

COMMUNITY MEETING REPORT
Petitioner: Renaissance West Community Initiative
Rezoning Petition No. 2016-059

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 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 28, 2016. In addition to the city's required list of adjacent homeowners, the notice was also sent to the physical address of the residents and neighbors in the surrounding community as well as to the Community Partners organization for distribution to their list. A Copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on **April 12, 2016 at 6:30pm** at Crawford Community Center – Innovation Classroom, located at **3610 Nobles Avenue**, Charlotte, NC 28208.

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 Mr. William McDonald and Ms. Dionne Nelson, and their representative Daniel McNamee of Neighboring Concepts.

SUMMARY OF PRESENTATION/DISCUSSION

The Petitioner's agent, Daniel McNamee of Neighboring Concepts, welcomed the attendees and introduced the Petitioner's team and invited the community residents attending to make their introductions. Mr. McNamee indicated that the Petitioner proposed to rezone the approximately **1.25 acre** parcel (the "Site") at **1624 New Renaissance Way** from the **MUDD-O** zoning district to **MUDD-O (SPA)** zoning district. Mr. McNamee 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.

While presenting Exhibit D to the attendees, Mr. McNamee explained that the purpose of the rezoning is to increase the allowable building square footage for the Child Development Center to 25,000 sf current max of 17,500 sf. He explained that the current max number of children allowed (255) and the required open space (60sf/child) will not be changing as part of this petition. He also explained that the current max building height of 70'-0" will be reduced to 40'-0" as part of this petition.

The attendees had several questions and remarks. Below is a summary of individual matters discussed:

- Q1 (Charlotte Housing Authority): Does the building have to be placed in the location shown for the building envelope? We need to locate an overall development sign for the Renaissance Community at the corner of New Renaissance Way and West Blvd.
 - Response (Mr. McNamee): Yes, the building will need to be in this approximate location. The location of the sign has been taken into consideration though and will continue to be coordinated as the project proceeds. We will research into the possible locations and required heights allowed.
- Q2 (Neighbor): Will the Child Development Center be open to the public?
 - Response (Ms. Nelson): Yes, it will be open to public.

- Q3 (Neighbor): While I appreciate the new development across the street why can't I get money from the city to fix up my house? I previously qualified for a city program and received some help, but I no longer qualify after getting a job. Who should I speak to?
 - Response (Ms. Nelson and Mr. McDonald): We are sorry for the inconvenience you've experienced. While our project is privately funded and doesn't have a direct connection to the funding program you mention, we will be glad to follow up with contacts at the city to see if you can apply to any other programs.
- Q (Neighbor): Why was the median placed in the middle of West Blvd? Multiple wrecks have occurred when people try to make U-Turns. It also blocks my driveway from being able to turn left onto West Blvd.
 - Response (Ms. Nelson): The DOT placed the median there during a previous phase to encourage the future Right-In/Right-Out at the exit out of the Child Development Center parking lot. We will follow up with CDOT to determine whether the original intent of the median is still being met.

At the end of the meeting, Mr. McNamee thanked everyone for their attendance and reiterated the upcoming dates for the rezoning process including the Public Hearing on 5/16/16 as a chance for the public to speak to the council regarding the petition.

