

RALEY MILLER

PROPERTIES

COMMUNITY MEETING REPORT

Petitioner: Raley Miller Properties, Inc.
Rezoning Petition No. 2018-065

This Community Meeting Report is being filed with the Office of the City Clerk (Ms. Stephanie C. Kelly, cityclerk@charlottenc.gov, 600 E. Fourth St., Charlotte NC 28202-2857) 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 with the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A and Exhibit A-1 attached hereto. Notices were sent by U.S. mail on July 27, 2018. A copy of the written notice is attached hereto as Exhibit B and B-1. We received one email question about the community meeting and one phone call. The email is attached as Exhibit C.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held Tuesday, August 7, 2018 from 6-8 p.m. at the Arwen Vista Apartments Club House, located at 11505 Masterton Road, Charlotte NC.

PERSONS IN ATTENDANCE AT MEETING

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit D. The Petitioner was represented at the Community Meeting by Ken Orndorff and Melody Graham.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Orndorff welcomed the attendees and provided an explanation of the project. He reviewed renderings of the proposed buildings and a copy of the site plan. He discussed the proposed architectural elevations and the overall design of the proposed development.

Mr. Orndorff further explained that the property subject to the rezoning petition is presently zoned NS. He explained that he is seeking to make some adjustments to the site plan and building designs, and that is the purpose of the rezoning request. He reviewed the site details, explaining that the site consists of two parcels, with one measuring 1.09 acres and the other 1.629 acres, for a total of 2.63 acres.

Mr. Orndorff explained the rezoning process for the City of Charlotte in general and stated that the community meeting is a required part of the process, with the general purpose to explain the zoning request and answer questions and concerns from nearby residents and property owners.

Ms. Flanders and Ms. Owusu were both interested in how the project might impact their property (on Salome Church Road) and any future development plans that they may implement. They asked about the planned future connection of W. Pavilion Road to their property and how that might impact their development. Mr. Orndorff explained that the future road connection is not yet confirmed, to his

knowledge and it is not a part of his proposal. Ms. Flanders and Ms. Owusu were supportive of the rezoning and stated that they did not see any negative impacts to their property.

Ms. Tronrud asked general questions about the rezoning and about what possible tenants might lease the space. Mr. Orndorff explained that he didn't have any confirmed tenants at this time, but some possible uses could be a medical office, small restaurant or a coffee shop, etc. Ms. Tronrud was supportive of the rezoning and thought it would be beneficial to the residents of the area.

No changes are planned to the rezoning petition as a result of this Community Meeting.

Respectfully submitted, this 10th day of August 2018.



G. Kenneth Orndorff

cc: Karla Cahill, Charlotte-Mecklenburg Planning Department
Sonya Sanders, Charlotte-Mecklenburg Planning Department

Exhibit A - Adjacent Property Owners

DAVID COOPER
Parcel ID #02905210
317 SYLVANIA AV
CHARLOTTE NC 28206

GOLDWYN FLANDERS OWUSU
Parcel ID #02905211
3032 LASALLE ST
CHARLOTTE NC 28216

JIMMIE LEONARD
Parcel ID #02905212
217 LINDSEY ST
CONCORD NC 28025

****Mail
Returned
Undeliverable**

HERLOCKER LESTER & ASSOC INC
Parcel ID #02905214
1718 E 8TH ST
CHARLOTTE NC 28204

HWY 29 LOT LLC
Parcel ID #02905215
6701 CARMEL RD SUITE 118
CHARLOTTE NC 28226

SOUTH ATLANTIC EQUIPMENT
Parcel ID #02905217
1501 CHARLOTTE HWY
MONROE NC 28110

JOEL TALLEY
Parcel ID #02905230
1810 SALOME CHURCH RD
CHARLOTTE NC 28262

STEPHEN A COOPER
Parcel ID #02905232
PO BOX 17725
GREENVILLE SC 29606

SOUTH ATLANTIC EQUIPMENT CO
Parcel ID #02937166
PO BOX 5011
MONROE NC 28111

ARWEN VISTA APARTMENTS
Parcel ID #02937198
11766 WILSHIRE BLVD #1500
LOS ANGELES CA 90025
****Mail Returned as undeliverable**

