

COMMUNITY MEETING REPORT

Petitioner: Ricardo Torres

Rezoning Petition No. 2018-019

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 attached hereto by depositing such notice in the U.S. mail on March 16th, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday April 4th, 2018 at 6pm at 4918 Central Av. Charlotte, NC 28205.

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 C. The Petitioner was represented at the Community Meeting by Ms. Lucia Griffith and also attending was Nancy Perez.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Ms. Lucia Griffith, welcomed the attendees and introduced the Petitioner's team. Ms. Griffith indicated that the Petitioner is proposing to rezone an approximately 0.42 acre site (the "Site") located at 3450 North Sharon Amity Road, Charlotte, NC 28205, from the CD-O1 zoning district to CD-O1 zoning district. Ms. Griffith explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Ms. Griffith then presented the site plan and pointed out various commitments made by the Petitioner. Ms. Griffith also showed a proposed building design concept for general information.

Ms. Bobbi Almond, representing the Wilora Lake/ Verndale Glen Neighborhood Association, asked why would the sidewalk be relocated and how would it connect to the existing adjacent sidewalk. Ms. Griffith explained that the sidewalk would be relocated due to the City's request of a 16' planting strip and the Petitioner will comply building a new sidewalk as requested by the City. She also explained that the new sidewalk on the Site will connect on both sides of the property to the adjacent sidewalk. Ms. Almond also expressed her concern on the road's heavy traffic and asked about the Petitioner's commitment to build the project. Ms. Griffith explained that the Petitioner is fully committed to build the project upon securing a building permit after approval of the rezoning request. Regarding the traffic concern, Ms. Griffith mentioned that due to the size of the project the traffic increase will be minimum and that the Charlotte Department of Transportation will be reviewing this project for traffic increase.

Mr. Matthew Newton, Council representative for the District, joined the meeting and expressed that the project would be beneficial to the neighborhood and provided positive feedback to the project as submitted.

Respectfully submitted, this 13th day of April, 2018.

cc: Sonja Sanders, Planning Coordinator -Charlotte-Mecklenburg Planning Department

ORGANIZATION	FIRST_NAME	LAST_NAME	STREET_ADD	CITY	STATE	ZIP
Amity Garden Neighborhood Association	Donna	Fisher	2421 Eaton Rd	Charlotte	NC	28205
Back Creek I Homeowners Association	Management		4957 Albemarle Rd	Charlotte	NC	28205
Charlotte East Community Partners	Darrell	Bonapart	5707 Justins Forest Dr	Charlotte	NC	28212
Charlotte East Community Partners	Heather	Ferguson	6031 Hanna Ct	Charlotte	NC	28212
Charlotte East Community Partners	Susie	Hines	6023 Hanna Court	Charlotte	NC	28212
Coventry Woods Neighborhood Association	John	Bordsen	4810 Beechknoll Ct	Charlotte	NC	28212
Derita/Tanglewood Neighborhood Association	Judy	Mason	6127 Country Walk Dr	Charlotte	NC	28212
Easthaven Neighborhood Association	Sue	McKenzie	3733 Driftwood Dr	Charlotte	NC	28205
Eastway Park/ Sheffield Park Neighborhood Association	Abby	Bopp	1107 Pierson Drive	Charlotte	NC	28205
Eastway Park/ Sheffield Park Neighborhood Association	Nathan	Karow	3319 Diftwood Dr	Charlotte	NC	28205
The Oaks Condominiums	Louise	Barden	1501 Lansdale Dr, Unit G	Charlotte	NC	28205
Sheffield Park Neighborhood Association	Sandy	Weaver	5129 Greenbrook Dr	Charlotte	NC	2825
Starmount Neighborhood Association	Craig	Harmon	5514 Starkwood Dr	Charlotte	NC	28212
Vernedale Farmes/ Glenn	Susie	Hines	6023 Hanna Court	Charlotte	NC	28212
Vernedale Farms	Heather	Ferguson	6031 Hanna Ct	Charlotte	NC	28212
Vernedale Farms	Larry	Hines	6023 Hanna Ct	Charlotte	NC	28212
Westerly Hills Neighborhood Association	Joe	Wise	617 Wilora Landing Road	Charlotte	NC	28212
Westerly Hills Neighborhood Association	Tollie	Woods	5701 Wilora Lake Rd	Charlotte	NC	28212
Wilora Lake Neighborhood Association	Mary	Traynham	4044 Mayberry lane	Charlotte	NC	28212
Wilora Lake/ Verndale Glen Neighborhood Association	Bobbi	Almond	617 Wilora Landing Road	Charlotte	NC	28212
Windsor Park Neighbors Association	John	Ryan	1826 Lansdale Dr	Charlotte	NC	28205
Winterfield Neighborhood Association	Diane	Langevin	3825 Winterfield Pl	Charlotte	NC	28205
Winterfield Neighborhood Association	John	Griffith	3514 Rosehaven Dr	Charlotte	NC	28205
Winterfield Neighborhood Association	Karen	MacKenzie	3601 Winterfield Pl	Charlotte	NC	28205