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

Respectfully submitted, this 15th day of April, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-059	11504201	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2016-059	11504208	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2016-059	11504210	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2016-059	11504207A	CITY OF CHARLOTTE	HOUSING AUTHORITY			511 EAST BV		CHARLOTTE	NC	28203
2016-059	14308141	EFFIE E WOODS TRUST		EFFIE E		3721 MANCHESTER DR		CHARLOTTE	NC	28217
2016-059	14308140	ERWIN	POTTS ALEXANDER JR			(ET-AL BY WILL)		CHARLOTTE	NC	28208
2016-059	14308127	GRIER	ELLIE N	ROOSEVELT JR		3233 BARFIELD DR		CHARLOTTE	NC	28217
2016-059	14308131	HOOD	JOYCE D			421 COBBLEWOOD BEND		CHESAPEAKE	VA	23320
2016-059	14308112	LAMM	MATTHEW			PO BOX 667474		CHARLOTTE	NC	28266
2016-059	11504403	LR CHARLOTTE LP				C/O MARVIN F POER & CO		ATLANTA	GA	30305
2016-059	11504502	LR CHARLOTTE LP				C/O MARVIN F POER & CO		ATLANTA	GA	30305
2016-059	14308116	MANOLAKIS	GEORGE			151 ISLAND VIEW CIR		ELGIN	SC	29045
2016-059	14308133	MASON	FRED			DONALD WOODS (ET AL)		CHARLOTTE	NC	28217
2016-059	14308136	MASON	FRED D	MELVIN G	MASON	5917 WARRINGTON AVE		PHILADELPHIA	PA	19143
2016-059	14308128	MCCLAIN	HATTIE	JOHN EDWARD JR	C/O MCCLAIN	7102 MT FOREST TERRACE		FORESTVILLE	MD	20747
2016-059	14308129	MCCLAIN	HATTIE	JOHN EDWARD JR	C/O MCCLAIN	7102 MT FOREST TERRACE		FORESTVILLE	MD	20747
2016-059	14308139	MCDANIEL	MARY EUDELLA			1923 WEST BLVD		CHARLOTTE	NC	28208
2016-059	11504207B	NEW BOULEVARD LLC				511 EAST BLVD	ATTN: RAVEN WILLIAMS	CHARLOTTE	NC	28203
2016-059	14308142	PAUL	ELDO K			3365 WEST BOULEVARD		CHARLOTTE	NC	29715
2016-059	14308114	PHIFER	ULYSSES JR	DOCIE E	PHIFER	3235 WEST BLVD		CHARLOTTE	NC	28208
2016-059	14308144	PLUMMER	VERIAN D			6743 COVE CREEK DR		CHARLOTTE	NC	28215
2016-059	14308130	STREETER	SHERIKA			3313 WEST BV		CHARLOTTE	NC	28208
2016-059	14308138	THOMPSON	THELMA C			3411 WEST BV		CHARLOTTE	NC	28208
2016-059	14308152	WILLIS	DEON L			3601 JONQUIL ST		CHARLOTTE	NC	28211
2016-059	14308115	WILLIS	DEON LATRETT			3601 JONQUIL ST		CHARLOTTE	NC	28211
2016-059	14308134	WOODS	ZADA	DAVID W.	WOODS	3329 WEST BV		CHARLOTTE	NC	28208
2016-059	14308135	WOODS	ZADA L			3329 WEST BLVD		CHARLOTTE	NC	28208

EXHIBIT A

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-059	Ella	Evans	Capitol Drive NO	2732 Capitol Drive	Charlotte	NC	28208
2016-059	Pam	Cook	Cherry	3730 Glen Lake Drive, Suite 125	Charlotte	NC	28208
2016-059	Elfrieda	Brown	Ponderosa Community Association	3036 Markland Drive	Charlotte	NC	28208
2016-059	Leander	Carthcart	Wilmington Comm.	2619 Christie Street	Charlotte	NC	28208
2016-059	Robin	Jones	Wingate NA	2741 Mayfair Avenue	Charlotte	NC	28208

