

COMMUNITY MEETING REPORT

Petitioner: CitiSculpt, LLC

Rezoning Petition No. 2016-001

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 December 2, 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 December 10th at 6PM at Prosperity Presbyterian Church, 5533 Prosperity Church Rd, Charlotte NC 28269.

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 Shane Seagle, Ryan Stemmer and Jay Pruitt.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Seagle welcomed the attendees, introduced the Petitioner's team, and provided a summary of the Petition.

Mr. Seagle provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and discussed the details/changes of the rezoning Petition.

Mr. Seagle indicated that the proposed Petition was requesting a Site Plan Amendment to the existing rezoning site plan approved in 2004 (Petition # 2004-138) for approximately 3.65 AC (the "Site") located at 4815/4825/4835 Johnston-Oehler Road. Mr. Seagle then explained the changes that were being sought through the Petition. These changes included:

- The removal of the proposed building footprints in the Northwest corner of the plan and replaced by a proposed area of new development that would allow the Petitioner the option of building footprint sizes to better respond to the market.
- The addition of retail being an option for future site usage as opposed to strictly office that was approved through Petition #2004-138.

Then, Mr. Seagle explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners. Meeting minutes covering the discussions between the Petitioner and constituents can be found in **Exhibit D**.

Respectfully submitted, this the 30th day of December, 2015.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department
LaQuett White, Charlotte-Mecklenburg Planning Department
Councilman Greg Phipps, District 4 Representative

Exhibit A

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-001	KAREEM	ABDELNABI		12767 LIVENGOOD LN	CHARLOTTE	NC	28269
2016-001	DIOSA R	ADAMS		12550 MCGRATH DR	CHARLOTTE	NC	28269
2016-001	SONYA	ADAMS		5136 PROSPERITY CHURCH RD	CHARLOTTE	NC	28269
2016-001	SALLY M	AKERS		12524 MCGRATH DR	CHARLOTTE	NC	28269
2016-001	THOMAS L JR	ANDERTON		12763 LIVENGOOD LN	CHARLOTTE	NC	28269
2016-001	SHIRLEY REVOC	ANDRE		4907 KOTLIK DR	CHARLOTTE	NC	28269
2016-001	MARION	ANTHONY-		12520 MCGRATH LN	CHARLOTTE	NC	28269
2016-001	DAVID	BAILEY		6007 LEEDS CT	MONROE	NC	28110
2016-001	BRIAN	BAKER		9143 CHARMINSTER CT	CHARLOTTE	NC	28269
2016-001	CHARISSA	BARR		4952 KOTLIK DR	CHARLOTTE	NC	28269
2016-001	GRETCHEN	BAYER		5112 PROSPERITY CHURCH RD	CHARLOTTE	NC	28269
2016-001	KIMBERLY D	BENN		5108 PROSPERITY CHURCH RD	CHARLOTTE	NC	28269
2016-001	TIFFANY	BENTON		4737 JOHNSTON OEHLER RD	CHARLOTTE	NC	28269
2016-001	SURASAKDI	BHAMORNSIRI		5045 PROSPERITY CHURCH RD	CHARLOTTE	NC	28269
2016-001	GERARD J	BRENNAN		9583 LEDBURY CT NW	CONCORD	NC	28027
2016-001	GERARD J	BRENNAN		9583 LEDBURY CT NW	CONCORD	NC	28027
2016-001	ADAM	BURCH		12558 MCGRATH DR	CHARLOTTE	NC	28269
2016-001	VRIGINIA	BUTLER		4753 JOHNSON OEHLER ROAD	CHARLOTTE	NC	28269
2016-001		C AND B		4845 JOHNSTON OEHLER RD STE 100	CHARLOTTE	NC	28269
2016-001	DEBORAH D	CAMPBELL		4914 KOTLIK DR	CHARLOTTE	NC	28269
2016-001	GREGORY	CARTER		5057 PROSPERITY CHURCH RD	CHARLOTTE	NC	28269
2016-001	AUSTIN	CHEN		1133 METROPOLIAN AVE UNIT 608	CHARLOTTE	NC	28204
2016-001		CHRISTIANA		1610 E ST ANDREWS PL STE B150	SANTA ANA	CA	92705
2016-001	KENNETH	CIBIK		5128 PROSPERITY CHURCH RD	CHARLOTTE	NC	28269
2016-001	TERRENCE J	CLOSSON		4948 KOTLIK DR	CHARLOTTE	NC	28269
2016-001	KIMBERLY A	COBLE		5224 PROSPERITY CHURCH RD	CHARLOTTE	NC	28269
2016-001	CO	COLSON &		2260 MCGILCHRIST ST SE	SALEM	OR	97302
2016-001	COURTNEY L	COUTRET		4962 KOTLIK DR	CHARLOTTE	NC	28269
2016-001	ELLIS M	COVINGTON		4918 KOTLIK DR	CHARLOTTE	NC	28269
2016-001	ABHIJIT	DAS		10777 SAPPHIRE TRAIL	DAVIDSON	NC	28269
2016-001	TALITA R.	DAVIS		5164 PROSPERITY CHURCH RD	CHARLOTTE	NC	28269
2016-001	MITCHELL	DONAHUE		947 HAFNER RD	CHARLOTTE	TN	37036

