

## **COMMUNITY MEETING REPORT**

**Petitioner: Select One Sports Clubs, LLC**

**Rezoning Petition No.: 2007-117**

**Property: Approximately 4.7 acres fronting Old Lancaster Highway**

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 DATES AND EXPLANATIONS 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 the Community meeting Notice in the U.S. mail on August 6, 2007. A copy of the written notice is attached hereto as Exhibit B.

### **DATES, TIMES AND LOCATIONS OF MEETINGS:**

The Community Meeting was held on Thursday, August 16, 2007 at 6:30 p.m. at 521 Recreation Center, 11401 Ardrey Kelly Road in Charlotte, NC.

### **PERSONS IN ATTENDANCE AT MEETINGS:**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner's representatives at the Community Meeting were John Nasruddin of Select One Sports Clubs, LLC, Jeff Brown of King & Spalding, and Bill Iuliano of AMR Real Estate Holdings LTD. In addition, the public form was attended by the individual identified on the sign-in sheet attached hereto as Exhibit D.

### **SUMMARY OF ISSUES DISCUSSED:**

Given the small size of this gathering, an informal meeting was held to review various aspects of the development plans. Jeff Brown assisting Select One Sports Clubs, provided an overview of the existing zoning for the site and the limited changes to the zoning proposed by this Petition. These included primarily a modest increase of up to 10,000 square feet of space to allow the proposed development for a high quality health club facility and/or other permitted uses. In addition, minor adjustments to promote a more unified development plan in conjunction with the neighborhood services zoned property adjacent and to the south will be made, including elimination of an interior buffer treatment and reduction in the setback along Old Lancaster Highway.

### **QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:**

- Timing of development which the Petitioner indicated should take place within the next six (6) months.
- The lack of a change to the buffer and separation standard along the rear of the property was discussed.
- The quality and nature of the building elevation along Old Lancaster Highway as reflected on the elevation submitted with the rezoning plan was discussed and well

received by those in attendance (elevation is in connection with the health club facility use).

- The fact that CDOT is comfortable with the modest increase in the square footage requested by this Petition as evidence of transportation adequacy was discussed.
- The fact that lighting on the site would be “shielded” from adjacent residential uses was discussed.
- General comments from those in attendance regarding the proposed use were positive.

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

Given the positive nature of the discussion at the Community Meeting, no changes were made to the Rezoning Petition as a result of the Community Meeting.

Respectfully submitted, this 7<sup>th</sup> day of September, 2007.

SELECT ONE SPORTS CLUBS, LLC

cc: Mayor Pat McCrory, Members of Charlotte City Council  
Mr. Keith MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to City Council  
Mr. John Nasruddin, Select One Sports Clubs, LLC  
Mr. Bill Iuliano, AMR Real Estate Holdings LTD  
Mr. John Rudolph, Rudolph Moore Properties, LLC  
Mr. Henry Breaux, Providence Group of the Carolinas

## NOTICE TO INTERESTED PARTIES OF REZONING PETITION

**Subject:** Rezoning Petition No. 2007-117  
**Petitioner:** Select One Sports Clubs, LLC  
**Property:** Approximately 4.7 acres fronting Old Lancaster Highway  
**Existing Zoning:** O-1 (CD)  
**Rezoning Requested:** O-1 (CD) Site Plan Amendment  
**Date and Time of Community Meeting:** August 16, 2007  
6:30 p.m.  
**Location of Community Meeting:** 521 Recreation Center  
11401 Ardrey Kell Road  
**Date of Notice:** August 3, 2007

Ladies and Gentlemen:

We are assisting Select One Sports Clubs, LLC (the "Petitioner") on a rezoning petition it has filed with the Charlotte-Mecklenburg Planning Commission regarding an ±4.5 acre parcel fronting Old Lancaster Highway (see site locator map attached). We take this opportunity to invite you to attend a Community Meeting to learn more about the petition and development plans.

### **Background and Summary of Request**

This parcel is currently zoning O-1(CD) for up to 30,000 square feet of space. This petition is a site plan amendment and does not change permitted uses on the site. The purpose of this rezoning site plan amendment is to allow an increase of 10,000 square feet of development permitted on the site to permit development of a high quality health club facility. This rezoning will also allow certain other minor site plan modifications.

### **Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the rezoning site. Accordingly, we invite you to attend a Community Meeting to be held on August 16, 2007 at 6:30 p.m. at 521 Recreation Center, 11401 Ardrey Kelly Road, Charlotte, NC.

Please be advised that the Petitioner may later amend this conditional rezoning plan as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions or concerns about this matter, you may call Jeff Brown (704-503-2564), who is assisting Select One Sports Clubs, LLC on this matter. Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

**King & Spalding**

cc: Don Lochman, Charlotte City Council District 7  
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Mr. John Nasruddin, Select One Sports Clubs, LLC  
Mr. Bill Iluiano, AMR Real Estate Holdings LTD  
Mr. John Rudolph, Rudolph Moore Properties, LLC  
Mr. Henry Breaux, Providence Group of the Carolinas

