

COMMUNITY MEETING REPORT  
**Petitioner: MIDTOWN AREA  
PARTNERS II LLC**  
Rezoning Petition No. 2015-079

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:**

Sherri Hartsell 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 (June 9, 2015). A copy of the written notice is attached hereto as Exhibit B. 149 letters were mailed out Nine of the letters were returned as undeliverable

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

The Community Meeting was held on (June 30 2015) at (6 PM) at (2<sup>ND</sup> Floor conference room AT 1300 Baxter St).

**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 Sherri Hartsell, Lucas Chamberlayne and Nick Eller.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Sherri Hartsell, welcomed the attendees and introduced Nick Eller and Lucas Chamberlayne. Sherri Hartsell indicated that the Petitioner proposed to rezone an approximately .292 acre site located at 445 S Kings Drive from the current split zoning of UR-C (CD)/B1 to B1-PED-(CD). Sherri Hartsell and Lucas Chamberlayne 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.

Nick Eller 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. Nick Eller showed 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.

(The first to arrive was Jeff Sloop and Chad Pruett. They arrived at 6:05. We informed them of the rezoning request and showed them elevation drawings of the building for Novant Urgent Care that is now in construction. We explained to them how the property had split zoning and that although the B-1 portion allowed for building signage but the front portion of the building that faces S Kings & Baxter being zoned UR-C CD would only allow for a 6 SQ FT wall sign. Jeff spoke up and said "that is not big enough for a Urgent care" We agreed with him and told them that is the main reason for the rezoning. Jeff Sloop and Chad Pruett understood the request but did however have some questions.

Chad asked about the height of the building. Nick Eller informed them that it was only one story. Jeff and Chad also asked if there was going to be any neon or flashing lights. Lucas Chamberlayne responded by saying the only signage on the building would be individual letters that were internally lit. The size would be based on the zoning ordinance requirements. At 6:15 Jeff and Chad left the meeting. At 6:20 six others arrived. Sylvia Patton, Myron Patton, Donna Grier, Francene McLeod and Virginia Byrum. Introductions were made and Sherri Hartsell explained the rezoning application and reasons for it. Nick Eller showed the elevation drawings and discussed the design of the Novant Urgent Care building. The conference room faced the new building so it was easy to point out details. Donna Grier asked questions about the height of the building and if they were going to have a Helicopter pad at this location. Nick explained that the building was only one story and no helicopters would land here. He explained the entrance was off Baxter Street and pointed out where the parking would be. Questions were also asked about any neon or flashing signs that were proposed for the building. Nick Eller assured them that no neon would be on the building. Sherri Hartsell mentioned that the requested zoning B-1 PED (CD) did not allow for flashing signs. Sherri Hartsell asked if there were any more questions. No questions were asked. We shook their hands and thanked them for coming.

Respectfully submitted, this 6th day of JULY, 2015

Sherri Hartsell

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

## EXHIBIT B

June 9, 2015

Midtown Area Partners II LLC  
1300 Baxter St Suite 155  
Charlotte, NC 28205

RE: Charlotte Rezoning Application# 2015-079, 445 S Kings Drive.  
Parcel numbers 12522802 & 12521496

This letter is to inform you of a meeting to be held on June 30 @ 6 pm at the Midtown Centre conference room. The address is 1300 Baxter Street, the conference room is located on the second floor lobby area next to the elevators.

This meeting is to explain the contents of the requested rezoning application that Midtown Area Partners has submitted to the City of Charlotte. Rezoning Application # 2015-079. The request is to change the current zoning of UR-C CD & B-1 to B1-PED CD. If you have any questions regarding this meeting please contact Sherri Hartsell at 704-791-9789.

Thank you,

*Sherri Hartsell*  
Sherri Hartsell



