

COMMUNITY MEETING REPORT
Petitioner: Myers Park United Methodist Church
Rezoning Petition No. 2018-032

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 April 20, 2018. 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, May 3, 2018 at 6:30 PM in Jubilee Hall at Myers Park United Methodist Church located at 1501 Queens 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 Chan Martin of Myers Park United Methodist Church, Bill Monroe of WGM Design, Inc. and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since the Community Meeting was only attended by six individuals, the meeting was very informal.

Chan Martin opened the meeting by introducing himself, Bill Monroe and John Carmichael. Chan Martin stated that he is on a committee that was formed by Myers Park United Methodist Church approximately three years ago. The charge of the committee is to determine the long-term vision of the Myers Park United Methodist Church campus, and to formulate a long-range plan. Chan Martin stated that the rezoning application was filed in February of this year. The density proposed under the rezoning plan is based upon the density that is currently approved for the adjacent Myers Park Presbyterian Church. The goal of the rezoning request is to obtain the entitlements to allow the church to ultimately implement its long-term plan for its campus.

John Carmichael then addressed the meeting. John Carmichael and Bill Monroe utilized a PowerPoint presentation that is attached hereto as Exhibit C.

John Carmichael provided the schedule of events relating to the rezoning request. He stated that the Public Hearing is currently scheduled for Monday, June 18, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session is scheduled for Monday, July 2, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is currently scheduled to render a decision on this rezoning request on Monday, July 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the site subject to this Rezoning Petition is the church campus, which contains approximately 4.62 acres. John Carmichael then shared aerial photographs of the church campus.

John Carmichael stated that the site is currently zoned O-2 (CD), and the church is requesting that the campus be rezoned to the MUDD-O zoning district. John Carmichael stated that the Myers Park Presbyterian Church campus is zoned MUDD-O, and Myers Park Shopping Center located across Providence Road from the site is also zoned MUDD-O. John Carmichael then briefly reviewed the zoning classifications of other nearby parcels of land.

John Carmichael stated that the current zoning of the site was approved in 2000, and under the currently approved conditional rezoning plan, up to 193,842 square feet of gross floor area may be developed on the site.

At this time, the existing improvements on the site contain approximately 154,974 square feet, so there is a remaining 38,868 square feet of gross floor area that can be constructed on the site under the existing zoning.

John Carmichael stated that pursuant to this Rezoning Petition, the church is requesting that the site be rezoned to the MUDD-O zoning district to accommodate the future expansion of the church's facilities on the site by increasing the maximum gross floor area allowed on the site from 193,842 square feet to 290,000 square feet. This represents an increase of 96,159 square feet of gross floor area.

John Carmichael stated that MUDD-O is a conditional district, so that if this Rezoning Petition is approved, the expansion of the church's facilities would have to comply with the requirements of the conditional rezoning plan.

Bill Monroe then addressed the meeting. Bill Monroe discussed the existing improvements on the campus, and the potential future expansion of the church's facilities.

Bill Monroe shared a slide that depicts the existing conditions on the site. Utilizing the rezoning plan, Bill Monroe showed the areas in which new buildings or building additions would be located on the site if they are constructed.

Bill Monroe stated that the old youth building currently located on the campus does not match the rest of the improvements on the campus. The conditional rezoning plan contemplates tearing down the existing youth building and replacing it with a building that could contain up to five stories. Bill Monroe shared elevations that depict what this future five-story building could look like if constructed. Bill Monroe stated that these elevations are not a part of the Petitioner's conditional rezoning plan. These elevations are for illustrative purposes only.

Bill Monroe stated that the conditional rezoning plan would accommodate the future expansion of the church's sanctuary if required. He does not anticipate that this would occur in the near future.

Bill Monroe stated that you would see very little of the five-story building from Queens Road. Bill Monroe stated that the exterior building materials for the five-story building would match the exterior building materials on the existing structures located on the campus. Bill Monroe stated that this building would have a basement level with a basketball court.

Chan Martin stated that the church has not raised a single dollar for the construction of the proposed improvements.

In response to a question, Chan Martin stated that a gym could be located in the proposed new five-story building, as well as Sunday school classrooms.

An individual asked if the new improvements would generate the need for additional parking. Bill Monroe stated that this site would meet the code in terms of the parking requirement. The parking requirement is based upon the number of seats in the sanctuary. Bill Monroe stated that the church would not be adding parking to the site in connection with these improvements.