HILL/GRAY SEVEN, LLC
Parcel ID #05103208
1350 CITY VIEW CENTER
OVIEDO FL 32765

SONNY BOY PROPERTIES LLC
Parcel ID #05141105
125 TUCKERS POND DR
CHAPEL HILL NC 27516

CROWN COURT LLC
Parcel ID #05141111
2201 TRINITY CHURCH RD
CONCORD NC 28027

CROWN COURT LLC
Parcel ID #05141112
2201 TRINITY CHURCH RD
CONCORD NC 28027

CROWN COURT LLC
Parcel ID #05141115
2201 TRINITY CHURCH RD
CONCORD NC 28027

Council Member Gregory A. Phipps
City of Charlotte, District 4
600 East 4th Street
Charlotte NC 28202

Exhibit A-1 - Organizations

Odessa Alexander
Smallwood In Action
1701 Sir Anthony Dr
Charlotte NC 28262

Zandra Allen
Windsong Trails HOA
12114 Lavershire Ct
Charlotte NC 28262

Camisha Farris
Withrow Downs HOA
417 Withershinn Dr
Charlotte NC 28262



COMMUNITY MEETING NOTICE

TO: Adjacent Property Owners and Adjacent Homeowner Association
Representatives of a Planned Conditional Rezoning Project

FROM: G. Kenneth Orndorff, Applicant *GKO*

DATE: July 27, 2018

SUBJECT: Conditional Rezoning Application (Petition #2108-065) for Property
located at the intersection of N. Tryon Street and West Pavilion Blvd.
(Parcel ID #02905217 and 02937166)

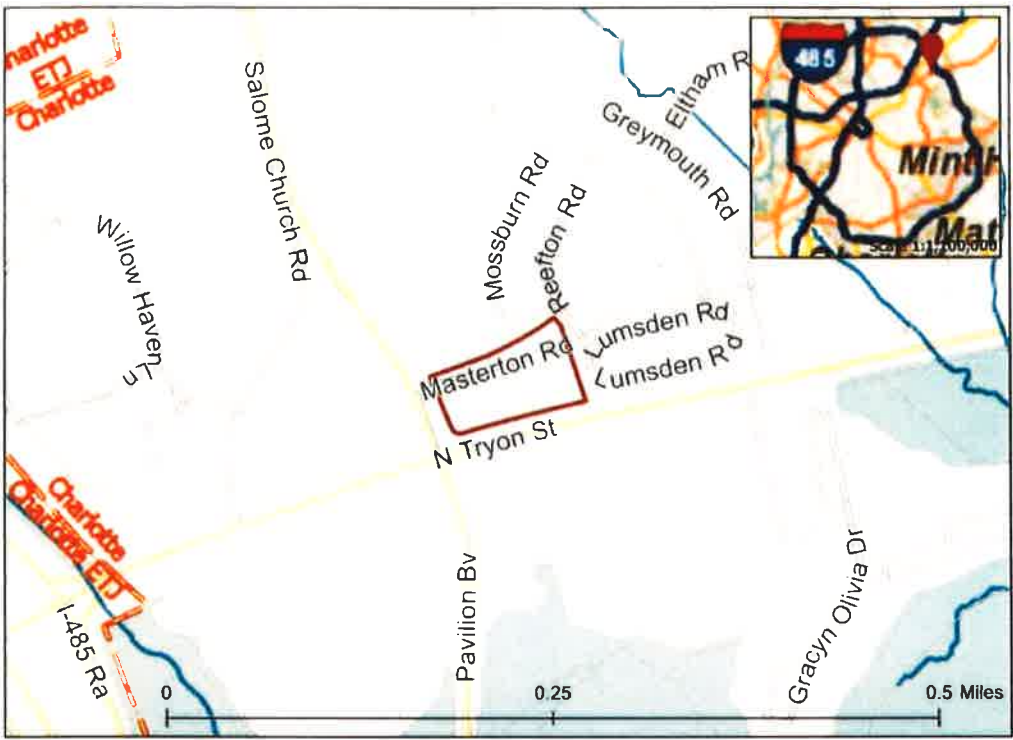
Please take notice that there will be a community meeting held on **Tuesday, August 7, 2018 from 6-8 p.m. in the Arwen Vista Apartments Club House** located at 11505 Masterson Road. The purpose of this meeting is to provide information on a proposed rezoning of 1.09 acres from the current zoning of NS to the proposed zoning of NS(SPA) to permit the development of a commercial/retail area, shown on the attached map and site plan.

