

## **Community Meeting Report**

**Petitioner: Dr. Michael Berglass, DDS  
Rezoning Petition No. 2016-037**

**Property:** Approx. 0.44 acres located on the south side of Central Avenue between Crystal Road and Cyrus Drive (the "Site"). Requested Site Plan Amendment to Petition #2008-157 to allow expansion of the existing dental office on the Site, zoned UR-C (CD).

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

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES**

The required Community Meeting was held on February 29, 2016 at 6:00pm. A representative of the petitioner mailed a notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** on February 18, 2016. A copy of the written notice is attached as **Exhibit B**.

### **TIME & LOCATION OF MEETING**

The Community Meeting required by the Ordinance was held on February 29, 2016 at 6:00pm, at Christ Central Church, at 3646 Central Avenue, Charlotte, NC 28205.

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

Several representatives of community organizations were present among the residents attending, including members of the Commonwealth Park Neighborhood Association and Merry Oaks Neighborhood Association. The sign-in sheet from the Community Meeting is attached as **Exhibit C**.

The petitioner's representatives present for the required Community Meeting included Dr. Michael Berglass of Central Avenue Dental. Also in attendance from the firm Neighboring Concepts were Daniel McNamee and Eric Orozco.

### **SUMMARY OF THE ISSUES DISCUSSED AND CHANGES MADE TO THE PETITION AS A RESULT OF THE MEETING**

For a record of the presentation and matters discussed with the community at the meeting, see the attached **Meeting Summary**. The petitioner presented and discussed the concepts of the proposed plan. The petitioner agreed with the residents gathering to incorporate additional conditions to address the concerns of the attendees in accommodating the expansion of the dental office. The petitioner will submit a revised petition that includes a condition requiring notification of the neighborhood associations with regard to administrative changes to the plan, a condition restricting the commercial use of the site to dental office use, and several conditions bearing on design.

## **MEETING SUMMARY**

### **Introductions**

Eric Orozco of Neighboring Concepts welcomed the attendees at the meeting and introduced the project team members. He then invited the community residents attending to make their introductions.

### **Overview of Petition # 2016-037**

Eric Orozco began the petitioner's presentation by describing the details of the dental office site plan amendment being requested. He explained that Dr. Berglass needed to expand his office with an 1,100 square foot rear addition to the present building. A former single family home, the expansion will also allow him to improve the layout of the existing space by renovation.

The expansion would add four parking spaces and place a new building at the rear connecting to the existing building with a short hallway. The expansion would remove a cedar tree and replace the existing garage at the back of the property. The new parking area would be accessed from the existing driveway to the garage. Therefore, with three existing parking spaces at the front, there are 7 parking spots total. Because of the UR-C zoning, Eric explained that only 7 parking spaces are allowed for the proposed total 2,925 sq. ft. of office space (UR-C caps parking at 1 space per 400 sq. ft. of nonresidential space).

Eric explained a site plan amendment to the former petition (#2008-157) was needed to be executed through the rezoning public process for a few reasons. The approved 2008 rezoning limits the dental office use to the existing building. As well, the expansion's size (1,100 sq. ft.) and its proposed location building nearer to the adjacent residence preclude an approval through an administrative site plan amendment.

The audience had several questions...

Q: Can you clarify the use of the open corner lot between Crystal Road and the existing office (3400 Central Avenue)?

A: It will remain the same; it is zoned R-22MF, allowing multifamily use.

Q: What is the purpose of creating such a large addition if only three patients can be seen at one time?

A: There are other needs within the practice to maintain patient care. Currently, there is an awkward work flow, including the fact that the staff room is in the garage. Dr. Berglass has no office to meet with one on one with patients. As well, the lab is in the middle of the office (a use that is noisy), and there are other conflict points between activities that need better separation.

Q: Will there be access to the parking lot from Crystal Road?

A: Not as proposed.

Q: Why aren't the sites being developed together as it was once being discussed?

A: We would prefer to maintain the value of the property for its designated multifamily use. A mixed use would be difficult to finance with the addition and would start limiting the future development options. Simply, the amount of space needed can be accommodated completely within the present office parcel. Also, the smaller building placed in the rear does not detract from what is there and protects the current neighborhood character.

Q: What is the distance from the addition to the neighbor's property?