Chan Martin stated that representatives of the church met with the Eastover Homeowners Association Board and the Myers Park Homeowners Association Board regarding this rezoning request on two occasions.

An area resident stated that parking is incredibly difficult on Sundays and when there are funerals at the church.

An area resident stated that a greater concern would be if the church is expanding through the week school. Chan Martin stated that the through the week school has not requested any additional space in connection with the expansion of the church's facilities.

An area resident stated that he does not want more cars parking on Oxford Street during the week.

Chan Martin stated that pick-up for the through the week school will get tricky during the construction activities because the alley will be closed during construction.

An area resident stated that another issue is garbage pick-up. He stated that the dumpsters are sometimes emptied at 4:00 AM.

In response to a question, Chan Martin stated that there is no definitive timeline for the construction of the proposed five-story building. Fundraising would need to occur first. In any event, construction would likely take place when school is out of session. Bill Monroe stated that construction would not start until the Summer of 2019 or the following year at the earliest.

An individual asked if some of the new facilities would benefit the through the week school. In response to this question, Chan Martin stated that the first focus of the proposed new five-story building would be youth programs. There would be more space for mission work and additional hospitality for visitors. Childrens Sunday School classrooms would be located in the new building, and there would be additional expansion space for future needs.

The through the week school could use the gym during inclement weather.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

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

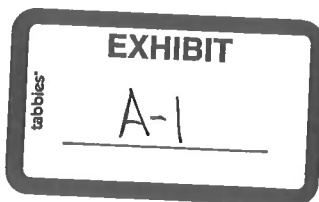
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of May, 2018.

Myers Park United Methodist Church, Petitioner

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

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-032	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2018-032	Cherry	Maggi	Bixler	1805 Baxter St		Charlotte	NC	28204
2018-032	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2018-032	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2018-032	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2018-032	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2018-032	Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
2018-032	Edison Street Block Association	Diane	Wingard	816 Hungerford Pl		Charlotte	NC	28207
2018-032	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2018-032	MoRA	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2018-032	Mountain Point Neighborhood Association	Doug	Morgan	2237 Malvern Rd		Charlotte	NC	28207
2018-032	Myers Park Homeowners Association	Pamela	May	2547 Portland Ave		Charlotte	NC	28207
2018-032	Myers Park Homeowners Association	Sadler	Barnhardt	2032 Princeton Avenue		Charlotte	NC	28207
2018-032	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2018-032	Queens University of Charlotte	Will	Ward	1900 Selwyn Avenue		Charlotte	NC	28274
2018-032	Queens West Homeowners Association	Warren	Linde	2000 Nolen Park Lane		Charlotte	NC	28209
2018-032	Sedgewood Place Homeowners Association	William	Mileham	514 Sedgewood Lake Dr		Charlotte	NC	28211
2018-032	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204
2018-032	Wendover Hills Neighborhood Organization	Robert	Weis	124 Meadowbrook Rd		Charlotte	NC	28211



Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-032	15306309	1600 QUEENS ROAD LLC				1550 QUEENS RD		CHARLOTTE	NC	28207
2018-032	15306310	MASON	ROBERT E III	ESTEN B	MASON	1550 QUEENS RD		CHARLOTTE	NC	28204
2018-032	15306326	HIGGINBOTHAM	CHARLES G	JANET A	HIGGINBOTHAM	172 COUNTRY CLUB DR		SAINT SIMONS ISLAND	GA	31522
2018-032	15306327	JONES	ELIZABETH PARK REVOC	TRUST		1530 QUEENS RD APT 202		CHARLOTTE	NC	28207
2018-032	15306328	CARRIKER	FRANKLIN DELWITT			1530 QUEENS RD APT 103		CHARLOTTE	NC	28207
2018-032	15306329	GUNTER	KENNETH WILSON	BONNIE WRIGHT	GUNTER	1530 QUEENS RD UNIT 201		CHARLOTTE	NC	28207
2018-032	15306330	GORA	DONNA DELANO			1530 QUEENS RD #202		CHARLOTTE	NC	28207
2018-032	15306331	HAMPTON	ANN YOUNG			1530 QUEENS RD APT 203		CHARLOTTE	NC	28207
2018-032	15306332	HAMPTON	ANN YOUNG			1530 QUEENS RD UNIT 204		CHARLOTTE	SC	28207
2018-032	15306333	BROWN	BARBARA B			1530 QUEENS RD APT 304J		CHARLOTTE	NC	28207
2018-032	15306334	RIOPEL	MAUREEN ANN			2509 EL GRECO LN		AUSTIN	TX	78703
2018-032	15306335	CRUTCHFIELD	J EDWARD JR	PATRICIA T	CRUTCHFIELD	1530 QUEENS RD UNIT 303		CHARLOTTE	NC	28207
2018-032	15306336	WIREMAN	KATIE M			1530-301 QUEENS RD		CHARLOTTE	NC	28207
2018-032	15306337	CHARLES	SONYA A			1530 QUEENS RD #401		CHARLOTTE	NC	28207
2018-032	15306338	WANNAMAKER	ANETT B			1530 QUEENS RD APT 402		CHARLOTTE	NC	28207
2018-032	15306339	VINSON	GAIL J			1530 QUEENS RD UNIT 403		CHARLOTTE	NC	28207
2018-032	15306340	KELLY	ROBERT R	ANNE I	KELLY	1530 QUEENS RD APT 404		CHARLOTTE	NC	28207
2018-032	15306341	THOMAS	WILLIAM D	NANCY B	THOMAS	1530 QUEENS RD APT 501		CHARLOTTE	NC	28207
2018-032	15306342	BOST	CARLA R			1530 QUEENS RD #50		CHARLOTTE	NC	28207
2018-032	15306343	SHARAR	JAN S			1530 QUEENS RD STE 5-C		CHARLOTTE	NC	28207
2018-032	15306344	ALLEN	THOMAS H JR	JOHN MICHAEL	GRANT	1530 QUEENS RD UNIT 504		CHARLOTTE	NC	28207
2018-032	15306345	GERDES	PHILLIP E	EVELYN C	GERDES	1530 QUEENS RD #601		CHARLOTTE	NC	28207
2018-032	15306346	AUSTIN	WILLIAM E	JANE J	AUSTIN	1530 QUEENS RD #602		CHARLOTTE	NC	28207
2018-032	15306347	WATTS	CHARLES D SR	NANCY J	WATTS	1530 QUEENS RD # 604		CHARLOTTE	NC	28207
2018-032	15306349	HARVEY	ROBERT CLARENCE	AUDREY	WELCH HARVEY	1217 GLYNWATER LN		WAYHAW	NC	28173
2018-032	15306350	PLUMLEE	CLAUDE	BARBARA	PLUMLEE	1530 QUEENS RD # 702		CHARLOTTE	NC	28207
2018-032	15306351	MCBRYDE	JANE			1530 QUEENS RD APT 703		CHARLOTTE	NC	28207
2018-032	15306352	BASS	GERALD WAYNE	MARY R	BASS	1530 QUEENS RD APT 704		CHARLOTTE	NC	28207
2018-032	15306353	BUCK	G STEPHEN	ELIZABETH L	BUCK	1530 QUEENS RD #801		CHARLOTTE	NC	28207
2018-032	15306354	STIREWALT	H NEAL			1530 QUEENS RD UNIT 802		CHARLOTTE	NC	28207
2018-032	15306355	HERBERT SPAUGH JR GRANTOR	TRUST	HERBERT JR	SPAUGH	4850 CONGRESS ST STE 300		CHARLOTTE	NC	28209
2018-032	15306356	SPAUGH	HERBERT JR GRANTOR TRUST			4850 CONGRESS ST UNIT 300		CHARLOTTE	NC	28209
2018-032	15306357	ALMASON	SALLY J			1530 QUEENS RD APT 901		CHARLOTTE	NC	28207
2018-032	15306358	MCDONALD	MARY ANN K			1530-902 QUEENS RD		CHARLOTTE	NC	28207
2018-032	15306359	RIOPEL	DONALD A	KATHERINE A	RIOPEL	1201 WAREHAM CT		CHARLOTTE	NC	28207
2018-032	15306360	CORNELIUS	CARLA W			1530 QUEENS RD UNIT 904		CHARLOTTE	NC	28207
2018-032	15306361	DAVIS	GEORGETTA O			1530 QUEENS RD #10A		CHARLOTTE	NC	28207