2016-001	ROME J	DONG	5061 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	KRISTEN L	DOUGLAS	12623 SHUMAN LN	CHARLOTTE NC	28269
2016-001	LORA	EDWARD	12566 MCGRATH DR	CHARLOTTE NC	28269
2016-001	CARRIE J	FAST	4740 JOHNSONT-OEHLER RD	CHARLOTTE NC	28269
2016-001	NICHOLE	FATE	5116 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	THERESE	FELIX	12627 SHUMAN LN	CHARLOTTE NC	28269
2016-001	ANITA R	FIELDS	5212 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	BRYAN L	FITZPATRICK	4744 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001	SHAWANDA L	FORD	4752 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001	JOANNA	FRANCIS	4944 KOTLIK DR	CHARLOTTE NC	28269
2016-001		GBT REAL	10210 PROSPERITY PARK DR	CHARLOTTE NC	28269
2016-001	KENNETH	GOBER	12532 MCGRATH DR	CHARLOTTE NC	28269
2016-001	LEONARD	GROSS	67 CALHOUN RIDGE DR	WAYNESVILL NC	28786
2016-001	BRANDI N	HARRIS	12740 LOGANVILLE DR	CHARLOTTE NC	28269
2016-001	JORDAN	HARRIS	4988 KOTLIK DR	CHARLOTTE NC	28269
2016-001	MARK JR	HATCH	5132 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	JODI-LEIGH	HELMER	P.O. BOX 480747	CHARLOTTE NC	28269
2016-001	BETHANY L	HOFFERT	12465 MCGRATH DR	CHARLOTTE NC	28215
2016-001	RAFAELA	INCHE	12751 LIVENGOOD LANE	CHARLOTTE NC	28269
2016-001	PRIYA	JAGDEO	5140 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	NELLIE	JEREZ	4984 KOTLIK DR	CHARLOTTE NC	28269
2016-001		JEROME	6714 FORTSECUE DR	CHARLOTTE NC	28213
2016-001	JOE	JOYNER	12554 MCGRATH DR	CHARLOTTE NC	28269
2016-001	NATOSHA	KENNEDY	PROSPERITY CHURCH	CHARLOTTE NC	28269
2016-001	TOMMY	KIM	13014 BRICKINGHAM LN	HUNTERSUIL NC	28078
2016-001	WENDY A	KING	4756 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001	PETER CHONG	LEE	9025 BENFIELD RD	CHARLOTTE NC	28269
2016-001	CAROLYN	LONG	4992 KOTLIK DR	CHARLOTTE NC	28269
2016-001	NELSON A	LORETTO	4749 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001		MAJOCUTRI II	1201 BERRY RIDGE RD	CHARLOTTE NC	28270
2016-001		MARPESIA	12546 MCGRATH DR	CHARLOTTE NC	28269
2016-001	DORATHY R	MARTINEZ	4272 SUTWICK DR	CHARLOTTE NC	28269
2016-001	CHARLES	MCALPINE	PO BOX 34781	CHARLOTTE NC	28234
2016-001	FREDY	MENESES	5148 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	RALPH	MERLO	3380 RICHARDS CROSSING	FORT MILL SC	29708
2016-001	KEVIN F	MILLER	12747 LIVENGOOD LN	CHARLOTTE NC	28269
2016-001	WADE F	MIZELLE	5015 PROSPERITY CHURCH RD	CHARLOTTE NC	28269