A: A bit more than 20 feet. There is currently a 20 foot rear yard maintained with a board fence at the back. The rear yard is planted with evergreen plantings that serve as a buffer.

## Community Input and Discussion

Eric Orozco explained that he had contacted Nancy Pierce of the Merry Oaks Neighborhood Association to help generate community input regarding the petition early in February. The Petitioner team has been working with the leaders of the Merry Oaks and Commonwealth Park neighborhood associations. A list of proposed changes were organized from the feedback received from residents and a list of conditions both neighborhoods would like to see incorporated has been drawn up (these were circulated at the meeting as part of the handouts distributed, provided in Appendix D).

Nancy Pierce led the discussion on the individual points of the requested conditions. The Petitioner team discussed these with the meeting attendees. The following are the individual changes that were discussed:

1. **Restricting to Dental Office Use.** To the "Permitted Uses", the neighborhoods would like to see the use of the site restricted to dental office use, as reflected in the 2008 rezoning, in order to prevent unwanted commercial uses from acquiring the site. Eric Orozco explained that the Petitioner team would be open to limiting the nonresidential use of the site, but would probably further add language that the property be able to revert to its former residential use in order to not greatly restrict Dr. Berglass's resale options.
2. **Signage approved by the Merry Oaks and Commonwealth Park Neighborhoods.** The associations would like to reinsert the requirements for signage as reflected on the 2008 and further require a condition stating the sign structure match the red brick material. A rendering of the sign should be indicated on the site plan. Furthermore, they request a condition that the design be approved by the Merry Oaks and Commonwealth Park Neighborhood Associations. The petitioner team agreed to prepare a rendering of the design for approval by the neighborhoods, which is to be inserted into the site plan.
3. **Amendments on Lighting Fixtures.** Additional wording is requested regarding the kind of fixtures allowed, which the petitioner team will incorporate.
4. **Amendments to the Rezoning Plan.** The condition from the 2008-157 rezoning requiring the property owner to notify both the Merry Oaks and Commonwealth Park Neighborhood Associations when submitting a request for administrative site plan amendments shall be reinserted into this petition.

## Next Steps

Eric explained the Petitioner will prepare the changes agreed to above and continue working with the neighborhoods. He also went through the important dates ahead on the rezoning.

If approved, construction work on the dental office expansion is anticipated to begin within the end of the year.

## Conclusion of Meeting

A few of the attendees expressed that the design fulfilled the character of the neighborhood and thanked the design team for their effort.

After the final comments were wrapped up, Eric Orozco closed out the meeting and thanked the attendees for participating.

