

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-004

Petitioner: Trinity Episcopal School
Rezoning Petition No.: 2017-004
Property: ± 6.16 acres located at the corner of McDowell Street and E 8th Street, 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 Tuesday, December 13, 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 December 1, 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 December 13, 2016 at 6:30 PM, at Trinity Episcopal School, 750 East 9th Street, Charlotte, NC 28202.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Head of School Tom Franz and Glenn Dahlen of Trinity Episcopal School. Also in attendance were members of the design team and Jeff Brown with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Tom Franz Headmaster of Trinity Episcopal School opened to meeting and welcomed everyone in attendance. Mr. Franz provided an overview of the expansion plans for the School that will accommodate programming needs but will not increase the number of students beyond the limit of 500 students currently set forth in the existing conditional rezoning plan. Mr. Franz explained that the building addition will provide much needed space for the School Chapel facilities, space for arts programming which share now with language arts space, expanded and improved admissions needs.

Mr. Franz then introduced Jeff Brown, who reviewed the agenda for the meeting, and gave further background information on the project and an overview of the rezoning process.

Mr. Brown reviewed the fact that the existing School facility and the proposed School addition building to be located at the corner of Eighth Street and McDowell Street are being brought into the rezoning to provide for a unified approach to zoning of the overall Site. Mr. Brown reviewed the setbacks and streetscape aspects along McDowell Street and Eighth Street. He also reviewed the proposed landscaped

treatment along the adjacent lot/home next to the Eighth Street building addition, the rear of the lots/homes adjacent to the field/open space portion of the School, and the adjacent home/lot located next to the playground area long 9th Street/North Myers Street.

Mr. Brown closed the presentation portion of the meeting and attendees were invited to ask questions.

II. Summary of Questions/Comments:

There were several positive comments from those in attendance about the School mission and its contributions, but most of the questions and comments about the rezoning plans centered on the proximity of the playground area to the adjacent residence located at the end of 9th Street at its intersection with North Myers Street.

One of the owners of the adjacent residence expressed frustrations regarding the location of the playground area next door to the residence, the lack of additional security fencing along this area, his view that the proposed landscaping area is inadequate, the availability of the playground to the public after hours and resulting inappropriate activities that the owners' indicate have resulted in frequent security calls to the Police, and noise from the playground area.

A discussion among participants occurred regarding a request for the playground to be relocated and reasons provided by School representatives that this was not a viable option given the other possible locations. The participants also discussed generally how the playground area may be better secured while still allowing for openness and use of this area by the community, as contemplated by the ground lease of portions of the School property from the City of Charlotte.

Representatives of the School agreed to consider options for addressing concerns from the owners of the residence adjacent to the playground area and to follow up with the owners to discuss their concerns and possible steps that might be taken. Follow up discussions are underway in this regard.

The attendees were thanked for their time and interest and encouraged to stay longer for one-on-one questions and discussion. The meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF MEETING:

The Petitioner has made certain changes to the rezoning plan to address the setbacks along McDowell Street and Eighth Street, and is in the process of considering changes that will provide support in addressing the security and noise level concerns related to the playground area.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Laura Harmon, Charlotte Mecklenburg Planning Department
Soloman Fortune, Charlotte Mecklenburg Planning Department
Tom Franz, Trinity Episcopal School
Glen Dahlen, Trinity Episcopal School
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC

PET_NO.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-004	08010658	832 GARDEN DISTRICT LLC				21414 ROSSLARE CT		CORNELIUS	NC	28031
2017-004	08010210	ALEXANDER	HAZELINE			4911 LAKEVIEW RD		CHARLOTTE	NC	28216
2017-004	08010108	AMZ HOLDINGS LLC				2300 SUMMERLAKE ROAD		CHARLOTTE	NC	28226
2017-004	08010649	AMZ HOLDINGS LLC				2300 SUMMERLAKE ROAD		CHARLOTTE	NC	28226
2017-004	08010126	BAILEY	BRIAN			456 MCDOWELL ST		CHARLOTTE	NC	28204
2017-004	08010111	BAIZE	JOANAH	TREVOR	BOOKER	949 E 7TH ST		CHARLOTTE	NC	28204
2017-004	08010626	BARTOK	DANIEL C	DEBORAH R	BARTOK	711 EAST NINTH ST		CHARLOTTE	NC	28202
2017-004	08010236	BASSET	MICHAEL ROGER	DENISE MICHELLE	BASSETT	712 E 9TH ST		CHARLOTTE	NC	28202
2017-004	08010144	BENSON	CHRISTOPHER	JILL M.	BENSON	419 M STREET, UNIT 158		CHARLOTTE	NC	28204
2017-004	08010105	BERKA	GREGORY C	KRISTIN M	BERKA	515 DUBOIS CT		CHARLOTTE	NC	28208
2017-004	08010414	BERNSTEIN	CHARLES F			720 E 8TH ST		CHARLOTTE	NC	28202
2017-004	08010412	BIRCKBICHLER	DANIELLE D			728 E 8TH ST		CHARLOTTE	NC	28202
2017-004	08010427	BISSIERE	MICHELE HENRIETTE			731 PARKSIDE TERRACE LN		CHARLOTTE	NC	28202
2017-004	08010171	BITTLE	FELICIA A			1103 WOODLAND AVE		MONROE	NC	28112
2017-004	08010130	BONNER	BENJAMIN T			2130 SHARON LN		CHARLOTTE	NC	28211
2017-004	08010727	BONNER	BENJAMIN T			2130 SHARON LN		CHARLOTTE	NC	28211
2017-004	08010139	BOUCHER	HEATHER D	BRUCE P	BOUCHER	2337 MT HARBOR DR		CHARLOTTE	NC	28214
2017-004	08010149	BRIERLEY	VERNON			463 M ST UNIT 163		CHARLOTTE	NC	28204
2017-004	08010715	BUTTS	JEREMY C			814 GARDEN DISTRICT DR		CHARLOTTE	NC	28202
2017-004	08010233	CHILDERS	TERRY WORTH			728 E NINTH ST		CHARLOTTE	NC	28202
2017-004	08010241	CHOW	STEPHEN C			713 E 8TH ST		CHARLOTTE	NC	28202
2017-004	08010640	CHRISTIANA TRUST				932 GARDEN DISTRICT DR		CHARLOTTE	NC	28202
2017-004	08010725	CLINE	CASEY			724 GARDEN DISTRICT DR #42		CHARLOTTE	NC	28202
2017-004	08010102	COGDELL	HAROLD JR			905 EAST SEVENTH STREET		CHARLOTTE	NC	28204
2017-004	08010628	CONDREN	SEAN E			719 EAST NINTH ST		CHARLOTTE	NC	28202
2017-004	08010115	CONNELLY	CAROLINE M			408 N MCDOWELL ST #140		CHARLOTTE	NC	28204
2017-004	08010150	CONNER	BRAD	MITZI M	CUTLER	467 M STREET UNIT 164		CHARLOTTE	NC	28204
2017-004	08010616	COOKE	CHARLES THOMAS DEMETRIE	BEATRICE BRION	COOKE	720 EAST 10TH ST		CHARLOTTE	NC	28202
2017-004	08010239	CORNELY	JOHN M	CASSAUNDR A	BROWN	709 EAST 8TH ST		CHARLOTTE	NC	28202
2017-004	08010127	COSTNER	CLAY R			624 TYVOLA RD STE 103		CHARLOTTE	NC	28217
