiming to open with all other Mecklenburg County Pools for the 2016 swim season.

(Q) What is going to happen to the pool's existing site?

(A) Part of the site will be used for a road realignment and then the remainder of the site will be used with other CMHP holdings for the possibly a grocery store and other retail amenities.

(Q) What will all the roads are like with the possibility of the sites bringing extra traffic?

(A) A traffic study was completed before the start of Brightwalk and these current proposed uses were figured into that report

(Q) Is a neighborhood school part of the future development?

(A) No, at this time, this use is not part of the future development.

(Q) How big is the new pool going to be?

(A) Right now the pool is looking to be 9,000 sq. ft. The city has a new plan looking to update/rebuild pools over the next 10 years that this pool is a part of. Parks and Recreation is looking to have 4 regional pools, 10 local pools with 4 of the 14 being Indoor Facilities.

(Q) Does the Parks department have the funds?

(A) Yes, a 2008 bond was put in place for these upgrades that have been put off with the economic climate over the past couple of years.

(Q) How do you cross the road at the corner of the site and what kind of strategies will be used to slow down traffic for children crossing Statesville Ave?

(A) Right now there are plans for a new cross walk, Handicapped accessibility, along with six-foot public sidewalks with an eight-foot planter adjacent to the street. CDOT and NCDOT will be the ones looking to regulate the crossing of the road and what strategies would be employed like a cross walk with blinking lights.

(Q) Will there be sun protection?

(A) The final design is still being worked through with site considerations but right now there is a plan for possibly two sunshades around the pool along with a covered picnic area.

(Q) Most Kids are 'latchkey' and can afford a \$1:00 fee. Will new facility be the same?

(A) Parks & Recreation can't guarantee prior but low cost will be a consideration.

(Q) Attended had noted there was 'talk' of a potential grocery at Brightwalk and noted that Aldi or Harris Teeter type store would be favorable

(A) Developer is talking with several grocery chains but cannot confirm at this time. Much will depend on market influences.

(Q) Meeting attendee noted that she was in favor of the 'Spray Parks', [Similar to Veteran's Park on Central Ave.]

(A) New facility is not intended to be a Ray's Splash Planet. All pool functions will be exterior.

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General Discussion Items & Comments

- The Petitioner discussed the new location will have better walkability from existing surrounding neighborhoods than the pool's current site location.
- Parks and Recreation discussed the design features of the pool as follows: looking to have: a zero depth entry to 3'-4' overall depth; a kiddie slide into the shallow area; one and a half to two story slide in the deeper area; lap lanes and interactive water features.
- Meeting attendee noted that there is a need for 'walkability' to a neighborhood school.
- Park & Recreation General comments included the following: Want to expose kids to water, provide opportunity for walkability from existing churches and need for coordination of improve sidewalk and street access.
- Park & Recreation noted that there are more pools planned in next 10 years; 4 large regional facilities, 5 outdoor pools, 14 Cordelia Park 'style' facilities and 3-4 indoor pools.
- In general, all comments were supportive and positive for approval of the rezoning and at keeping the pool facility within the neighborhood.

Respectfully submitted, this 10th day of April 2015.

Agent: Shook Kelley  
Chris Muryn  
AIA, CNU, NCARB

cc: Brightwalk Pool Rezoning

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting

Rezoning Petition 2015-042 filed by the Charlotte-Mecklenburg Housing Partnership INC and Double Oaks Development to rezone approximately 2.501 acres located at the corner of the East side of Statesville Ave and the north side of Woodward Ave. The Petition is to allow a combination of parcel 07904303 with parcel 07904305 to be proposed for construction of a new Mecklenburg County Parks and Recreation Pool Facility to relocate Double Oaks Pool. Proposed maximum nonresidential square footage to be 37,000 GSF inclusive of exterior pool activity areas and accessory building areas. The existing zoning is NS and I-2 and the proposed zoning will be NS (SPA) and NS.