Petition #: **2007-117**

John Nasruddin

Petitioner: Select One Sports Club

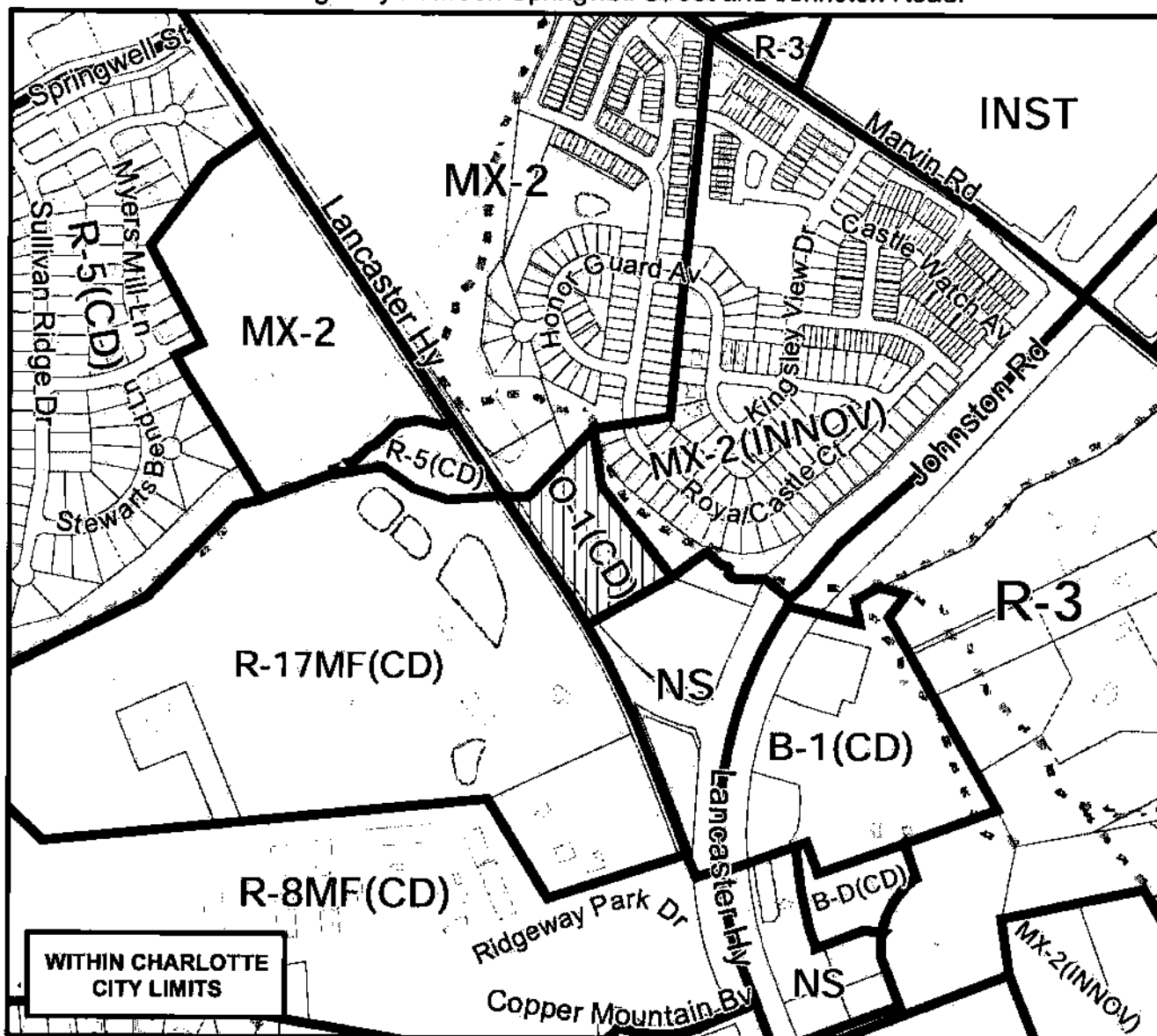
Zoning Classification (Existing): O-1(CD)

(Office, Conditional)

Zoning Classification (Requested): O-1(CD) S.P.A.

(Office, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 4.47 acres located on the east side of Lancaster Highway between Springwell Street and Johnston Road.



0 200 400 800 1,200 1,600 Feet

Zoning Map #(s) **185**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
06-22-2007

**Requested O-1(CD) S.P.A. from O-1(CD)**

Existing Building Footprints

Existing Zoning Boundaries

Charlotte City Limits

FEMA flood plain

Watershed

Lakes and Ponds

Creeks and Streams

**Select One Sports Clubs, LLC, Petitioner**

**Rezoning Petition No. 2007-117**

**Community Meeting Sign-in Sheet**

**521 Recreation Center  
11401 Ardrey Kell Road**

**Thursday, August 16, 2007**

**7:00 p.m.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Chip Testerman	Royal Castle Ct		
2	Sharon Bauer	11467 " "	704-968-2187	bossb701@yahoo.com
3	RON BATCHO	14318 STEWART BEND LN	704-564-5602	RBATCHO@ATTNLINK.NET
4	John Rudolph	172 Huntley Pl	704-377-5757	
5	BILL JULIANO	11806 KENNON RIDGE LN	704-975-2676	
6	JOHN NASRUDDIN	11806 KENNON RIDGE LN	704-975-2676	
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**August 13, 2007**

**REZONING PETITION NO. 2007-117**  
**SELECT ONE SPORTS CLUBS, LLC, PETITIONER**  
**NEIGHBORHOOD FORUM SIGN-IN SHEET**

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