

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2015-057**

### **PRSC Holdings (Edens), LLC**

**Petitioner:** PRSC Holdings (Edens), LLC

**Rezoning Petition No.:** 2015-057

**Property:** 1.14 acres located on the north side of Woodlawn Road between Park Road and Brandywine Road, a portion of the Park Road Shopping Center (the former Monkey Joe's Bldg).

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on May 13, 2015, 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** by depositing the Community Meeting Notice in the U.S. mail on April 29, 2015. A copy of the written notice is attached as **Exhibit B**.

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

The **Community Meeting required by the Ordinance was held on May 13, 2015 at 7:00 PM**, at Park Road YWCA, Lib Harkey Board Room, 3420 Park Road, Charlotte, NC 28208.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Lyle Darnall, Matt Crosland and Steve Teets with Edens. Also in attendance representing the Petitioner was Keith MacVean with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Mr. MacVean introduced the development team to the attendees and provided a review of the rezoning process and time line. Mr. MacVean provided the attendees the upcoming Public Hearing date, Zoning Committee date and the date of the decision on the Petition. Mr. MacVean explained that a rezoning petition for this proposed change is required because the Park Road shopping center, which was originally constructed in 1956 and contains over 100,000 square feet, is a legally non-conforming use (shopping centers over 100,000 square feet are no longer allowed in the B-1 zoning district). As a result changes to the shopping center that involve new building square footage even if the total amount of building area is not increased requires a rezoning petition to be filed. The meeting was then turned over to Lyle Darnall.

Mr. Darnall explained that the rezoning petition was filed to allow the existing Monkey Joe's building and the area around it to be redeveloped with two new buildings. He explained that the existing Monkey Joe's building which contains 14,000 square feet is a functionally obsolete building that due to its configuration is not easily repurposed. He also indicated that only the portion of the Park Road shopping center where the existing Monkey Joe's building is located is

been rezoned. The uses anticipated to replace the existing Monkey Joe's building would be a bank and two restaurants, the allowed square footage would be 14,000 square feet.

He indicated that Edens had spent time studying the shopping center since it had been acquired to determine what was needed and what type of changes should be made. One of the changes the study of the center revealed was the need to extend the active hours of the center. In order to extend the hours of the shopping center Edens felt there was a need to increase the number and type of restaurants located at shopping center. He explained that currently restaurants make up 7% of the tenant mix; the goal of Edens is to increase the number of restaurants in the shopping center so they make up 15% of the tenant mix which would help extend the active hours of the center. He also indicated that the mix of restaurants would include local chefs with good quality food.

Mr. Darnall then described the details of the proposed plan for the Site. He explained that the building anticipated to be occupied by two restaurants had been shifted forward toward Woodlawn Road, as requested by the Planning Department. He also indicated where sidewalks into the Site would be located and how the new sidewalks would connect to the existing sidewalks on the Site and along Woodlawn Road. He also explained that as part of the redevelopment of this Site a pedestrian refuge island would be constructed within Woodlawn Road to make it easier for pedestrian to cross Woodlawn Road.

Mr. Darnall then described the time table for the construction of the new buildings. He indicated once the rezoning process was finished they would anticipating demolition of the existing building later this year with the restaurants to be open for business late in the spring of 2016.

The attendees were then invited to ask questions.

## **II. Summary of Questions/Comments and Responses**

The attendees asked a number of questions about the future tenants for the shopping center. One attendee wanted to know if the rumor that Southern Seasons was going to be a tenant was true. The Petitioner representatives responded that a number of new restaurant concepts were been looked at with a variety of price points and food offerings. It was also explained that at this point in time an additional grocery store is not contemplated for the shopping center. The Petitioner also explained that they were currently working on renovations to portion of the shopping center located adjacent to the Sugar Creek greenway. The changes to this portion of the shopping center included adding trees and creating a better flow to the parking areas. It was also explained that Petitioner was working closely with the County Parks and Recreation on a connection to the Sugar Creek Greenway from the shopping center.

