SECOND COMMUNITY MEETING REPORT

Petitioner: White Oak Management, Inc.

Rezoning Petition No. 2018-058

This Second 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 provided written notice of the date, time and location of the Second Community Meeting: (1) to the individuals and organizations set out on the attached Exhibit A-1 by depositing such notice in the U.S. mail on July 6, 2018, and (2) by e-mail on July 6, 2018 to those individuals who attended the First Community Meeting, a copy of which also is provided in Exhibit A-1. A copy of the written notice is attached as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Wednesday, July 18, 2018 at 6:30 PM at White Oak Manor, 4009 Craig Avenue, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached as <u>Exhibit B</u>. The Petitioner's representatives at the Second Community Meeting were Amanda Pack and Robert Painter of White Oak Management, Inc., Emily Buehrer of Bloc Design, and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Ty Shaffer welcomed everyone to the Second Community Meeting for Rezoning Petition No. 2018-058. He explained that a second meeting is being held is because the Petitioner has changed the requested zoning district for this Petition from O-1 (CD) to O-2 (CD). The reason for the change is because the lot was both too small and too narrow to meet the dimensional requirements for O-1, and so the Petitioner has requested that the site be rezoned to O-2 (CD), but with the exact same uses proposed in the initial Petition: off-street surface parking to serve White Oak Manor.

Mr. Shaffer repeated his explanation of the reason for a second community meeting when another attendee arrived. He also introduced the Petitioners' representatives and provided the current schedule of events relating to this rezoning request (all meetings held at the Charlotte-Mecklenburg Government Center):

- Public Hearing: Monday, September 17, 2018 at 5:30 PM
- Zoning Committee: Tuesday, October 2, 2018 at 5:30 PM
- City Council Decision: Monday, October 15, 2018 at 5:30 PM

Mr. Shaffer explained that the Public Hearing gives the Petitioner and members of the public an opportunity to speak in support of, or in opposition to, the Rezoning Petition.

A neighbor whose property is adjacent to the rezoning site expressed her concerns about the proposed parking use and that this would have a negative impact on her property value. She noted that she was not happy with this request. Amanda Pack, the administrator of the White Oak Manor facility, explained that the Petitioner wants to use the rezoning site for parking in order to reduce the amount of on-street parking along Delane Avenue. In the decades since White Oak Manor first was built, new regulations have required a marked increase in the amount of staff that must be employed to operate the facility. As a result, there is significantly increased parking demand. In addition to staff members, residents and their visitors have challenges finding parking, often leading them to park on Delane Avenue. Ms. Pack explained that this creates safety issues.

The immediate neighbor repeated her concern that a parking lot on this site will reduce her property value; she added that she was upset that, after having purchased her home and the adjoining vacant lot on a residential block, she has learned there is now going to be a parcel zoned in an office district on the block. Emily Buehrer of Bloc Design, the engineers that prepared the site plan, explained the Petitioner's hope that the current proposed plan, which incorporates sidewalk, curb and gutter, landscaping and buffering, would be an improvement over the current appearance.

The neighbor noted that she was unhappy that the Petitioner had already been parking on the site and was now asking for forgiveness after the fact. Mr. Shaffer said that the neighbor was correct that White Oak Manor's prior use of this site for parking was not permitted under the current zoning district, and that this is why the Petitioner is going through the rezoning process. Ms. Pack acknowledged the neighbor's concern about the parking lot, in its current state, being unattractive. She explained that White Oak Manor, many years back, had in fact been told by City Planning Staff that the site could be used for parking, provided it was not paved. This is why it was converted to a gravel lot. When the Petitioner was recently told by Code Enforcement that parking was in fact not permitted under the existing zoning district, White Oak stopped parking on the site and began the rezoning process.

Another attendee asked Ms. Buehrer to explain the buffering and screening proposed for the site. Ms. Buehrer explained that the buffer between this use and the neighboring R-17 MF parcels to its south and east would be 10 feet and would be planted in trees and shrubs in those quantities per 100 linear feet that are required in the Zoning Ordinance. She also noted there are tree save requirements, and that the combination of setback, tree save and buffer along the site's eastern edge will create a 20 foot separation between the use and the immediate neighbor's vacant lot.