Respectfully submitted, this 6<sup>th</sup> day of March, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-037	12906201	3400 CENTRAL AVE LLC				7010 SETON HOUSE LN		CHARLOTTE	NC	28277
2016-037	12906215	3410 CENTRAL AVENUE LLC				3410 CENTRAL AV		CHARLOTTE	NC	28205
2016-037	09512151	ANDREWS	VIVIAN W			1625 MERRY OAKS RD APT D		CHARLOTTE	NC	28205
2016-037	09512130	BARKER	DAVID L	JANIE H	BARKER	412 LIVINGSTON DR		CHARLOTTE	NC	28211
2016-037	09512132	BARTEL	AMY			1605 MERRY OAKS RD # F		CHARLOTTE	NC	28205
2016-037	12906303	BENTON	GORDON N			3 JUPITER HILLS DR		WEAVERVILLE	NC	28787
2016-037	09512173	BLUE	THOMAS W			214 N IRWIN AVE		CHARLOTTE	NC	28202
2016-037	09512149	BRASHIER	ADRIAN WALLACE			1625 MERRY OAKS RD #B		CHARLOTTE	NC	28205
2016-037	12906135	BRECOLE INVESTMENTS LLC				11136 VILLA TRACE PL		CHARLOTTE	NC	28277
2016-037	09512133	BROACH	JAMES	LINDA	BROACH	2240 PROVIDENCE RD		CHARLOTTE	NC	28211
2016-037	09512142	CAMACHO	JOSE FEDERICO			12109 VEIRS MILL ROAD		SILVER SPRING	MD	20906
2016-037	09512156	CRAVER	PENCIE D			1635 MERRY OAKS RD APT A		CHARLOTTE	NC	28205
2016-037	09512135	DANIELS	MONICA A			1607 MERRY OAKS RD APT B		CHARLOTTE	NC	28205
2016-037	09512164	EDDINS	GEORGE EDGAR III			PO BOX 32865		CHARLOTTE	NC	28232
2016-037	09512138	EDENFIELD	JOSEPH GREGORY			1607 MERRY OAKS RD APT E		CHARLOTTE	NC	28205
2016-037	09512147	EDWARDS	JEANNE C			1615 MERRY OAKS RD APT G		CHARLOTTE	NC	28205
2016-037	09512155	ESCOTO	MIGUEL A			8115 BEGONIA WAY		GAITHERSBUR MD	NC	20879
2016-037	09512175	FALLAR	ADELIA C			1616 FLYNWOOD DR APT C		CHARLOTTE	NC	28205
2016-037	09512176	FALLAR	ADELIA C			1616 FLYNWOOD DR #D		CHARLOTTE	NC	28205
2016-037	12906209	FOUT	WYATT			1433 CYRUS DR		CHARLOTTE	NC	28205
2016-037	09512140	GRAYSON	RICHARD EUGENE			1607 MERRY OAKS RD # G		CHARLOTTE	NC	28205
2016-037	09512178	HANSON	JENNIFER L	WILLIAM E	HANSON	1616 FLYNWOOD DR APT F		CHARLOTTE	NC	28205
2016-037	09512153	HILTZ	F PETER IV			2221 PARK RD #101		CHARLOTTE	NC	28203
2016-037	09512163	HILTZ	F. PETER	LYNNE BRADLEY	HILTZ	PO BOX 11171		CHARLOTTE	NC	28220
2016-037	09512150	HILTZ MANAGEMENT CO INC				2221 PARK RD 101		CHARLOTTE	NC	28203
2016-037	09512154	HILTZ MANAGEMENT CO INC				2221 PARK RD 101		CHARLOTTE	NC	28203
2016-037	12906136	HOLSCLAW	ANGELA NANCE		FREDERICK JR & S N MALLOY	1518 CYRUS DR		CHARLOTTE	NC	28205
2016-037	12906205	HUNSUCKER	WILBURN H JR	JULIANNE J	HUNSUCKER	1627 THE PLAZA		CHARLOTTE	NC	28205
2016-037	12906213	IVIN-EVA PROPERTIES LLC				15834 WALDROP HILL CT		HUNTERSVILLE	NC	28078
2016-037	12906214	IVIN-EVA PROPERTIES, LLC				2401 TUCKASEEGEE RD		CHARLOTTE	NC	28266
2016-037	09512169	JANUARY	ROBERT B	LORI M	JANUARY	PO BOX 974		BELMONT	NC	28012
2016-037	09512137	JANUARY	ROBERT B	LORI M	JANUARY	PO BOX 974		BELMONT	NC	28012
2016-037	09512127	JOHNSON	ROSA K			935 MILLARD CT		DAYTONA BEACH	FL	32117
2016-037	09512202	KITCHEN	JAMES BROCK			6100 COATBRIDGE LN		CHARLOTTE	NC	28212
2016-037	09512136	KOEHLER	HENRY GEORGE IV			1607 MERRY OAKS RD UNIT C		CHARLOTTE	NC	28205
2016-037	09512139	KOEHLER	SYLVIA L			PO BOX 11262		CHARLOTTE	NC	28220