Date and Time of Meeting: Monday March 23, 2015 (5:00 PM – 7:00 PM)

Place of Meeting: The Community Room at The Alexander  
2425 Statesville Ave, Charlotte NC 28206  
1.888.793.6330

Petitioner: Charlotte-Mecklenburg Housing Partnership, INC and  
Double Oaks Development

Petition No.: 2015-42

We are assisting Charlotte-Mecklenburg Housing Partnership INC and Double Oaks Development (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.501 acre site. The "Site" is located at the corner of the East side of Statesville Ave and the north side of Woodward Ave. The Petition is to allow a combination of parcel 07904303 with parcel 07904305 to be proposed for construction of a new Mecklenburg County Parks and Recreation Pool Facility to relocate Double Oaks Pool. Proposed maximum nonresidential square footage to be 37,000 GSF inclusive of exterior pool activity areas and accessory building areas. The existing zoning is NS and I-2 and the proposed zoning will be NS (SPA) and NS.

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 March 23, 2015 (5:00 PM – 7:00 PM).

The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answer 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 Chris Muryn, Shook Kelley (704.377.0661 x242)

cc: Patsy Kinsey – District 1 City Council representative

Date Mailed: 3/11/2015



# NEW DOUBLE OAKS POOL

## Rezoning at Statesville and Woodward - Community Meeting

Monday, March 23, 2015 5:00 – 7:00 PM – 2425 Statesville Avenue, Charlotte, NC

Charlotte Mecklenburg Housing Partnership ("CMHP") is rezoning land that it controls at the corner of Statesville Avenue and Woodward Avenue ("New Pool Site") to accommodate the future home of the current Double Oaks Pool which is owned and operated by the Mecklenburg County Parks & Recreation Department ("Meck Co. Parks & Rec")

- Why is CMHP rezoning a site it owns for the new pool?
  - CMHP is rezoning the site as the petitioner. CMHP plans to swap the New Pool Site with Meck. Co. Parks & Rec at the completion of rezoning for the current site which lies inside the Brightwalk Development.
  
- Why is the pool moving?
  - The Double Oaks Pool is moving to modernize the aging facility. Current zoning and land use laws will not allow for the pool to be remodeled or rebuilt on its existing site. In addition, the New Pool Site will provide an anchor to the entrance of the new Statesville Avenue corridor and connect to trails through Anita Stroud Park.
  
- When will the new pool be open? When will construction begin?
  - Meck Co. Parks & Rec currently anticipate that grading work will commence in late spring of 2015 and the planned completion is anticipated for the 2016 Pool Season.
  
- What will happen to the current pool site?
  - CMHP anticipates rezoning the current pool site to match the zoning within Brightwalk. Proposals for future uses on the site will be based on market feedback but could include housing, retail, grocery, or other uses that are viable.
  
- When will the current pool be demolished?

- o The current pool will be demolished at such time as new development and zoning is available for the current site. It could be as early as the close of the 2015 swim season, or at any time thereafter.
- Contact:  
  
James Williams – Park Planner – Parks & Recreation  
  
5841 Brookshire Blvd, Charlotte, NC 28216  
  
980.314.1038  
  
[James.Williams@MecklenburgCountyNC.gov](mailto:James.Williams@MecklenburgCountyNC.gov)