A number of questions were then asked about the site plan that is part of the rezoning request. One attendee wanted to know if the proposed bank would be located across the private drive from the theater and what the size of the bank would be. The bank is proposed to be located along the internal private drive and would be located across from the private drive from existing First Citizens Bank; the proposed bank building is anticipated to contain about 2,800 square feet. One attendee asked that as new restaurants are looked at for the shopping center that the Petitioner try to keep price points in mind.

Questions about would any of the existing driveways be closed and where the pedestrian refuge island would be located were asked. None of the existing driveways to Woodlawn are proposed to be closed with this rezoning request, however, that is something that could occur in the future as a result of additional changes and expansions. The location of the pedestrian refuge island was indicated to the attendees. The refuge island would be located in a portion of the center turn lane of Woodlawn Road and creates an area in Woodlawn Road where pedestrians could wait for traffic to pass by before crossing all the way across Woodlawn Road.

The attendees asked a number of questions about the long term plans for the shopping center. The Petitioner explained that they were working to bring new tenants to the center and would continue to make parking lot changes as well as changes to look of the existing buildings. The current focus was on renovations and improvements the buildings and parking areas located at the rear of the center and along the Sugar Creek Greenway. No major changes are expected in the near future as many of the current tenants are happy and have long term leases that would make it difficult to make significant changes to the existing shopping center.

The attendees were thanked for their time and interest, the meeting was then adjourned.

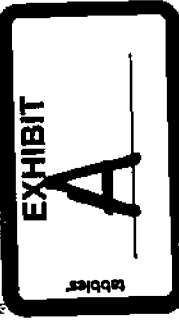
**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No changes to the Petition were made after the Community Meeting.