2016-037	09512134	KOFFMAN	MICHAEL K			1607-A MERRY OAKS RD		CHARLOTTE	NC	28205
2016-037	12906153	LAMER	MARY C	LLOYD F	GRIFFIE	1519 CRYSTAL RD		CHARLOTTE	NC	28205
2016-037	09512114	LEE	FRANK P			155 ONEIDA ST		ST AUGUSTINE	FL	32084
2016-037	09512128	MARSHALL	HEATHER D			1605-B MERRY OAKS RD		CHARLOTTE	NC	28205
2016-037	09512146	MATTHEWS	TINY			1615 MERRY OAKS RD APT F		CHARLOTTE	NC	28205
2016-037	09512158	MEANS	REGINALD C		CAROLYN LATIMORE	234 S CLARKSON ST		CHARLOTTE	NC	28205
2016-037	09512172	MEHTA	KURANG	VARSHA	MEHTA	7600 WALLACE LN		CHARLOTTE	NC	28212
2016-037	09512167	METZ	DERONDA D			1614 FLYNWOOD DR APT C		CHARLOTTE	NC	28205
2016-037	12906203	MURPHY	ANDREW THOMAS			1534 CRYSTAL DR		CHARLOTTE	NC	28269
2016-037	09512177	NEWTON	ROBERT C			1616 FLYNWOOD DR APT E		CHARLOTTE	NC	28205
2016-037	09512161	NG	EDWIN			1635 MERRY OAKS RD		CHARLOTTE	NC	28205
2016-037	09512144	NIXDORF	ELIZABETH			1615 MERRY OAKS RD #D		CHARLOTTE	NC	28205
2016-037	09512131	O'CONNOR	JOE			322 ROBINLYNN RD		MATTHEWS	NC	28105
2016-037	09512168	OWENS	EDDIE			1614 FLYNWOOD DR		CHARLOTTE	NC	28205
2016-037	09512165	PEARSON	RONALD GENE			1614 FLYNWOOD DR #A		CHARLOTTE	NC	28205
2016-037	09512162	RACHED	ALBERT S			PO BOX 18272		CHARLOTTE	NC	28218
2016-037	09512157	RAMSEY	JANICE GAIL		(NAME CHANG)	1635 MERRY OAKS RD APT J		CHARLOTTE	NC	28205
2016-037	12906137	REDMOND	JAMES			1510 CYRUS DR		CHARLOTTE	NC	28205
2016-037	12906204	ROBERTS	MARGARET T			1526 CRYSTAL RD		CHARLOTTE	NC	28205
2016-037	09512141	ROSSI	MILDRED JEAN			1615 MERRY OAKS RD APT A		CHARLOTTE	NC	28205
2016-037	09512170	ROZYCKI	KATHERINE A			1614 FLYNWOOD DR #F		CHARLOTTE	NC	28205
2016-037	09512179	RSS SCATTERED SITE CONDOS	INC			PO BOX 49222		CHARLOTTE	NC	28277
2016-037	12906202	SALADINO	ANGELA LYNN			1542 CRYSTAL RD		CHARLOTTE	NC	28205
2016-037	12906302	SALEM	GEORGE PATRICK			5411 ADDISON DR		CHARLOTTE	NC	28211
2016-037	09512180	SANDLIN	PRESTON	MARGARET L	SANDLIN	1625 MERRY OAKS RD # J		CHARLOTTE	NC	28205
2016-037	09512159	SCANLAN	BARRY A	CHRISTOPHER	SCANLAN	1308 HEATHERLOCH DR		GASTONIA	NC	28054
2016-037	09512143	SCHAMBERG	ALEXANDER MINOR			1615 MERRY OAKS RD #C		CHARLOTTE	NC	28205
2016-037	12906210	SNYDER	CARRIE H			1501 CYRUS DR		CHARLOTTE	NC	28205
2016-037	09512145	SNYDER	WILLIAM SLOAN			1615 MERRY OAKD RD UNIT E		CHARLOTTE	NC	28205
2016-037	09512148	TANG	NGA			PO BOX 690073		CHARLOTTE	NC	28227
2016-037	09512174	THAKUR	LALIT			7204 ASHTON GATE DR		CHARLOTTE	NC	28270
2016-037	12906212	THEILING	MARY ELLEN			1519 CYRUS DR		CHARLOTTE	NC	28205
2016-037	09512129	THOMAS	ANN		FRANK FEASTER	1605 MERRY OAKS RD APT C		CHARLOTTE	NC	28205
2016-037	09512160	TODD	SAMUEL JOSEPH IV			1635 MERRY OAKS RD #D		CHARLOTTE	NC	28205
2016-037	12906304	VILLANI	AMANDA	PAUL	VILLANI	1531 CRYSTAL RD		CHARLOTTE	NC	28205
2016-037	09512166	WATERS	JASON			1614-B FLYNWOOD DR		CHARLOTTE	NC	28205
2016-037	12906211	WILSON	RALPH K III			1511 CYRUS DR		CHARLOTTE	NC	28205
2016-037	09512171	WOODMERE HOMEOWNERS ASSOCIATION				4523 PARK RD UNIT 201A		CHARLOTTE	NC	28209
2016-037	09512152	YOUNG	JAMES F	STEPHANIE	MEIER	2600-F CENTRAL AVE		CHARLOTTE	NC	28205

