

COMMUNITY MEETING REPORT
Petitioner: Enviro-Master International Franchise, LLC
Rezoning Petition No. 2017-109

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 17, 2017. 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, July 27, 2017 at 6:30 PM at the Wingate by Wyndham Charlotte Airport South/I-77 Tyvola Hotel located at 6050 Tyvola Glen Circle 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 Pat Swisher of the Petitioner, Thomas Haapapuro of Design Resource Group, Stephen Overcash of Overcash Demmitt Architects and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioner's representatives. Since there were only three attendees other than the Petitioner's representatives at the Community Meeting, the Community Meeting was very informal.

Utilizing the power point presentation, John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this rezoning request is located at the northeast corner of the intersection of Tyvola Road and Nations Ford Road, and the site contains approximately 1.793 acres. The site is located next door to this hotel. John Carmichael shared two aerial photographs of the site.

John Carmichael stated that the site is currently undeveloped, and it is zoned MUDD-O. Under the existing zoning of the site, a building containing a maximum of 91,000 square feet may be developed on the site, and the maximum height of the building is five stories and sixty feet. Under the site's existing zoning, up to 10,000 square feet of floor area of the building could be devoted to retail uses, up to 1,000 square feet of floor area of the building could be devoted to office uses, and the remaining portion of the building (80,000 square feet of floor area) could be

devoted to self-storage uses. John Carmichael showed the approved Conditional Rezoning Plan for the site.

John Carmichael noted that under the approved Conditional Rezoning Plan, the building would be located along the northern edge of the site, closer to the adjacent hotel. John Carmichael then shared the approved elevations for the building allowed under the site's existing zoning.

John Carmichael then stated that the Petitioner is requesting an amendment to the approved MUDD-O Conditional Rezoning Plan for the site to accommodate the development of a maximum three-story, 35,000 square foot building on the site that could be devoted to office uses and up to 10,000 square feet of retail and restaurant uses. John Carmichael then shared the Petitioner's Conditional Rezoning Plan. John Carmichael stated that the building would be pushed towards the southwestern corner of the site, at the intersection of Tyvola Road and Nations Ford Road. The building would front these two streets and parking areas would be located to the rear of the building. John Carmichael stated that a 35-foot wide landscape area would be established and maintained along the western edge of the site next to Nations Ford Road as depicted on the Conditional Rezoning Plan.

John Carmichael then shared the conceptual elevations of the proposed building. The building would be an attractive building.

The Community Meeting was then devoted to 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, Stephen Overcash stated that the height of the building in feet would be approximately 50 feet.
- In response to a question, Stephen Overcash confirmed that he is the architect designing this building.
- In response to a question, Pat Swisher stated that he is not a developer, and that this proposed building would be his company's office. Pat Swisher stated that his company's office is currently located on Old Pineville Road. Pat Swisher stated that his company is a franchise company headquartered here in Charlotte. Pat Swisher stated that there are a lot of visitors to his office.
- Pat Swisher stated that he would like to have the option to have a restaurant in the building. He stated that the majority of the building would contain his company's offices.
- In response to a question, Pat Swisher stated that this building would be his company's headquarters.
- An area resident stated that she is familiar with Pat Swisher and his company, and that it is an excellent company. She stated that she is in support of this project.
- In response to a question, the manager of the adjacent hotel confirmed that the Wingate by Wyndham Hotel is four stories in height.
- An area resident stated that the objection to the prior rezoning was that there would be a bar in the proposed Hawthorne's Pizza, and someone could come into Hawthorne's and drink alcohol without eating dinner. Pat Swisher stated that this building would be the home of his company, and that he would be picky as to the type of restaurant tenant that could locate in the building. Pat Swisher stated that he does not need to locate a bar in this building to make this proposed development work. Pat Swisher stated that whatever is located in this building in terms of a restaurant would need to complement the project.