2017-004	08010615	COTTER	PAUL M			726 EAST 10TH ST	BONNIE A COTER (H/W)	CHARLOTTE	NC	28202
2017-004	08010647	DANFORTH	DAVID			914 GARDEN DISTRICT DR		CHARLOTTE	NC	28202
2017-004	08010636	DAVIS	JENNIFER A			2 HOLLY BERRY WOODS		LAKE WYLIE	SC	29710
2017-004	08010642	DEESE	JEREMY			928 GARDEN DISTRICT DRIVE		CHARLOTTE	NC	28202
2017-004	08010243	DELEON	DAVID ROBERT			717 E 8TH ST		CHARLOTTE	NC	28202
2017-004	08010110	DELVA	VANECIE B			945 E 7TH ST		CHARLOTTE	NC	28202
2017-004	08010133	DENTON	JOHN G	LYNN	DENTON	288 NE SURFSIDE AVE		PORT SAINT LUCIE	FL	34983
2017-004	08010234	DESAI	HELAT R	MEHUL	SHAH	724 E 9TH ST		CHARLOTTE	NC	28202
2017-004	08010169	DONLEY	LUKE E	CARISSA	DONLEY	530 N MCDOWELL ST		CHARLOTTE	NC	28202
2017-004	08010131	DRAYTON	ANGENIQUE			926 EAST 8TH ST		CHARLOTTE	NC	28202
2017-004	08010158	DUDA	STEPHEN PAUL			220 RAVEN FALLS LN		SIMPSONVILLE	SC	29681
2017-004	08010627	DWELLE	JOY R			715 E 9TH ST		CHARLOTTE	NC	28210
2017-004	08010118	EAGAN	COLIN A			420 N MCDOWELL ST UNIT 137		CHARLOTTE	NC	28204
2017-004	08010167	EASLEY	JAIIME MANSON	ESTHER MELISSA HUIET	EASLEY	400 LYTTLETON DR		CHARLOTTE	NC	28211
2017-004	08010155	ENGLAND	KEVIN R			3424 77TH ST APT 6U		JACKSON HEIGHTS	NY	11372
2017-004	08010644	ENGRAM	JONATHAN H			924 GARDEN DISTRICT DR		CHARLOTTE	NC	28202
2017-004	08010645	EPP	TYLER H	MELISSA ANN	EPP	10101 W 136TH ST	APT 1108	OVERLAND PARK	KS	66221
2017-004	08010235	FANALE	ANTHONY			718 E 9TH ST		CHARLOTTE	NC	28202
2017-004	08010172	FIGUERAS	MICHELLE R			542 N MCDOWELL ST		CHARLOTTE	NC	28202
2017-004	08010713	FILTER	TRACY L			820 GARDEN DISTRICT		CHARLOTTE	NC	28202
2017-004	08010237	FISCHER	AJ	ELIZABETH	FISCHER	708 EAST NINTH ST		CHARLOTTE	NC	28202
2017-004	08010165	FOLEY	ROBERT D			514 N MCDOWELL ST		CHARLOTTE	NC	28203
2017-004	08010246	GABEL	JONATHAN L			727 EAST 8TH ST		CHARLOTTE	NC	28202
2017-004	08010244	GARDNER	STEPHANIE ROBERTSON			719 E 8TH ST		CHARLOTTE	NC	28202
2017-004	08010146	GARRETT	COLLEEN D	JOHN MICHAEL II	GARRETT	451 M ST		CHARLOTTE	NC	28202
2017-004	08010726	GLINTER	MICHAEL B			722 GARDEN DISTRICT DR		CHARLOTTE	NC	28202
2017-004	08010140	GOODWIN	WILLIAM III			435M ST UNIT 154		CHARLOTTE	NC	28204
2017-004	08010162	GROSSU	CRISTINA A			943 E 8TH ST		CHARLOTTE	NC	28204
2017-004	08010123	H&L RENTAL HOMES LLC				PO BOX 562912		CHARLOTTE	NC	28256
2017-004	08010623	HALKO	RYAN			945 GARDEN DISTRICT DR		CHARLOTTE	NC	28202
2017-004	08010135	HAMPDEN	BRIDGET-ANNE			2930 HEATHMOOR LN		CHARLOTTE	NC	28211