2016-001	WADE F	MIZELLE	5015 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	JACQUELINE R	MORRIS	12540 MCGRATH DR	CHARLOTTE NC	28216
2016-001	PAUL	MOSLEY	12562 MCGRATH LN	CHARLOTTE NC	28269
2016-001	IFEANYI U	MWANGWU	5208 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	EDUARDO	NAVAS	4966 KOTLIK DR	CHARLOTTE NC	28269
2016-001	LAUREN	NGUYEN	5053 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	RICHARD X	NGUYEN	7227 BAREFOOT FOREST DR	CHARLOTTE NC	28269
2016-001	JAMES A	NHAN	4958 KOTLIK DR	CHARLOTTE NC	28269
2016-001	DAVID	ONDECKER	5220 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	HEATHER	PALMER	4729 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001		PARROTT LLC	23871 MADISON ST	TORRANCE CA	90505
2016-001		PARROTT LLC	23871 MADISON ST	TORRANCE CA	90505
2016-001	JITAL	PATEL	PO BOX 346	GAINESVILLE VA	20156
2016-001	JONATHAN R	PAUL	12755 LIVENGOOD LN	CHARLOTTE NC	28269
2016-001	VESNA	PAULER	12759 LIVENGOOD LN	CHARLOTTE NC	28269
2016-001	JOHN	PETROCELLI	4745 JOHNSON OEHLER ROAD	CHARLOTTE NC	28269
2016-001	GLORIA H	PHILLIPS	9217 BENFIELD RD	CHARLOTTE NC	28269
2016-001	TAWANA	POWELL	5144 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	CAROLINA	PRECIADO	4757 JOHNSON OEHLER RD	CHARLOTTE NC	28269
2016-001	INC	PROSPERITY	PO BOX 11906	CHARLOTTE NC	28220
2016-001		PROSPERITY	16740 BIRKDALE COMMONS PKWY	HUNTERSUIL NC	28078
2016-001		PROSPERITY	16740 BIRKDALE COMMONS PKWY	HUNTERSUIL NC	28078
2016-001		PROSPERITY	16740 BIRKDALE COMMONS PKWY	HUNTERSUIL NC	28078
2016-001		PROSPERITY	16740 BIRKDALE COMMONS PKWY	HUNTERSUIL NC	28078
2016-001		PROSPERITY	1329 E MOREHEAD ST SUITE 200	CHARLOTTE NC	28204
2016-001		PROSPERITY	PO BOX 34781	CHARLOTTE NC	28234
2016-001		PROSPERITY	16740 BIRKDALE COMMONS	HUNTERSUIL NC	28078
2016-001		PROSPERITY	16740 BIRKDALE COMMONS	HUNTERSUIL NC	28078
2016-001		PROSPERITY	16740 BIRKDALE COMMONS	HUNTERSUIL NC	28078
2016-001	ASSO, INC.	PROSPERITY	201 N TRYON ST #2650	CHARLOTTE NC	28202
2016-001	ASSO, INC.	PROSPERITY	201 N TRYON ST #2650	CHARLOTTE NC	28202
2016-001		PROSPERITY	4530 PARK RD #210	CHARLOTTE NC	28220
2016-001		PROSPERITY	4530 PARK RD #210	CHARLOTTE NC	28220
2016-001		PROSPERITY	PO BOX 1376 MIDTOWN	NEW YORK NY	10018
2016-001		PROSPERITY	126 BEACH 135TH STREET	BELLE NY	11694
2016-001		PROSPERITY	PO BOX 1376 MIDTOWN	NEW YORK NY	10018
2016-001		PROSPERTY	521 E MOREHEAD ST STE 405	CHARLOTTE NC	28202