- An individual stated that she is concerned with traffic in the area and described needed improvements at the intersection of Tyvola Road and Nations Ford Road.
- In response to a comment, Pat Swisher did state that in the event that a restaurant is located in the building, it would likely serve alcohol as many restaurants typically do. Pat Swisher stated that most restaurants stop serving around 10:00 PM. Pat Swisher stated he could see something like a Ruby Tuesday's or a Chili's located in the building possibly.
- In response to a question, Thomas Haapapuro stated that the traffic flow for this proposed project would be the same as the prior proposed project.
- The manager of the Wingate by Wyndham Hotel discussed landscaping on the site at the intersection of Nations Ford Road and Tyvola Road. He stated that fencing around the site would be necessary for security purposes. He stated that there are panhandlers in the area at times, and that fencing is necessary once again for security purposes. He described how the fencing around the hotel site has improved security conditions. Pat Swisher stated that attractive landscaping would be installed on the site, and that they would install perimeter fencing as well. Pat Swisher also stated that the site would be well lit.
- A general discussion regarding an area bus stop occurred.
- An area property owner stated that this project would be an asset for the community, and that this is a perfect site for this type of use.
- Another discussion regarding the need for security fencing and security in general occurred.

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

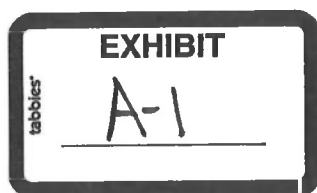
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of August, 2017.

Enviro-Master International Franchise, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerflrs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-109	16705352	TPM PROPERTIES LP				3816 MOORELAND FARM RD		CHARLOTTE	NC	28226
2017-109	16705401	SCHILL FAMILY RENTALS LLC				7006 FINE ROBE DR		INDIAN TRAIL	NC	28079
2017-109	16705402	AMANDA'S DEVELOPMENT				PO BOX 524695		MIAMI	FL	33152
2017-109	16705445	CAMACHO	LP			412 WILBROWN CR		CHARLOTTE	NC	28217
2017-109	16705446	OSBURN	JULIO CESAR	ARMINDA	CAMACHO	400 WILBROWN CIR		CHARLOTTE	NC	28217
2017-109	16707304	WORLD MISSION SOCIETY CHURCH	CHARLES E			117 S BLOOMINGDALE RD		BLOOMINGDALE	IL	60108
2017-109	16707305	PEREZ	OF GOD			6238 NATIONS FORD RD		CHARLOTTE	NC	28217
2017-109	16707329	TOVAL	MARIA LOYOLA		CELESTINO PEREZ	115 SLEEPY HOLLOW RD		CHARLOTTE	NC	28217
2017-109	16912108	TYVOLA INN LLC	VICTOR	MARTA	TOVAL	PO BOX 855		SANTEE	SC	29142
2017-109	16912110	REVA CHARLOTTE CORPORATE CENTER LLC				1100 BOULDERS PARKWAY STE 605		RICHMOND	VA	23225
2017-109	16912111	TRULIANT FEDERAL CREDIT UNION				PO BOX 26000		WINSTON-SALEM	NC	27114
2017-109	16912112	THE 6125 COMPANY LLC				PO BOX 1017		DAVIDSON	NC	28036
2017-109	16912113	HOTEL 6028 TYVOLA GLEN LP			C/O SCHULTE HOSPITALITY GROUP INC	2120 HIGH WICKHAM PL STE 200		LOUISVILLE	KY	40245
2017-109	16915213	CADENA-TORRES	JOSE EDUWIGES			431 SHARONVIEW CIR		CHARLOTTE	NC	28217
2017-109	16915214	ROGERS	JOHN C			314 SHARVIEW CIR		CHARLOTTE	NC	28217
2017-109	16915215	PRIDEAUX	DANIEL	PEGGY	PRIDEAUX	6301 NATIONS FORD RD		CHARLOTTE	NC	28217
2017-109	16915306	PORTILLO	ADBERU GUZMAN	ANA LORENA	SOSA	327 SHARVIEW CR		CHARLOTTE	NC	28217
2017-109	16915307	THOMPSON	LINDA JEAN			333 SHARVIEW CIR		CHARLOTTE	NC	28210
2017-109	16915308	BLACKMAN	MONNIE WILDER			121 ALEXIS FOREST DR		STANLEY	NC	28164
2017-109	16915309	ABBOTT	KENNETH B	DORIS E	ABBOTT	7135 CANE CT		CHARLOTTE	NC	28226
2017-109	16915501	OUTEN	LYNDA P			3512 OUT OF BOUNDS DR		MONROE	NC	28112
2017-109	16915502	OUTEN	LYNDA P			3512 OUT OF BOUNDS DR		MONROE	NC	28112
2017-109	16915503	MORGAN	WALTER R	BARBARA E	MORGAN	2130 ROSWELL AVE		CHARLOTTE	NC	28207



Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-109	Montclair South Homeowners Association	Al	Peace	1021 Carysbrook Ln		Charlotte	NC	28217
2017-109	Southwest Community Development Corporation	Phillip M.	Davis	5901 Nations Ford Rd		Charlotte	NC	28217
2017-109	Spring Park Homeowners Association	Stephen	Decosta	517 Echodale Dr		Charlotte	NC	28217
2017-109	The Pointe	Jesse	Boyd	1009 Sharview Cir		Charlotte	NC	28217
2017-109	Tyvola Ridge At Yorkmont Park Association	Martha M.	Parks	5701 Southampton Rd		Charlotte	NC	28217
2017-109	Windsong Trails Neighborhood Association	Frances	Hayden	616 Knight Ct		Charlotte	NC	28217

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2017-109** filed by Enviro-Master International Franchise, LLC to request an amendment to the approved MUDD-O conditional rezoning plan for an approximately 1.793 acre site located on the northeast corner of the intersection of Tyvola Road and Nations Ford Road

**Date and Time
of Meeting:** Thursday, July 27, 2017 at 6:30 PM

Place of Meeting: Wingate by Wyndham Charlotte Airport South/ I-77 Tyvola Hotel
6050 Tyvola Glen Circle
Charlotte, NC 28217

We are assisting Enviro-Master International Franchise, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting an amendment to the approved MUDD-O conditional rezoning plan for an approximately 1.793 acre site located on the northeast corner of the intersection of Tyvola Road and Nations Ford Road. The purpose of this request is to accommodate the development of a maximum 3 story, 35,000 square foot building on the site that could be devoted to office uses and up to 10,000 square feet of retail and restaurant 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.

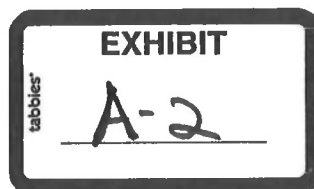
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, July 27, 2017 at 6:30 PM at the Wingate by Wyndham Charlotte Airport South/ I-77 Tyvola Hotel located at 6050 Tyvola Glen Circle 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: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 17, 2017



Enviro-Master International Franchise, LLC, Petitioner
Rezoning Petition No. 2017-109

Community Meeting Sign-in Sheet

Wingate by Wyndham Charlotte Airport South/I-77 Tyvola Hotel
6050 Tyvola Glen Circle
Charlotte, NC

Thursday, July 27, 2017

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Shirley Allen	524 yvrl brown ²⁸²¹⁷	704-620-2600	shirley115@yahoo.com
2.	Donna Casup	616 knight ct. 28217	704-523-0829	
3.	Todd Blanton	Wingate		
4.				
5.				
6.				
7.				
8.				
9.				
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11.				
12.				
13.				



