

COMMUNITY MEETING REPORT  
**Petitioner: Chen Development, LLC**  
Rezoning Petition No. 2016-121

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 July 25, 2016. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, August 4, 2016 at 6:30 PM in the Chapel at Park Road Baptist Church located at 3900 Park Road in Charlotte, North Carolina.

**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's representatives at the Community Meeting were Jeff Watson of the Petitioner and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

John Carmichael welcomed everyone to the Community Meeting and introduced himself and Jeff Watson.

John Carmichael stated that the site subject to this Petition is an approximately .39-acre site located at the northwest corner of the intersection of Park Road and Montford Drive. There is currently a one-story medical office building located on the site that contains approximately 2,290 square feet of floor area. The site is currently zoned O-2, and the Petitioner is requesting that the site be rezoned to the MUDD-O zoning district.

Under the current zoning of the site, the site can be devoted to office and medical office uses. The Petitioner is requesting the rezoning of the site so that the building located on the site can be devoted to office, medical office, retail, restaurant, art gallery and barber and beauty shop uses. Under the Conditional Rezoning Plan, the building cannot be expanded, and the Conditional Rezoning Plan requires the Petitioner to re-use the existing building located on the site. However, an outdoor dining patio can be added to the site. Additionally, the Petitioner can renovate the exterior of the building.

John Carmichael stated that this Rezoning Petition was filed on June 27, 2016. The Public Hearing is currently scheduled for Monday, September 19, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. The Zoning Committee Work Session is scheduled for Wednesday, September 28, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, October 17, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

Jeff Watson then addressed the meeting. Jeff Watson provided background information on his company. Jeff Watson stated that under the Conditional Rezoning Plan, live, recorded or broadcast music may not be played outdoors after 10:00 PM each night. Jeff Watson also described the pedestrian refuge that Grubb Properties would construct within Park Road, and the accessible ramp that would be installed at the corner of Montford Drive and Park Road. Jeff Watson advised that one change to the Conditional Rezoning Plan is that a dumpster will have to be located at the rear of the site. The dumpster area would be screened. In response to a question, Jeff Watson stated that the dumpster area would be located where the garden is located at this time.

John Carmichael advised that a thirteen foot planting strip and an eight foot sidewalk would be installed along the site's frontage on Park Road, and an eight foot planting strip and an eight foot sidewalk would be installed along the site's frontage on Montford Drive. The planting strip is thirteen feet wide on Park Road because it includes five feet that will be converted to a bike lane in the future by the City of Charlotte.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, John Carmichael stated that under the Conditional Rezoning Plan, the existing building located on the site cannot be expanded in size. However, an outdoor patio can be constructed on the site and the exterior of the building can be renovated or modified.
- An attendee asked if a tenant for the building has been identified. Jeff Watson stated that his firm has entered into letter of intent with a potential tenant, but a lease has not been finalized. Jeff Watson stated that he is not at liberty to reveal the name of the tenant at this time.
- In response to a question, John Carmichael stated that accessory drive-in and drive-through service windows would not be permitted on the site under the Conditional Rezoning Plan.
- In response to a question, Jeff Watson stated that the eight foot sidewalk to be installed along the site's frontage on Montford Drive would stop on the site. Jeff Watson also stated that the planting strip may be wider than eight feet in certain instances.
- In response to a question, John Carmichael stated that any newly installed freestanding lighting fixtures on the site would be a maximum of twenty-one feet in height. Jeff Watson stated that any newly installed lighting fixtures attached to the building on the site would be capped and downwardly directed. Jeff Watson stated that he did foresee installing any new freestanding lighting fixtures on the site.
- An attendee stated that he had no problem with the rezoning except for the concept.
- An attendee asked if the trees located to the rear of the site are located on the adjacent property, and Jeff Watson stated that the trees are actually located on the property line. Jeff Watson stated that he has spoken with the owner of the property located to the rear of the site, and they have agreed to keep those trees.
- An attendee asked if people visiting the building would park on Montford Drive, and Jeff Watson stated that certainly could occur, because it is a public street. Jeff Watson stated that they have not explored this matter yet, but they may talk to the owner of the adjoining commercial site to discuss a shared parking situation.