**PRSC HOLDINGS (EDENS), LLC**

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
Lyle Darnall, Edens  
Steve Teets; Edens  
Matt Crosland; Edens  
Jay Banks; Banks Engineering  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pct. No.	TaxPID	OwnerLastM	OwnerFirst	OwnerFirs	OwnerLast	MainAddr1	MainAddr2	City	State	ZipCode
2015-057	17518205	ABRAM	JOYCE M (LIVING TRUST)			1910 UPSHUR ST NE		WASHINGTON	DC	20018-3242
2015-057	14920420	ACESANDBIRESINVESTMENT LLC				4010 PARK RD		CHARLOTTE	NC	28209
2015-057	14920414	ADAMS-MOORE	KIM			1421 HEATHER LN		CHARLOTTE	NC	28210
2015-057	14920435	ADAMS-MOORE	KIM			6649 SHARON RD		CHARLOTTE	NC	28210
2015-057	14920440	ADAMS-MOORE	KIM			6649 SHARON RD		CHARLOTTE	NC	28210
2015-057	17518203	AUSTIN	JOHN B			1441 HEATHER LN		CHARLOTTE	NC	28202
2015-057	17518305	BAKER	CARL R			922 W 1ST ST		CHARLOTTE	NC	28278
2015-057	14920357	BALATSIAS	TERRY K			14620 RAINBARREL RD		CHARLOTTE	NC	28209
2015-057	14920356	BANK OF THE OZARKS				1420 HEATHER LN		LITTLE ROCK	AR	72231-8811
2015-057	17518207	BEAM	MONA CORA			PO BOX 8811		CHARLOTTE	NC	28209-2168
2015-057	14920512	BROWN	JULIA BASS			1300 REECE RD APT 504		CHARLOTTE	NC	28211
2015-057	14920439	BRYNN INVESTMENTS LLC				1400 HOLMES DR		CHARLOTTE	NC	28209
2015-057	17518206	CAPEHART	ROY E			401 S SHARON AMITY RD STE B		CHARLOTTE	NC	28211
2015-057	17514115	CHARTER VENTURE LLC				3920 HAVEN DR		CHARLOTTE	NC	28209
2015-057	14920352	CULBRETH	WINHRED W			5200 BUFFINGTON RD		ATLANTA	GA	30349
2015-057	14920353	CULBRETH	FAY H		CULBRETH	2300 RED FOX TRL		CHARLOTTE	NC	28211-3765
2015-057	14919107	CUTLER	FAY H		CUTLER	29 E WOODROW AVENUE		BELMONT	NC	28202
2015-057	14919109	CUTLER	BRYANT W		CUTLER	123 BREVARD CT		CHARLOTTE	NC	28202
2015-057	14920350	DEGENSO	BRYANT W		CUTLER	123 BREVARD CT		CHARLOTTE	NC	28202-1926
2015-057	14919108	ECM PARTNERSHIP	ANTHONY JR			1421 DREXEL PL		CHARLOTTE	NC	28209
2015-057	17515103	FAVOR	CHARLES H		FAVOR	PO BOX 12457		CHARLOTTE	NC	28220
2015-057	14920437	FINNICAN	GREGORY J		% ATLANTIC PROPERTIES INC C/O GARY SILVERSTEIN	2020 HASSELL PL		CHARLOTTE	NC	28209
2015-057	17104320	GARMAX LLC				4400 PARK RD		CHARLOTTE	NC	28209
2015-057	14920419	GIANT GENIE CORP				5126 PARK RD #2E		CHARLOTTE	NC	28209
2015-057	17515104	GRIFFIN	MARTHA E		GUINEY	2024 HASSELL PL		CHARLOTTE	NC	28209
2015-057	14920674	GUILFEE	RICHARD DANIEL JR			PO BOX 680035		CHARLOTTE	NC	28216
2015-057	17518221	HALPERN	MARCELO			2742 PICARDY PL		CHARLOTTE	NC	28209
2015-057	17518221	HALPERN	MARCELO A			2742 PICARDY PL		CHARLOTTE	NC	28209
2015-057	17518868	HAUPERN				PO BOX 410151		CHARLOTTE	NC	28209
2015-057	17518868	HAWKINS PARK RD LLC			HILTON	8191 BAY POINTE DR		DENVER	NC	28207
2015-057	14920422	HILTON	JOSEPH A		HILTON	8191 BAY POINTE DR		DENVER	NC	28207
2015-057	14920421	HILTON	JOSEPH A SR			1014 S TRYON ST STE 202		CHARLOTTE	NC	28203
2015-057	14920354	HONEY PROPERTIES INC				711 SANDRIDGE RD		CHARLOTTE	NC	28210
2015-057	17518301	HUFFSTETLER	LOIS H			711 SANDRIDGE RD		CHARLOTTE	NC	28210
2015-057	17518302	HUFFSTETLER	LOIS H			711 SANDRIDGE RD		CHARLOTTE	NC	28210
2015-057	17518336	HUFFSTETLER	LOIS H			1309 REECE RD		CHARLOTTE	NC	28209
2015-057	17518223	IRWIN	NICHOLAS		IRWIN	1414 HEATHER LN		CHARLOTTE	NC	28209-2669
