

COMMUNITY MEETING REPORT

Petitioner: Pal-A-Roos Properties, LLC

Rezoning Petition No. 2018-104

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 September 18, 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 Tuesday, October 2, 2018 at 7:00 PM at Pal-A-Roos Daycare Center, 9215 Mallard Creek Road, Charlotte, NC

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 C. The Petitioner was represented at the Community Meeting by Robert L. Brandon, CZO a Planning and Zoning Consultant.

SUMMARY OF PRESENTATION/DISCUSSION:

The petitioner's agent Robert L. Brandon, CZO welcomed the attendees and introduced them to the Petitioner Mrs. Diannah Horney. Mr. Brandon explained to the attendees that the petitioner was seeking an INST(CD)(SPA) a Site Plan Amendment from the current INST(CD) petition # 1999-28. Mr. Brandon advised the attendees that the only change to the existing plan was to add six (6) additional institutional uses to the site plan. The additions would only provide the petitioner with other future options rather than a singular daycare use for the conditional zoned parcel. Those proposed additional six (6) uses are low impacting institutional uses which will not require any expansions or any site development.

Attendee Mrs. Clarkson voiced her concern that she was concerned that the property owner might be in collusion with other property owners on both sides of the daycare to form a "Master Plan" for a significant use change. Mrs. Horney explained that was not the case and the site would remain the same with no intention at present to sell the property. Mr. Brandon address other questions as to what types of establishments could possibly be built on the site. He assured them that any other use just as the existing daycare use would remain consistent with the approved plan. Any other uses that were not listed on the plan would not be permitted even if it was another institutional use.

Respectfully submitted, this 4 day of October 2018.

Cc: Michael Russell, Charlotte-Mecklenburg Planning Department

OFFICE OF CITY CLERK

OCT 09 2018

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Exhibit # A

CITY OF CHARLOTTE

MAYOR AND CITY COUNCIL, 2017-2019

Mayor Vi Alexander Lyles Mayor 600 East 4th Street Charlotte, NC 28202 704-336-2241 mayor@charlottenc.gov	Julie Eiselt Council member at large 600 East 4th Street Charlotte, NC 28202 704-336-4099 julie.eiselt@charlottenc.gov
James Mitchell Jr. Council member at large 600 East 4th Street Charlotte, NC 28202 704-509-6141 james.mitchell@charlottenc.gov	Braxton Winston, III Council member at large 600 East Fourth St Charlotte, NC 28202 Braxton.Winston@charlottenc.gov
Dimple Ajmera Council member at large 600 East 4th Street Charlotte, NC 28202 704-336-2777 dimple.ajmera@charlottenc.gov	Larken Egleston Council member, district 1 600 East Fourth St Charlotte, NC 28202 Larken.Egleston@charlottenc.gov
Justin Harlow Council member, district 2 600 East Fourth St Charlotte, NC 28202 justin.harlow@charlottenc.gov	LaWana Mayfield Council member, district 3 600 East 4th Street Charlotte, NC 28202 704-336-3435 (o) or 704-352-7305 (c) lmayfield@charlottenc.gov
Gregory A. Phipps Council member, district 4 600 East 4th Street Charlotte, NC 28202 704-336-3436 (office) gaphipps@charlottenc.gov	Matt Newton Council member, district 5 600 East Fourth St Charlotte, NC 28202 Matt.Newton@charlottenc.gov
Tariq Bokhari Council member, district 6 600 East Fourth St Charlotte, NC 28202 Tariq.Bokhari@charlottenc.gov	Edmund H. Driggs Council member, district 7 600 East 4th Street Charlotte, NC 28202 704-432-7077 edriggs@charlottenc.gov