2018-032	15306362	ZOI	MADELYN RANKIN	MADELYN RANKIN ZOI	REVOCABLE TRUST OF	1530 QUEENS RD APT 1002		CHARLOTTE	NC	28207
2018-032	15306363	CURRY	CLAYTON S JR			1530 QUEENS RD APT 1003		CHARLOTTE	NC	28207
2018-032	15306364	MEJIA	JOHN A	GENEVIEVE N	BAK-MEJIA	1530 QUEENS RD APT 100		CHARLOTTE	NC	28207
2018-032	15306365	BRIGHT	FREDERICK W.	SANDRA S.	BRIGHT	1530 QUEENS RD APT 1101		CHARLOTTE	NC	28207
2018-032	15306366	CAMPBELL	MALCOLM O			6240 SILK HOPE		SILVER CITY	NC	27344
2018-032	15306367	SCHRUM	MARGARET ANN H		MARGARET ANN H SCHRUM REVOCABLE TRUST	5340 CAMILLA DR		CHARLOTTE	NC	28226
2018-032	15306368	MAKI-CURRY	MONTA			1530 QUEENS RD #1104		CHARLOTTE	NC	28207
2018-032	15306369	PRIETO	LEONOR C			1530 QUEENS RD UNIT 12A		CHARLOTTE	NC	28207
2018-032	15306370	WEINER	SHAINA ELOISE			1530 QUEENS RD APT 1202		CHARLOTTE	NC	28207
2018-032	15306371	CARR	DAWN MICHELLE			1530 QUEENS RD APT 1203		CHARLOTTE	NC	28207
2018-032	15306372	NESBIT	WILLIAM M	PATRICIA	NESBIT	1530 QUEENS RD APT 1204		CHARLOTTE	NC	28207
2018-032	15306373	HALTON	BARKSDALE F		FRED A WAGNER III	1530 QUEENS RD # 13		CHARLOTTE	NC	28207
2018-032	15306374	HAUGHTON	THOMAS H III			17 HERITAGE DR		LAKE WYLIE	SC	29710
2018-032	15306375	ASIAN HOLDINGS LLC				601 HEMPSTEAD PL		CHARLOTTE	NC	28207
2018-032	15306376	FEDORA	W JOHN	ARABELLE P	FEDORA	923 ARBOR RD		WINSTON SALEM	NC	27104
2018-032	15306377	PIERCE	PATRICK E	SUSAN W	PIERCE	1500 QUEENS RD # A4		CHARLOTTE	NC	28207
2018-032	15306378	WIBMER	GUILLERMO J	ZULEMA	WIBMER	817 ARLINGTON RD		TALLAHASSEE	FL	32312
2018-032	15306379	HANNON INVESTMENTS 1 LLC				2901 VALENCIA TERRACE		CHARLOTTE	NC	28210
2018-032	15306380	FISHER	ANDREW			2700 BUCKNELL AVE		CHARLOTTE	NC	28207
2018-032	15306381	CAMERON	FRANCES P			9 RIVER SHOALS DR		ATHENS	GA	30601
2018-032	15306382	STORM	BRIAN P			2330 PEMBROKE AVE # B5		CHARLOTTE	NC	28207
2018-032	15306383	FISHER	JANET B	ANDREW H	FISHER	2700 BUCKNELL AVE		CHARLOTTE	NC	28207
2018-032	15306384	FAHEY	RYAN C			2330 PEMBROKE AVE #7		CHARLOTTE	NC	28207
2018-032	15306386	LEVINE	ELVERA M			1530 QUEENS RD # 13CD		CHARLOTTE	NC	28207
2018-032	15306408	CARLSON	JEFF			2327 PEMBROKE AVE		CHARLOTTE	NC	28207
2018-032	15307103	MYERS PARK UNITED METHODIST	CHURCH			1020 PROVIDENCE RD		CHARLOTTE	NC	28207
2018-032	15307104	BARNHARDT	W DOAK	PATTY R	BARNHARDT	1543 QUEENS RD		CHARLOTTE	NC	28207
2018-032	15307105	MYERS PARK PRESBY CHURCH				2501 OXFORD PL		CHARLOTTE	NC	28207
2018-032	15307302	SCHNEIDER	KELLIE	MARK R JR	KIRK	2500 OXFORD PL		CHARLOTTE	NC	28207
2018-032	15307401	WHELCH	KENNETH E	NANCY R	WHELCH	2418 OXFORD PL		CHARLOTTE	NC	28207
2018-032	15307402	CUNNINGHAM	SUSAN Y			1601 QUEENS RD		CHARLOTTE	NC	28207
2018-032	15510101	EDWARDS	ASA COVINGTON JR	ELIZABETH	EDWARDS	1030 BOLLING RD		CHARLOTTE	NC	28207
2018-032	15510103	MYERS PARK (EDENS) LLC				PO BOX 528		COLUMBIA	SC	29202-0528
2018-032	15510105	PARK MERIDIAN BANK				250 RIVERCHASE PKWY		BIRMINGHAM	AL	35244
2018-032	15510106	PARK MERIDIAN BANK				250 RIVERCHASE PKWY STE 600		BIRMINGHAM	AL	35244
2018-032	15510107	HAT 1 LLC			% MERRIFIELD PATRICK	6700 FAIRVIEW RD STE 300		CHARLOTTE	NC	28210
2018-032	15510108	SELF-HELP CREDIT UNION				301 W MAIN ST		DURHAM	NC	27701
2018-032	15510109	MYERS PARK PRESBY CHURCH				2501 OXFORD PL		CHARLOTTE	NC	28207
2018-032	15510160	BARNETT	BAILEY S			1038 BOLLING RD		CHARLOTTE	NC	28207

