

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-114

Petitioner: Harris Doulaveris
Rezoning Petition No.: 2016-114
Property: ± 1.95 acres located at 8915 Albemarle Road, Charlotte, NC (the "Site").

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Monday, July 25, 2016, 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** by depositing the Community Meeting Notice in the U.S. mail on July 14, 2016. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on July 25, 2016 at 7:00 PM**, at Cornerstone Baptist Church, 8947 Albemarle Road, Charlotte, NC 28227.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Harris Doulaveris. Also in attendance was Nick Vrettos with One on One Design, Kevin Caldwell with the Geoscience Group and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Keith MacVean opened the meeting and thank the attendees for coming to the meeting. He then introduced the petitioner representatives to the attendees. He also explained the rezoning process for the Site and provided the anticipated public hearing date, September 19th, for the rezoning petition and the date the petition could be expected to be approved, October 17th. He also explained that the rezoning petition was a conditional rezoning request which means that once the petition was approved the approved site plan and the corresponding notes would be binding on the property and would run with the property. The development of the Site would be governed by the approved site plan.

He then explained that the Site was previously rezoned to B-1(CD) in 2008 by Rezoning Petition No. 2008-106 to allow the Site to be developed with up to 28,800 square feet of gross floor area.

The uses allowed on the Site under the previous approval where medical office uses and a retail pharmacy with an accessory drive-through window.

He then explained that the new Rezoning Petition is proposing to develop the site with a sit down restaurant and retail uses, including a possible second restaurant with an accessory drive-through window. The total allowed square footage for the Site would be 15,000 square feet.

The Site would have up to two (2) buildings, one building would be located adjacent to Albemarle Road while the second building would be located further back to align with the existing retail buildings on the adjacent Site. The building located closer to Albemarle Road is anticipated to be a sit down restaurant. It is anticipated that this sit down restaurant will be a locally owned restaurant that wishes to relocate to this Site.

The second building on the site would contain either additional retail uses or a restaurant with an accessory drive-through window. The uses and tenants in the second building would be chosen to complement the proposed sit down restaurant.

Access to the Site will be from Albemarle Road. There is a possibility that access through the adjacent use will also be possible by the way of a shared access agreement. Tree save areas will be located adjacent to the existing church property.

The attendees were then invited to asked questions.

II. Summary of Questions/Comments and Responses:

A number of question about the proposed tenants/uses that would be located on the Site were asked. One attendee wanted to know if the sit down restaurant was a definite commitment. It was explained that one of the reasons the rezoning petition was filed was to allow a sit down restaurant to be constructed on the Site. Other attendees wanted to know what the other building on the Site might be used for. They were concerned that the tenants for the second building would not be tenants that “make sense” for the Site. They expressed a desire to see tenants like Panera Bread or Starbucks as the other tenants on the Site. The Petitioners representative indicated he too would be interested in having that type tenant on the Site. It was further explained that the owner and operator of the restaurant would also own the Site and would as a result be very selective with the tenants and uses that would occupy the other building on the Site. The uses on the Site would be chosen to complement one another.

One attendee wanted to know if the restaurant would be open 24 hours a day. It was explained that the restaurant would not be open 24 hours a day. It is anticipated that the restaurant would be open seven (7) days a week.

A question about when construction on the Site would start was asked. If the rezoning petition is approved construction is expected to start in the 1st quarter of 2017.

One of the attendees suggested that they would like to see tenants like a bakery or a fish market, which do not currently exist in the area.

The attendees were thanked for their time and interest; the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the proposed site plan were made as a result of the community meeting, however, a number of changes to the Petition to address staff comments.