Exhibit # A

2018-104 ORGANIZATI	FIRST_NAME	LAST_NAME
2018-104 Bank Of America (University City)	Jesse	Cureton
2018-104 Clearcreek Acres II	James R	Malone
2018-104 Colvard Park	Tanner	Suttles
2018-104 Colvard Park Homeowners Association	Kevin	Archer
2018-104 Harrington Woods	Tim	Stokes
2018-104 Harris Pointe Homewoners Association	Randal	Jones
2018-104 Holly Ridge Neighborhood Association	Donald	Woodard
2018-104 Mallard Ridge Homeowners Association	Jose	Chirino
2018-104 Mallard Ridge Homeowners Association	Ronnie	Matthews
2018-104 Mallard Trace At Rossmore Homeowners Association	Pamela	Smith
2018-104 Mallard Trace At Rossmore Homeowners Association	Susan	Donnelly
2018-104 Mallard Trace Homeowner's Association	Robert H.	May
2018-104 Marlwood Acres	Connie	Kovach
2018-104 Prosperity Point Homeowners Association	Alan	McDonald
2018-104 Prosperity Point Homeowners Association	Cosby	Quinlan
2018-104 Quail Hollow II Homeowners Association	Tom H.	Roberts
2018-104 Radbourne Homeowners Association	Drew	Green
2018-104 Radbourne Homeowners Association	Todd	Arnold
2018-104 Ramblewood Neighborhood Association	Denise	Hallett
2018-104 Ramblewood Neighborhood Association	Woody	Schmidt
2018-104 University City YMCA	Paul	Petr

Exhibit # A

2018-104 TAXPID	OWNERLASTN	OWNERFIRST
2018-104 02725103	MOWRY	WILLIAM L
2018-104 02725104	MOWRY	MARY E
2018-104 02725105	MOWRY	MARY E
2018-104 02725106	CLARKSON	DAVID B
2018-104 02725107	MCCARTHY	RANDALL P
2018-104 02725108	KOUKOPOULOS	JOHN ROBERT MORGAN
2018-104 02725109	CLARK	KENNETH
2018-104 02725110	HAMPTON	VANEAR WAYNE
2018-104 02725111	WARD	RICKY
2018-104 02725112	WALTERS	JEFFREY RANDALL
2018-104 02725157	PAL-A-ROOS PROPERTIES LLC	
2018-104 02725158	PAL-A-ROOS PROPERTIES LLC	
2018-104 02725236	THOMPSON	PHYLLIS A
2018-104 02725237	FREDERICK	CINDY LYNN
2018-104 02725238	WHITE	JEFFREY R
2018-104 02725247	BURDETTE	BOBBIE P
2018-104 02725248	MARTIN	DAVID J
2018-104 02725401	THE BRYANS I LLC	
2018-104 02725402	GRIGGS	BARBARA J
2018-104 02725403	SPANN	MARY LIGON
2018-104 02725404	RINKU LLC	
2018-104 02725405	BLUE	SAMETHEA
2018-104 02725406	LEWIS	CYNTHIA
2018-104 02725407	FORTSON	BRANDON
2018-104 02725440	FRYE	BENJAMIN F
2018-104 02725441	KISER	CHRISTA L
2018-104 02725442	PAGAN	DANNY K
2018-104 02725443	TILLMAN	LATRICIA
2018-104 02725444	KRAL	ROBERT
2018-104 02725445	ROBERTS	CHRISTOPHER H
2018-104 02725458	EKIN	HALIL
2018-104 02725459	GILL	DEBORAH C
2018-104 02725460	TURNER	NATALIE E
2018-104 02725461	HAILEY-CAMPBELL	JESSIE
2018-104 02725462	MILLNER	ADRIA RENEE
2018-104 02725463	COBBS	PAMELA D
2018-104 02725464	PAVIC	ASHLEY ALEXANDREA
2018-104 02725465	JACKSON	KEVIN ANDRE' WARREN
2018-104 02725466	HENRY	APRIL C
2018-104 02725473	SAM'S MART INC	
2018-104 02725496	MALLARD TRACE AT ROSSMORE	HOMEOWNERS ASSOCIATION
2018-104 02725497	MALLARD TRACE AT ROSSMORE	HOMEOWNERS ASSOCIATION
2018-104 02725498	MALLARD TRACE AT ROSSMORE	HOME OWNERS ASSOCIATION
2018-104 02725501	GOODMAN	AMIE
2018-104 02725502	LU	DAN
2018-104 02725503	MERSHON	KELLY

