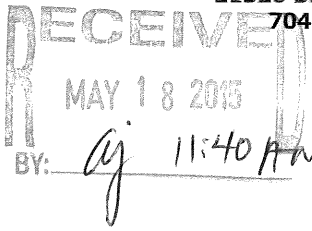


**Teresa L. Hawkins, RLA, ASLA, LEED® AP**

21326 Bethel Church Road • Cornelius, NC 28031

704.892.8625 (p/f) • 704.657.3838 (c)

teresa\_hawkins@att.net



**RECEIVED**

MAY 18 2015

TRANSMITTAL

OFFICE OF THE CITY CLERK

DATE: 5/18/15

TO: The City Clerk, City of Charlotte, NC

FROM: Teresa Hawkins *TH*  
Teresa L Hawkins Landscape Architecture/Land Planning

SUBJ: Petition 2015-072  
Lancaster Highway Office Rezoning

Please find enclosed the Community Meeting Report for the above referenced conditional rezoning request for the June 15, 2015 public hearing agenda. This report includes the Exhibit A Mailing/Notification List as provided by the Planning Department, Exhibit B Community Meeting Notice plus the receipt for the mailings which were mailed via USPS first class mail on May 1, 2015, and Exhibit C which contains the Meeting Agenda and the Attendance Sheet.

Please let me know if you have any questions or need any additional information.

Thank you

Teresa L Hawkins RLA, ASLA, LEED AP  
Teresa L Hawkins Landscape Architecture/Land Planning

CC: John Kinley, Charlotte-Mecklenburg Planning Department  
John Shaheen, Real Estate Services Group, Inc  
Dave Braun, Van Horn Hoover Associates, Inc

**COMMUNITY MEETING REPORT**  
**Petitioner: Real Estate Services Group,**  
**Inc. Rezoning Petition No. 2015-072**

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 May 1, 2015. A copy of the written notice and the receipt from UPS is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday May 14, 2015 at 7 PM at All Saints Lutheran Church Main Sanctuary located at 17030 Lancaster Highway Charlotte, NC 28277.

**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 John Shaheen, Petitioner with Real Estate Services Group, Inc., Eric Norris with The Building Center, Don Peadon with Peadon Finein Architecture, Dave Braun with Van Horn Hoover Associates, Inc. and Teresa Hawkins with Teresa L Hawkins Landscape Architecture/Land Planning.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Example of minutes: The Petitioner's agent, Teresa Hawkins, welcomed the attendees and introduced the Petitioner's team. Teresa indicated that the Petitioner proposed to rezone an approximately 1.55 acre site located at 16928 Lancaster Highway Charlotte, NC 28277 Tax Parcel # 223-041-02 from the R-3 zoning district to O-1 (CD) Conditional Office. The Teresa explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

The Petitioner, John Shaheen, provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. John Shaheen also showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the proposed office development's design concepts, and operations.

The following represents the discussion associated with this meeting:

- 1) Ned Storer, a representative of All Saints Lutheran Church, expressed concern that the City will require an 18 foot Class C Buffer along the southerly property line of the parcel that is being rezoned. He does not want plantings to visually block their driveway view onto Lancaster Highway. Teresa Hawkins explained that the buffer would start behind the existing right of way line and would not block motorist view to southbound traffic on Lancaster Highway. The existing right of way is well behind the driveway connection onto Lancaster Highway.

- 2) Ned Storer expressed that the church would like a median cut in Lancaster Highway to align with the church's driveway. It was explained that the rezoning process could not grant such a request and the church would need to contact NCDOT directly to discuss the desired median break.
- 3) Teresa summarized the remaining rezoning process and identified the public meeting dates and the locations of said meetings as follows:
  - A joint public hearing before City Council and the Zoning Committee of the Planning Commission will be held on Monday June 15, 2015 beginning at 6PM in City Council Chambers located in the City County Government Center main floor 600 E Fourth Street in uptown Charlotte. This will be a meeting for public comment.
  - A Zoning Committee Workshop will be held on Wednesday June 24, 2015 beginning at 4:30 PM also in the City County Government Center in the Innovation Station conference room at the Charlotte-Mecklenburg Planning Department 8<sup>th</sup> floor. The Zoning Committee will discuss the petition and make a recommendation to City Council
  - The City Council decision will be held on July 20, 2015 beginning at 6PM in the City Council Chambers as indicated above.

