

COMMUNITY MEETING REPORT
Petitioner: Lat Purser & Associates
Rezoning Petition No. 2015-053

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 March 24, 2015. A copy of the written notice is attached hereto as Exhibit B.

A copy of the written notice ("Exhibit B") along with a personal message informing of the Community Meeting was also sent via email to the following individuals set out on Exhibit D in addition to the physical letters.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on April 14, 2015 at 6:30 PM at 4530 Park Road, Suite 300 in the Large Conference 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 Lat H. Purser and Casey Gebhardt of Lat Purser & Associates, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Lat H. Purser, welcomed the attendees and introduced the Petitioner's team. Lat H. Purser indicated that the Petitioner proposed to rezone an approximately .385 acre site located at 4500 Park Road from the current zoning of O-2 to MUDD-CD. Lat H Purser 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.

Lat H. Purser provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. He then showed the 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 operations.

Once the attendees were briefed and summarized of the rezoning, site plans and building layout, we opened the floor for any questions, comments or concerns regarding our plans. Mike Fleming spoke out and introduced himself, he then asked general questions about the property such as, how will this project impact traffic flow on Montford Drive, what is the time frame regarding construction and what is the proposed use of the building. Lat Purser, explained that there will be a connection with the neighboring parking lot for additional parking and through traffic access to the stop light, thus negating

all, if any parking concerns along Montford Drive. He also explained to Mike what the projected timeline of the project was as well as informing him of the planned use for the site. Overall Mike was pleased with the layout and look of the elevations, he said he didn't have any concerns regarding the rezoning and said that the site plan looked great.

Please note that the petitioner, Lat H. Purser has been in constant contact with the Madison Park Home Owners association President, Douglas Welton. Douglas invited Lat H. Purser and Casey Gebhardt to their monthly Home Owners Association meeting on April 13, 2015 which was the night prior to the community meeting. At this meeting, Douglas allowed Lat Purser to stand up in front of the home owners, approximately 40 attendees, and inform the Madison Park residents about the rezoning and future plans for the site. Lat Purser also stayed after the meeting and allowed the home owners to take a closer look at the site plans and ask any questions. As a whole, the only immediate concern was how this project would impact traffic on Montford Drive, but once they were informed that the site would have direct access to the 4530 Park Road parking lot all concerns were dismissed. Numerous home owners mentioned that they had planned to attend the community meeting, but upon hearing the presentation and seeing site plans most questions or concerns had already been answered.

The petitioner, Lat H. Purser has also been in constant contact with the adjoining property owner, Chris Mottram. Please note that Chris was not able to attend the community meeting due to a personal obligation. However, Lat H. Purser was able to meet Chris on site on Friday, April 17, 2015 to discuss the rezoning. During the meeting Chris expressed concern about light and noise, Lat H. Purser showed him site plans and talked him through what the future vision of the property is. As of today, Lat H. Purser and Chris Mottram are still in ongoing discussions to properly address his concerns.

Respectfully submitted, this Friday, May, 1 2015.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

EXHIBIT A

Case No	PID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-053	17514509	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-053	17514510	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-053	17514512	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-053	17514513	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-053	17514516	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-053	17514517	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2015-053	17108118	ABBEY APARTMENTS LLC THE				4517 RANDOLPH RD		CHARLOTTE	NC	28211
2015-053	17104314	BRELAND	A BREECE	JOYCE	BRELAND	1443 MONTFORD DR		CHARLOTTE	NC	28209
2015-053	17104316	BRELAND	A BREECE & W		JOYCE COLEMAN	4436 PARK RD		CHARLOTTE	NC	28209
2015-053	17104313	BRELAND	ARTHUR BREECE		JOYCE COLEMAN	1437 MONTFORD DR		CHARLOTTE	NC	28209
2015-053	17104318	BRITT	WAYNE	SANDRA T	BRITT	4424 PARK RD		CHARLOTTE	NC	28209
2015-053	17108105	CHRISTENBURY	SHANNON E	BRANDON	CHRISTENBURY	1426 MONTFORD DR		CHARLOTTE	NC	28209
2015-053	17514524	DENNIS D LOWERY LLC				4525 PARK RD #B-202		CHARLOTTE	NC	28209
2015-053	17104326	DOPP	HEIDI J			1362 DREXMORE AVE		CHARLOTTE	NC	28209-3017
2015-053	17514508A	FIRST STATES INVESTORS 4100A LLC			C/O BURR WOLFF, LP	PO BOX 961025		FORT WORTH	TX	76161-0025
2015-053	17514508B	FIRST STATES INVESTORS 4100A LLC			C/O BURR WOLFF, LP	PO BOX 961025		FORT WORTH	TX	76161-0025
2015-053	17104328	GARRIDO	ELIZABETH O			1350 DREXMORE AVE		CHARLOTTE	NC	28209
2015-053	17514518	GROS	FRANCOIS	JULIE	GROS	63 MACON AVE		ASHEVILLE	NC	28801
2015-053	17514520	GROS	FRANCOIS	JULIE	GROS	63 MACON AVE		ASHEVILLE	NC	28801
2015-053	17108106	HARRIS	JORDAN MCDONALD			1420 MONTFORD DR		CHARLOTTE	NC	28209
2015-053	17514514	KASPER LEASING LLC				111917 SAM ROPER DR #200		CHARLOTTE	NC	28269
2015-053	17514102	KENTUCKY AVENUE LLC			C/O COLLETT & ASSOCIATES	PO BOX 36799		CHARLOTTE	NC	28236-6799
2015-053	17514504	KOTROTSIOS	SOULA A			2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
2015-053	17514104	KOTROTSIOS	DIMITRIOS S			2520 WHITNEY HILL RD		CHARLOTTE	NC	28226

