

COMMUNITY MEETING REPORT  
**Petitioner: Ministerio Internacional Nueva Vida, Inc.**  
Rezoning Petition No. 2016-061

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 (4/6/2016). A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on (4/16/2016) at (6:00 pm) at (5935 Wilora Lake Road).

**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 Scott Stevens (Agent) and Alex Montoya (Associate Pastor).

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Scott Stevens, welcomed the attendees and introduced the Petitioner's team. Scott Stevens indicated that the Petitioner proposed to rezone an approximately 20 acre site (the "Site") near 5935 Wilora Lake Road from the R-3 to Institutional (CD) zoning designation. Scott Stevens 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.

Ministerio Internacional Nueva Vida, Inc. provided background information about the Petitioner's experience and the typical operation of its facilities. He/she then presented the site plan and pointed out various commitments made by the Petitioner. Scott Stevens showed proposed architectural elevations and discussed the design of the proposed facility. He/she used the elevations and renderings to explain the facility's design concepts, and operations.

The meeting started promptly at 6:00 pm and lasted until the last questions were answered at 8:23pm on 4/15/2016. A headcount of 37 neighbors and interested parties was noted with 27 signing in on the sign-up sheet. Also in attendance was the Councilman for the district, John Autry who also engaged with the residents and listened to common concerns. Overall, the attendees were welcoming of the church but had some traffic and environmental concerns. Some of the main points of interest we noted are listed below:

1. Connectivity of Wilora Lake Road and elevated speed and safety issues associated.
  - a. Petitioner conveyed their original proposal NOT to connect Wilora Lake Road but rather use the 'paper roads' of First Street and Venedale Road to gain access to either side of the proposed parking lot.
  - b. Petitioner also explained that is was CDOT's recommendation for Petitioner to provide the connectivity.
  - c. The City recently held a Community Meeting for a nearby proposed school rezoning. The neighbors in attendance seemed to feel that the City showed no desire to open up the road.

2. Environmental impact on the downstream lake.
  - a. The neighbors were concerned that the stormwater runoff would negatively affect the habitat in and around the lake.
    - i. Petitioner assured that the City has strong guidelines in their recommendations to protect the lake by using high-hazard silt fence, detention before the existing forebay as well as other measures to ensure safe construction practices.
  - b. Concern about contaminants from vehicles parking at the church being addressed.
    - i. Petitioner cited City Stormwater's comments for run-off protections.
    - ii. Petitioner explained that current zoning allows for up to 60 single-family residential homesites to be built on the property which would impact the stormwater 24/7 whereas the church only meets intermittently.
3. Multi-use bike and walking path proposed by CDOT in the paper right-of-way portion of Vernedale Road
  - a. Liability concerns of "Attractive Nuisance" around the waterway
  - b. Concerns of people parking at the dead-end of Vernedale and walking to the church
    - i. Petitioner explained that it could live with or without the multi-use path and would follow the direction of CDOT and City Stormwater Department
4. Loss of trees and lighting impact
  - a. Petitioner again explained that the current R-3 designation would affect both trees and lighting in a larger way than that of a church facility with regards to parking and field lighting
  - b. Petitioner also explained that this was a great opportunity to ensure that SFR or other high-impact uses will not be implemented and that approximately 3 times more trees could be protected under this petition.
5. Pedestrian foot traffic through the yards of tax parcels 10310213 through 10310221 would be eminent.
  - a. Neighbors would like to see a fence/barrier to discourage trespassing
    - i. Petitioner agreed to follow the direction and advice of the City Planning Department
6. Zero tax base
  - a. Petitioner explained that, although true, religious institutions have a long track record of relieving municipalities of many social and economic burdens in the community with volunteers and community action. Additionally, churches draw weekend and mid-week attendees who frequent local business for dining and retail benefit.

Respectfully submitted, this 18 day of April, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

