

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Somera Road Inc. (Formerly WMRQDogs, LLC)
Rezoning Petition No. 2018-050

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 May 24, 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 Thursday, June 7th at 6:00 p.m. at Ole Lancaster Town Center, 11930 Providence Road West, Suite C-3, Charlotte, North Carolina 28277.

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 sheets attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by the Petitioner's agent, Collin Brown. Councilmember Ed Driggs also attended the meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown provided an overview of the property's location and current zoning. He indicated that a potential tenant sought to open an "indoor pet services" use at the subject property. He pointed out that the City provided a zoning letter confirming that "indoor pet services" is a use permitted in the property's NS zoning district. However, he noted that when the tenant sought to obtain permits to upfit the building, plan reviewers indicated that the property's conditional rezoning plan did not list "indoor pet services" as a specifically permitted use.

Mr. Brown explained that "indoor pet services" was not a defined use under the Ordinance when the property was rezoned. He explained the history of the "indoor pet services" district in Charlotte and noted that it was not defined and added as a permitted use in the NS district until 2010.

Mr. Brown explained that "indoor pet services" uses do not permit any outdoor pet activities and that the only times that pets would be outdoors is when they are coming to and from the facility.

Mr. Brown said that the Petitioner's original request sought only to add "indoor pet services" to the list of uses permitted on the property. However, he said that after reviewing the rezoning request, the Planning Department staff had suggested alternative language that would permit all uses allowed in the NS district

with the exception of some specifically prohibited uses, in order to simplify enforcement of the conditional site plan going forward.

Mr. Brown then opened the meeting for questions.

Attendees expressed great interest in the day-to-day operations of the proposed facility. Mr. Brown said that he was not familiar with the internal functions of the proposed business but said he had worked with other “indoor pet services” in close proximity to residential uses and believed that their operations do not negatively impact nearby residential areas.

Several attendees indicated that they were frustrated by the lack information about the internal operation of the facility. Mr. Brown said that he would contact the operator and connect them with neighbors so that everyone’s questions could be answered.

An attendee asked Mr. Driggs about the neighbors’ role in the process. Mr. Driggs explained that there would be a public hearing where neighbors could express their concerns or opposition in front of City Council. He encouraged attendees to make a list of questions and concerns and communicate those to the Petitioner before the public hearing.

Attendees expressed concern or requested additional information about the following issues:

- pet waste disposal;
- noise mitigation;
- types of pet training that may be offered;
- ventilation/odor mitigation;
- outdoor pet waste;
- pets in close proximity to day-care center;
- overnight boarding;
- relocation of existing dumpster area; and
- list of other uses allowed in NS district.

Mr. Brown indicated that he would follow-up with the operator in order to get answers to the questions/concerns raised. He also stated that the Petitioner would be willing to work with the community to identify a list of specifically permitted uses instead of just prohibited uses as proposed by Staff.

The formal meeting concluded at approximately 6:30 p.m. attendees engaged in conversations with each other and the Petitioner until approximately 6:45 p.m.

Respectfully submitted, this 11th day of June 2018.

cc: John Kinley, Charlotte-Mecklenburg Planning Department