2017-004	08010710	HARDEE	LEE JAMES	ASHLEY WILLIAMS	HARDEE	729 EAST 10TH ST	CHARLOTTE	NC	28202	
2017-004	08010662	HAVRANEK	PAUL	SHARON	HAVRANEK	625 N MYERS ST	CHARLOTTE	NC	28202	
2017-004	08010143	HAWK	ADAM J	MARISSA R	TESTORI	1114 CLEMENT AVE APT 103	CHARLOTTE	NC	28205	
2017-004	08010128	HENDRICK	JOSEPH W	HOLLY J	HENDRICK	908 E 8TH ST UNIT 228	CHARLOTTE	NC	28204	
2017-004	08010136	HENRY	KIMBERLY M			946 EAST 8TH ST #121	CHARLOTTE	NC	28204	
2017-004	08010639	HESS	STEPHEN W			913 GARDEN DISTRICT DR #8	CHARLOTTE	NC	28202	
2017-004	08010624	HICKS	ALICE C			703 E 9TH ST	CHARLOTTE	NC	28202	
2017-004	08010226	HOMEOWNERS ASSOCIATION FOR	PARKSIDE OF FIRST WARD IN			101 NORTH TRYON ST	NC1-002-18-02	CHARLOTTE	NC	28255
2017-004	08010117	HOUSTON	KEVIN Y			416 MCDOWELL STREET UNIT 138	CHARLOTTE	NC	28204	
2017-004	08010145	HOWELL	ADAM C			415 M STREET #159	CHARLOTTE	NC	28204	
2017-004	08010413	HURD	ANDREW			229 N. CHURCH ST STE 100	CHARLOTTE	NC	28202	
2017-004	08010651	INDORFF	LARRY R	JUDY A	INDORFF	4941 EAST HARBOR RD	PORT CLINTON	OH	43452	
2017-004	08010631	JARRETT	BENJAMIN P	ANGELA M	VANDEGRIFT	905 GARDEN DISTRICT DR	CHARLOTTE	NC	28202	
2017-004	08010633	JIANG	MIN			929 GARDEN DISTRICT DR #2	CHARLOTTE	NC	28202	
2017-004	08010113	JOHNSON	MICHAEL			957 EAST 7TH ST,UNIT 150	CHARLOTTE	NC	28203	
2017-004	08010411	JOHNSON	TAMMY			732 E 8TH ST	CHARLOTTE	NC	28202	
2017-004	08010415	JOHNSON	THOMAS J SR	AGNES L	JOHNSON	716 E 8TH ST	CHARLOTTE	NC	28202	
2017-004	08010641	JONES	STEPHANIE ANN	KEVIN MICHAEL	JONES	930 GARDEN DISTRICT DR, UNIT 10	CHARLOTTE	NC	28202	
2017-004	08010116	KARANIKAS	PANAGIOTES	TRUST	THE PANAGIOTES KARANIKAS	605 11TH ST	HUNTINGTON BEACH	CA	92648	
2017-004	08010104	KLITZSCH	STEPHEN C			913 E 7TH ST UNIT 341	CHARLOTTE	NC	28204	
2017-004	08010721	KRANTZ	SAMANTHA	DANIEL	GRAVES	740 GARDEN DISTRICT DRIVE	UNIT 38	Charlotte	NC	28202
2017-004	08010125	KRAUSS	KELBY			452 N MCDOWELL ST #130	CHARLOTTE	NC	28204	
2017-004	08010119	KREVLING	JASON			424 N. MCDOWELL ST	CHARLOTTE	NC	28204	
2017-004	08010717	LANIER	MICHELLE A	CREGG C	LANIER	810 GARDEN DISTRICT DR	CHARLOTTE	NC	28202	
2017-004	08010712	LAX	MATTHEW L	CYNTHIA L	LAX	822 GARDEN DISTRICT DR	CHARLOTTE	NC	28202	
2017-004	08010132	LEJANO	GARY G			10600 ANGLESEY CT	CHARLOTTE	NC	28278	
2017-004	08010404	LITTLE ROCK AME ZION	CHURCH			PO BOX 33398	CHARLOTTE	NC	28233	
2017-004	08010711	LOTTMAN	MARYRICA	MICHAEL	CARACAPPA	PO BOX 31564	CHARLOTTE	NC	28231	
2017-004	08010648	LOYCO INDUSTRIES INC				623 N LIBERTY ST	WINSTON SALEM	NC	27101	
2017-004	08010643	MAGEE	COURTNEY E			926 GARDEN DISTRICT DR	CHARLOTTE	NC	28202	