2016-001		PROSPERTY		521 E MOREHEAD ST STE 405	CHARLOTTE NC	28202
2016-001		PROSPERTY		521 E MOREHEAD ST STE 405	CHARLOTTE NC	28202
2016-001		PROSPERTY		521 E MOREHEAD ST STE 405	CHARLOTTE NC	28202
2016-001	INC	PROSPERTY		201 N TRYON ST #2650	CHARLOTTE NC	28202
2016-001	BARRY	RHODIE		4760 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001	WHITNEY N	RICE		5232 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	KIMBERLY	ROBINSON		4980 KOTLIK DR	CHARLOTTE NC	28269
2016-001	HELEEN J	SAELENS		4733 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001	STEPHANIE	SALAZAR		12536 MCGRATH DR	CHARLOTTE NC	28269
2016-001	OLIVIA J	SESSOMS		4936 KOTLICK DR	CHARLOTTE NC	28269
2016-001		SNR 24 SHADS		1345 AVENUE OF THE AMERICAS 46TH	NEW YORK NY	10105
2016-001	GERALDINE	SQUICIARINE -		4974 KOTLIK DR	CHARLOTTE NC	28269
2016-001	LORELEI	STANISLAS		4926 KOTLIK DR	CHARLOTTE NC	28269
2016-001	LETISHA	STEELE		4339 KOBUK LN	CHARLOTTE NC	28262
2016-001	HEATHER D	STONE		4732 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001	TRANISHA	STROUD		12619 SHUMAN LN	CHARLOTTE NC	28269
2016-001	BRENDA L	TAYLOR		12528 MCGRATH DR	CHARLOTTE NC	28269
2016-001		TRUE HOMES		2649 BREKONRIDGE CENTRE DR	MONROE NC	28110
2016-001	JAMIE B	VELAZQUEZ		1148 JACKSON RD	WEBSTER NY	14580
2016-001	PASTORIA Y	WEIR		12469 MCGRATH DR	CHARLOTTE NC	28269
2016-001	ALICE E	WIGGINS		4736 JOHNSTON OEHLER RD	CHARLOTTE NC	28269
2016-001	NORMA	WOODRUFF		5116 PROSPERITY CHURCH RD	CHARLOTTE NC	28269
2016-001	OSWALDO V	ZEAS		4940 KOTLIK DR	CHARLOTTE NC	28269
2016-001	Cindy	Peninger	Devonshire NA	4816 Avalon Forest Lane	Charlotte NC	28269
2016-001	Jason	Cook	Hampton Place HOA	12228 Hampton Place Drive	Charlotte NC	28269
2016-001	Stacie	Purcell	Highland Creek HOA	6121 Chavel Lane	Charlotte NC	28269
2016-001	Robert	Harris	Katelyn Moors Garden Club	10409 Katelyn Drive	Charlotte NC	28269
2016-001	Rozel	Tolliver	Madison Park at Wallace Farms HOA	10145 Madison Park Drive	Charlotte NC	28269
2016-001	Joyce	Gonzalez	Madison Park at Wallace Farms HOA	9302 White Aspen Place	Charlotte NC	28269
2016-001	Donald	Oehler	Mallard Creek Community	4503 Ridge Road	Charlotte NC	28269
2016-001	Pete	Bozza	Prosperity Region Area Mgt. (PRAM)	12310 Panthersville Drive	Charlotte NC	28269
2016-001	Margarita	Lizarra	Prosperity Village HOA	12525 Jessica Place	Charlotte NC	28269
2016-001	Valeria	Avery	Remount / Parker Heights	10109 Fairlea Drive	Charlotte NC	28269
2016-001	Sandra	Lail	Rolling Oaks	12334 Heritage Hills Ln	Charlotte NC	28269
2016-001	Willie	Jefferson	Villages of Leacroft (FUME)	4528 Highcroft Lane	Charlotte NC	28269
2016-001	Joseph	Mercier	Villages of Leacroft HOA	3020 Prosperity Church Rd	Charlotte NC	28269

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2016-001 filed by CitiSculpt, LLC to rezone approximately 3.65 acres located at 4815/4825/4835 Johnston-Oehler Road for office and retail use.