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.

If you have any questions or are unable to attend the meeting, but would like to offer any comments, please send an email to melody@raleymiller.com. Your comments will be made a part of the official report that will be provided to the City of Charlotte Planning Department for the September meeting.

cc: City of Charlotte Planning Department
Gregory Phipps, Council Member, District 4

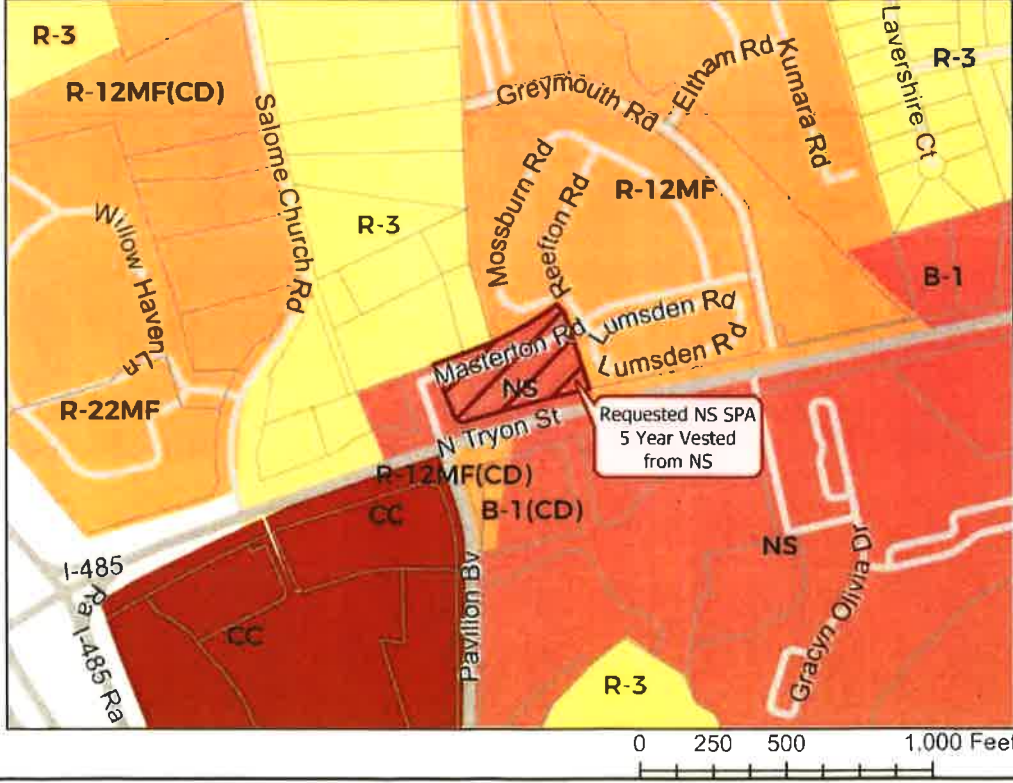
2018-065: Raley Miller Properties
Current Zoning NS (Neighborhood Services)
Requested Zoning NS SPA 5 Year Vested (Neighborhood Services, Site Plan Amendment) with 5 Year Vested Rights
 Approximately 2.719 acres
Location of Requested Rezoning



- 2018-065
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 4-Gregory A. Phipps



Existing Zoning & Rezoning Request



- Requested NS SPA 5 Year Vested from NS
- Zoning Classification**
- Single Family
- Manufactured Home
- Multi-Family
- Business
- Commercial Center



Map Created 7/9/2018

VICINITY MAP



SITE DATA SUMMARY

PARAMETER	VALUE
PARCEL AREA	10.2 AC
TOTAL LOT AREA	10.2 AC
PERMITTED ZONING	RZ-02
PROPOSED ZONING	RZ-02
NATURAL RESOURCES	NO SIGNIFICANT RESOURCES
ADJACENT DEVELOPMENT	RESIDENTIAL
TRAFFIC IMPACTS	NO SIGNIFICANT IMPACTS
UTILITY FACILITIES	NO SIGNIFICANT IMPACTS

GENERAL NOTES

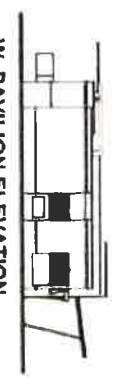
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

2. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL PLANNING AND ZONING COMMISSION AND THE LOCAL BOARD OF ZONING ADJUSTMENTS.

3. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND THE LOCAL ENVIRONMENTAL HEALTH CENTER.

4. THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL FIRE DEPARTMENT AND THE LOCAL FIRE INSURANCE RATING AGENCY.

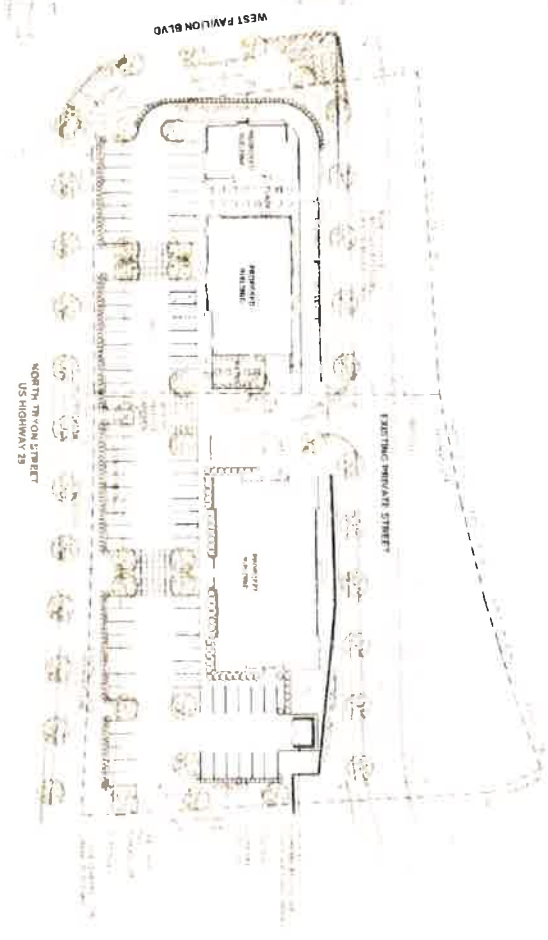
W. PAVILION ELEVATION



2 SCHEMATIC ELEVATIONS



N. TRYON ELEVATIONS



1 SCHEMATIC MASTER PLAN



W. PAVILION MIXED USE

FOR

RALEY MILLER

1529 S WEST PAVILION BOULEVARD
CLARK, NC 28606

Site: []
Project: []
Date: []

REZONING
PETITION
NO. 2018-000
AMENDMENT TO
PETITION
NO. 2007-047

SCHEMATIC PLAN

RZ-02

Exhibit C

Melody Graham

From: Ken Orndorff
Sent: Monday, July 30, 2018 10:24 AM
To: aalf777@aol.com
Cc: Melody Graham
Subject: RE: Salome Church Road Property

Ms. Flanders, the property subject to the rezoning petition is presently zoned NS (neighborhood services) and we are seeking to make some adjustments to the site plan and building designs.

Below is a link to the city's planning site that shows the details of our rezoning. The changes we are requesting to the current zoning are minor and should have no adverse impact on your property.

<http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2018Petitions/Pages/2018-065.aspx>

Details of the current zoning can be found at the link below from 2007. That plan is outdated and has resulted in limited development potential. I'm happy to answer any further questions.

http://www.charmeck.org/Planning/Rezoning/2007/040_055/2007-047%20approved%20site%20plan.pdf

Best regards,

Ken Orndorff
Raley Miller Properties

From: Maybe we should <aalf777@aol.com>
Sent: Saturday, July 28, 2018 7:37 PM
To: Melody Graham <melody@raleymiller.com>
Cc: goldwyne74@gmail.com; gorr8@yahoo.com; jamflndrs@gmail.com
Subject: Salome Church Road Property

To Whom It May Concern:

The Flanders family plan to attend the meeting scheduled on Tuesday, August 7th at 6:00pm; however, we would like more information on your re-zoning efforts. If feasible, before the meeting date, can you please advise us as to how this re-zoning affects our property? Is Raley Miller Properties planning to put a building or business in a location that would compromise our property borders, or parcel off a portion of our Salome Church Road acreage? You are welcome to call or email me.

Thank you,

Abby Flanders
aalf777@aol.com
(704) 393-0135