COWNERFIRS	COWNERLAST	MAILADDR1
		PO BOX 561673
	C R MOWRY & M M JACOBS	21309 BETHEL CHURCH RD
	C R MOWRY & M M JACOBS	21309 BETHEL CHURCH RD
CATHERINE M	CLARKSON	3001 SILVER BIRCH LN
		3009 SILVER BIRCH LN
CRISTINA EVA MARIA	WILSON	3015 SILVER BIRCH DR
DENISE E	CLARK	3025 SILVER BIRCH DR
	ANNA ARTIS	3031 SILVER BIRCH LN
SARA	WARD	3037 SILVER BIRCH DR
	ALICE BURRUS	3043 SILVER BIRCH LN
		19701 BETHEL CHURCH RD SUITE 103-313
		19701 BETHEL CHURCH RD SUITE 103-313
		3038 SILVER BIRCH LN
JOEL FREEMAN	FREDRICK	3026 SILVER BIRCH DR
NANCY L	WHITE	3018 SILVER BIRCH LN
MICHAEL R	BURDETTE	3008 SILVER BIRCH LN
SARAH L	MARTIN	3000 SILVER BIRCH DR
		8320 BRENTFIELD RD
JAMIE D	GRIGGS	9166 EXBURY CT
		9164 EXBURY CT
		10613 TAVERNAY PKWY
		9160 EXBURY CT
		9156 EXBURY CT
		9154 EXBURY CT
MARY J	FRYE	9133 EXBURY CT
		3101 BROCKHAMPTON CT
		3103 BROCKHAMPTON CT
		3105 BROCKHAMPTON CT
		3107 BROCKHAMPTON CT
		3109 BROCKHAMPTON CT
		3116 BROCKHAMPTON CT
		3114 BROCKHAMPTON CT
		6 KEHRBORO CT
		3110 BROCKHAMPTON CT
		3011 SUMMERCROFT LN
		2511 BLACK OAK WY
		3015 SUMMERCROFT LN
		3019 SUMMERCROFT LN
		2222 ELENDIL LN
	C/O SAM'S MART LLC	7935 COUNCIL PL STE 200
		9303 MONROE RD STE A
		9303 MONROE RD STE A
		9303 MONROE RD STE A
		9136 CHARMINSTER CT
HONG	LOU	9134 CHARMINSTER CT
KENNETH R	MERSHON	3808 SPRINGWOOD DR

Exhibit # A

2018-104 02725522 DOUGLAS	CLAUDIA MELISSA
2018-104 02725523 NGUYEN	THANH M
2018-104 02725524 GUINEY	RICHARD D JR
2018-104 02725525 ABLE	ALAN B
2018-104 02725526 BEWLAY	WILLIAM
2018-104 02725527 AMISTADI	RICHARD LEONARD
2018-104 02725528 PATEL	GOKUL
2018-104 02725529 VARELAS	NANCY S
2018-104 02725530 VEZIROGLU	ABDULKADIR
2018-104 02725531 SEGEDY	SOFIA
2018-104 02725532 MACGEORGE	CHARLES J
2018-104 02725533 ISRAEL	KIMBERLY
2018-104 02725534 MCCLURE	SCOTT C
2018-104 02725535 WILSON	RACHEL A
2018-104 02725536 FLOURNOY	ZORINA R
2018-104 02725537 MORRIS	KATHLEEN E
2018-104 02725538 HUDSON	SHANA
2018-104 02725539 CUNNINGHAM	SYDNEY K
2018-104 02725540 ETIENNE	SIDNEY
2018-104 02725541 THIBODEAU	ROBERT L
2018-104 02725542 OWENS	THOMAS M
2018-104 02725566 PHILLIPS	JILL E
2018-104 02725567 PRAISE	KIMBERLY A
2018-104 02725568 ROZENBAUM	ALEXANDER
2018-104 02725569 THE UNITED ALLIES LLC	
2018-104 02725570 BARBEE	BARRY AARON
2018-104 02725571 JACKSON	MICHELLE
2018-104 02725572 ROUNDTREE	KATINA LATRECE
2018-104 02725573 GREEN	TIFFANY A
2018-104 02725574 TAMRAKER	RESHMA
2018-104 02725597 MALLARD TRACE AT ROSSMORE	HOMEOWNERS ASSOCIATION
2018-104 04715216 SUMMIT AVENUE URP LLC	
2018-104 04741101 BIXLER	DONNA
2018-104 04741102 BIXLER	DONNA
2018-104 04741103 BIXLER	DONNA
2018-104 04741201 SUMMIT AVENUE URP LLC	
2018-104 04741202 ABP DEVELOPMENT LLC	
2018-104 04741203 COMER	JAMES KEITH
2018-104 04741204 BIXLER	DONNA