SOEN K NINGSIH  
4610 CRICKLEWOOD LN  
CHARLOTTE NC 28212

CHRISTY NGO  
NGHI NGO  
6108 VERNEDALE RD  
CHARLOTTE NC 28212

VAN MY NGO  
6121 VERNEDALE RD  
CHARLOTTE NC 28212

RANDY E SR ROBERSON  
5756 JUSTINS FOREST DR  
CHARLOTTE NC 28212

THEODORE GREGG PARKER  
JANET KAY  
6300 VERNEDALE RD  
CHARLOTTE NC 28212

FRANCISCO S QUINTANILLA  
MAGDALENA D SANDOVAL DE  
QUINTANILLA  
5743 JUSTINS FOREST DR  
CHARLOTTE NC 28212

MARY L SEELY  
SEELY  
5711 SETTLEMYER CT  
CHARLOTTE NC 28212

MARCO ANTONIO SANDOVAL  
RODRIQUEZ  
ENRIQUETA ANGEL DIEGUEZ  
6720 VERNEDALE RD  
CHARLOTTE NC 28212

MELVA SANTAMARIA  
4600 CRICKLEWOOD LN  
CHARLOTTE NC 28212

JAMES S JR SHUPE  
HEATHER CONOVER  
1033 GOSHEN PL  
CHARLOTTE NC 28211

SFRH CHARLOTTE RENTAL LP  
PO BOX 480220  
CHARLOTTE NC 28269

BRENDA PEARL WOODROW  
SHISLER  
JENNY SUE WOODROW HAIRE  
6455 53RD CIR  
VERO BEACH FL 32967

ANDREW J THATCHER  
4600 BUTTERWICK LN  
CHARLOTTE NC 28212

MARIA H SISELL  
4601 BUTTERWICK LN  
CHARLOTTE NC 28212

JOHN H TATE  
BARBARA TATE  
6201 LAKEFILL RD  
CHARLOTTE NC 28212

JORDAN P TILYARD  
6405 VERNEDALE RD  
CHARLOTTE NC 28212

NAE KYONG YUN  
YOUNG M YUN  
3620 TRAPPERS RUN DR  
MATTHEWS NC 28105

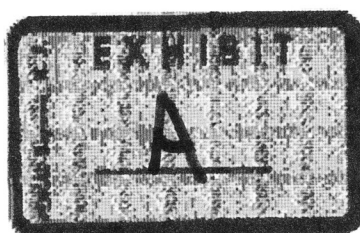
JOHN DAVID THOMAS  
CONNIE LEE  
6232 LAKEFILL RD  
CHARLOTTE NC 28212