OWNER LAST NAME	OWNER FIRST NAME	MAIL ADDRESS	CITY	STATE	ZIPCODE
TORRES	RICARDO	7822 SADDLEHORSE LN	CHARLOTTE	NC	28215
IACOB	ELISEI & MARIA	14920 COLONIAL PARK DRIVE	HUNTERSVILLE	NC	28078
EASTHAVEN DEVELOPMENT	CORP	PO BOX 9222	CHARLOTTE	NC	28299
POTLURI VENTURES 2 LLC		4129 W RINCON AVE	CAMPBELL	CA	95008
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POTLURI VENTURES 2 LLC		4129 W RINCON AVE	CAMPBELL	CA	95008
POTLURI VENTURES 2 LLC		4129 W RINCON AVE	CAMPBELL	CA	95008
POTLURI VENTURES 2 LLC		4129 W RINCON AVE	CAMPBELL	CA	95008
RANKIN	TIFFANY W	200 HEMPSTEAD PL	CHARLOTTE	NC	28207
POTLURI VENTURES 3 LLC		4129 WEST RINCON AVE	CAMPBELL	CA	95008
EASTHAVEN DEVELOPMENT CORP		PO BOX 9222	CHARLOTTE	NC	28299
GAAMA FOODS INC		3600 N. SHARON AMITY RD	CHARLOTTE	NC	28205
3500 SPANISH QUARTER LLC		10 EAST 53RD ST 18TH FL	NEW YORK	NY	10022
TERMINAL PROPERTIES INC		PO BOX 822	CROSSING	PA	18977
PFALZGRAF COMMUNITIES 8 LLC		5417 ALBEMARLE RD	CHARLOTTE	NC	28215



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Ricardo Torres to rezone approximately .42 acres located at 3540 North Sharon Amity Road, Charlotte NC 28205 to allow the development of a new one-story building.

Date and Time of Meeting: Wednesday April 4th, 2018 – 6pm

Place of Meeting: 4918 Central Av. Charlotte NC 28205

Petitioner: Ricardo Torres

Petition No.: 2018-019

We are assisting Mr. Ricardo Torres (the "Petitioner") in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .42 acre site (the "Site") located at 3540 North Sharon Amity Road, Charlotte NC 28205 from the CD-O1 zoning district to CD-O1 zoning district. The purpose of the rezoning is to permit the development of a new one-story 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 April 4th 2018 at 6pm at 4918 Central Av. Charlotte NC 28205. 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 don't hesitate to call me directly.

A handwritten signature in black ink that reads "Lucia Griffith".

Lucia Griffith
METRO Landmarks
704-526-7600

cc: City Council District 5 Representative – Matt Newton – 600 East 4th Street – Charlotte NC 28202

Date Mailed: March 16th, 2018