Rezoning Petition No. 2017-109

Enviro-Master International Franchise, LLC,
Petitioner

Community Meeting

July 27, 2017

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Development Team

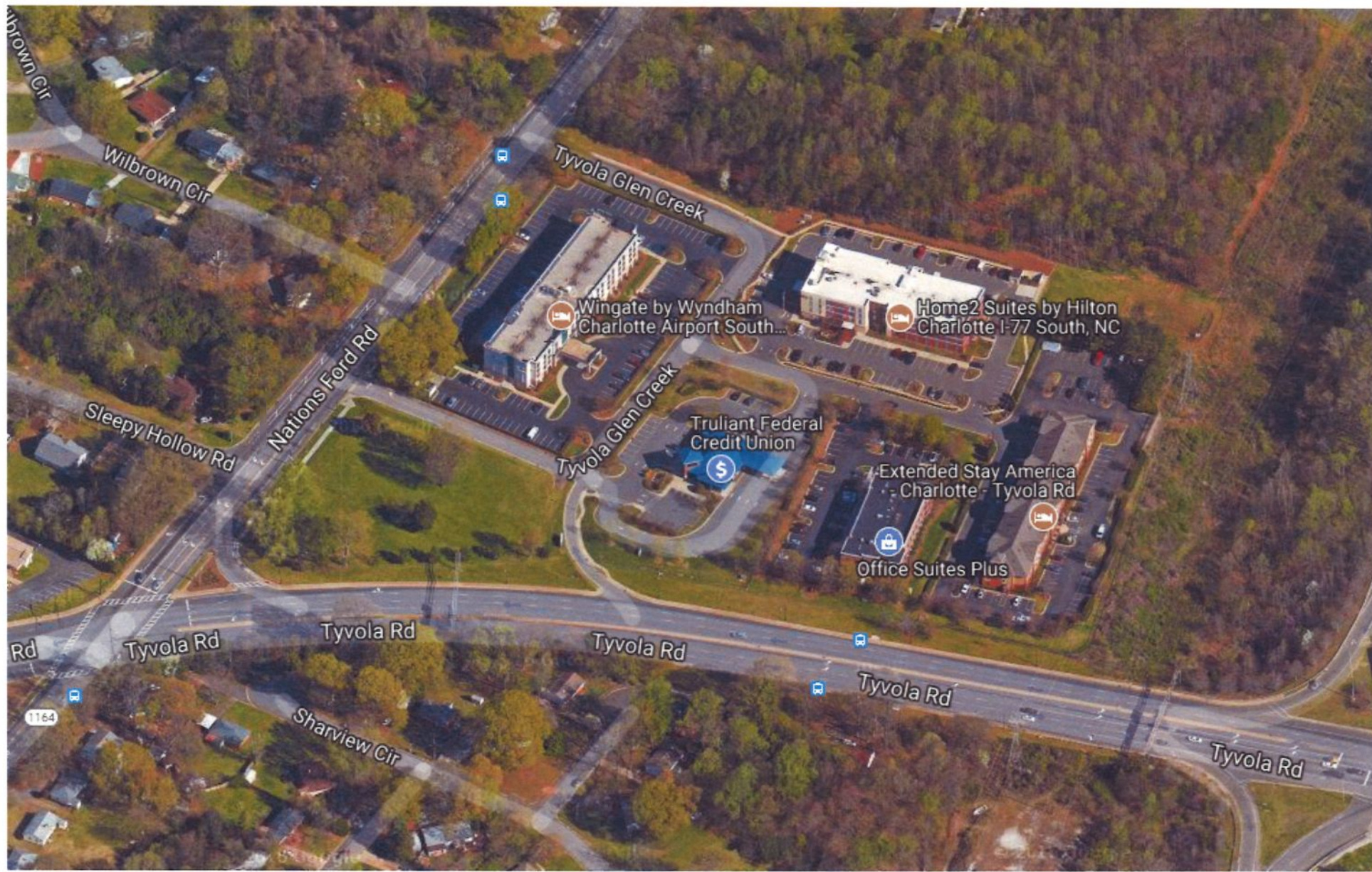
- Pat Swisher, Enviro-Master International Franchise, LLC
- Thomas Haapapuro, Design Resource Group
- Stephen Overcash, Overcash Demmitt Architects
- John Carmichael, Robinson, Bradshaw & Hinson