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2018-032** filed by Myers Park United Methodist Church to request the rezoning of an approximately 4.615 acre site located on the southeast corner of the intersection of Providence Road and Queens Road from the O-2 (CD) zoning district to the MUDD-O zoning district

Date and Time of Meeting: Thursday, May 3, 2018 at 6:30 p.m.

Place of Meeting: Myers Park United Methodist Church
Jubilee Hall
1501 Queens Road
Charlotte, NC 28207

We are assisting Myers Park United Methodist Church (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 4.615 acre site located on the southeast corner of the intersection of Providence Road and Queens Road from the O-2 (CD) zoning district to the MUDD-O zoning district. The site is the existing campus of Myers Park United Methodist Church. The purpose of this rezoning request is to accommodate the future expansion of the Church's facilities on the site by increasing the maximum allowed gross floor area that may be located on the site from 193,842 square feet to 290,000 square feet.

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.

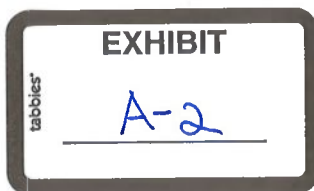
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, May 3, 2018 at 6:30 p.m. in Jubilee Hall at Myers Park United Methodist Church located at 1501 Queens Road in Charlotte. Representatives 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. Tariq Bokhari, Charlotte City Council District 6 (via email)
Mr. Larken Egleston, Charlotte City Council District 1 (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: April 20, 2018



Myers Park United Methodist Church, Petitioner
Rezoning Petition No. 2018-032

Community Meeting Sign-in Sheet

Myers Park United Methodist Church
Jubilee Hall
1501 Queens Road
Charlotte, NC 28207

Thursday, May 3, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Bill Austin	1530 QUEENS RD	704-376-2175	austinbillsr@gmail.com
2.	THOM SUMNER	221 POSTOAK ROAD	704-364-0515	thomsum@BELL SOUTH.NET
3.	SARAH SUMNER	"	"	SARAHSUMNER1@GMAIL.COM
4.	KEP DIONNY	344 Magnolia Ave	704-778-6036	rkdp@outlook.com
5.	BOB HOWELL	2323 VALENCIA TERR	704 779 3861	Bob.Howell@um.jll.com
6.				
7.				
8.				
9.				
10.				
11.				
12.				

Myers Park United Methodist Church, Petitioner
Rezoning Petition No. 2018-032

Community Meeting Sign-in Sheet

Myers Park United Methodist Church
Jubilee Hall
1501 Queens Road
Charlotte, NC 28207

Thursday, May 3, 2018

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	W. Doak Burnhardt	1543 Queens Rd	O: (704) 331-1060 M: (704) 907-9800	doakburnhardt@muaiaa.com
2.				
3.				
4.				
5.				
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8.				
9.				
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11.				
12.				