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

Office	Contact Information
<p align="center">Jennifer W. Roberts Mayor</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-2241 mayor@charlottenc.gov</p>
<p align="center">Mayor Pro Tem Vi Lyles Council Member At-Large</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-3431 vlyles@charlottenc.gov</p>
<p align="center">Claire Green Fallon Council Member At-Large</p>	<p align="center">PO Box 481325 Charlotte, NC, 28269 Telephone: 704-336-6105 cfallon@charlottenc.gov</p>
<p align="center">Julie Eiselt Council Member At-Large</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: to come Julie.eiselt@charlottenc.gov</p>
<p align="center">James Mitchell Council Member At-Large</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: to come james.mitchell@charlottenc.gov</p>
<p align="center">Patsy B. Kinsey Council Member, District 1</p>	<p align="center">2334 Greenway Avenue Charlotte, NC 28204 Telephone: 704-336-3432 pkinsey@charlottenc.gov</p>
<p align="center">Al Austin Council Member, District 2</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-3185 aaustin@charlottenc.gov</p>
<p align="center">LaWana Mayfield Council Member, District 3</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-3435 lmayfield@charlottenc.gov</p>
<p align="center">Gregory A. Phipps Council Member, District 4</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-3436 gaphipps@charlottenc.gov</p>
<p align="center">John N. Austry Council Member, District 5</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-2777 jaustry@charlottenc.gov</p>
<p align="center">Kenny Smith Council Member, District 6</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-574-7241 krsmith@charlottenc.gov</p>
<p align="center">Edmund H. Driggs Council Member, District 7</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-432-7077 ed@eddriggs.com</p>

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Renaissance West Community Initiative to rezone approximately 1.25 acres located at 1624 New Renaissance Way to allow the development of a Child Development Center.

Date and Time
of Meeting: **Tuesday April 12, 2016 at 6:30pm**

Place of Meeting: Crawford Community Center
3610 Nobles Avenue
Charlotte, NC 28208
Innovative Classroom (2nd Flr)

Petitioner: Renaissance West Community Initiative

Petition No.: 2016-059

We are assisting Renaissance West Community Initiative (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.25 acre site (the "Site") located (location) from the MUDD-O zoning district to MUDD-O (SPA) zoning district. The purpose of the rezoning is to increase the allowable building square footage for the Child Development Center to 25,000 sf.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte- Mecklenburg Planning Commission'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 this Rezoning Petition on **Tuesday April 12, 2016 at 6:30pm at Crawford Community Center located at 3610 Nobles Avenue**. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Mack McDonald at 704-248-3763.

cc: Councilwoman Mayfield

Date Mailed: March 28, 2016

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: RENAISSANCE WEST
 COMMUNITY INITIATIVE
 REZONING PETITION NO.: 2016-059
 04/12/2016

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
Joseph Rogers		704.763.8349	Joseph.rogers@jcc.com
Rabbie White		704-376-1079	
SHERIKA STREETER	3313 WEST BLVD 28208	704.492.4358	StreeterSQ@gmail.com
Daniel McNamee		704.374.0916	daniel@neighboringconcepts.com
William McDonald		704-248-3763	mmcdonald@rwci.org
Percy Gray		704.394.9394	pgray@21clphasgroup.com
Troy A. Drawz	CHA 400 East Blvd	704 336-8332	tdrawz@cha-ne.org



LEGEND

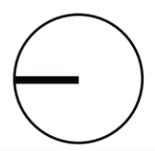
- Existing Seniors Building
- 3-Story Apartments
- Townhome/Direct Access
- Community Amenities
- Child Development Center

- 1 Phase 1
Senior Apartments
- 2 Phase 2
Family Apartments
- 3 Phase 3
Family Apartments

Parcel Included For Rezoning: 115-042-08
Total Parcel Area: 1.25 Acres
Proposed Use: Child Development Center

Current Zoning: MUDD-0
Current Max. Building Area: 17,500 S.F.
Current Max. Building Height: 70' - 0"
Current Max. # Children: 225
Current Min. Open Space: 60 S.F./Child

Proposed Zoning: MUDD-0 (SPA)
Proposed Max. Building Area: 25,000 S.F.
Proposed Max. Building Height: 40' - 0"
Proposed Max. # Children: 225
Proposed Min. Open Space: 60 S.F./Child