2015-057	14920358	JOHNSON	CHRISTINE F		JOHNSON	401 HAWTHORNE LN SUITE 110-171		CHARLOTTE	NC	28204
2015-057	17515105	JSRM LLC	DAVID A			401 HAWTHORNE LN SUITE 110-171		CHARLOTTE	NC	28204
2015-057	17515107	JSRM LLC				1807 MONTFORD DR		CHARLOTTE	NC	28209
2015-057	17514112	KATPODIS	PAUL		LULA % PIZZA HUT INC	1300 REECE RD		CHARLOTTE	NC	28209
2015-057	17518102	KIMBERLEE APARTMENTS INC				4914 SENTINEL POST RD		CHARLOTTE	NC	28226
2015-057	17518204	KLEITCHES	ATHANASIOS J		KLEITCHES	1426 BEVIS DR		CHARLOTTE	NC	28209
2015-057	14920423	LAUNIEY	MICHELLE			6021 GLENBRIDGE RD		CHARLOTTE	NC	28211
2015-057	17518208	MAYES REAL ESTATE LLC			%LOE D MAYES	6021 GLENBRIDGE RD		CHARLOTTE	NC	28211
2015-057	17518209	MAYES REAL ESTATE LLC			%LOE D MAYES	700 NORTH TRYON ST		CHARLOTTE	NC	28202
2015-057	17518225	MECKLENBURG COUNTY				2016 HASSELL PLACE		CHARLOTTE	NC	28209
2015-057	17515102	MILAS	ALISON		MILAS	3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2015-057	14920625	MOORE	DWAYNE		DRESE	450 SOUTH ORANGE AVE #900		ORLANDO	FL	32803
2015-057	14920619	NATIONAL RETAIL PROPERTIES	THOMAS P III			1914 BRUNSWICK AVE SUITE 2A		CHARLOTTE	NC	28207
2015-057	14920620	PARK AT DREXEL LLC	LP			562 S FAIRVIEW RD		CHARLOTTE	NC	28209
2015-057	17104321	PARK PLACE OF CHARLOTTE LLC				3900 PARK RD		CHARLOTTE	NC	28209
2015-057	14919110	PARK ROAD BAPTIST CHURCH				1330 SOUTH TRYON ST STE 104		CHARLOTTE	NC	28206-6799
2015-057	14920416	PARK ROAD OFFICE LLC				1111 METROPOLITAN AVE STE 700		CHARLOTTE	NC	28236-6799
2015-057	17514117	PARKCELL LLC				PO BOX 525		HUNTERSVILLE	NC	28078
2015-057	17514114	PENNSYLVANIA AVENUE LLC				PO BOX 528		COLUMBIA	SC	29202-0528
2015-057	17518105	PRSC HOLDINGS LLC	DONALD D			PO BOX 528		COLUMBIA	SC	29202
2015-057	17518106	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2015-057	17518107	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2015-057	17518109	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202-0528
2015-057	17518101A	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202-0528
2015-057	17518101C	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202-0528
2015-057	17518101D	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202-0528
2015-057	14920438	RAWSON REALTY LLC				PO BOX 528		COLUMBIA	SC	29202-0528
2015-057	17514101	S I & E INVESTMENTS LLC	SANDERS			PO BOX 528		COLUMBIA	SC	29202
2015-057	14920511	SCHILL	JAMES ERIC		ATTN: SAMI I NAFISI	PO BOX 528		CHARLOTTE	NC	28209
2015-057	17518304	SCHILL	RICHARD		SANDERS	1433 D 3 HEATHER LN		MATTHEWS	NC	28105
2015-057	17515139	SPURRIER	JOHN BLAKE			7935 COUNCIL PL SUITE 200		BAYTON ROUGE	LA	70806
2015-057	14920424	THOMAS	FRANCES			1106 S FOSTER DR APT 12		CHARLOTTE	NC	28205-5549
2015-057	17518202	TURCO	KENNETH W		TURCO	2104 HASSELL PL		CHARLOTTE	NC	28205
2015-057	17518201	VALUGHN & CO				1420 BEVIS DR		CHARLOTTE	NC	28209
2015-057	17518302	VALUGHN & CO LLC				1305 REECE RD		CHARLOTTE	NC	28209
2015-057	14920351	WARTNER	MARIE			2111 DELLWOOD AVE		CHARLOTTE	NC	28209
2015-057	17515109	WELL	NICHOLAS			PO BOX 790946		CHARLOTTE	NC	28206
2015-057	17518224	WELLING	DAVID C			1427 DREXEL PL		CHARLOTTE	NC	28206
2015-057	17518224	WELLING	DAVID C			405 JEFFERSON RD		CHARLOTTE	NC	28206