Case No	PID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-042		Muryn	Chris			2151 Hawkins St., Suite 400		CHARLOTTE	NC	28203
2015-042		DONALDSON	JIM			4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2015-042	07904301	ADAMS OUTDOOR ADVERTISING				PO BOX 31144		CHARLOTTE	NC	28231-1144
2015-042	07904503	BEHROUZJOU	SIROUS			8906 MYRA WY		CHARLOTTE	NC	28215
2015-042	07904516	BLTREJV3 CHARLOTTE LLC				PO BOX 2249		CUMMING	GA	30028
2015-042	07904517	CARTER	TOMMY LEWIS			2421 SUMMERLIN DR		CLEARWATER	FL	33764-2819
2015-042	07510543	CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2015-042	07904204	CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC				4602 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217-1915
2015-042	07904305	CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC				4603 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2015-042	07904506	COLE	JARETT CALDWELL			9111 WASHAM POTTS RD		CORNELIUS	NC	28031
2015-042	07904515	CUENTAS-ANDIA	CARLOS ALBERTO			1027 KOHLER AVE		CHARLOTTE	NC	28206
2015-042	07510537	DOUBLE OAKS DEVELOPMENT LLC				4598 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2015-042	07904303	DOUBLE OAKS DEVELOPMENT LLC				4599 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2015-042	07904401	DRUID HILLS, LLC				4600 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2015-042	07904402	GABLES II LLC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2015-042	07904203	HALL	RAY E			2116 THE PLAZA		CHARLOTTE	NC	28205
2015-042	07510528	HEBREW CEMETERY				5007 PROVIDENCE RD, SUITE 113		CHARLOTTE	NC	28226
2015-042	07510620	HEBREW CEMETERY ASSOC OF CLT				4229 PEGGY LN		CHARLOTTE	NC	28227
2015-042	07904504	J S & ASSOCIATES INC				6937 SWEETFIELD DR		HUNTERSVILLE	NC	28078
2015-042	07904502	KEE	MARSHA ANN			1034 CARTER AVE		CHARLOTTE	NC	28206
2015-042	07903101	MV HERCULES LLC				2125 SOUTHEND DR	SUITE 253	CHARLOTTE	NC	28203
2015-042	07904513	SELLERS	EDDIE B			1017 KOHLER AVE		CHARLOTTE	NC	28206
2015-042	07904514	SFRH CHARLOTTE RENTAL LP				PO BOX 480220		CHARLOTTE	NC	28269
2015-042	07904505	SMITH	CYNTHIA W			1022 CARTER AV		CHARLOTTE	NC	28206-2423
2015-042	07904501	WILSON	ERNEST	ANNIE M	WILSON	1038 CARTER AVE		CHARLOTTE	NC	28206
NOL Mailing List										
Case No	FirstName	LastName	OrgLabel	MailAddres	MailCity	MailState	MailZip			
2015-042	Natalie	Beard	McCrorey Heights Co	1615 Washing	Charlotte	NC	28216			
2015-042	Carol	Burke	NorthEnd Partners	3815 N Tryon	Charlotte	NC	28206	northendpartners@gmail.com		
2015-042	Rosalyn	Davis	Graham Heights NA	2210 Bancrof	Charlotte	NC	28206			
2015-042	Christopher	Dennis	Lockwood NA	445 Keswick /	Charlotte	NC	28206			
2015-042	Darryl	Gaston	Druid Hills	2313 Edison S	Charlotte	NC	28206			
2015-042	Darryl	Gaston	Edison Street Block	2313 Edison S	Charlotte	NC	28206			
2015-042	Melissa	Gaston	The Park at Oaklawn	1833 Stroud F	Charlotte	NC	28206			
2015-042	Tammie	Gaston	Druid Hills	825 McArthur	Charlotte	NC	28206			
2015-042	Anna	Hood	Oaklwn Comm. Imp	1327 Orvis St	Charlotte	NC	28216			
2015-042	Doretha	Huey	Glorious Church of C	3304 Statesvi	Charlotte	NC	28206			
2015-042	William	Hughes	Oaklawn Park Comm	1513 Russell /	Charlotte	NC	28216			
2015-042	Mable	Latimer	Orvis Street Org.	1431 Orvis St	Charlotte	NC	28216			
2015-042	Lucille	Puckett	Dillehay Courts	2621 North Pi	Charlotte	NC	28206			
2015-042	Thomas	Sadler	Greenville HOA & Re	1211 Spring S	Charlotte	NC	28206			
2015-042	Aaron	Sanders	Oaklawn Park CO	1414 Orvis St	Charlotte	NC	28216			
2015-042	Lucille	Smith	Greenville Urban Co	1217 Fontana	Charlotte	NC	28206			
2015-042	Bobbie	Toatley	Edison Street Block	2404 Edison S	Charlotte	NC	28206			
2015-042	James	Turner	McCrorey Heights-O	1633 Madison	Charlotte	NC	28216			
2015-042	Diane	Wingard	Edison Street Block	2120 Edison S	Charlotte	NC	28206			
2015-042	William	Worsley	Oaklawn Park Comm	1713 Miles Cc	Charotte	NC	28216			