

Wilmore Community meeting @ Greater Galilee Baptist Church—recording #11

501 West Park Avenue Charlotte NC 28203

Robert E Lee McGowens Sr., Pastor

Date: Thursday September 3, 2009

Subject: Zoning Petition

Facilitator—Deacon Dexter Snead

Opening Prayer—Minister Dargins

Ground Rules for Community meeting lead by Judge Fulton

Stay focus on the Goals—plans for the GGBC campus; rezoning; parking

Church's goal is to educate the community of the plans

Avoid side tracking

Avoid personality conflicts

Listen when others are speaking

Don't interrupt

Ask question; Don't give speeches

Stay focus on the interest and not the position

Challenge opinion; Don't challenge the individual

Expect to change your mind; don't expect to change the individual's mind

Agree to disagree

Criticize only ideas and not people

No side meeting

Practice self respect & mutual respect

Reminder

Sign in forms need the name, address & phone number of all that are present in the meeting

Only the persons present are able to sign their name on the sign-in forms; absent spouse name should not be place on the forms.

Last meeting was held in April 2009. D Snead brought the attendees up to date on the zoning petition—500 W Park Ave(the Building) & two parking lots being out of compliance with the city ordinance and the estimate cost to have rezoning(\$4500 to \$5000). D Snead gave an overview of the church's future planning for building an addition to the church & parking lot on map by power point and the relocation of the three homes located on West Park Avenue to (1)-Spruce Street & (2) - Mint Street location. Researching a spot for the (4) - house. No houses will be demolished unless the City states to do so.

D Snead continued with why the church is expanding (power point)

Present church will have to be brought up to code(if we upgrade it)

Present church can only hold 500 people; new edifice will seat 750

Outgrowing space in the choir area

Questions/Concerns from the Wilmore Community

1. Is it possible to relocate all the houses on Spruce Street location?
2. Can you show where on the map the new locations are for placing the house?
3. Will two houses be able to be place on the lot located on 1621 Mint Street?
4. Will we pave the parking lot? It will be follow by the MUDD Ordinance?
5. Do you have plans for the property if your houses are damaged during the process of relocating them?

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6. Will you continue to lease your property?
7. When was the last time your houses were occupied on West Park Avenue?
8. Do you know if any buried oil tanks are under your property?
9. If the houses are demolished, what will happen to the property?
10. Do you have a plan B is something should go wrong with the house?
11. Do you have a backup plan is something should happen to the house?
12. The houses that were demolished on the vacant—what was wrong with those homes? Did the city ask you to demolish them?
13. Were the houses ruined down?
14. Are you stating that the city asked you to demolish the houses? Why didn't your remodel?
15. Why didn't you bring it up to code? 1621 South Mint Street
16. Do we have to have the contingency that states you have to move the houses before rezoning? If not will you still seek rezoning?
17. Do you have all the properties to move the houses?
18. Did you make every effort to fix the house before the city stated that you need to demolish them?
19. Did you follow up with your tenant on your plans to relocate the homes?
20. Are all your tenants willing to move?
21. Who own the properties? Are they owned by the church?
22. Are you forcing the tenants to move?
23. Will the lot stay residential?
24. Will you continue to maintain the lawn on the lot in the same condition?
25. What is the number of people your sanctuary can hold?
26. You mention that the church will be 5200sq ft—on the plan is 12000sq ft?
27. How many parking spaces do you project when you complete the parking lot?
28. How many spaces are there presently?
29. What will be the primary use of the existing sanctuary once the new edifice is completed?
Special events & wedding
30. How many seating will be in the new sanctuary? 750 seats in the sanctuary? Does this include the choir.
31. What type of fencing will be used after the new edifice? Chain length fencing and bob wiring?
32. Will the existing fence go? Once completed the old fence will be removed.
33. Clarify that the new edifice will seat 750? What will be the number of parking space?
34. Will 128 parking spaces be enough for 750?
35. Are you supposed to have one space per 4 seats which put you at 188 seats? Are you going under your religious institution?
36. Compared Religious institution vs. MUDD opt. on parking
37. If the church is full, where will the overflow parking go?
38. Have you looked at the future 10 year plan the city has for Mint Street? (Two lane street w/biking coming down the side). Where will the parking go in the 10year plan?
39. Are there any restrictions on having more than one service in one building?
40. Expansion is for 750 people?

