

COMMUNITY MEETING REPORT

Petitioner: Benson Ejindu

Rezoning Petition No. 2016-62

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-1** attached hereto by depositing such notice in the U.S. mail on April 6, 2016. A copy of the written notice is attached hereto as **Exhibit A-2**.

The Community Meeting was held on Thursday, April 14, 2016 at 6:00 PM on site, located at 7401 The Plaza Road, Charlotte, NC, 28215.

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 B**. The Petitioner was represented at the Community Meeting by Richard Callahan of HensonFoley.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Richard Callahan welcomed the attendees and introduced himself and the Petitioner. Richard Callahan indicated the Petitioner proposed to rezone an approximately 1.23 AC site located on the north side of The Plaza Road between E WT Harris Blvd and Northridge Middle School from R-3 zoning district to O-1 (CD) zoning district. Richard Callahan explained the rezoning process in general and stated the purpose of the meeting was to discuss the rezoning request, the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Richard Callahan provided some background information about the Petitioner's experience and projected operation of the proposed facilities. He indicated the proposed access to the site would be from The Plaza Road, this access point would be a full movement access drive that would be aligned with the driveway on the opposite side of the street.

Likewise, Mr Callahan presented the proposed Site Plan highlighting the location of the office building being located towards the front of the site with the required parking to the side and rear of the building. Sidewalks are proposed to service the building and to provide access from the building to the public sidewalk adjacent to The Plaza Road.

Richard Callahan then introduced the group to the architectural renderings, explaining the conceptual function of the building and then highlighted the proposed detailing of the building elevations. The maximum proposed building size would be 10,000 square feet with a maximum building height of 40'. The proposed use of the building would be for a General Office Use and Medical Office Use.

A resident of the area attending the meeting inquired about the stormwater detention pond. Richard Callahan explained the use and function of the required stormwater pond and how it would work with the site. After some additional discussion the local resident requested the stormwater pond to be fenced in with a 5'HT fence (min) to discourage un-warranted access to the pond. The Petitioner agreed to the request to install a fence around the storm pond.

The local residences/attendees mentioned to the Petitioner that he would be required to provide a 5' wide sidewalk. The Petitioner and Richard Callahan agreed and indicated a sidewalk along The Plaza Road would be provided per the City of Charlotte's requirements.

A residence in attendance mentioned the proposed development appears to work well with the surrounding uses. However, she requested if the Petitioner could limit the hours of operation not to be 24 hour per day. The Petitioner agreed to her request and they mutually agreed upon the hours of operation from 6:00 AM to 10:00 PM.

The meeting was adjourned.

Respectfully submitted,
Monday, April 15, 2016

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Office of City Clerk (via email)
Mr. Benson Ejindu, Petitioner (via email)

EXHIBIT
A-1

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerlast	mailaddr1	city	state	zipcode
2016-062	10509107	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION			PO BOX 30035	CHARLOTTE	NC	28230
2016-062	10709104	DAVIS	CHARLES C JR	DAVIS	7420 THE PLAZA	CHARLOTTE	NC	28215
2016-062	10509115	DBNCH CIRCLE LLC	% D/S/O/F/LP//KEVIN TREACY	C/O CIRCLE K STORES, INC	PO BOX 52085	PHOENIX	AZ	85072
2016-062	10509117	EJINDU	UWADIOGBU		6049 HEMBY RD	WEDDINGTON	NC	28104
2016-062	10509118	EJINDU	UWADIOGBU		8430 UNIVERSITY EXEC PARK DR	CHARLOTTE	NC	28262
2016-062	10709103	HAGLER	MARVIN STEVEN	HAGLER	6400 WILLIAMS ROAD	CHARLOTTE	NC	28215
2016-062	10709105	JOHNSON	BETTY M	HAMPTON	4301 TOTTENHAM RD	CHARLOTTE	NC	28226
2016-062	10709112	MCGRAW	ROGER DALE	MCGRAW	7504 THE PLAZA	CHARLOTTE	NC	28215
2016-062	10709110	PLAZA PARK PROPERTIES LLC			5821 FAIRVIEW RD SUITE G-10	CHARLOTTE	NC	28209
2016-062	10509111	PS NC III LP			701 WESTERN AVE	GLENDALE	CA	91201
2016-062	10509114	PS NC III LP			701 WESTERN AVE	GLENDALE	CA	91201
2016-062	10509116	PS NC III LP			701 WESTERN AVE	GLENDALE	CA	91201
2016-062	10509119	STEGALL	BILLY M	STEGALL	7511 THE PLAZA	CHARLOTTE	NC	28215
2016-062	10509121	STEGALL	BILLY M	STEGALL	7511 THE PLAZA	CHARLOTTE	NC	28215
2016-062	10509127	STEGALL	BILLY M	STEGALL	7511 THE PLAZA	CHARLOTTE	NC	28215

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-062	Jim & Donna	Lorenzen	Candlewood	7334 Delta Lake Drive	Charlotte	NC	28215
2016-062	Guy	Derby	Chestnut Commons HOA	8015 Chestnut Ridge Drive	Charlotte	NC	28215
2016-062	Evelyn	Horton	Eastbrook Woods	6913 Cardigan Avenue	Charlotte	NC	28215
2016-062	Johnnie	Wallace	Eastside Community Eco. Dev. Corp.	6008 Quiet Cove Court	Charlotte	NC	28215
2016-062	Lena	Pickens	Hampshire Hills NA	5900 Craftsbury Drive	Charlotte	NC	28215

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

**EXHIBIT
A-2**

Subject: Community Meeting -- Rezoning Petition 2016-62 filed by Benson Ejindu to rezone approximately 1.23 acres located 7401 The Plaza, Charlotte, NC to allow the development of a Medical Office Building.

**Date and Time
of Meeting:** Thursday, April, 14 2016 at 6:00 PM

Place of Meeting: On Site, located at 7401 The Plaza, Charlotte, NC

Petitioner: Benson Ejindu

Petition No.: 2016-62

We are assisting Benson Ejindu (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.23 acre site (the "Site") located 7401 The Plaza, Charlotte, NC from the R-3 zoning district to O-1 (CD) zoning district. The purpose of the rezoning is to permit the development of Medical Office Building.

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 **Thursday, April, 14 2016 at 6:00 PM**. 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 contact Benson Ejindu at 704-906-2470.

cc:

Gregory A. Phipps
Council Member, District 4

John N. Autry
Council Member, District 5

Date Mailed: April 2016

COMMUNITY MEETING
SIGN-IN SHEET

EXHIBIT
B

PETITIONER: Benson Ejindu
REZONING PETITION NO.: 2016-62
April 14, 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
RICHARD CALLAHAN	PETITIONER'S CONSULTANT	704-875-1015	RICHARD & HENSON FOLEY COMM.
Billy Stegall	7511 The Plaza	704-537-9124	_____
ROBERT SWANN	6301 RANDY	704-568-8733	_____
Charlie Davis	7420 The Plaza	704-568-6522	_____
Gloria Davis	7420 The Plaza		_____
Roger McGraw	7504 The Plaza	704-650-1469	
Susan Lindsay	6205 Rose Craft Dr.	704 / 537-2269	s_Lindsay
BENSON EJINDU	PETITIONER	704-900-2470	bicjindu@yahoo.com

billsmith.net