2017-004	08010614	MANN	CHRISTY T			730 E TENTH ST	CHARLOTTE	NC	28202	
2017-004	08010106	MARKOU JR	THOMAS C			929 E 7TH ST UNIT 143	CHARLOTTE	NC	28204	
2017-004	08010160	MARSOCCI	DOMENICO			628 GARDEN DISTRICT DR	CHARLOTTE	NC	28202	
2017-004	08010148	MARTIN	JOSHUA G			901 S CORRY FIELD RD #4393	PENSACOLA	FL	32507	
2017-004	08010655	MARTIN	MORGAN A			840 GARDEN DISTRICT DR	CHARLOTTE	NC	28202	
2017-004	08010722	MARTINDALE	MICHAEL J			738 GARDEN DISTRICT DR #39	CHARLOTTE	NC	28202	
2017-004	08010164	MATTA	THOMAS			56 E 126TH ST UNIT 2	NEW YORK	NY	10035	
2017-004	08010114	MBS PARTNERS LLC				8320 COTTSBROOKE DR	HUNTERSVILLE	NC	28078	
2017-004	08010103	MEADE	COLIN			1908 GREEN OAKS PKWY	HOLLY SPRINGS	NC	27540	
2017-004	08010174	MEADOWS	JEFFREY W	RACHEL H	MEADOWS	550 N MCDOWELL ST	CHARLOTTE	NC	28202	
2017-004	08010718	MOORE	BRENT D			407 CLARKSON GREEN PL	CHARLOTTE	NC	28202	
2017-004	08010724	MOORE	MICHAEL J			150 HOUNDSTOOTH TL	BOONE	NC	28607	
2017-004	08010156	MORRIS	ALFRED EMANUEL JR	ANGELA	MORRIS	911 E 8TH ST UNIT 313	CHARLOTTE	NC	28204	
2017-004	08010137	MYERS	MICHELLE			950 E 8TH ST UNIT 120	CHARLOTTE	NC	28204	
2017-004	08010242	NEILSON	JOSEPH C	MARY BLACKBURN	NEILSON	715 EAST 8TH ST	CHARLOTTE	NC	28202	
2017-004	08010161	NELSON	LEVI			939 E 8TH ST UNIT 118	CHARLOTTE	NC	28204	
2017-004	08010109	NICHOLS	JENNA			941 E 7TH ST	CHARLOTTE	NC	28204	
2017-004	08010634	OLIVER	JASON S			1310 IVEY DR	CHARLOTTE	NC	28205	
2017-004	08010659	OPPDISANO	RICHARD M	SHELLEY AMM	OPPDISANO	13401 PORTSIDE CT	CHARLOTTE	NC	28278	
2017-004	08010124	OTT	WILLIAM B III			431 SCOFIELD RD	CHARLOTTE	NC	28209	
2017-004	08010425	PACE	KEIKO L	CHRISTOPHER B	PACE	723 PARKSIDE TERRACE LN	CHARLOTTE	NC	28202	
2017-004	08010120	PAGE	MICHAEL J			428 N MCDOWELL ST UNIT 135	CHARLOTTE	NC	28204	
2017-004	08010173	PARKER	MATTHEW	FREDERICK BRANDON S	BAIZ	12475 PRESERVATION POINTE DR	CHARLOTTE	NC	28216	
2017-004	08010650	PATEL	MANISH			16607 DOVES CANYON LN	CHARLOTTE	NC	28278	
2017-004	08010138	PAUL PODGORSKI BOOFL INVESTMENTS LLC				606 PENN ST	CHARLOTTE	NC	28203	
2017-004	08010240	PEARSON	MARGARET			711 E 8TH ST	CHARLOTTE	NC	28202	
2017-004	08010661	PERES	MARK F	LAURA B	PERES	620 N ALEXANDER ST	CHARLOTTE	NC	28202	
2017-004	08010154	PORTER	THOMAS C		ATTORNEY AT LAW PA	903 E 8TH ST	CHARLOTTE	NC	28204	
2017-004	08010716	POTESTA	KATHRYN	JORDAN	PINTO	812 GARDEN DISTRICT DR	CHARLOTTE	NC	28202	
2017-004	08010157	QUINN	MATTHEW			923 EIGHTH ST UNIT 114	CHARLOTTE	NC	28204	
2017-004	08010652	RAINWATER	PATRICK	LEIGH	RAINWATER	904 GARDEN DISTRICT DR	CHARLOTTE	NC	28202	
2017-004	08010107	REDDY	PRAVEEN K			933 E 7TH ST	CHARLOTTE	NC	28202	