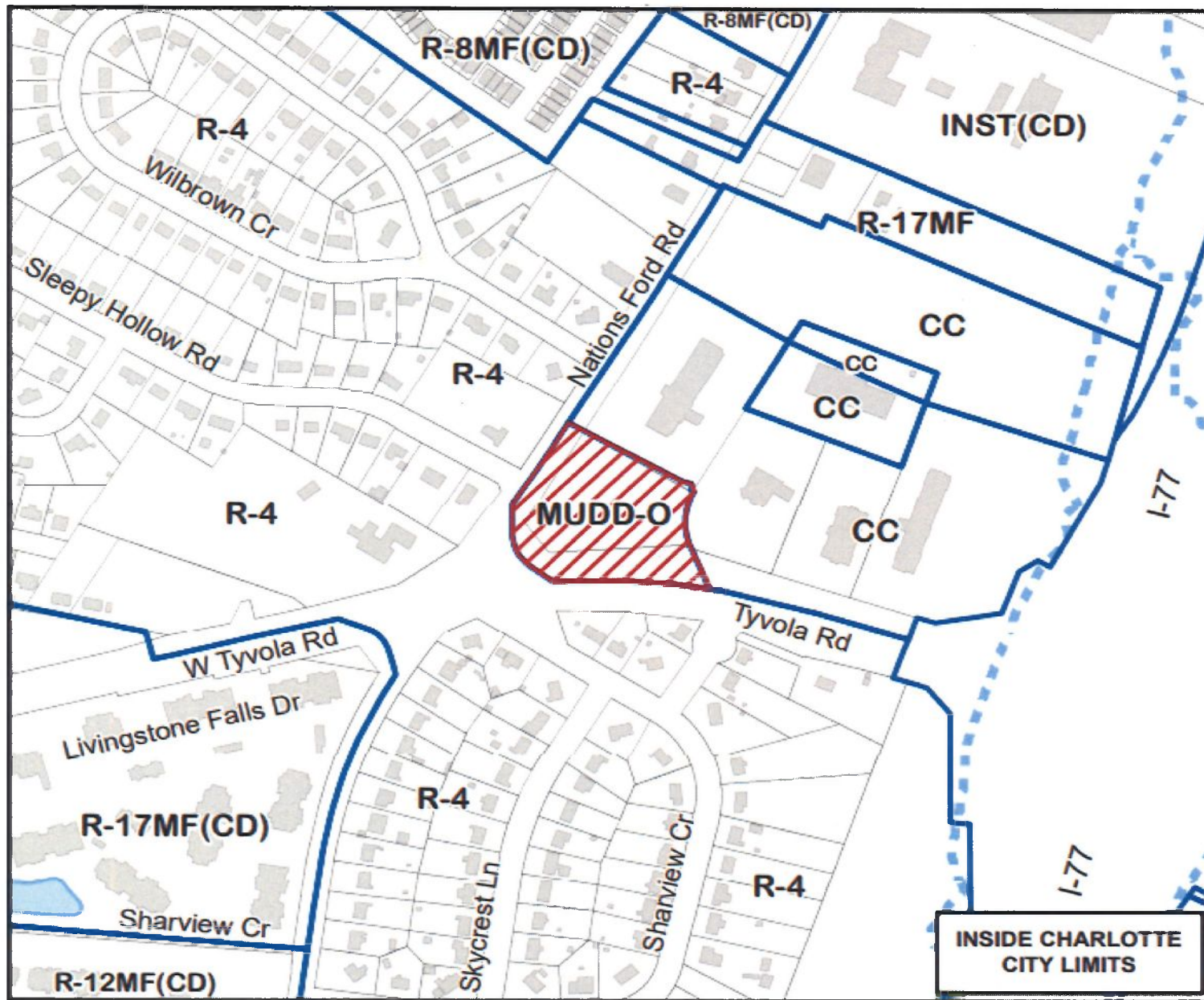
Rezoning Schedule

- Public Hearing: Monday, September 18, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 3, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 16, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

1. *Journal of the American Medical Association*, 277, 1996, 1623-1628.







Current Zoning of the Site

- Site is currently zoned MUDD-O (Rezoning Petition No. 2016-081 Approved on July 18, 2016).
- Current zoning allows a maximum 5 story, 60 foot tall building on the site.
- Building can be devoted to a maximum of 10,000 square feet of retail uses, 1,000 square feet of office uses and 80,000 square feet of self-storage uses.
- Total maximum size of the building is 91,000 square feet.





REZONING PETITION
FOR PUBLIC HEARING:
2016-081

REZONING PLANS

TYVOLA CROSSING
CHARLOTTE, NORTH CAROLINA
HAWTHORN HOLDING GROUP
P.O. BOX 699
DAVIDSON, NC 28036

APPROVED BY
CITY COUNCIL
JUL 16, 2016

**BUILDING
ELEVATIONS**

SCALE: N.T.S.