- An individual asked about the maximum number of seats that could be located in a restaurant use on the site, and Jeff Watson stated that he did not know how many seats could be located in a restaurant use located on the site. John Carmichael stated that the number of seats located in a potential restaurant use is not mentioned on the Conditional Rezoning Plan.
- In response to a question, John Carmichael stated that there would not be any storm water improvements on the site.
- In response to a question, John Carmichael stated that if this Rezoning Petition is approved by City Council, and someone wants to do something on the site other than what is shown on the Conditional Rezoning Plan, the site would have to be rezoned again by City Council.

The meeting was then adjourned and John Carmichael and Jeff Watson thanked the attendees for attending the meeting.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

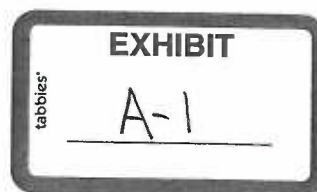
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 22<sup>nd</sup> day of August, 2016.

**Chen Development, LLC, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-121	17104320	4400 PARK RD LLC				1 GREENWAY PLAZA STE 800		HOUSTON	TX	77046
2016-121	17514509	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2016-121	17514510	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2016-121	17514512	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2016-121	17514513	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2016-121	17514516	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2016-121	17514517	4523 PARK ROAD LLC				PO BOX 37109		CHARLOTTE	NC	28237
2016-121	17104314	BRELAND	A BREECE	JOYCE	BRELAND	1443 MONTFORD DR		CHARLOTTE	NC	28209
2016-121	17104316	BRELAND	A BREECE & W		JOYCE COLEMAN	4436 PARK RD		CHARLOTTE	NC	28209
2016-121	17104313	BRELAND	ARTHUR BREECE		JOYCE COLEMAN	1437 MONTFORD DR		CHARLOTTE	NC	28209
2016-121	17104318	BRITT	WAYNE	SANDRA T	BRITT	4424 PARK RD		CHARLOTTE	NC	28209
2016-121	17514115	CHARTER VENTURE LLC				5200 BUFFINGTON RD		ATLANTA	GA	30349
2016-121	17104319	CHEN PARK LLC				568 JETTON ST SUITE 200		DAVIDSON	NC	28036
2016-121	17108105	CHRISTENBURY	SHANNON E	BRANDON	HEFC INC	1426 MONTFORD DR		CHARLOTTE	NC	28209
2016-121	17514524	DENNIS D LOWERY LLC				4525 PARK RD #B-202		CHARLOTTE	NC	28209
2016-121	17104326	DOPP	HEIDI J			1362 DREXMORE AVE		CHARLOTTE	NC	28209
2016-121	17514508A	FIRST STATES INVESTORS 4100A				101 N TRYON ST		CHARLOTTE	NC	28255
2016-121	17514508B	FIRST STATES INVESTORS 4100A				101 N TRYON ST		CHARLOTTE	NC	28255
2016-121	17104328	GARRIDO	ELIZABETH O			1350 DREXMORE AVE		CHARLOTTE	NC	28209
2016-121	17514518	GROS	FRANCOIS	JULIE	GROS	63 MACON AVE		ASHEVILLE	NC	28801
2016-121	17514520	GROS	FRANCOIS	JULIE	GROS	63 MACON AVE		ASHEVILLE	NC	28801
2016-121	17108106	HARRIS	JORDAN MCDONALD			1420 MONTFORD DR		CHARLOTTE	NC	28209
2016-121	17514503	JKS MANAGEMENT 1600 MONTFORD LLC				2933 ROCKBROOK DR		CHARLOTTE	NC	28211