2017-004	08010638	REITWIESNER	LAUREN S			915 GARDEN DISTRICT DR#7	CHARLOTTE	NC	28202
2017-004	08010720	RHOADES	JENNIFER			742 GARDEN DISTRICT DR	CHARLOTTE	NC	28202
2017-004	08010147	RICKMOND	JAMES P			488 M ST #161	CHARLOTTE	NC	28204
2017-004	08010653	ROBERSON	BRITTANY			844 GARDEN DISTRICT DR UNIT 22	CHARLOTTE	NC	28202
2017-004	08010245	ROWE	JEFFREY B	JOANNE S	ROWE	725 E 8TH ST	CHARLOTTE	NC	28202
2017-004	08010629	RUSSELL	DAVID BAYNE			723 E 9TH ST	CHARLOTTE	NC	28202
2017-004	08010129	S & L INVESTMENT LLC				904 E 8TH ST	CHARLOTTE	NC	28204
2017-004	08010112	SHENOY	SUDHIR N			953 E 7TH ST UNIT 149	CHARLOTTE	NC	28204
2017-004	08010170	SIMPSON	RANDY			534 NORTH MCDOWELL	CHARLOTTE	NC	28204
2017-004	08010719	SINGH	CAMERON B			744 GARDEN DISTRICT DR	CHARLOTTE	NC	28202
2017-004	08010247	SMITH	ALEX BISHOP			729 E 8TH ST	CHARLOTTE	NC	28202
2017-004	08010625	SMITH	ALPHONSO J		CHARLETTE J SMITH (H/W)	707 E 9TH ST	CHARLOTTE	NC	28202
2017-004	08010654	SMITH	BENJAMIN GUY	ERIKA	DEHART	842 GARDEN DISTRICT DR UNIT 23	CHARLOTTE	NC	28202
2017-004	08010656	SMITH	DEBBIE			838 GARDEN DISTRICT DR	CHARLOTTE	NC	28202
2017-004	08010141	SPENCER	ANGENIQUE NICOLE			431 M ST	CHARLOTTE	NC	28204
2017-004	08010248	STANIER	ROBERT D			2037 W GRACE ST	RICHMOND	VA	23220
2017-004	08010159	STONECREST PARTNERS LLC				2214 GARDNER RD	HAMILTON	OH	45013
2017-004	08010657	STRICKLAND	CYNTHIA A			834 GARDEN DISTRICT DR	CHARLOTTE	NC	28202
2017-004	08010416	SUN	RANYE	YANRU	ZHANG	712 E 8TH ST	CHARLOTTE	NC	28202
2017-004	08010637	SUN	YILONG			917 GARDEN DISTRICT DR #6	CHARLOTTE	NC	28202
2017-004	08010142	TEMPLE	JOHN	ANA-MARIE	TEMPLE	6239 SHARON HILLS RD	CHARLOTTE	NC	28210
2017-004	08010121	TEPPIG	WILLIAM JR	BRENDA HALL	TEPPIG	992 WAVERLY AVE	ROCK HILL	SC	29730
2017-004	08010630	TERRELL	LEE ED		JOHN RICHARD GRAHAM	727 EAST NINTH ST	CHARLOTTE	NC	28202
2017-004	08010163	THE PANAGIOTES KARANIKAS TRUST		PANAGIOTES	KARANIKAS	605 11TH ST	HUNTINGTON BEACH	CA	92648
2017-004	08010166	THE PANAGIOTES KARANIKAS TRUST		PANAGIOTES	KARANIKAS	605 11TH ST	HUNTINGTON BEACH	CA	92648
2017-004	08010153	THOMAS	MICHAEL W			479 M ST	CHARLOTTE	NC	28204
2017-004	08010426	TORCIVIA	THEADORA JORGENA			415 FINN LN APT 1836	CHARLOTTE	NC	28262
2017-004	08010201	TRINITY EPISCOPAL SCHOOL			C/O GLENN DAHLEN	750 EAST 9TH ST	CHARLOTTE	NC	28202
2017-004	08010209	TRINITY EPISCOPAL SCHOOL			C/O GLENN DAHLEN	750 EAST 9TH ST	CHARLOTTE	NC	287202
2017-004	08010211	TRINITY EPISCOPAL SCHOOL			C/O GLENN DAHLEN	750 E 9TH ST	CHARLOTTE	NC	28202
2017-004	08010212	TRINITY EPISCOPAL SCHOOL			C/O GLENN DAHLEN	750 E 9TH ST	CHARLOTTE	NC	28202
2017-004	08010218	TRINITY EPISCOPAL SCHOOL			C/O GLENN DAHLEN	750 E 9TH ST	CHARLOTTE	NC	28202
2017-004	08010229	TRINITY EPISCOPAL SCHOOL			C/O GLENN DAHLEN	750 E 9TH ST	CHARLOTTE	NC	28202
2017-004	08010230	TRINITY EPISCOPAL SCHOOL			C/O GLENN DAHLEN	750 E 9TH ST	CHARLOTTE	NC	28202
2017-004	08010249	TRINITY EPISCOPAL SCHOOL			C/O GLENN DAHLEN	750 E 9TH ST	CHARLOTTE	NC	28202
2017-004	08010152	UTTER	DANIEL L			475 M ST #166	CHARLOTTE	NC	28202
2017-004	08010613	VALDER	STEPHEN J	ODETTE C	VALDER	1621 ALLEN ST	CHARLOTTE	NC	28205
2017-004	08010151	VALITCHKA	KIMBERLY S			471 M ST UNIT 165	CHARLOTTE	NC	28204
2017-004	08010635	VESCE	THOMAS J	DENISE D	VESCE	P O BOX 512	ROCKY MOUNT	NC	27802
2017-004	08010617	VITNER	MARK	AMY	VITNER	714 E TENTH ST	CHARLOTTE	NC	28202
2017-004	08010646	VOLKAN	ERSOY			916 GARDEN DISTRICT DR #15	CHARLOTTE	NC	28202
2017-004	08010632	WALKER	WILLIAM C.			931 GARDEN DISTRICT DR	CHARLOTTE	NC	28202
2017-004	08010714	WEBBER	PETER			36 DRUMLINS TERRACE	SYRACUSE	NY	13224
2017-004	08010723	WHITNEY	JASON D			728 GARDEN DISTRICT DR #40	CHARLOTTE	NC	28202
2017-004	08010709	WITTENAUER	KENNETH		RUSSELL LECIEJEWSKI	725 E TENTH ST	CHARLOTTE	NC	28202
2017-004	08010168	ZEITOUNI	RAGHID A			526 NORTH MCDOWELL ST	CHARLOTTE	NC	28204
2017-004	08010208	ZIMMERMAN	JOYCE A			801 E 8TH ST	CHARLOTTE	NC	28202
2017-004	08010134	ZINNERMAN	VINCENT T			938 EAST 8TH ST #123	CHARLOTTE	NC	28204
2017-004	08010122	ZUEVSKAYA	ANNA	BARNEY	CHARLES	440 N MCDOWELL ST	CHARLOTTE	NC	28204
2017-004		JEFF BROWN & BRIDGET DIXON			MOORE & VAN ALLEN, PLLC	100 N. TRYON ST, SUITE 4700	CHARLOTTE	NC	28202
2017-004		TOM FRANZ			TRINITY EPISCOPAL SCHOOL	750 EAST 9TH ST	CHARLOTTE	NC	28202