Harris Doulaveris

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Solomon Fortune, Charlotte Mecklenburg Planning Department
Harris Doulaveris, Palamas Holdings
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-114	ALBEMARLE OUTPARCEL #1 LLC				PO BOX 36799		CHARLOTTE	NC	28236
2016-114	ALBERMARLE CROSSING LLC				PO BOX 36799	%COLLETT AND ASSOC, INC	CHARLOTTE	NC	28236
2016-114	ARC PSCLTNC002 LLC			C/O THE PANTRY INC	1130 W WARNER RD,BLD B UNIT DC17		TEMPE	AZ	85284
2016-114	CAMBRIDGE-CHARLOTTE LLC				831 EAST MOREHEAD ST SUITE 245		CHARLOTTE	NC	28202
2016-114	CAMBRIDGE-CHARLOTTE LLC				831 EAST MOREHEAD ST SUITE 245		CHARLOTTE	NC	28202
2016-114	CHURCH OF CHARLOTTE	CORNERSTONE BAPTIST			8947 ALBEMARLE RD		CHARLOTTE	NC	28227
2016-114	DHRUVIN AND MARGI INC				3021 WILLOWSTONE DR		DULUTH	GA	30096
2016-114	FIRST CITIZENS BANK & TRUST CO				PO BOX 27131		RALEIGH	NC	27611
2016-114	LOWE`S HOME CENTERS INC			C/O PROPERTY TAX DEPT	PO BOX 1111		NORTH WILKESBRO	NC	28656
2016-114	MOWING GLADE AME ZION CHURCH				PO BOX 690475		CHARLOTTE	NC	28227
2016-114	NORWOOD	BENNY F	CAROL S	NORWOOD	8837 ALBEMARLE RD		CHARLOTTE	NC	28227
2016-114	NUGA PROEPRITIES LLC				117 TURKEY HUNT CT		WAXHAW	NC	28173
2016-114	TARGET CORPORATION		T-1793	ATTN: PROPERTY TAX DEPT	P O BOX 9456		MINNEAPOLIS	MN	55440
2016-114	MOORE & VAN ALLEN, PLLC				100 N. TRYON STREET, SUITE 4700		CHARLOTTE	NC	28202
2016-114	DOULAVERIS	HARRIS			9012 SKIPAWAY DRIVE		WAXHAW	NC	28173

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Me MailZip
2016-114	Wanda	Judson	Marlwood Comm. Assoc.	1800 Marlwood Circle	Charlotte	NC 28227
2016-114	Georgia	Littlefield	Olde Savannah HOA	6635 Olde Savannah Road	Charlotte	NC 28227
2016-114	Judy	Jeffries	Marlwood NA	1504 Marlwood Circle	Charlotte	NC 28227
2016-114	Connie	Kovach	Marlwood Acres	1904 Marlwood Circle	Charlotte	NC 28227
2016-114	Clifford	Johnson	Marlwood Assoc.	8126 Forestdale Drive	Charlotte	NC 28227
2016-114	Melone	Gardner	Applegate NA	5008 Abode Lily Lane	Charlotte	NC 28227
2016-114	George	Carter	Lynton Place HOA	8101 Sherington Way	Charlotte	NC 28269

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-114 – Harris Doulaveris

Subject: Rezoning Petition No. 2016-114
Petitioner/Developer: Harris Doulaveris
Current Land Use: Vacant
Existing Zoning: B-1(CD)
Rezoning Requested: B-2(CD)

Date and Time of Meeting: **Monday, July 25, 2016 at 7:00 p.m.**

Location of Meeting: Cornerstone Baptist Church
8947 Albemarle Road
Charlotte, NC 28227

Date of Notice: July 14, 2016

We are assisting Harris Doulaveris (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a sit down restaurant, retail uses, and/or an additional restaurant use with an accessory drive-through window (the “Site”) located on Albemarle Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±1.95 acre Site from B-1(CD) to B-2(CD). The Site is currently vacant, and was rezoned in 2008 to allow the Site to be developed with a two story 28,000 square foot office building including a retail pharmacy with an accessory drive-through window.

The site plan proposed by this rezoning petition proposes to develop the Site with a sit down restaurant and additional retail uses including an additional restaurant with an accessory drive-through window. A total of 15,000 square feet of floor area may be developed on the Site.

The allowed uses will be developed in two buildings, one building will be located along Albemarle Road and the second building will be located parallel to Albemarle Road behind a small parking area.

Access to the Site will be from Albemarle Road via a right-in right-out driveway. Access to the adjoining retail uses is also proposed.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, July 25, at 7:00 p.m. at Cornerstone Baptist Church – 8947 Albemarle Road, Charlotte, North Carolina 28227.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council

Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Harris Doulaveris
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Harris Doulaveris
 Rezoning Petition 2016-114
 Community Meeting - July 25, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	David Hill	5300 Wellington Rd	704 537-0994	98highway@gmail.com
2	Susan Lindsay	6205 Rosecroft Rd	704/537-2269	S.Lindsay@bellSouth.net
3	Melanie Lindner	5008 Abaco Lily	704/566-6106	MKardiner2000@yahoo.com
4	Charlene L. Hendricks	6314 Springbrook Dr.	980-200-7509	GRANNY2016@aol.com
5	Barbara Farran	8707 Goldfield Dr	704 535 6388	
6	Despina Kourva	?	?)	
7	Syreeta Kitchen-Dukes	5135 Jewell Tower	2672493377	Smkdukes@gmail.com
8	Danielle Humphrey	3306 Brunswick Pl		DANIELLE@SUPERIORSERVICEREALTY.COM
9	JERRY WOOLERY	CORNERSTONE BAPTIST	704-537-1097	JWOOLERY@CAROLINA.RR.COM
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