2016-121	17514514	KASPER LEASING LLC				111917 SAM ROPER DR #200		CHARLOTTE	NC	28269
2016-121	17514102	KENTUCKY AVENUE LLC				PO BOX 36799		CHARLOTTE	NC	28236
2016-121	17514504	KOTROTSIOS	SOULA A			2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
2016-121	17514104	KOTROTSIOS	DIMITRIOS S			2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
2016-121	17514103	KOUTSOPIAS	BILL A	JOANNA B	KOUTSOPIAS	6706 SUNVIEW DR		CHARLOTTE	NC	28210
2016-121	17104317	LANCASTER	RAYMOND L	LISA B	LANCASTER	2047 ROSWELL AV		CHARLOTTE	NC	28207
2016-121	17108102	LPA MONTFORD LLC				4530 PARK RD STE 410		CHARLOTTE	NC	28209
2016-121	17104315	MEDICAL SPECIALISTS PROPERTIES	LLC			4444 PARK RD		CHARLOTTE	NC	28209
2016-121	17514511	METROPOLITAN INSURANCE LLC				820 TYVOLA RD STE 200		CHARLOTTE	NC	28217
2016-121	17514515	METROPOLITAN INSURANCE LLC				820 TYVOLA RD STE 200		CHARLOTTE	NC	28217
2016-121	17514527	MMAC HT I ABBEY LLC				HARPEETH ON THE GREEN II	109 WESTPARK DR STE 260	BRENTWOOD	TN	37027
2016-121	17514528	MMAC HT I ABBEY LLC				HARPEETH ON THE GREEN II	109 WESTPARK DR STE 260	BRENTWOOD	TN	37027
2016-121	17104312	MOON	TOWNLEY S			1431 MONTFORD DR		CHARLOTTE	NC	28209
2016-121	17108103	MOTTRAM	CHRISTOPHER A			1438 MONTFORD DR		CHARLOTTE	NC	28209
2016-121	17104324	NGUYEN	THANH NGOE	HANH HONG THI	LE	1374 DREXMORE AVE		CHARLOTTE	NC	28209
2016-121	17104325	NUNNERY	LINDSEY JAYNE	KEVIN	NUNNERY	1368 DREXMORE AVE		CHARLOTTE	NC	28209
2016-121	17514526	PAK VENTURES & INVESTMENT CORP				14237 BALLANTYNE COUNTRY CLUB DR		CHARLOTTE	NC	28277
2016-121	17108118	PARK AND ABBEY ASSOCIATES LLC				201 S TRYON ST SUITE 550		CHARLOTTE	NC	28202
2016-121	17514519	PARK ROAD DENTAL ASSOC				4525 PARK RD # B102		CHARLOTTE	NC	28209
2016-121	17514522	PARK ROAD DENTAL ASSOC				4525 PARK RD # B102		CHARLOTTE	NC	28209
2016-121	17108119	PARKWOOD ASSOCIATES LLC	ATTN: LAT PURSER III			4530 PARK RD STE 300		CHARLOTTE	NC	28209
2016-121	17514114	PENNSYLVANIA AVENUE LLC				PO BOX 36799		CHARLOTTE	NC	28236
2016-121	17104327	QUIGLEY	SCOTT D			1356 DREXMORE AVE		CHARLOTTE	NC	28209
2016-121	17514101	S L & E INVESTMENTS LLC				7935 COUNCIL PL SUITE 200		MATTHEWS	NC	28105
2016-121	17104311	SMITH	DANIEL TYLER	ANDREA JEAN	SMITH	1425 MONTFORD DR		CHARLOTTE	NC	28209
2016-121	17514521	SUGG	GARY R			4525 PARK RD # B104		CHARLOTTE	NC	28209
2016-121	17514523	SWEENEY	ROBERT J JR			2730 ROZZELLES FERRY RD SUITE A		CHARLOTTE	NC	28208
2016-121	17104310	TURNER	S NANCY			1417 MONTFORD DR		CHARLOTTE	NC	28209
2016-121	17514505	WACHOVIA BANK & TRUST CO				PO BOX 2609		CARLSBAD	CA	92018
2016-121	17108107	WIMBERLY	LLOYD JR	KATHRYN R	DOWD	2230 SAGAMORE RD		CHARLOTTE	NC	28209
2016-121	17108104	ZISSEL	GEORGETTE			1432 MONTFORD DR		CHARLOTTE	NC	28209
2016-121		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TRYON ST, SUITE 1900		CHARLOTTE	NC	28246
2016-121		PULTE HOME CORP. ATTN: CISCO GARCIA				11121 CARMEL COMMONS BLVD	SUITE 450	CHARLOTTE	NC	28226



Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	M: MailZip
2016-121	Carla	Weyrick	Ashbrook NA	1315 Holmes Drive	Charlotte	NC 28209
2016-121	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28209
2016-121	Bobby	Curtis	Kimberlee Apartments	1300 Reece Road, Unit 316	Charlotte	NC 28209
2016-121	Margaret	Lee	Parkdale League NA	5400 WIntercrest Lane	Charlotte	NC 28209
2016-121	David	Bunn	Selwyn NA	3118 Fairfax Drive	Charlotte	NC 28209
2016-121	Jim	Foster	Selwyn/Colony Merchants Assoc.	2801 Selwyn Avenue	Charlotte	NC 28209
2016-121	Dorian	Gunter	Hillside West Condo Owners Assoc.	859 Park Slope Drive	Charlotte	NC 28209
2016-121	Brad	Wallace	Myers Park Manor	215 Tranquill Avenue	Charlotte	NC 28209
2016-121	Derek	Dittner	Barclay Downs HOA	3891 Barclay Downs Drive	Charlotte	NC 28209
2016-121	Patrick	Schaber	Hope Creek NA	4244 Castlewood Road	Charlotte	NC 28209
2016-121	Bob	Blinner	Freedom Park NA	1323 Townes Road	Charlotte	NC 28209
2016-121	Mike	Rains	Ashbrook NA	1312 Bywood Lane	Charlotte	NC 28209
2016-121	Wendy	Parks	Falcon Ridge HOA	Post Office Box 11906	Charlotte	NC 28209
2016-121	Shelly	Jackson	Huntington Forest HOA	4523 Park Road	Charlotte	NC 28237
2016-121	Pamela	Hayes	Pines of Woodlawn HOA	1201 Scaleybark Road	Charlotte	NC 28209
2016-121	Judy	Smith	Ashbrook NA	1300 Drexel Place	Charlotte	NC 28209
2016-121	Spencer	Brown	Madsion Park HOA	4454 Halstead Drive	Charlotte	NC 28209
2016-121	Irwin	Bostian	Selwyn Village	532 Wakefield Drive, Unit B	Charlotte	NC 28209
2016-121	Russell	Heydorn	Selwyn Park NA	4807 Buckingham Drive	Charlotte	NC 28209
2016-121	Douglas	Welton	Madison Park Homeowners Association	5601 Murrayhill Road	Charlotte	NC 28210
2016-121	Warren	Williams	Madison Glen Homeowners Association	1249 East Woodlawn Road	Charlotte	NC 28209
2016-121	Kristen	Conner	Ashbrook	1357 Drexel Place	Charlotte	NC 28209
2016-121	Brian	Gesing	Barclay Downs Homeowners Association	3301 Ferncliff Road	Charlotte	NC 28211
2016-121	Key	Tawney	Madison Park Homeowners Association	4532 Wentworth Place	Charlotte	NC 28209

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2016-121** filed by Chen Development, LLC to request the rezoning of an approximately 0.39 acre site located on the northwest corner of the intersection of Park Road and Montford Drive from the O-2 (Office) zoning district to the MUDD-O zoning district

**Date and Time of Meeting:** Thursday, August 4, 2016 at 6:30 p.m.

**Place of Meeting:** Chapel at Park Road Baptist Church  
3900 Park Road  
Charlotte, NC

We are assisting Chen Development, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 0.39 acre site located on the northwest corner of the intersection of Park Road and Montford Drive from the O-2 (Office) zoning district to the MUDD-O zoning district. An approximately 2,500 square foot office building is currently located on the site, and the purpose of this rezoning request is to allow the existing building located on the site to contain restaurant, retail and service uses as well as office uses.

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 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.

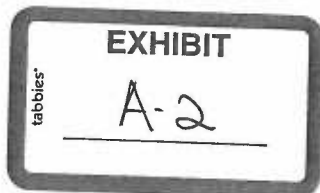
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, August 4, 2016 at 6:30 p.m. in the Chapel at Park Road Baptist Church located at 3900 Park Road in Charlotte.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Kenny Smith, Charlotte City Council District 6 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 25, 2016





Chen Development, LLC, Petitioner  
Rezoning Petition No. 2016-121

Community Meeting Sign-in-Sheet

Chapel at Park Road Baptist Church  
3900 Park Road  
Charlotte, NC

Thursday, August 4, 2016

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	MIKE FLEMING	1321 MONTEREY DR.	704-516-0547	MFS@BELLSOUTH.NET
2.	MARINA MUSTARELA	1321 MONTEREY DR.	" "	" "
3.	Kevin Nunnun	1368 Drexmore Ave	704-756-1477	
4.	HEIDI O'HARA	1362 Drexmore AVE	704-527-7324	heidc4@carolina.rr.com
5.	THOMAS P. WILKINSON	4444 PARK RD	704 996-9778	CharlotteFootCliee.bellsouth.net
6.	Blake Prelipp	" "	704 340 0706	prelipp.developments@prelipp.com
7.				
8.				
9.				
10.				
11.				
12.				
13.				