<b>Pet. No.</b>	<b>FirstName</b>	<b>LastName</b>	<b>OrgLabel</b>	<b>MailAddress</b>	<b>MailCity</b>	<b>MailState</b>	<b>MailZip</b>
2015-057	Michael	Kan	Princeton at Southampton Owners Association	16907 Commons Creek Drive	Charlotte	NC	28277
2015-057	Ron	Batcho	Providence Pointe HOA	14318 Stewarts Bend Lane	Charlotte	NC	28277
2015-057	Sameer	Alzouby		16304 Sturkie Court	Charlotte	NC	28277

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-057 – PRSC Holdings (Edens), LLC**

Subject: Rezoning Petition No. 2015-057

Petitioner/Developer: PRSC Holdings (Edens), LLC

Property: 1.14 acres located on the north side of Woodlawn Road between Park Road and Brandywine Road, a portion of the Park Road Shopping Center (the former Monkey Joe's Bldg. see enclosed map).

Existing Zoning: B-1

Rezoning Requested: NS

**Date and Time of Meeting:** **Wednesday, May 13<sup>th</sup>, 2015 at 7:00 p.m.**

Location of Meeting: Park Road YWCA  
Lib Harkey Board Room  
3420 Park Road  
Charlotte, NC 28208

Date of Notice: Mailed on April 29, 2015

We are assisting PRSC Holdings (Edens), LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 1.14 acres, a portion of the existing Park Road Shopping Center (the "Site" as outlined on the enclosed map) located on the north side of Woodlawn Road between Park Road and Brandywine Road (1601 E. Woodlawn Road, the former Monkey Joe's Bldg.). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone a 1.14 acre Site from B-1 (Business) to NS (Neighborhood Services), to allow the demolition and redevelopment of the former Monkey Joe's building (the remainder of the Park Road Shopping Center is not involved in this Rezoning request).

This rezoning request is for the portion of the Park Road Shopping Center currently developed with a 14,000 square foot building located between the First Citizen Bank and the Fifth Third Bank on Woodlawn Road. The building was last used as a Monkey Joe's restaurant. Due to the configuration and age of the existing building saving and repurposing the existing building is not feasible.

The rezoning request would allow the Petitioner to redevelop this portion of the Park Road Shopping Center with two new buildings. The new uses for the proposed buildings are expected to be a branch bank and two new restaurants. The square footage of the proposed buildings would not exceed 14,000 square feet.

Access to the Site will be from the existing driveways, and no new driveways will be added. Parking areas and circulation around the Site would be very similar to what is currently in place around the existing building.

A new eight (8) foot sidewalk and eight (8) foot planting strip will be provided along Woodlawn Road. The Petitioner will also be installing a pedestrian refuge island within Woodlawn Road to assist pedestrian who wish to cross Woodlawn Road.

**Community Meeting Date and Location**



The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, May 13<sup>th</sup> at 7:00 p.m. at the Park Road YWCA – (Lib Harkey Board Room) at 3420 Park Road, Charlotte, North Carolina 28208.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