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41. How many seats total with present & new sanctuary?
42. Do we (the Wilmore community) have the guarantee that the service will only have the maximum 750 seats with the new edifice and not include the present sanctuary of 500 seats?
43. How will the present sanctuary be used after the new edifice is completed?
44. Will there be enough parking? For parking there's one seat per 600sq ft.
45. Are you basing the parking on the new expansion or the total capacity?
46. Why are you using the MUDD zoning and not the residential zoning
47. Why are you asking for exemptions on the MUDD zoning?
 - a. Signage—must be 20 X 5 ft tall
 - b. Setback—must be 14 ft; we have 13.5ft
 - c. Sidewalks—less than 5ft long
48. Why can't you redesign the back part of the building to meet the setback?
49. Why are you asking for the exemption of the sidewalk- 6ft long & 8ft planting strips?
50. Is this the city standard for new building to have 6ft sidewalks and 8ft planting strips?
51. Is this more convenience for this exemptions?
52. Are you asking for this exemption because you have to take out more parking spaces?
53. Is the intent of the MUDD zoning to allow or to promote new developments/or ideas in the book? We'll(Wilmore community) follow up with the city
54. Do you have any idea of your church membership growth in the last ten years or the percentage?
55. On a graph, can you give the percentage in the last decade? Is that on the choir?
56. Parking lot on Spruce Street—bob wiring/ fencing is an eye sore—can you reconsider reconstructing to a solid wall?
57. Is the design for the building set in stone or will you be willing to let the community help? The footprint is set in stone. Concerns with the Exterior design on Spruce Street side-a little modern; need more detail on wall.
58. Would like to see an overview of what the neighborhood would look like with the new edifice. Concerns with the product (new edifice) in the small space of the community with the street light & street.
59. How will the planting strip fall into play?
60. How will you be able to drive down Spruce Street?
61. Have you made any provision for storm water? Quantity/Quality? This takes place after the rezoning.
62. Wouldn't you need to show the storm water planning on the rezoning plans?
63. Do you know the volume of the new building? The square footage? How tall?
64. Where is the entrance to the parking lot?
65. Would like to see more specifics on the new project—detail fencing-4ft high screening
66. Will the building be overpowering the neighborhood
67. Would like guarantees /comfort that would address the communities concerns

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- 68. What is the status of the alleyway? Pending
- 69. Are the neighbors that are going to be connected to the parking lot going to be notified about what's going to be done about the storm water run-off? Rep from S&R wrecker. Can we come to the church and discuss before action take place? Would like to make sure that the drainage is done correctly on the corner.
- 70. Are there some stipulations from the way the church is update their property and the way the homeowners can update their property?
- 71. Concerns with the parking lot—do you have any plans in place for security or safety? Enough lights for walking?
- 72. What is the reason for going to MUDD—what is percentage of the church can walk down?
- 73. Section in the ordinance—12.506 Religious institution in a residential district; would you the meet the community half way on the ordinance.

Meeting closed in prayer by

Deaconess Tasha Anthony

Time 8:00pm

Minutes recorded & submitted

By Tasha Anthony

Name	Address	Phone No
Nancy Norman	235 W Kingston Ave	(704) 607-9004
DAWN MAYBECK	235 W. KINGSTON AV	704 582-9806
Kirk Callahan	404 W. Park Ave	704-376-5171
Yvonne C Anderson	8020 Weeping Fig Ln	704 819-4228
Lydia Roseboro	8331 River Birch Dr Apt 102	704-622-3280
SHARAI LAVOIE	308 W. Kingston Ave	704-377-6953
Johnnie Mae Smith	412 Echodale Dr	(704) 525-5961
Yvonne Sharpe	319 Nance Rd	704-688-9562
KATHLEEN STURDIVANT	1564 WILMORE DR	704-713-0850
Vera Rolle	4725 Belle Plaine Dr.	704-563-1475
Tasha Anthony	²⁸²¹⁶ 2005 Helen Harper Ct	704-391-9517
Josephine McKissick	²⁸²¹⁶ 5429 Evanshire Dr Ch.	704-392-8923
Jim Sturdivant	²⁸²¹⁶ 1564 Wilmore Dr	704-631-6173
Vanessa Slade	²⁸²⁶² 1517 Fallen Tree Ct.	704-596-3581
Julia Craig	²⁸²¹⁴ 6406 Tomahawk Ln	704 393 7218
Dunnet Grier	²⁸²⁰⁸ 4331 Knollcrest Dr	704 392 8526
Martha McCorkle	²⁸²⁰⁸ 1548 Wickham Ln	704 377-1744