2015-053	17514103	KOUTSOUPIAS	BILL A	JOANNA B	KOUTSOUPIAS	6706 SUNVIEW DR		CHARLOTTE	NC	28210
2015-053	17104317	LANCASTER	RAYMOND L	LISA B	LANCASTER	2047 ROSWELL AV		CHARLOTTE	NC	28207
2015-053	17104315	MEDICAL SPECIALISTS PROPERTIES LLC				4444 PARK RD		CHARLOTTE	NC	28209
2015-053	17514511	METROPOLITAN INSURANCE LLC				820 TVOLA RD STE 200		CHARLOTTE	NC	28217
2015-053	17514515	METROPOLITAN INSURANCE LLC				820 TVOLA RD STE 200		CHARLOTTE	NC	28217
2015-053	17104312	MOON	TOWNLEY S			1431 MONTFORD DR		CHARLOTTE	NC	28209
2015-053	17108103	MOTTRAM	CHRISTOPHER A			1438 MONTFORD DR		CHARLOTTE	NC	28209
2015-053	17514526	PAK VENTURES & INVESTMENT CORP				14237 BALLANTYNE COUNTRY CLUB DR		CHARLOTTE	NC	28277
2015-053	17514519	PARK ROAD DENTAL ASSOC				4525 PARK RD # B102		CHARLOTTE	NC	28209-3723
2015-053	17514522	PARK ROAD DENTAL ASSOC				4525 PARK RD # B102		CHARLOTTE	NC	28209-3723
2015-053	17108119	PARKWOOD ASSOCIATES LLC	ATTN: LAT PURSER III			4530 PARK RD STE 300		CHARLOTTE	NC	28209-3716
2015-053	17514114	PENNSYLVANIA AVENUE LLC			C/O COLLETT & ASSOCIATES	PO BOX 36799		CHARLOTTE	NC	28236-6799
2015-053	17104327	QUIGLEY	SCOTT D			1356 DREXMORE AVE		CHARLOTTE	NC	28209
2015-053	17108102	RUDOLPH INVESTMENTS LLC				PO BOX 30456		CHARLOTTE	NC	28230
2015-053	17104311	SMITH	DANIEL TYLER	ANDREA JEAN	SMITH	1425 MONTFORD DR		CHARLOTTE	NC	28209
2015-053	17514521	SUGG	GARY R			4525 PARK RD # B104		CHARLOTTE	NC	28209-3723
2015-053	17514523	SWEENEY	ROBERT J JR			421 PENMAN ST SUITE 100		CHARLOTTE	NC	28203
2015-053	17104310	TURNER	S NANCY			1417 MONFORD DR		CHARLOTTE	NC	28209
2015-053	17514505	WACHOVIA BANK & TRUST CO			C/O CORP TAX DEPT 3RD FL	PO BOX 2609		CARLSBAD	CA	92018
2015-053	17108107	WIMBERLY	LLOYD JR	KATHRYN R	DOWD	2230 SAGAMORE RD		CHARLOTTE	NC	28209
2015-053	17108104	ZISSEL	GEORGETTE			1432 MONTFORD DR		CHARLOTTE	NC	28209
2015-053		PURSER	LAT H.		RUDOLPH INVESTMENTS LLC	4530 PARK RD STE 300		CHARLOTTE	NC	28209