Rezoning Petition No. 2018-032

Myers Park United Methodist Church,
Petitioner

Community Meeting

May 3, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review of the Site Plan
- V. Question, Answer and Comment Session

Rezoning Team

- Chan Martin, Myers Park United Methodist Church
- Bill Monroe, WGM Design, Inc.
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, June 18, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Monday, July 2, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, July 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Site – 4.62 Acres









Pembroke Ave

Queens Rd

Queens Rd

Queens Rd

Queens Rd

Queens Rd

Providence Rd

Oxford Pl

Myers Park United Methodist Church

Myers Park Presbyterian Church

Myers Park Center

Coinstar

Fancy Pants

The Ultra Running Company

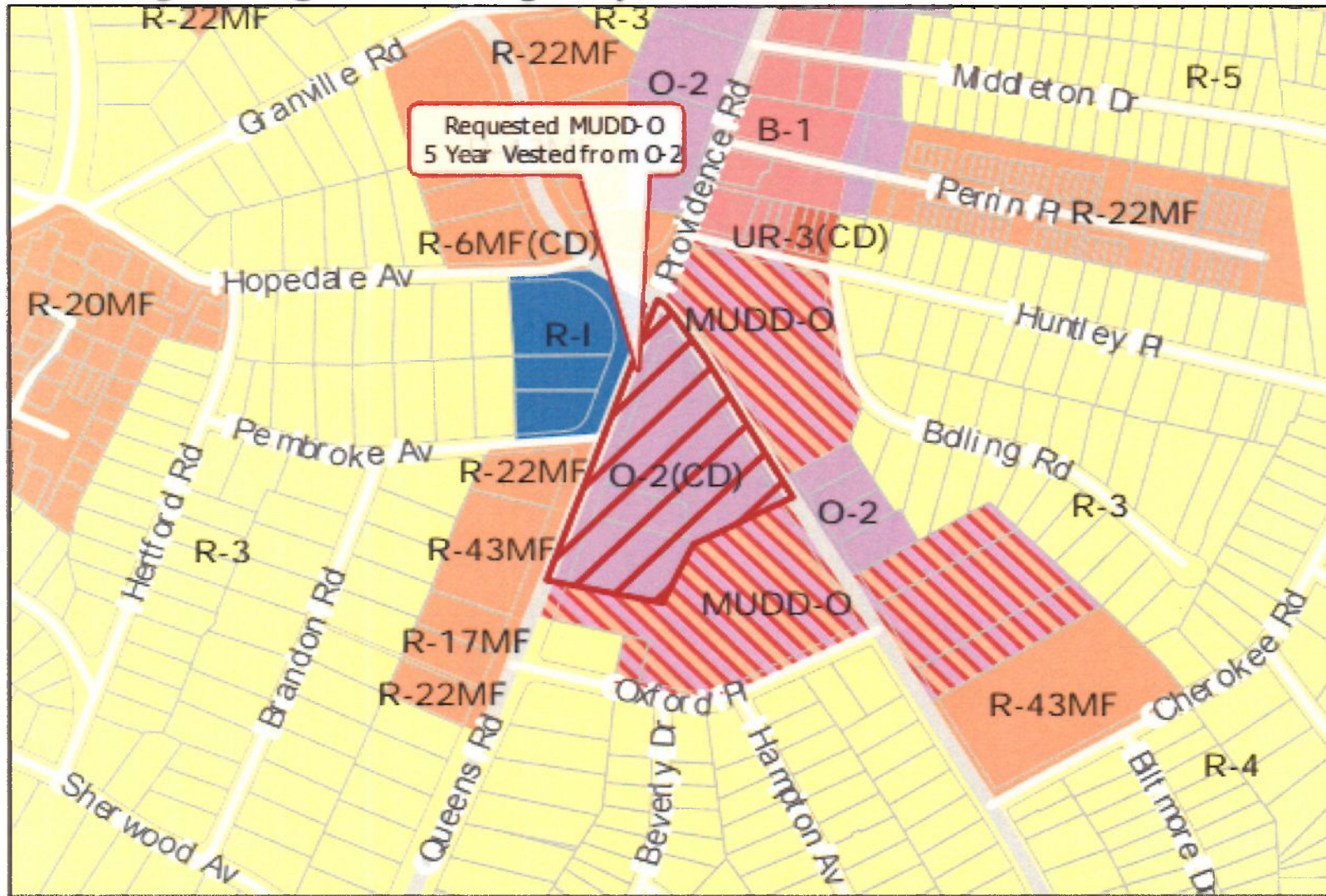
Colonial Barber Shop

Lumiere

Myers Park Spa & Nails

Regions Bank

Existing Zoning



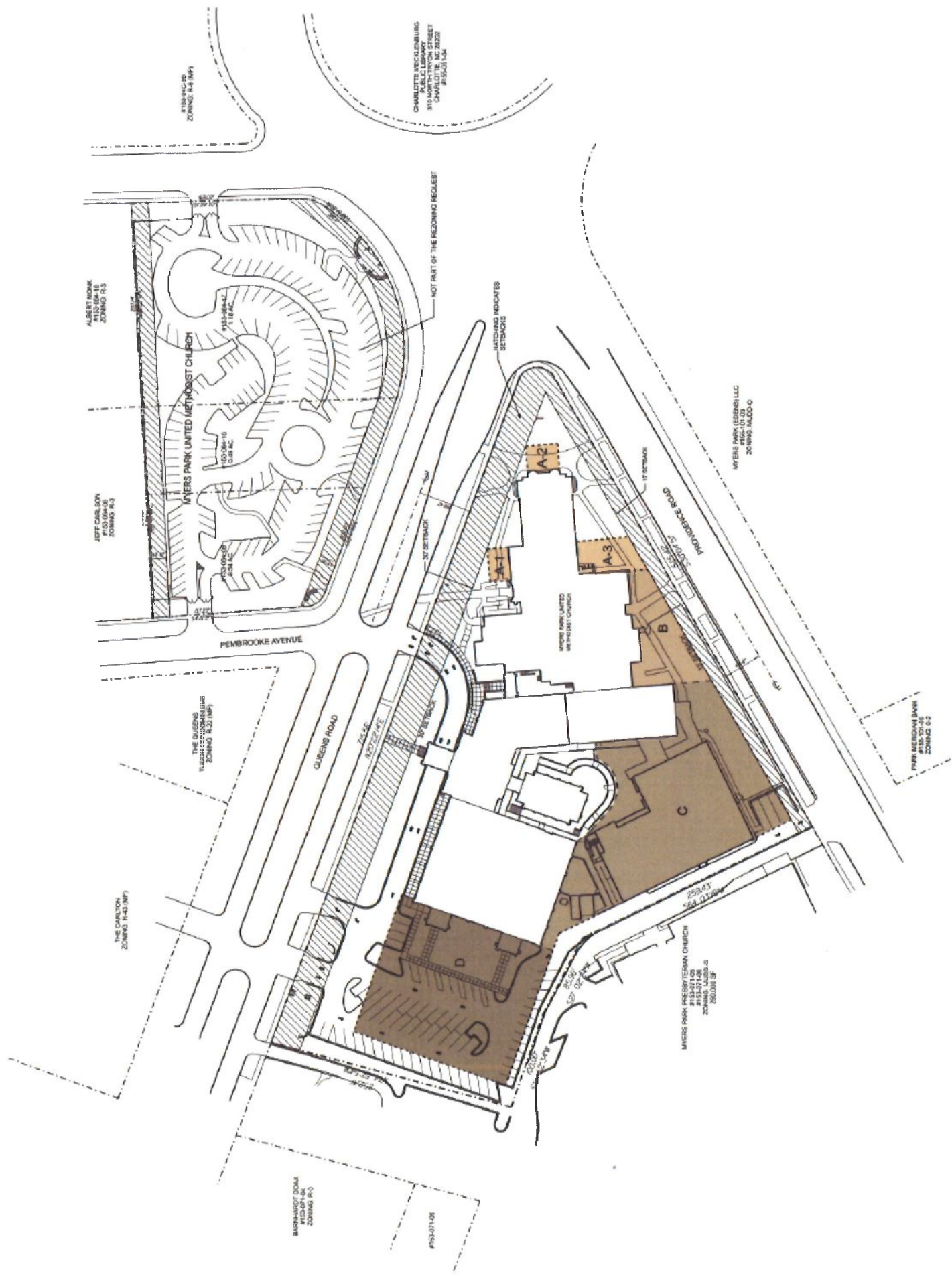


Site Plan



Existing Youth Building





ALBERT MONK
#100-0041
ZONING R-1S

CHARLOTTE WECLAWBURG
PUBLIC LIBRARY
300 N. COLLETT
CHARLOTTE, NC 28202
#150-0814

ALBERT MONK
#100-0041
ZONING R-1S

JERRY CARLSON
#100-0041
ZONING R-3

THE DICKENS
#100-0041
ZONING R-2

THE CARLETON
#100-0041
ZONING R-3

BURGHARDT OAKS
#100-0041
ZONING R-3

#150-0814

MYERS PARK PRESBYTERIAN CHURCH