# EXHIBIT A

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailSt	MailZip
2016-037	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC	28205
2016-037	Stephen	Young	Kilborne Acres NA	4213 Maureen Drive	Charlotte	NC	28205
2016-037	Nancy	Pierce	Merry Oaks NA	1637 Flynnwood Drive	Charlotte	NC	28205
2016-037	Seth	Martin	Briar Creek-Commonwealth	3625 Commonwealth Avenue	Charlotte	NC	28205
2016-037	Gay	Andersen	Commonwealth Park NA	Post Office Box 18833	Charlotte	NC	28218
2016-037	Roberta	Farman	Medford Acres NA	3944 Belcross Drive	Charlotte	NC	28205
2016-037	Ben	Kinney	Commonwealth Park NA	Post Office Box 18833	Charlotte	NC	28218
2016-037	Debra	Gilbert	Commonwealth Park NA	1360 Carolyn Drive	Charlotte	NC	28205
2016-037	Carolyn	Millen	Eastway Park/Sheffield Park NA	1121 Westchester Boulevard	Charlotte	NC	28205
2016-037	Annette	Gee	Shadowood Appartments	1719 Eastcrest Drive	Charlotte	NC	28205
2016-037	Shane	Johnson	Commonwealth and Mornignside NA	1308 Morninside Drive	Charlotte	NC	28205
2016-037	Julie	Shadrick	Villages of Leacroft HOA	919 Norland Rd	Charlotte	NC	28205
2016-037	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC	28205
2016-037	James	Brown	Medford Acres HOA	4128 Sheridan Drive	Charlotte	NC	28205
2016-037	Mary	McDermott	Kilborne Acres NA	2944 Enfield Road	Charlotte	NC	28205
2016-037	Adam	Richman	Plaza Midwood Neighborhood Association	Post Office Box 9394	Charlotte	NC	282999394
2016-037	Allison	Billings	Commonwealth Park NA	3136 Commonwealth Avenue	Charlotte	NC	28205
2016-037	Jeannie	Fennell	Commonwealth-Morningside Neighborhood Association	1513 Ivey Drive	Charlotte	NC	28205

**CITY OF CHARLOTTE, NORTH CAROLINA  
MAYOR AND CITY COUNCIL, 2015-2017**

Office	Contact Information
Jennifer W. Roberts Mayor	600 E. 4 <sup>th</sup> Street Charlotte, NC 28202-2244 Telephone: 704-336-2241 <a href="mailto:mayor@charlottenc.gov">mayor@charlottenc.gov</a>
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Kenny Smith Council Member, District 6	600 E. 4 <sup>th</sup> Street Charlotte, NC 28202-2244 Telephone: 704-574-7241 <a href="mailto:krsmith@charlottenc.gov">krsmith@charlottenc.gov</a>
Edmund H. Driggs Council Member, District 7	600 E. 4 <sup>th</sup> Street Charlotte, NC 28202-2244 Telephone: 704-432-7077 <a href="mailto:ed@eddriggs.com">ed@eddriggs.com</a>

**NOTICE TO INTERESTED PARTIES**  
**OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by Dr. Michael Berglass, DDS to seek a rezoning site plan amendment for the approximately 0.44 acre parcel located on the south side of Central Avenue, between Crystal Road and Cyrus Drive, in order to allow an expansion of the existing dental office on this site.

Meeting Date/ Time: **Monday, February 29, 2016 at 6:00 p.m.**

Place of Meeting: Christ Central Church  
3646 Central Avenue  
Charlotte, NC 28205

Petitioner: Dr. Michael Berglass, DDS

Petition No.: 2016-037

We are assisting Dr. Michael Berglass, DDS (the "Petitioner") in connection with the Rezoning Petition (no. 2016-037) he has filed with the Charlotte-Mecklenburg Planning Department seeking a Site Plan Amendment to the approved Rezoning Petition no. 2008-157 for the 0.44 acre parcel, 3410 Central Avenue, located on the south side of Central Avenue between Crystal Road and Cyrus Drive (the "Site"). The purpose of the rezoning site plan amendment is to allow a rear building addition of 1,100 square feet for the existing dental office on the Site.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the March 21, 2016 Public Hearing on this Petition for the purpose of discussing the rezoning site plan amendment with nearby property owners and organizations. The Charlotte- Mecklenburg Planning Department'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 the Rezoning Petition on **Monday, February 29, 2016 at 6:00 p.m. at Christ Central Church, located at 3646 Central Avenue.**