MYA P	LUONG	9123 CHARMINSTER CT
RITA CAROL	GUINEY	8414 GETALONG RD
TINA M	ABLE	11617 KENNEWICK RD
		9129 CHARMINSTER CT
		119 S FARNLEIGH DR
VICKIE	AMISTADI	9141 CHARMINSTER CT
SNIMAR	GREWAL	107 BANTAM PL
		9145 CHARMINSTER CT
		5428 NALA DR
		3103 SUMMERCROFT LN
		3105 SUMMERCROFT LN
		3107 SUMMERCROFT LN
DIANE L	MCCLURE	3111 SUMMERCROFT LN
	RACHEL RAE WILSON TRUST	3000 FAWN CROSSING CT
		2105 SPEEDWELL CT
		3274 SUMMERCROFT LN
		7200 SEAGRASS CR
		3270 SUMMERCROFT LN
		3268 SUMMERCROFT LN
BEVERLY R	THIBODEAU	3266 SUMMERCROFT LN
	TARA L HUGHES	16326 HALLATON DR
		3142 SUMMERCROFT LN
		3140 SUMMERCROFT LN
YELENA	ROZEBAUM	5062 ANCESTRY CIRCLE
		4029 SAWMILL TRACE
		3132 SUMMERCROFT LN
		3126 SUMMERCROFT LN
		3124 SUMMERCROFT LN
EUGENE A	PETZER	3122 SUMMERCROFT LN
		3120 SUMMERCROFT LN
		9303 MONROE RD STE A
		1440 SOUTH TRYON ST SUITE 104
		315 ARLINGTON AVE,UNIT 1506
		315 ARLINGTON AVE,UNIT 1506
		315 ARLINGTON AVE,UNIT 1506
		1440 SOUTH TRYON ST SUITE 104
		5136 BERKELEY PARK CT
CAROL S	COMER	9206 ISLAND PARK CIR
		315 ARLINGTON AVE,UNIT 1506

CHARLOTTE	NC	28269
CHARLOTTE	NC	28213
CHARLOTTE	NC	28216
CHARLOTTE	NC	28269
CHAPEL HILL	NC	27517
CHARLOTTE	NC	28269
MOORESVILLE	NC	28117
CHARLOTTE	NC	28269
BETHLEHAM	PA	18017
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
CHARLOTTE	NC	28215
CHARLOTTE	NC	28213
CHARLOTTE	NC	28269
DENVER	NC	28037
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
HUNTERSVILLE	NC	28078
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
WEDDINGTON	NC	28104
CHARLOTTE	NC	28213
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
CHARLOTTE	NC	28269
CHARLOTTE	NC	28270
CHARLOTTE	NC	28203
CHARLOTTE	NC	28203
CHARLOTTE	NC	28203
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CHARLOTTE	NC	28203
CHARLOTTE	NC	28203
CHARLOTTE	NC	28277
CHARLOTTE	NC	28262
CHARLOTTE	NC	28203

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting—Rezoning Petition 2018-104 filled by Pal-A-Roos Properties, LLC to seek a Site Plan Amendment (SPA) to the existing development located at 9215 Mallard Creek Road, Charlotte, NC, 28262 to allow the future development of the Pal-A-Roos site.

Date and Time
Of Meeting: Tuesday, 10/02/2018 at 7:00 PM

Place of the Meeting: 9215 Mallard Creek Road, Charlotte, NC 28262, Pal-A-Roos Day Care Center

Petitioner: Pal-A-Roos Properties, LLC
Petition No.: 2018-104

We are assisting Pal-A-Roos, Properties, LLC (Petitioner) in connection with a Rezoning Petition (SPA) it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 3.25-acre site with a Site Plan Amendment (SPA) at 9215 Mallard Creek Road from INST(CD) to INST(CD)(SPA) zoning district. The purpose of the rezoning is to provide six (6) additional Institutional Uses to the only permitted conditional use, A Large Day Care at the subject property. The INST(CD)(SPA) rezoning request would permit other future institutional uses on the site.

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.

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 Tuesday, October 2, 2018 at 7:00 PM, 9215 Mallard Creek Road in an assigned PAL-A-ROOS classroom. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Robert L. Brandon, CZO at (704) 759-0969.

Cc: Gregory A. Phipps, City Council District 4

Date Mailed: September 18, 2018