The immediate neighbor said she was very unhappy that fencing and the back yards of the four parcels from which the rezoning site is being separated were removed. She explained that she

bought her home and the neighboring vacant lot (which is adjacent to the rezoning site) with the intention to develop it; she is unsure now what kind of value she could get for that lot when it is adjacent to a parking lot. Ms. Pack explained that the rezoning request is a good faith attempt by White Oak Manor to reduce parking on Delane Avenue and to deal with the safety issues that the on-street parking creates; by now going through the rezoning process, White Oak Manor is attempting to do the right thing, to come into compliance, and to make the parking lot look better than its current state.

Mr. Shaffer explained that this rezoning is a conditional request, and that this means the use of the rezoning site will be limited to what is requested in the notes and the site plan. Here, the only use permitted on this site will be parking to serve White Oak Manor; no other uses permitted in the O-2 zoning district would be allowed, and anyone who wanted to put the site to one of those uses in the future would have to go through the rezoning process to seek approval of that use. He also explained that the rezoning site is only the rear portions of the four lots facing Craig Avenue; the rear portions will be separated and then combined into a new parcel, and only that new parcel will be rezoned to O-2 (CD).

The same neighbor asked what could be done with the four lots that front Craig Avenue and which remain in the R-17 MF district. Mr. Shaffer explained that those can be put to any use allowed by right in the R-17 MF zoning district, just the same as the attendee would be able to use her property for any purposes allowed by right in the R-17 MF zoning district. Robert Painter noted that Planning Staff wanted the Petitioner to separate the rear portion of these parcels and to preserve the existing single-family homes to protect the streetscape along Craig Avenue, which is why the parcels on which those homes sit will remain separate and keep their existing zoning.

Mr. Shaffer invited the attendees to visit the Planning webpage to pull up the site plan and to review the notes that explain the use, as well as comments from Planning Staff on the rezoning request.

There being no other questions from the attendees, the meeting was then adjourned.

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

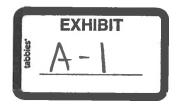
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Second Community Meeting Report solely as a result of the Second Community Meeting.

Respectfully submitted, this 20th day of July, 2018.

White Oak Management, Inc., Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja S. Sanders, Charlotte-Mecklenburg Planning Department (via email)

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-058	15716102	CONDELUCI	COFFELLE			736 MAEDOW LAKE DR		MATTHEWS	NC	28105
2018-058	15716116	MCNEELY	MILTON			3000 IDLEWOOD CR		CHARLOTTE	NC	28209
2018-058	15716118	CONDELUCI	COLLETTE			736 MAEDOW LAKE DR		MATTHEWS	NC	28105
2018-058	15716119	KIRKLAND FINANCIAL, LLC			CAROLINA CAPITAL RESERVE FUND I,LLC	234 JOHNSTON ST		ROCK HILL	SC	29730
2018-058	15716120	KIRKLAND FINANCIAL, LLC			CAROLINA CAPITAL RESERVE FUND I,LLC	234 JOHNSTON ST		ROCK HILL	SC	29730
2018-058	15716201	WHITE OAK MANOR CHARLOTTE INC				PO BOX 3347		SPARTANBURG	SC	29304
2018-058	15716202	WHITE OAK MANOR-CHARLOTTE INC				PO BOX 3347		SPARTANBURG	SC	29304
2018-058	15716203	WHITE OAK MANOR				PO BOX 3347		SPARTANBURG	SC	29304
2018-058	15716204	WHITE OAK MANOR INC				130 E MAIN STREET		SPARTANBURG	SC	29306
2018-058	15716205	LYNCH	SHANNON			1608 MIMOSA AVE		CHARLOTTE	NC	28205
2018-058	15716208	DIXON	KIMBERLY C			4121 CRAIG AV		CHARLOTTE	NC	28211
2018-058	15716209	ATLAS CONSTRUCTION GROUP INC				4913 CHASTAIM AVE STE 17		CHARLOTTE	NC	28217
2018-058	15716210	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716211	FETCHERO	JAMES C			2311 HAYLOFT CIR		CHARLOTTE	NC	28226
2018-058	15716212	WALL	JOSHUA N			2550 KUHIO AVE 2305		HONOLULU	HI	96815
2018-058	15716213	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716214	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716215	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716216	HOLMES	DONALD D JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716217	HEDGEPETH	JAMES C			10325 SHRADER ST NW		CONCORD	NC	28027
2018-058	15716218	GOLDSMITH	MARK É	LINDA L	GOLDSMITH	1422-9 DELANE AV		CHARLOTTE	NC	28211
2018-058	15716219	HOLMES	DONALD D JR			2016 MIRANDA RD		CHARLOTTE	NC	28216
2018-058	15716220	LYNCH	SHANNON			500 HERRIN AVE		CHARLOTTE	NC	28205
2018-058	15716221	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2018-058	15716222	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2018-058	15716223	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2018-058	15716224	CHERRY	HOWARD TRIGG	CHRISTOPHER T	JELTRUP	613 HAWTHORNE LN		CHARLOTTE	NC	28204
2018-058	15716301	EASTHAVEN DEVELOPMENT	CORP			PO BOX 9222		CHARLOTTE	NC	28299
2018-058	15716305	LOMAX CRAIG LLC				725 PROVIDENCE RD		CHARLOTTE	NC	28207
2018-058	15716306	SWIMMER BROTHERS PROPERTIES LLC				725 PROVIDENCE RD		CHARLOTTE	NC	28207
2018-058	15716307	DERRICK	MARGARET M			4110 CRAIG AVE		CHARLOTTE	NC	28211
2018-058	15716506	DELANE GLEN APARTMENTS LLC				1630 DELANE AVE		CHARLOTTE	NC	28211
2018-058	15716615	SHARON VILLAGE INC				PO BOX 3347		SPARTANBURG	SC	29304



Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-058		Katie	Hedrick	635 McAlway Road		Charlotte	NC	28211
2018-058	Amity Garden Neighborhood Association	Amy	Harris	5101 Kistler Avenue Tá		Charlotte	NC	28205
2018-058	Amity Garden Neighborhood Association	Luke	Carter	5237 Lynnville Ave		Charlotte	NC	28205
2018-058	Amity Place Homeowners Association	Michael	Icenhour	4319 Wordsworth Ln		Charlotte	NC	28211
2018-058	Collinswood Neighborhood Association	Mike	Farrell	4808 Walker Rd		Charlotte	NC	28211
2018-058	Cotswold	Mercer	Langley	514 Ellsworth Road		Charlotte	NC	28211
2018-058	Cotswold Neighborhood Assoc.	Mary Frances	Parker	608 Ashworth Rd		Charlotte	NC	28211
2018-058	Hubbard Glen Homeowners Association	Sandra	Vazquez	1114 Nancy Dr		Charlotte	NC	28211
2018-058	Oakhurst	Elizabeth	Bradford	4414 Carteret St.		Charlotte	NC	25205-7302
2018-058	Oakhurst Community Neighborhood Association	Grace	Watkins	4317 Commonwealth Av		Charlotte	NC	28205
2018-058	Oakhurst Community Neighborhood Association	Liz	Millsaps Haigler	1420 Chippendale Road		Charlotte	NC	28205
2018-058	Ramblewood Neighborhood Association	Hal	Turner	4733 Gaynor Rd		Charlotte	NC	28211
2018-058	Randolph Park Civic Association	Maureen	Cherry	516 Chillingworth Ln		Charlotte	NC	2811
2018-058	Woodburn Neighborhood Community Watch	Stephen	Bruce	5842 McNair Rd		Charlotte	NC	28212

Carmichael, John

From:

Carmichael, John

Sent:

Friday, July 06, 2018 9:25 AM

To:

'davisonmcd@gmail.com'; 'tsteele@whiteoakmanor.com'; 'jacquelinebutler101

@yahoo.com'

Subject:

Notice of Second Community Meeting -- Rezoning Petition No. 2018-058

Attachments:

10842925_2.pdf; 2018-058 site plan rev.pdf

Thank you for attending the Community Meeting relating to Rezoning Petition No. 2018-058 on May 30, 2018.

The Petitioner is holding a Second Community Meeting regarding this Rezoning Petition on July 18, 2018.

Attached is the Notice of the Second Community Meeting.

Thanks again.

John H. Carmichael

Robinson Bradshaw

t: 704.377.8341 | f: 704.373.3941 101 N. Tryon St., Suite 1900 Charlotte, NC 28246

<u>icarmichael@robinsonbradshaw.com</u> <u>robinsonbradshaw.com</u>

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NOTICE TO INTERESTED PARTIES OF SECOND COMMUNITY MEETING

Subject: Second Community Meeting -- Rezoning Petition No. 2018-058 filed by White

Oak Management, Inc. to request the rezoning of an approximately .764 acre site located on the west side of Delane Avenue, east of the intersection of Craig Avenue and Delane Avenue, from the R-17 MF zoning district to the O-2 (CD)

zoning district

Date and Time of Meeting:

Wednesday, July 18, 2018 at 6:30 p.m.