Dear Constituent,

This letter is written to provide you with information of a community meeting for rezoning petition 2016-001 which has been filed with the Charlotte-Mecklenburg Planning Commission. CitiSculpt is seeking to rezone 3.65 acres located at 4815/4825/4835 Johnston-Oehler Road from NS to NS (SPA). The petition would rezone the parcels from just office to office and retail use.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, CitiSculpt will hold a the scheduled community meeting prior to the Public Hearing on this rezoning petition for the purposes of discussing this rezoning proposal. While this community meeting is part of the required process of the rezoning petition, it also allows the community residents a place and time to discuss the proposed petition. We hope this community meeting will be an appropriate forum to allow the community residents to understand CitiSculpt's thoughts on the rezoning petition, as well as a place to hear and understand the community's concerns. The following outlines the basic information for the community meeting:

Date and Time of Meeting:	Thursday, December 10, 2015 at 6:00 pm
Place of Meeting:	5533 Prosperity Church Rd
Petitioner:	CitiSculpt, LLC
Petition Number:	2016-001

We look forward to meeting and sharing with you and your community the rezoning proposal and the thoughts on the development of the independent living community. We also look forward to a frank and open conversation on this matter and the continuation of the rezoning process.

Sincerely,



Shane Seagle

Date Mailed: December 2, 2015

EXHIBIT D

Prosperity Park, CitiSculpt LLC

Meeting Minutes

December 10, 2015

Present: Shane Seagle, Ryan Stemmer and Jay Pruitt

Announcements

Shane Seagle, welcomed the attendees and introduced the CitiSculpt team. The proposed rezoning of approximately 3.65 AC site, 4815/4825/4835 Johnston-Oehler Road from NS to NS (SPA) for office and retail use was detailed. The rezoning process was explained and concerns from nearby residents and property owners were addressed.

Discussion

- **Constituents Questions and Concerns**

- **Geraldine Squicarine-Wex of 4974 Kotlic Dr** was the first to ask a question about the proposed site. She was concerned the rezoning may affect her home value.
- Mr. Seagle then explained the exact location of the area being rezoned and its relative location to her residence. Mr. Seagle also explained that the rezoning was not going to change the overall developable space that was currently allowed, just that it would allow for the possibility of retail.
- She also wanted to know what kind of tenants would occupy the development and that she would like to see a Bank of America or Post Office.
- **Ralph Merlo of 3380 Richards Crossing, Ft Mill** who owns a rental property at **5133 Prosperity Church Rd**, which is within walking distance to new development.
- Mr. Seagle explained who CitiSculpt is and what our rezoning was proposing, which was the option to include retail tenants as well as office tenants in the development.
- Mr. Merlo wanted to know what kind of retail and he was concerned about the type. He stated that he didn't want a tattoo parlor or any type of business with similar characteristics. Mr. Seagle told Mr. Merlo that the types of businesses allowed were those that are allowed under the NS zoning designation.
- Mr. Merlo talked about his rental property that he has owned for six years and said he would like to see a pizzeria/Chinese restaurant.
- Mr. Merlo also asked when we would break ground.
- Mr. Seagle explained that it would be sometime in late 2016 and that it depended on finding a tenant.
- Mr. Merlo wanted to know how many stories would the building be and what it would look like.
- Mr. Seagle told him that the current plan was to be a one story building and will be similar in character to the existing buildings in the area, but the existing conditional plan and current rezoning would allow for 2-story buildings.
- Both constituents were given business cards in case they had any further questions arise.

Adjournment

The meeting was concluded at 6:30 PM.