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to the Rezoning Petition. In the meantime, should you have any questions or comments about this matter, please call Eric Orozco at 704-374-0916, ext. 234.

cc: Council Member Patsy B. Kinsey

Date Mailed: February 17, 2016

COMMUNITY MEETING SIGN-IN SHEET  
 PETITIONER: DR. MICHAEL BERGLASS, DDS  
 DEVELOPMENT REZONING PETITION NO. 2016-037

SITE: SOUTH SIDE OF CENTRAL AVE. BETWEEN CRYSTAL RD. & CYRUS DR.

February 29, 2016

6:00 PM, Christ Central Church at 3646 Central Avenue

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

Please **PRINT CLEARLY.**

NAME	ADDRESS	PHONE NO.	EMAIL
Susan Crossland	3101 Barnhill Dr.	704.608.2596	scrossland27@gmail.com
Margie Roberts	1526 Crystal	537-7982	
Brian Green	3616 Commonwealth		oel4ubc@gmail.com
Scott Camp	2101 ARNOLD DR		SIOTTCAMP@EMF.COM
Nancy Pierce	1637 Flynnwood	7044585503	nancy@nancy piercephoto.com
Pam & Randy Sigg	1818 Graybank	7045351051	psigg@carolina.rr.com
Mickey Shaver	1637 Flynnwood	704.957-9541	mickeyshaver@yahoo.com
Andria Krewson	2132 Arnold	704-451-7870	akrewson45@mac.com
Peggie Port	1511 Crystal Rd	704.544.5809	peggieporter@gmail.com
Dean Coly	Arnold		
ANAND GANDHI	1416 CYRUS DR.	917-692-5057	meeh3@yahoo.com
Deborah Gilbert	1360 Carroll		deborah@themcberths.com



RZ #2016-037  
Central Avenue Dental Rezoning

Rezoning Community Meeting  
February 29, 2016

6:00 PM

Christ Central Church

**Meeting Agenda**

1. Introductions and Overview
2. Proposed Plan (see plan on back of sheet)
3. Neighborhood Input and Discussion
4. Next Steps

***Important dates for Rezoning:***

Public Hearing (City Council) – March 21, 2016

Resubmission (Revision 2) to Planning – March 24, 2016

Zoning Committee Work Session - March 30, 2016

City Council Decision – April 18, 2016

5. Questions and Answers



The Merry Oaks and Commonwealth Park Neighborhood Associations would like to support the Site Plan Amendment 2016-037 necessary for Dr Berglass to expand his DENTIST office and parking. In order to support this change, we need to see the following changes made to the proposed site plan.

## **PERMITTED USES**

### **Change the verbiage as highlighted:**

(a) Development will conform to UR-C(CD) district unless more stringent conditions are shown on the site plan. Use of the site will be limited to dentist office.

## **SIGNAGE**

### **Use this verbiage from 2008-157:**

Any detached signs placed on the Site will not exceed seven feet in height, 21 square feet in copy area and shall comply with requirements of the ordinance.

### **Add:**

(b) The sign will be aesthetically pleasing and match the building materials (red brick). A sign rendering will be included on the site plan and is subject to approval by the Merry Oaks and Commonwealth Park neighborhood associations.

### **Use this verbiage from 2008-157:**

## LIGHTING

(a) The maximum height of any new freestanding light fixtures on the sight shall not exceed fifteen (15) feet.

### Add:

b. All detached or attached fixtures within the site will be full cut-off fixtures as defined by IESNA (Illuminating Engineering Society of North America), shielded, capped and downwardly directed. Any current nonconforming fixtures will be removed when construction on the addition is complete.

c) The property owner may not utilize fixtures on an adjacent parcel or on a public right of way to illuminate the site under consideration. No flood lights are permitted either within the site or elsewhere to illuminate the property.

**Keep all the 2008-157 verbiage for:**

### 7. Amendments to Rezoning Plan

*(Among other stuff, it requires the property owner to notify Merry Oaks and Commonwealth Park Neighborhood Associations prior to submitting any request for administrative site plan amendments.)*