Place of Meeting: Living Room at White Oak Manor

4009 Craig Avenue Charlotte, NC 28211

We are assisting White Oak Management, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately .764 acre site (the "Site") located on the west side of Delane Avenue, east of the intersection of Craig Avenue and Delane Avenue, from the R-17 MF zoning district to the O-2 (CD) zoning district. The Site is comprised of the rear portions of those parcels of land located on Craig Avenue that are designated as Tax Parcel Nos. 157-162-01, 157-162-02, 157-162-03 and 157-162-04. The purpose of this rezoning request is to accommodate off-street surface parking on the Site that would serve White Oak Manor. A copy of the Rezoning Plan is enclosed.

The Petitioner previously held a Community Meeting regarding this Rezoning Petition on May 30, 2018. The Petitioner will hold a Second Community Meeting regarding this Rezoning Petition on Wednesday, July 18, 2018. The Petitioner is holding a Second Community Meeting because the requested zoning district has changed from O-1 (CD) to O-2 (CD). However, the use of the Site proposed under this Rezoning Petition has not changed.

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 Second Community Meeting regarding this Rezoning Petition on Wednesday, July 18, 2018 at 6:30 p.m. in the Living Room at White Oak Manor located at 4009 Craig Avenue 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.

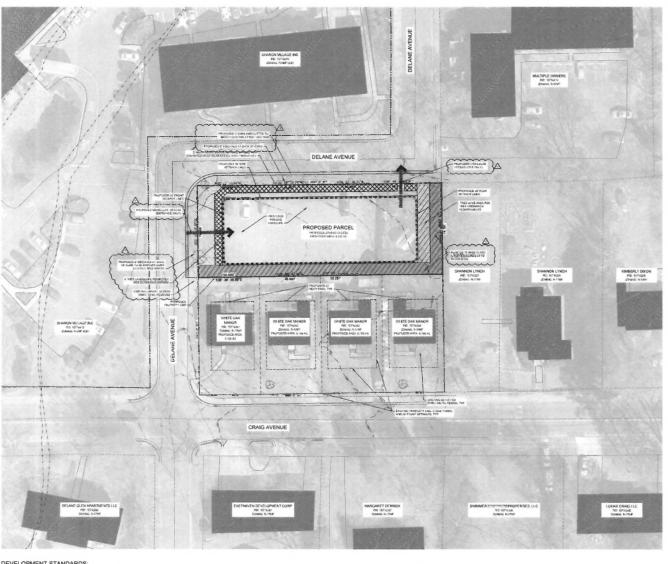
Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Matt Newton, Charlotte City Council District 5 (via email)

Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 6, 2018

EXHIBIT
A-2





PROPOSED PARCEL ZONNIA 0-2(CD) PROPOSED PARCEL ACREACE: 0.342 AC EXISTING USES SINGLE FAMILY "REFER TO DEVELOPMENT'S LANDARD NOTES ON THIS SHEET FOR FURTHER INFORMATION.

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Craig Ave Rezoning 4101-4113 Craig Ave Charlotte, NG 20011

REZONING PETITION #: 2018-058



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DEVELOPMENT PLAN & DEVELOPMENT STANDARD NOTES

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DEVELOPMENT STANDARDS: JUNE 21, 2018 A

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C. ANY REPERENCE TO THE ORIGINANCE HEREIN SHALL BE DEEMED TO REPER TO THE REQUIREMENTS OF THE ORIGINANCE IN EFFECT AS OF THE DATE THE REPORTED FOR THIS ON A APPROVING.

White Oak Management, Inc., Petitioner Rezoning Petition No. 2018-058

Second Community Meeting Sign-in Sheet

Living Room at White Oak Manor 4009 Craig Avenue Charlotte, NC 28211

Wednesday, July 18, 2018

6:30 P.M.



	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	A			
2.	MATTHEU DAVISON	4109 CRAIL AVE	828/474-8229	DAVISONALD QUANTIL. COM SMlynch 1122 @gmail.com
3.	Shannon Lynd	4117 CRAIG MUE	704-771-9200	smlynch 1122@gmail.com
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