The tentative/preliminary schedule for construction was discussed as follows and the church representative was assured that no construction would take place on Sundays:

- 1) John Shaheen indicated that he still needs to get financing in place as the lender will require 60 % of the building to be leased prior to releasing financing for the project. John is in the process of obtaining renters and he estimates that there will be 4 to 5 different types of office and service uses in the building.
- 2) It will take 3 to 4 months to obtain building permits
- 3) Site work will hopefully be complete by the end of the year with a ground breaking sometime in October 2015. Estimated construction will most likely take 8 to 9 months so completion is targeted for late summer or early fall of 2016.

Ned Storer asked if there would be any additional surveying on the subject parcel and the answer was 'yes that a topographic survey still needed to be done'.

Ned Storer also asked if there would be any new easements that would affect the church property and the answer was 'no'. Ned also inquired about storm water runoff control and it was pointed out that a storm water detention and treatment facility would be required by the City in the low corner of the subject parcel. Ned indicated that the church also had a detention/storm water facility, which is located below where the subject is proposed.

The meeting was then adjourned at 8PM.

Also note that the Petitioner has met with the neighbors of the adjacent Bridge Hampton neighborhood both individually and in small groups over the last 6 to 8 months. Their concerns have apparently been addressed. Their concerns focused on tree save and the treatment of the Class C Buffer with new plantings and fencing along the subject's rear property line (which is adjacent to two homes and the Bridge Hampton common open space. Other Bridge Hampton concerns included the identification of the office and service uses proposed for the office building and site lighting, which have also been addressed as additional notes on the revised Rezoning Site Plan

Respectfully submitted by Teresa Hawkins, agent for the Petitioner on May 18, 2015

CC: Laquett White, Charlotte-Mecklenburg Planning Department

# EXHIBIT A COMMUNITY MEETING MAILING LIST

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	City	State	ZipCode
2015-072	22304338	ALEXANDER	RALPH JR	TANITA	ALEXANDER	14126 LISSADELL CR	CHARLOTTE	NC	28277
2015-072	22304101	ALL SAINTS LUTHERAN CHURCH				17030 LANCASTER HWY	CHARLOTTE	NC	28277
2015-072	22304341	BAILEY	RUPERT G	KAREN L	BAILEY	14225 LISSADELL CR	CHARLOTTE	NC	28277
2015-072	22304371	BENDFELDT	HARTMUT	STEPHANIE	BENDFELDT	14120 LISSADELL CR	CHARLOTTE	NC	28277
2015-072	22304342	BETHALA	BLESSINGTON	BEE SIM	KOH	14235 LISSADELL CIR	CHARLOTTE	NC	28277
2015-072	22304347	BORKOWSKI	KEVIN M	SUSAN M	BORKOWSKI	17143 HARCOMBE DR	CHARLOTTE	NC	28277
2015-072	22304348	BRANNER	CHRISTOPHER M	KATRICE M	BRANNER	17147 HARCOMBE DR	CHARLOTTE	NC	28277
2015-072	22304339	BRIDGEHAMPTON NEIGHBORHOOD	ASSOCIATION INC			1950 SULLIVAN RD	ATLANTA	GA	30337
2015-072	22304370	CHAMBERS	RONEA H			14136 LISSADELL CIR	CHARLOTTE	NC	28277
2015-072	22305203	COLEY	BRENDAN N			17001 LANCASTER HWY	CHARLOTTE	NC	28277
2015-072	22304368	COLLINS	WILLIAM K	TORI M	COLLINS	14218 LISSADELL CR	CHARLOTTE	NC	28277
2015-072	22304349	COURT	CHARLES J	JODI L	COURT	17146 HARCOMBE DR	CHARLOTTE	NC	28277
2015-072	22304337	DUELLMAN	GREGORY	ZENDYN V	DUELLMAN	14121 LISSADELL CR	CHARLOTTE	NC	28277
2015-072	22304350	FIORETTI	KIMBERLY			17142 HARCOMBE DR	CHARLOTTE	NC	28277
2015-072	22305201	INDEPENDENT BIBLE	BAPTIST CHURCH			17025 LANCASTER HWY	CHARLOTTE	NC	28277
2015-072	22304366	KENNY	DANIEL R	JOYCE C	KENNY	14234 LISSADELL CIR	CHARLOTTE	NC	28277
2015-072	22304367	LANDRY	BRENT L			14226 LISSADELL CR	CHARLOTTE	NC	28277
2015-072	22306103	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2015-072	22304102	MITCHENER	JOHN A	CALVIN C JR	MITCHENER	18 BUENA VISTA RD	ASHEVILLE	NC	28803
2015-072	22304346	MUKHTAR	ASIF	SILVIA X	MUKHTAR	17129 HARTCOMBE DR	CHARLOTTE	NC	28277
2015-072	22304340	SMITH	MARLON C	SYREETA M	SMITH	14217 LISSADELL CR	CHARLOTTE	NC	28277
2015-072	22304369	THORNTON	LISA WHITE	CHARLES LEE	THORNTON	14208 LISSADELL CIR	CHARLOTTE	NC	28277
2015-072	22304343	VINSON	DOUGLAS S	ADRIANA C	VINSON	14313 LISSADELL CR	CHARLOTTE	NC	28277