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mc MailZip
2017-004	Patricia	Adams	Belmont Community Association	805 East 17th Street	Charlotte	NC 28205
2017-004	Eddie	Young	Edwin Towers (CHA)	201 West 10th Street, Unit 101	Charlotte	NC 28202
2017-004	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC 28206
2017-004	Bob	Szymkiewicz	First Ward Neighbors, Inc.	Post Office Box 30712	Charlotte	NC 28230
2017-004	Karen	Jensen	Friends & Residents of Historic Cherry	311 Baldwin Avenue	Charlotte	NC 28204
2017-004	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC 28205
2017-004	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC 28299
2017-004	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC 28206
2017-004	Will	Haden	First Ward Neighbors, Inc.	633 North Alexander Street	Charlotte	NC 28202
2017-004	Peter	Tart	Elizabeth CA	1517 East 8th Street	Charlotte	NC 28204
2017-004	Budd	Berro	Office of the Gov. of North Carolina	600 East Fourth Street	Charlotte	NC 28202
2017-004	Elizabeth	Barnhardt	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff #200	Charlotte	NC 28204
2017-004	Caylene	Greene	Belmont Community Association	1601 Harrill Street	Charlotte	NC 28205
2017-004	Lesa	Kastanas	Plaza Midwood MA	9101 Covey Hollow Court	Charlotte	NC 28210
2017-004	Monte	Ritchey	Elizabeth CA	525 Clement Avenue	Charlotte	NC 28204
2017-004	Vicki	Jones	Belmont Community Association	1237 Allen Street	Charlotte	NC 28205
2017-004	Joe	Padilla	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff, Suite 200	Charlotte	NC 28204
2017-004	Ronnie	Devine	Enderly Park NA	700 North Tryon Street (Level B)	Charlotte	NC 28202
2017-004	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC 28204
2017-004	Mary	Spears	Friends of Fourth Ward	229 N. Church Street, Suite 300	Charlotte	NC 28202
2017-004	Kathryn	Hubicki	Cherry NA	325 Baldwin Avenue	Charlotte	NC 28204
2017-004	Myron	Patton	Cherry NA	1623 Luther Street	Charlotte	NC 28204
2017-004	Jim	Belvin	Elizabeth CA	624 Lamar Avenue	Charlotte	NC 28204
2017-004	Tom	Johnson	Quail Hollow Estates IV HOA	527 South Church Street	Charlotte	NC 28202
2017-004	Yvonne	Bittle	Cherry NA	216 South Torrence Street	Charlotte	NC 28204
2017-004	Sylvia	Bittle-Patton	Cherry NA	1623 Luther Street	Charlotte	NC 28204
2017-004	Stephanie	Wick	Cherry NA	1532 Sterling Road	Charlotte	NC 28209
2017-004	Lorna	Allen	Belmont Community Association	815 E. 20th Street	Charlotte	NC 28205
2017-004	Elizabeth	Maddrey	Elizabeth CA	425 Clement Avenue	Charlotte	NC 28204