#100-0041
ZONING R-3

MYERS PARK (EDGING) LLC
#100-0041
ZONING M-CCO

PARK MEADOWS PARK
#100-0041
ZONING R-2

NOT PART OF THE REZONING REQUEST

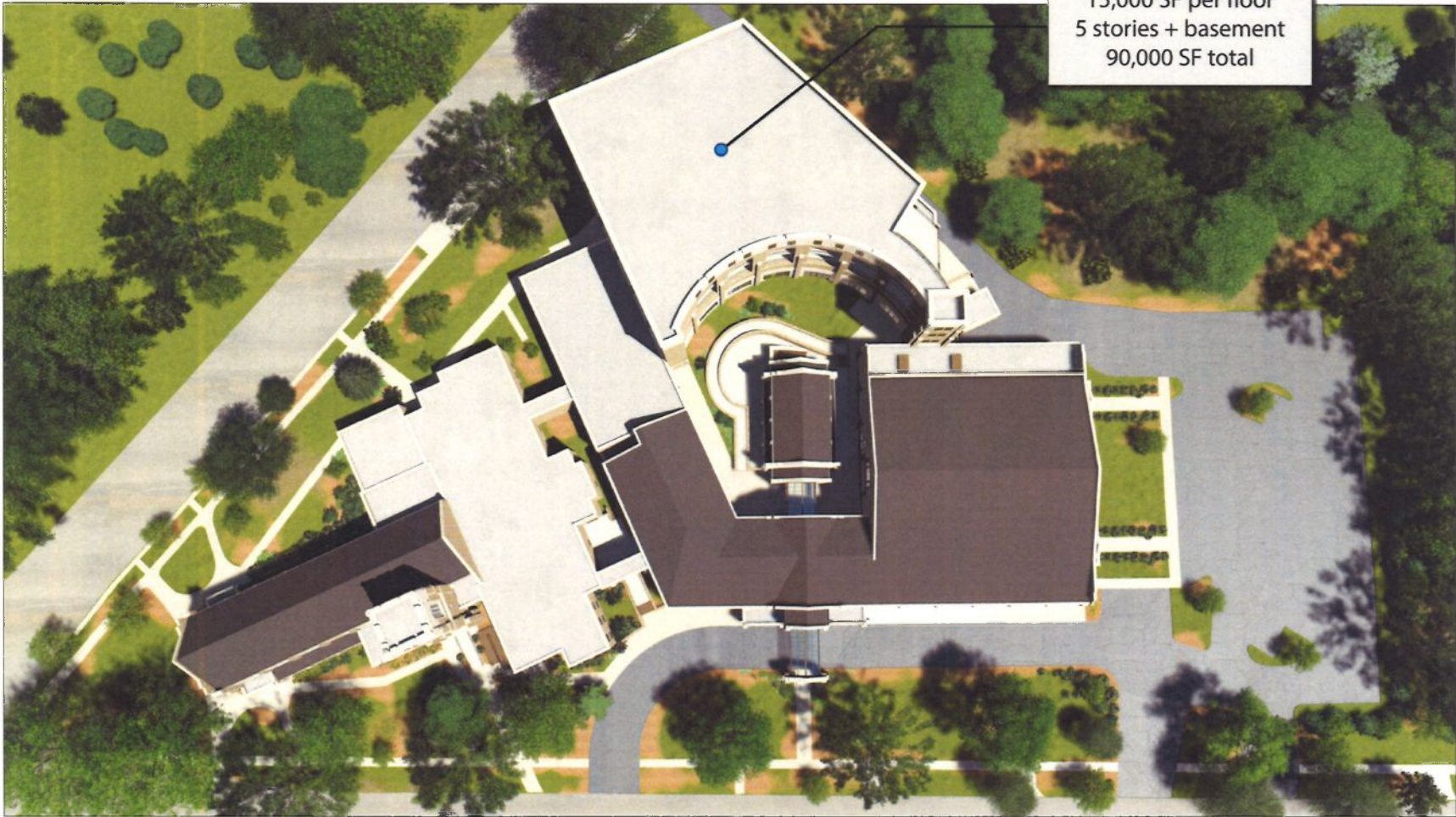
MATCHING INDICATES
SETBACKS

15' SETBACK

32' SETBACK

10' SETBACK

25' SETBACK



15,000 SF per floor
5 stories + basement
90,000 SF total



MYERS PARK
UNITED METHODIST CHURCH

Proposed Site Plan





Potential Design of Building Addition (Not Part of Rezoning Plan)



MYERS PARK
UNITED METHODIST CHURCH

Exterior Rendering





MYERS PARK
UNITED METHODIST CHURCH

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MYERS PARK
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Questions