Case No	First Name	Last Name	NeighAffil	CntctSubTy	NeighRep	MailAddress	MailCity	MailState	MailZip
2015-053	Carla	Weyrick	Ashbrook	Neighborhood Organization	Ashbrook	1315 Holmes Drive	Charlotte	NC	28209
2015-053	Jo Ellen	Bray	Briar Creek	Homeowners Association	Briar Creek (Lower)	3118 Michael Baker Place	Charlotte	NC	28209
2015-053	Bobby	Curtis	Kimberlee	Resident	Kimberlee	1300 Reece Road, Unit 316	Charlotte	NC	28209
2015-053	Margaret	Lee	Parkdale League	Neighborhood Organization	Parkdale League	5400 Wintercrest Lane	Charlotte	NC	28209
2015-053	David	Bunn	Selwyn	Neighborhood Organization	Selwyn	3118 Fairfax Drive	Charlotte	NC	28209
2015-053	Jim	Foster	Selwyn/Colony	Resident	Selwyn/Colony	2801 Selwyn Avenue	Charlotte	NC	28209
2015-053	Irwin	Bostian	Selwyn	Homeowners Association	Selwyn Village	532 Wakefield Drive, Unit B	Charlotte	NC	28209
2015-053	Dorian	Gunter	Hillside West	Neighborhood Organization	Hillside West	859 Park Slope Drive	Charlotte	NC	28209
2015-053	Brad	Wallace	Myers Park	Resident	Myers Park	215 Tranquil Avenue	Charlotte	NC	28209
2015-053	Derek	Dittner	Barclay Downs	Homeowners Association	Barclay Downs	3831 Barclay Downs Drive	Charlotte	NC	28209
2015-053	Patrick	Schaber	Hope Creek	Neighborhood Organization	Hope Creek	4244 Castlewood Road	Charlotte	NC	28209
2015-053	Mike	Rains	Ashbrook	Neighborhood Organization	Ashbrook	1312 Bywood Lane	Charlotte	NC	28209
2015-053	Wendy	Parks	Highland Creek	Homeowners Association	Highland Creek	Post Office Box 11906	Charlotte	NC	28209
2015-053	Shelly	Jackson	Huntington Forest	Homeowners Association	Huntington Forest	4523 Park Road	Charlotte	NC	28237
2015-053	Pamela	Hayes	Pines of Woodlawn	Homeowners Association	Collinswood	1201 Scaleybark Road	Charlotte	NC	28209
2015-053	Judy	Smith	Ashbrook	Neighborhood Organization	Ashbrook	1300 Drexel Place	Charlotte	NC	28209
2015-053	Spencer	Brown	Madison Park	Homeowners Association	Madison Park	4454 Halstead Drive	Charlotte	NC	28209
2015-053	Russell	Heydorn	Selwyn Park	Neighborhood Organization	Selwyn Park	4807 Buckingham Drive	Charlotte	NC	28209

LPA

**Lat Purser
& Associates, Inc.**

**EXHIBIT
B**

4530 Park Road, Suite 300

Charlotte, NC 28209

704-519-4213

Lat.h.purser@latpurser.com

March 23, 2015

NAME

ADDRESS

CITY, STATE ZIP

Dear Property Owner:

Please be advised that a formal application has been submitted to Mecklenburg County seeking approval for the property described below to be rezoned from the current O-2 zoning to MUDD.

4500 Park Road, Charlotte, NC 28209, which is located at the southwest corner of Park Road and Montford Drive. Building is currently operating as a hair salon (Shapes).

Lat Purser and Associates is requesting that Mecklenburg County approves this rezoning in order to allow for the development of approximately 4,700 square feet of retail space on the property described above.

In compliance with the Mecklenburg County Zoning Ordinance, a Community Meeting will be held to provide you with an opportunity to become fully aware of our development intentions, as well as the opportunity to give any input you may have. The Community Meeting will be held on Tuesday, April 14, 2015 at 6:30 PM, located at 4530 Park Road, Suite 300 in the Large Conference Room.

At this meeting, we will make every effort to illustrate how the property will be developed, as well as answer any questions or concerns you may have. Should you have any questions prior to the meeting, please do not hesitate to contact me.

Sincerely,

Lat Purser & Associates, Inc.



Lat H. Purser

Vice President

Commercial Real Estate Services | 4530 Park Road • Suite 300 • Charlotte, NC 28209 | t 704.519.4200 • f 704.525.8700

Charlotte • Jacksonville • Raleigh

COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: Lat Purser & Associates, Inc.
REZONING PETITION NO.: 2015-053
April 14, 2015

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

Please **PRINT CLEARLY.**

[illegible]

**EXHIBIT
D**

Contact Log for Community Meeting:

Date	Contact Method	Email Address	Name	Affiliation
3/19/2015	Email	douglas_welton@earthlink.com	Douglas Welton	Madison Park President
3/19/2015	Email	heidi4@carolina.rr.com	Heidi Dopp	Madison Park VP
3/19/2015	Email	sbrown@collet.biz	Spencer Brown	Madison Park Representative
3/19/2015	Email	madisonparkhoa@hotmail.com	Madison Park HOA	master contact
3/19/2015	Email	krsmith@charlottenc.gov	Kenny Smith	Council Member
3/24/2015	US Mail		All Names and Addresses Given By City	