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-004 – Trinity Episcopal School

Subject: Rezoning Petition No. 2017-004
Petitioner/Developer: Trinity Episcopal School
Current Land Use: School/Residential
Existing Zoning: UR-2(CD) and UR-1
Rezoning Requested: UR-3(CD)
Date and Time of Meeting: **Tuesday, December 13, 2016 at 7:00 p.m.**
Location of Meeting: Trinity Episcopal School – Dining Hall
750 East 9th Street
Charlotte, NC 28202
Date of Notice: 12/01/2016

We are assisting Trinity Episcopal School (the “Petitioner”) on a Rezoning Petition recently filed to allow a building addition to the existing school to be located on property at the corner of McDowell Street and Eight Street (See attached locator map). We take this opportunity to furnish you with basic information concerning the rezoning 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 property at the corner of McDowell Street and Eighth Street and the existing school property (together the “Site”) from UR-2(CD) and UR-1 to UR-3(CD). The rezoning plan proposes to allow the additional school building at the corner of McDowell Street and makes a few minor alterations to the existing school property. The corner portion of the Site will be redeveloped to include the new building addition as well as pedestrian and streetscape improvements along Eight Street and McDowell Street. We note that the rezoning does not seek an increase in the number of students at the school; that number will remain limited by the current zoning of the property.

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 Tuesday, December 13th, 2016, at 7:00 p.m. at Trinity Episcopal School, 750 East 9th Street, Charlotte, NC 28202.** 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 contact or call Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Tom Franz, Trinity Episcopal School
Glenn Dahlen, Trinity Episcopal School
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Dujuana Keys, Moore & Van Allen, PLLC

Site Location



- A. Location of Existing School Facility
- B. Location of Proposed Eight Street Building Addition

**Trinity Episcopal School Rezoning Petition 2017-004
Community Meeting –December 13, 2016 @ 6:30p**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Thomas J. Johnson	716 E 8th St		
2	John Nance	728 E 9th St.		
3	Joyce Zimmerman	801 E. 8th St.	704.375.7032	yesmusic4u@aol.com
4	Kenneth Zimmerman	801 E. 8th St	" " "	finleys auto@gmail.com
5	Yvonne M. Evans	213 E. 10th St.	704-332-5603	ymevans.ym@gmail.com
6	Laura Peres	620 N. Alexander St	704.770.1631	lperes@tde.org
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