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Name	Address	Phone No.
Gene L. Gandy	2404 Kalis Ave. Charlotte, NC 28262	704 598-6168
Annice Crawford	3308 Bicknell Dr. Charlotte, NC 28217	704-358-4661
Rosemary Crawford	2844 Hata Drive. Charlotte, NC 28209	704-716-8114
Tennise Jefferson	3313 Piedmont Dr. Charlotte, NC 28216	704-965-7485
Terry S. McGowan	4404 Tennessee Ave. Charlotte, NC 28213	704 393-9771
Mary Shepherd	11717 Mastot Lane. Charlotte, NC 28205	704 588-4209
Deborah King	311 S. Bruno Ave. Charlotte, NC 28205	704-562-6361
Virginia Bentware	1817 Meridian Ave. Charlotte, NC 28205	704)377-8404
Joe Mason	2010 Longdale Dr. Charlotte, NC 28205	704-910-6929
Joyce L. Reid	5437 Dorestone Ct. Charlotte, NC 28208	704-393-5830
Leroy Reid	5437 Dorestone Ct. Charlotte, NC 28208	704-393-5830
Phyllis Sanders	9338 Starborough Ct. Charlotte, NC 28262	704-547-5118
MARY KINARD	2213 Century Oaks Charlotte, NC 28205	704 578-5454
Timothy Kinard	11 Charlotte, NC 28205	11
Stan Henri	5832 Redman Rd. Charlotte, NC 28212	704-621-3072
Cliff Burgess	7261 Cornwell Rd. Charlotte, NC 28212	704 542-7224

Name	Address	Phone No.
Karissa Hudson	2928 Cross Roads Pl Apt 114	704-713-0005
P. DRAVEN ADAMS	2928 Cross Roads P Apt 114	704-713-9572
Denisa McCain	2700 Meadowliff Drive 2825	704-532-8241
Julie Knutson	1604 Merriman	704-650-9536
Cheryl Kaufman	1724 Dunkirk Ave	704 333-7922
Angela Rivers	9201 Dover Rd.	704 455-7107
Heath Cook	1519 Southwood Ave	336-408-4480
ANGELA G. DAYS	421 Kingville Dr. 28208	704 494-3494
Bonnie Little	1425-B Clinton Rd	704-756-7556
James Yairin	1804 Merriam St	704 557 5634
Mary Johnson	6217 Hwy Nine N	704.491-9918
Latesha Black	7047 Point Lake Dr 204	704.436-1054
Curtis WATTS	417 W. PARK AVE	704-332-5776
Vivian Stafford	6627 Flintrock Rd	704. 392-4163

Name address Phone

James H. Robins JR	544 Bowman Rd 28203	704-777-7918
Nancy Diggins	1768 Merriman Ave 28203	704-334-9471
Joyce Diggins	1768 Merriman Ave 28203	704-334-9471
Amy Newton	1549 Wilmore	704-334-6133
JOE DRAKEFORD JR	7682 Petrea Ln 28207	980-722-7683
Marie Collins	411 West Park Ave	704-377-1778
John Collins	411 West Park	(704) 837-5497
Willsteeen Norris	1530 Wilmore Drive	704 376-7137
Mattie Stewart	4017 Corry Dr.	980 875-9922
Charles V. Hill	4909 Isaac Dr	704-598-6112
Dorothy A. Johnson	7017 Misty Morn Dr	704-568-6521
Virginia S. Hill	4909 Isaac Dr	704-598-6112
Bridget Bulk	4341 Strangford Ave 28216	704-543-5533
Lakita Smith	4340 Glenlea Commons	980-297-1747
Carolyn McIlwaine	1520 Wilmore Dr.	704 377-6986

