



**THE WALTER FIELDS GROUP, INC.**  
Consultants for Planning, Zoning & Land Development

July 26, 2018

Dear Neighbors:

We invite you to attend a neighborhood meeting to receive a presentation on a rezoning petition for approximately 4 acres located on the Intersection of Moore's Chapel Road and Rhyne Road. The purpose of the rezoning request is to change the current residential classification to allow for neighborhood retail uses. For more information on this petition, please go to the link below:

<http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2018Petitions/Pages/2018-073.aspx>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. We would like to take this opportunity to discuss information with you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

**The meeting will be held on Thursday August 9th from 6:00 to 7:00 pm in the Dining Hall at the Moore's Chapel United Methodist Church located at 10601 Moore's Chapel Road.**

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.

**COMMUNITY MEETING FORM  
PETITION 2018-073**

Date of original contact: July 26, 2018

Persons and Organizations contacted with date and explanation of how contacted:

City supplied list was used to contact interested parties via first class US mail. Each name on the City provided lists was sent a letter with approximately 47 letters mailed. Both the mailing list and invitation letters are attached.

August 9, 2018 2018  
6:00 p.m.

Date, time and location of meetings Moores Chapel United Methodist Church  
: Charlotte, North Carolina

Persons in attendance at meetings: Attendance was taken with approximately 15 persons attending the meeting (5 signing in on Sign-in Sheets attached)..

Stephen Knudsen and Walter Fields attended the meeting on behalf of the Petitioner.

Summary of issues discussed and changes made as a result of the meeting:

Mr. Fields opened the presentation with a description of the site and the proposed development as well as an overview of the rezoning process. There were numerous questions about the site plan, building location and orientation, area-wide traffic, and the project edges. In particular, concerns were expressed about the traffic congestion at the intersection of Belmeade and Rhyne and that site access at that point would make things worse. As a result of that concern and concerns from NCDOT, the site plan has been modified to relocate the driveway on the site to the north so there is no connection to Rhyne Road at the Belmeade intersection.

A number of site plan modifications have been made to the site plan as a result of review comments from staff agencies and from the community meeting, including the realignment of the proposed access drive.

## Conditional Development Standards

### General Provisions.

- a. The exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.207 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances that may be applicable to the site.
- c. Throughout this Rezoning Petition, the terms “Owner”, “Owners”, “Petitioner” or “Petitioners,” shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

### Purpose

To develop a small center to accommodate neighborhood services and retail uses.

### Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the B-1, CD district except as may be further limited by the specific provisions of this site plan. Development on the site will not exceed a total of 10,000 square feet of floor area

### Transportation

- a. The site will utilize driveways that connect to Rhyne Road at its intersection with Belmeade Drive as generally depicted on the site plan.
- b. Parking areas are generally depicted on the concept plan for the site.

### Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the B-1. Large expanses of wall exceeding 20-feet in length will be avoided through the introduction of articulated facades, using various materials such as brick and other masonry products, stone, different colors of paint, glass windows, water table, and/or soldier course.

### Streetscape and Landscaping

Streetscape improvements will be installed as the various portions of the site are developed..

## Environmental Features

Reserved

## Parks, Greenways, and Open Space

Reserved

## Fire Protection

Reserved

## Signage

Reserved

## Lighting

- a. Freestanding lighting on the site will be limited to 25' in total height and will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

## Phasing

Reserved

Initial submission 5/25/18, 1.0

2018-073  
LAURA BARTELS  
PHILLIP M HAGOOD  
3017 BELMEADE DR  
CHARLOTTE, NC 28214

2018-073  
STEPHEN LYNN BROWN  
LYNETTE ELIZABETH BROWN NEWTON  
901 BEECHGROVE CT  
CHARLOTTE, NC 28212

2018-073  
ORA STINSON

PO BOX 962  
PAW CREEK, NC 28130

2018-073  
VU HOANG CAO  
THANH LOAN CAO  
2528 BRICKER DR  
CHARLOTTE, NC 28273

2018-073  
JAMES BROWN  
  
10123 AMOS HOARD RD  
CHARLOTTE, NC 28214

2018-073  
DAVID HAYES PIPPIN  
MARJORIE KATHERINE J PIPPIN  
1305 RHYNE RD  
CHARLOTTE, NC 28214

2018-073  
JERRY C BAREFOOT

PO BOX 19006  
CHARLOTTE, NC 28219

2018-073  
CHARLES EUGENE DILLING  
TERESA B DILLING  
923 MOOREBROOK DR  
CHARLOTTE, NC 28214

2018-073  
EDGAR W BULLARD  
C/O BETTY BULLARD ROW (TRUSTEES)  
1600 SAINT FRANCIS RD  
GREENSBORO, NC 27408

2018-073  
STEPHEN LYNN BROWN  
LYNETTE ELIZABETH BROWN NEWTON  
901 BEECHGROVE CT  
CHARLOTTE, NC 28212

2018-073  
RAYMOND L AUTEN

10200 MOORES CHAPEL RD  
CHARLOTTE, NC 28214

2018-073  
COSTAR LLC  
  
817 CLONMEL DR  
MATTHEWS, NC 28104

2018-073  
MARIBEL FONSECA PENALOZA  
JOSE RIGOBERTO GARCIA AGUILAR  
8642 CATFISH DR  
CHARLOTTE, NC 28214

2018-073  
DAVID H PIPPIN  
MARJORIE J PIPPIN  
1311 RHYNE RD  
CHARLOTTE, NC 28214

2018-073  
JC BAREFOOT PROPERTIES OF NC LLC

PO BOX 19006  
CHARLOTTE, NC 28219

2018-073  
JC BAREFOOT PROPERTIES OF NC LLC  
  
PO BOX 19006  
CHARLOTTE, NC 28219

2018-073  
CECIL OREE SOLES  
ANNIE P SOLES  
1320 RHYNE RD  
CHARLOTTE, NC 28214

2018-073  
DAVID SCOTT DILLING

4830 SAGITTARIUS CIRCLE  
DENVER, NC 28037

2018-073  
RACHEL WHITNER WINGATE

10132 MOORES CHAPEL RD  
CHARLOTTE, NC 28214

2018-073  
CHARLES & JUDITH CALDWELL IRREV FAM  
TST  
LEIGH ANN CALDWELL  
1801 WILDLIFE CLUB RD  
CHARLOTTE, NC 28214  
2018-073  
PATSY H RORIE  
RICHARD E RORIE  
1400 HAWFIELD RD  
CHARLOTTE, NC 28214

2018-073  
JC BAREFOOT PROPERTIES OF NC LLC  
  
PO BOX 19006  
CHARLOTTE, NC 28219

2018-073  
DEPT OF TRANSPORTATION

PO BOX 25201  
RALEIGH, NC 27611

2018-073  
MOORES CHAPEL HOMEOWNERS ASSN  
C/O CEDAR MANAGEMENT GROUP  
PO BOX 26844  
CHARLOTTE, NC 28226