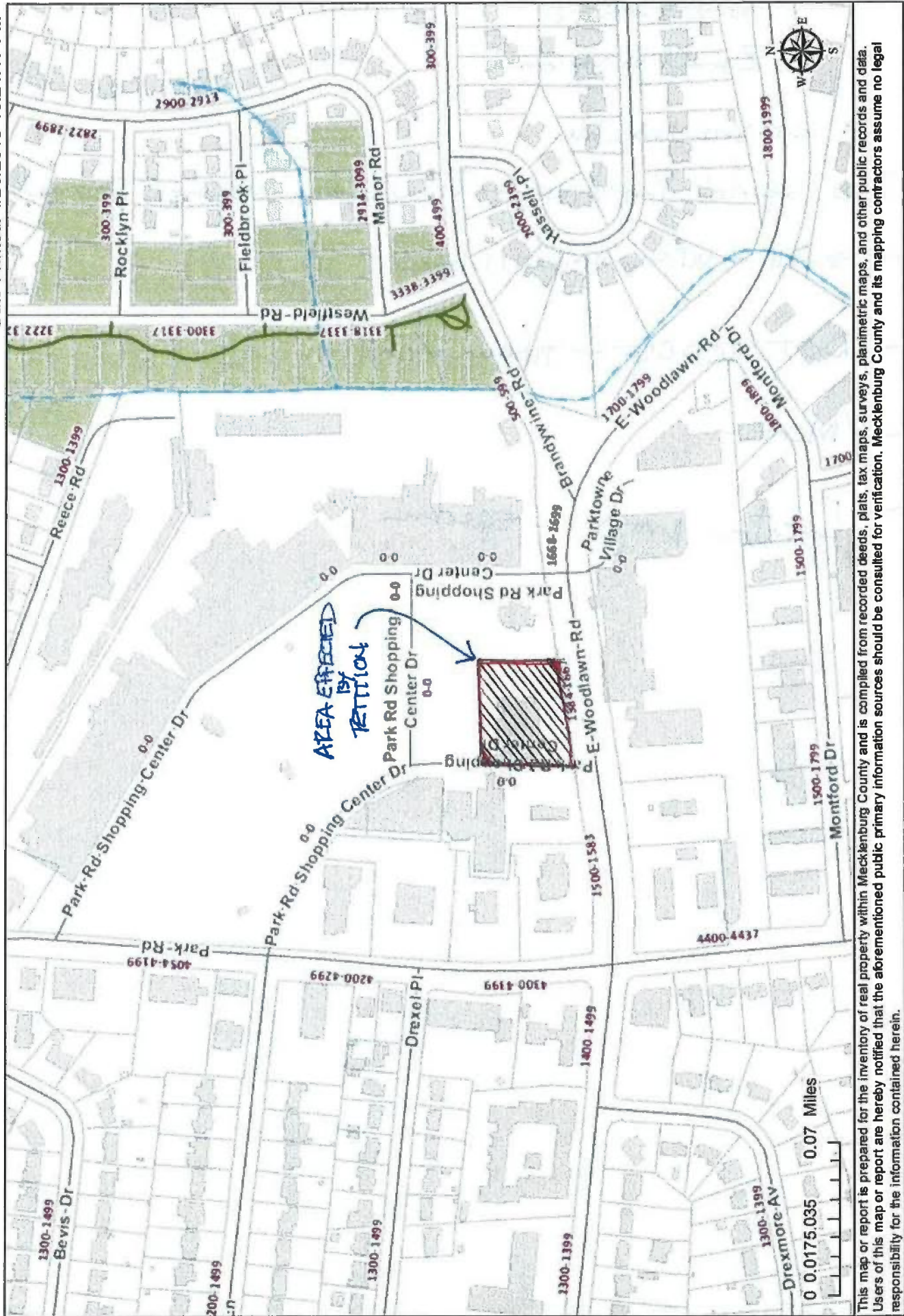
In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Dennis Rorie, Charlotte Department of Transportation (CDOT)  
Lyle Darnall, Edens  
Steve Teets; Edens  
Matt Crosland; Edens  
Jay Banks; Banks Engineering  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

# Polaris 3G Map – Mecklenburg County, North Carolina

## Rezoning Petition No. 2015-057

Date Printed: 4/28/2015 10:24:47 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



PRSC Holdings (Edens), LLC  
 Rezoning Petition 2015-057  
 Community Meeting  
 Wednesday, May 13, 2015 @ 7:00 PM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Sam Perkins	5124 Baker Dr	704-651-5974	ssperkin@gmail.com
2	MV House	414 Sassa P1	704-523-0502	mavery@wchouse.com
3	Douglas Welton	5601 Murray Hill Rd	204-522-1878	douglas-welton@earthlink.net
4	Kristen Bittenger	1357 Duxel place	704-860-4227	KristenGonner@gmail.com
5	Margaret Sexton	4512 Westworth Pl		Margaret.b.sexton@well-fargo.com
6	HEIDI DOPP	1362 Duxmore Ave	704-516-4070	heidi4@carolina.rr.com
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