PROJECT #: 000-000
DRAWN BY: [Signature]

DATE: MAY 18, 2016

REVISIONS

01/20/16 - PER STAFF CORRECTION

RZ 2.0



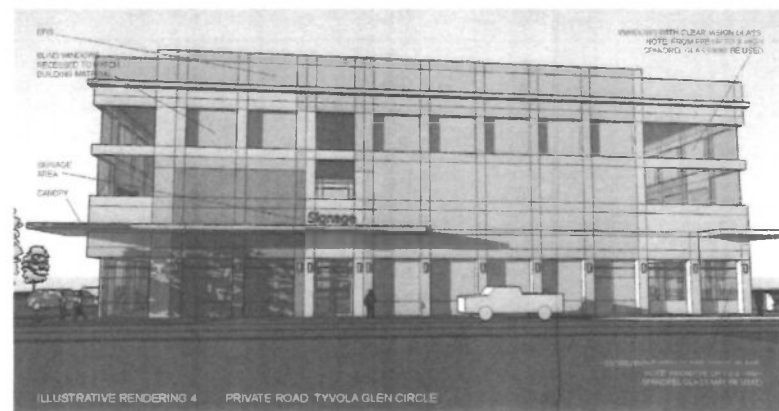
1.



2.



3.



4.



Rezoning Request

- Requesting an amendment to the approved MUDD-O conditional rezoning plan for the site to accommodate the development of a maximum 3 story, 35,000 square foot building that could be devoted to office uses and up to 10,000 square feet of retail and restaurant uses.



Enviro-Master Office
Charlotte, NC

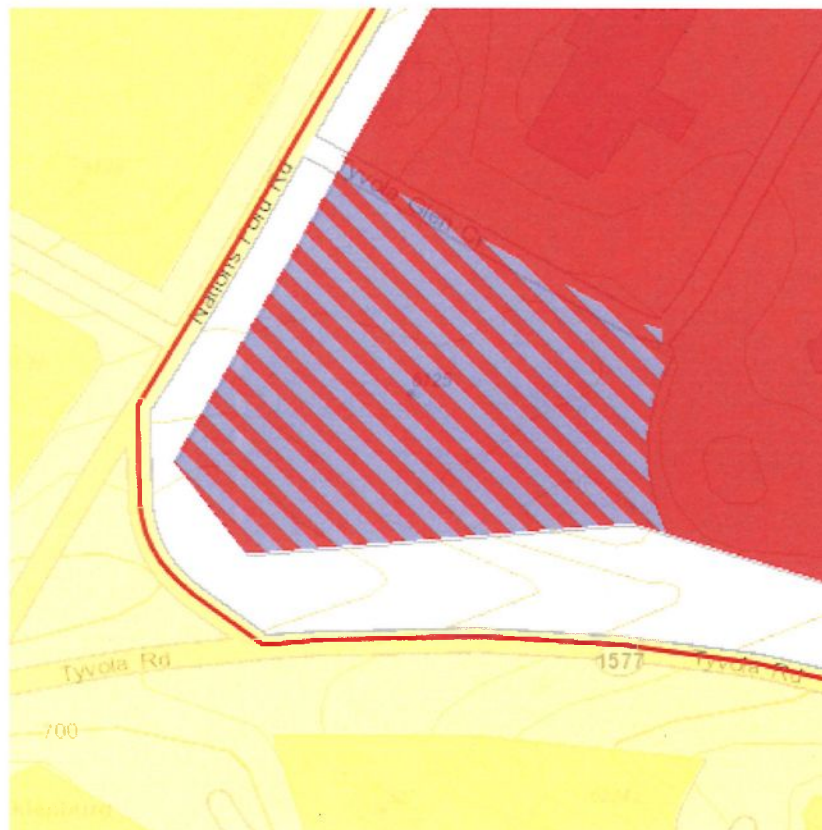
24 July 2017

Enviro-Master
Services

EXTERIOR RENDERING - V1



Land Use Plan



Proposed Land Use: Westside Strategy Plan Study Area

Planning District	Southwest
Plan Name	Westside Strategy Plan Study Area
Plan Adoption Date	6/12/2000
Adoption Type	Rezoning
Proposed Landuse Code	MIX19
Proposed Landuse Description	Office/Retail
Residential Density	
Zoning Designation	MUDD-O
Rezoning Date	7/18/2016
Zoning Petition	2016-081
Generalized Landuse	Mixed Non-Residential
created_user	
created_date	
last_edited_user	
last_edited_date	

[StreetView](#) | [BirdsEye](#)

Questions and Comments