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VIEW FROM CORNER OF WEST BLVD.
AND NEW RENAISSANCE WAY



VIEW FROM NEW RENAISSANCE WAY

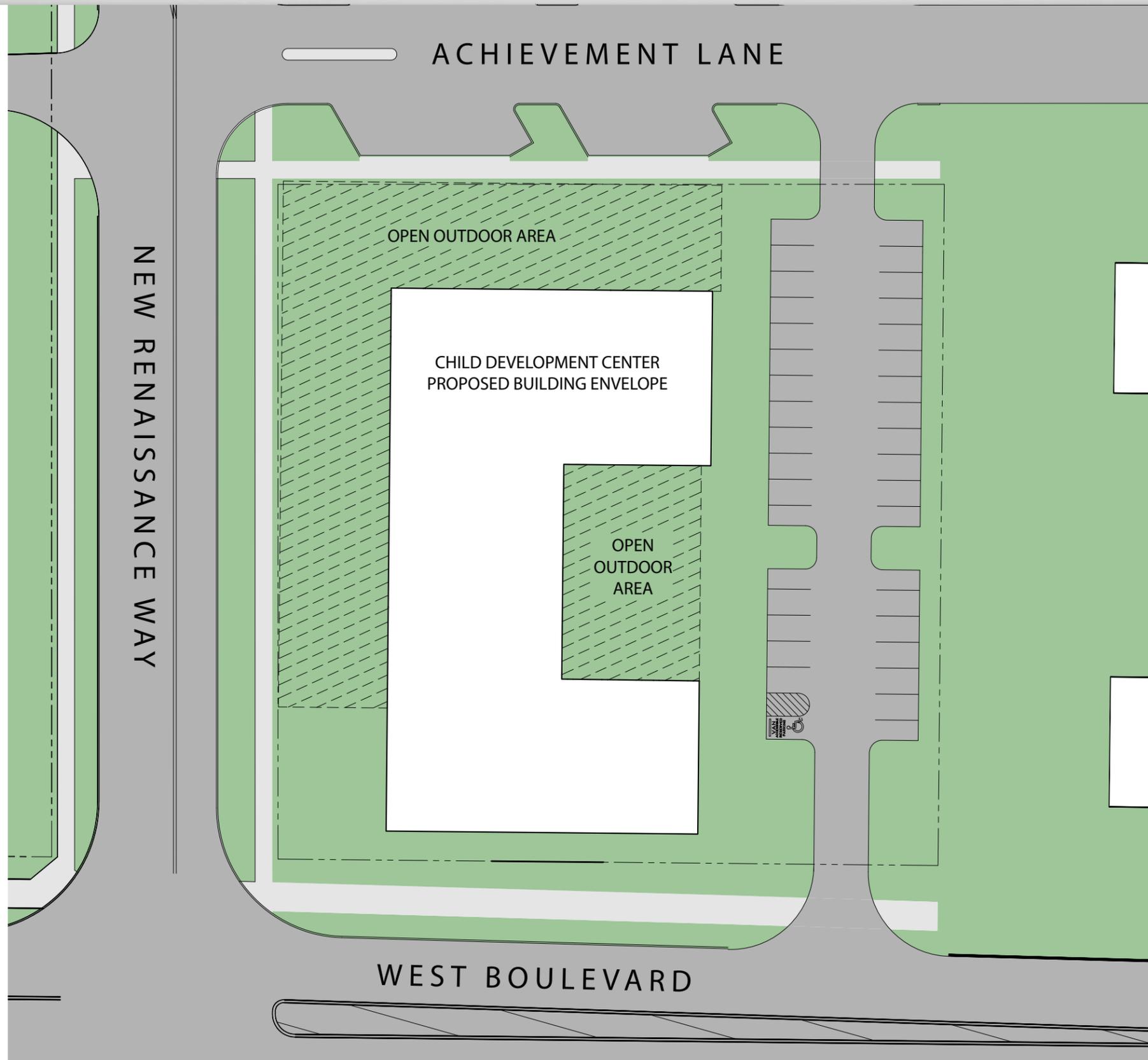


VIEW FROM WEST BLVD.



VIEW FROM ACHIEVEMENT LN





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