Phos #2

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Mariel Allen Megan Warner	411 W. Park 413 W. Park Ave.	megreen@vt.edu	
Brythwen	401 W. Park ^{Kingston} Ave		
Andauct Hamon	201 W. Park Ave		
KELSEY MAYO	316 W. Kingston Ave		
DEBBIE WAYS	316 W. Kingston Ave		
Kirk Callahan	404 W Park Ave		
John Collins	411 W. Washington		
E. Watney	414 W. Park Ave		
Jimmy Lamb	1804 ^{W. Park} Main		
Starla Parsy	1720 Wilmore		
NEVE HARRIS	1600 S. MINT ST.		
Andrew Walker	245 West Kingston &	1617 Southwood "	
Ashleigh Walters	245 W Kingston &		
Jane Aronow	1624 Wilmore Dr.		
MISSY EAPES			
Tami & Steve Withing	1559 S. Mint		

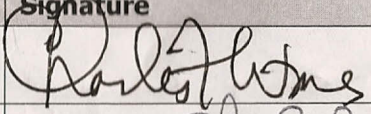
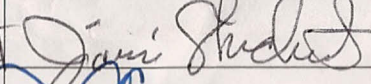
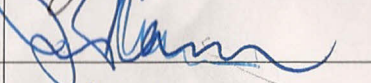
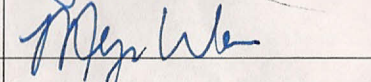
Ashleigh Walters	245 W Kingston	(843) 729-7581	
Ashleigh Walters	1617 Southwood	(843) 729-7581	
Andrew Walters	245 W Kingston	843 729 7589	
DEUNIS MAYO	316 W. KINGSTON AVE	919-931-9850	
KELSEY MAYO	316 W. KINGSTON AVE	704-342-5307	
MIKE HAMIL	1600 S. MINT ST.	704\632-0355	
SCOTT LINSLEY	401 W. KINGSTON AV	(704) 906 1645	
GREGG SHERRY	1750 WILMERS DR	704 499.3505	
CAROLYN HUNTER	331 W. Kingston Ave.	704-333-7371	
WILLIAM MANNING	6428 BRECKFIELD CT.	704-583-4465	
Denisha Roseboro	8331 Riverburch Dr. Apt. 102	(704) 819-9166	
Celeste Carwle	918 Valley Ridge Rd.	704-697-9561	
Florence Hudson	8908 #108 Glade Springs Ln	704-953-1625	
Shanitra L. Robertson	8331 River Birch Dr Apt 102	704-957-8714	
Jae L. King	311 S. Bowers Ave	704-375-3794	
Nathan Hudson	8908 #108 Glade Springs Ln	704-208-8687	

Anthony & Jennifer Coggins	412 W. Park Ave		
Shirley & Mark Lavoie	308 W. Kingston Ave		
Nancy and Nancy	235 W. Kingston Ave		
Johnnie Mae Smith	412 Echodale Dr		
Scott Lindsay	401 W. Kingston		
Jessica Brewell	531 Spruce St.		
Terrence Shelton	1558 Wilmore		
Donna McFee	176 Wilmore	Charlotte, N.C. 28203	704-376-5018
Ronald Anthony	1717 Wilmore Dr.	Charlotte NC	704 376 5018
Lyndee Dobbins	3827 Bullard St.	Char. N.C.	704-968-8940
Mike & Thompson	7017 Rusty Man Dr.	Charlotte, N.C. 28215	704/528-6524
Rafael Salera	1210 Rollingwood Dr.	Chas, N.C. 28217	704 522-7078

Petition Against Rezoning Petition 2008-158

Greater Galilee Baptist Church Rezoning

Petition summary and background	Greater Galilee Baptist Church has submitted a revised Rezoning Petition 2008-158 dated 8/15/09 which includes a revised Site Plan dated 8/14/09 that has many residents of Wilmore concerned.
Action petitioned for	We, the undersigned, are concerned residents of Wilmore who urge our leaders to act now to prevent the approval of Rezoning Petition 2008-158 as currently proposed by Greater Galilee Baptist Church on their Site Plan dated 8/14/09.

Printed Name	Signature	Address	Comment	Date
Chuck Williams		1740 Wilmore Dr	disagree	9/1/09
Jimi Stordivant		1564 Wilmore Dr	Totally against	9/3/09
Chip Cannon		316 W. PARK Ave.	Against!	9/5/09
Megan Walker		413 W. Park Ave	Against	9/3/09
Lisa Frye	LISA FRYE	S+R WLS S+S Realty S+R Auto + Truck	Against	9-3-09
Ed Stokes	Ed Stokes		Against	9-3-09
Jane Richey	JANE Richey		Against	9-3-09