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-072	Michael	Kan	Princeton at Southhampton Owners Association	16907 Commons Creek Drive	Charlotte	NC	28277
2015-072	Ron	Batcho	Providence Pointe HOA	14318 Stewarts Bend Lane	Charlotte	NC	28277
2015-072	Sameer	Alzouby		16304 Sturkie Court	Charlotte	NC	28277

# EXHIBIT B

4/30/15

TO: ALL INTERESTED PARTIES

SUBJ: COMMUNITY MEETING FOR REZONING PETITION #2015-072

You are cordially invited to attend a community meeting to discuss Rezoning Petition #2015-072 which proposes to conditionally rezone a vacant parcel located at 16928 Lancaster Highway from R-3 Single Family Residential to O-1 (CD) Conditional Office, in order for Real Estate Services Group, Inc. to construct an 11,500 square foot single story office building on this property ( Subject Tax Parcel Reference # 223-041-02).

THIS MEETING WILL BE HELD ON THURSDAY MAY 14, 2015 BEGINNING AT 7 PM  
at the

All Saints Lutheran Church Main Sanctuary  
Located at 17030 Lancaster Highway  
Charlotte, NC 28277

For further information or questions please contact either John Shaheen at 704-644-9933 X 106 or Teresa Hawkins at 704-657-3838. To review the current rezoning package, please go to [www.charmeck.org](http://www.charmeck.org) then click on Departments, then click Planning, 2015 Rezonings, Petition 2015-072. Thank you in advance for your interest in this rezoning request.

Petition # 2015-072  
The UPS Store - #2193  
19701 Bethel Church Rd  
Suite 103  
Cornelius, NC 28031  
(704) 892-9760

mail  
Comm.  
MTB  
notices

EXHIBIT B

05/01/15 10:06 AM

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001 000007 (022) TO \$ 16.20  
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Total \$ 16.20

ACCOUNT NUMBER \* VISA \$ 16.20  
\*\*\*\*\*4846  
Appr Code: (S) Sale

*NEWBOLD*

Receipt ID 89235973239625888340 027 Items  
CSH: Center Tran: 3829 Reg: 003

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EXHIBIT C

COMMUNITY MEETING  
FOR  
PETITION # 2015-072  
CONDITIONAL REZONING REQUEST  
LANCASTER HIGHWAY OFFICE DEVELOPMENT  
PETITIONER: REALTY SERVICES GROUP, INC.

HELD ON 5/14/15 AT 7 PM  
AT ALL SAINTS LUTHERAN CHURCH

-----MEETING AGENDA-----

1. INTRODUCTIONS
2. REVIEW OF CONDITIONAL SITE PLAN AND ARCHITECTURAL ELEVATIONS
3. REMAINING PUBLIC MEETING SCHEDULE
4. QUESTIONS & ANSWERS
5. ADJOURNMENT

# EXHIBIT C

## LIST OF ATTENDEES COMMUNITY MEETING

HELD ON 5/14/15 at All Saints Lutheran Church Main Sanctuary

Located at 17030 Lancaster Highway Charlotte, NC 28277

For

PETITION #2015-0072

PETITIONER: Realty Services Group, Inc.

NAME	MAILING ADDRESS	EMAIL
1. L. Eric Norris	9045 Summer Club Rd. Charlotte 28277	LNorris @
2. Don Penton	920 WHITE POINT TR. 28075	Don@TheBuildingCenterinc.com
3. Dave BRAUN	5257 P.T. Road Concord 28027	d.braun@vaohowhore.com
4. Teresh Hawkins	2326 Bethel Church Rd Cornelius NC 28031	teresh_hawkins@att.net
5. Ned Storer	8608 Tirzah Church Rd Waxhaw, NC 28173	nedstorer@hotmail.com
6. John Shallen	Plant Est Services Group 601A Easton Downs Dr. Pineville NC 28134	John@trueviewr.com
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