WANGONGO C TSHUNZA  
ODETTE G UWIZEYE  
6228 VERNEDALE RD  
CHARLOTTE NC 28212

CRYSTAL V TINDAL  
5730 SETTLEMYER CT  
CHARLOTTE NC 28212

ELIZABETH TOM  
NGHI NGO  
6100 VERNEDALE RD  
CHARLOTTE NC 28212

STEPHEN G II WILKERSON  
6316 VERNEDALE RD  
CHARLOTTE NC 28212



KATHLEEN FOWLER  
(BY ENTIRETY )  
6301 VERNEDALE RD  
CHARLOTTE NC 28212

VICTORIA GABBARD  
236 N LAUREL AVE  
CHARLOTTE NC 28207

JOHN S GALLAGHER  
4614 BUTTERWICK LN  
CHARLOTTE NC 28212

CANDIDA GOMEZ  
6740 VERNEDALE GLEN DR  
CHARLOTTE NC 28212

CYNTHIA L GOSS  
6612 COVECREEK DR  
CHARLOTTE NC 28215

ASHLEE ALAINA GREER  
5809 PALMER DR  
CHARLOTTE NC 28212

LAURICE HADDAD  
LAURICE HADDAD LIVING TRUST  
6029 CRAPE MYRTLE LN  
CHARLOTTE NC 28216

JENNY W HAIRE  
5828 WILORA LAKE RD  
CHARLOTTE NC 28212

LYDIA STRUBE HARTSELL  
9101 HOOD RD  
CHARLOTTE NC 28215

JULIO C HERNANDEZ  
6204 VERNEDALE RD  
CHARLOTTE NC 28212

HARRY GRAY HOOVER  
GWEN REYNOLDS  
6423 VERNEDALE RD  
CHARLOTTE NC 28212

HARRY GRAY& HOOVER  
GWENDOLYNREYNOLDS HOOVER  
6423 VERNEDALE RD  
CHARLOTTE NC 28212

DANNY E HUNTLEY  
6332 VERNEDALE RD  
CHARLOTTE NC 28212

DAVID HARVEY HUNTLEY  
6400 VERNEDALE RD  
CHARLOTTE NC 28212

PRISCILLA N IGWEST  
5733 SETTLEMYER CT  
CHARLOTTE NC 28212

PHYLLIS A JENKINS  
5716 SETTLEMYER CT  
CHARLOTTE NC 28212

TONIA L JONES  
6737 VERNEDALE GLEN DR  
CHARLOTTE NC 28212

CLARA JORDAN  
6128 VERNEDALE RD  
CHARLOTTE NC 28212

MARLA L JORDAN  
5738 SETTLER CT  
CHARLOTTE NC 28212

YUTARO KAMEYAMA  
SHINOBU KAMEYAMA  
1118 W BROADWAY AVE  
MARYVILLE TN 37801

WEH KSOR  
6234 VERNEDALE RD  
CHARLOTTE NC 28212

CHARLES PHUE LE  
610 WILORA LANDING RD  
CHARLOTTE NC 28212

CARLOS LEON  
MARLENY HERRERA  
6726 VERNEDALE GLEN DR  
CHARLOTTE NC 28212

HUGO NEGRETE MARTINEZ  
CARITINA VEGA BLANCO (H/W)  
5752 JUSTIN FOREST DR  
CHARLOTTE NC 28212

RODOLFO MARTINEZ  
5744 JUSTINS FOREST DR  
CHARLOTTE NC 28212

MIGUEL A MELENDEZ  
MARIA E MELENDEZ (H/W)  
6235 VERNEDALE RD  
CHARLOTTE NC 28212

MNSF T3 SPE LLC  
6836 MORRISON BLVD STE 320  
CHARLOTTE NC 28211

OSCAR R MOLINA  
ANA E MOLINA (W)  
6732 VERNEDALE GLEN DR  
CHARLOTTE NC 28212

CONOR MOONEY  
SARA MOONEY  
5901 WILORA LAKE RD  
CHARLOTTE NC 28212

HELEN B ESTATE MOORE  
C/O BILLIE MOORE BIGGERS  
5637 LAKE WYLIE RD  
LAKE WYLIE SC 29710

HASSAN S ABDI  
HALIMA OSMAN BUBE  
5733 WILORA LAKE RD  
CHARLOTTE NC 28212

ABDULLAHI M SHEIKH ABDULLAHI  
SHAMSA H SIDOW  
1704 AMERIA RD  
CHARLOTTE NC 28215

FRANCISCO D ALMANZA  
6731 VERNEDALE GLEN DR  
CHARLOTTE NC 28212

ELENA ALVARADO  
3728 WOODLEAF RD  
CHARLOTTE NC 28205

ARC WILORA ASSISTED LIVING LLC  
ATTN: TAX DEPT C/O CAPMARK  
FINANCE INC  
116 WELSH RD  
HORSHAM PA 19044

TARA R BAXTER  
5734 SETTLEMAYER CT  
CHARLOTTE NC 28212

BARRY E BEAMER  
PATTIE A BEAMER  
6220 VERNEDALE RD  
CHARLOTTE NC 28212

ELEUTERIO CABRERA BONILLA  
CLAUDIA CABRERA (SP)  
4820 REDBUD DR  
CHARLOTTE NC 28227

JOSEPH DANIEL BROWN  
ELIZABETH D BROWN  
5765 WILORA LAKE RD  
CHARLOTTE NC 28212

LAKESHA D BROWN  
4607 CRICKLEWOOD LN  
CHARLOTTE NC 28212

TAZ M BROWN  
5723 SETTLEMAYER CT  
CHARLOTTE NC 28212

BUCK DIAMOND LLC  
6215 VERNEDALE RD  
CHARLOTTE NC 28212

WAYNE D BUSH  
LEILANI BUSH (H/W)  
5729 SETTLEMAYER CT  
CHARLOTTE NC 28212

OF CHAR CENTRAL APOST FAITH  
MISS  
C/O S E CARTY TRUSTEE  
6116 VERNEDALE RD  
CHARLOTTE NC 28212

BARBARA MARLENE CHAUVIN  
5923 WILORA LAKE RD  
CHARLOTTE NC 28212

BARBARA Y CHILDRESS  
5767 STEPHANIE ST  
CHARLOTTE NC 28212

LEX VERNON COX  
HELEN T COX  
6227 VERNEDALE RD  
CHARLOTTE NC 28212

ROY CASE CLEGG  
5909 WILORA LAKE RD  
CHARLOTTE NC 28212

MIGUEL ZELAYA  
MARIA ANGELICA GALINDO (H/W)  
5755 JUSTIN FOREST DR  
CHARLOTTE NC 28212

MICHAEL H DAM  
NGHI G NGO  
9621 BLACK WATCH CT  
CHARLOTTE NC 28277

JENNIFER ASHLEY CROMER  
7931 FAIRMONT R  
WAXHAW NC 28173

BRADEN D CRUSE  
PAMELA V CRUSE  
5935 WILORA LAKE RD  
CHARLOTTE NC 28212

ROBERT F DAVIS  
CAROLYN W DAVIS (H/W)  
5811 WILORA LAKE RD  
CHARLOTTE NC 28212

NGHIA H DAO  
ANH NGOC THI TRAN  
604 WILORA LANDING RD  
CHARLOTTE NC 28212

ELIZABETH WALLACE  
6333 VERNEDALE RD  
CHARLOTTE NC 28212

PEGGY JOAN YANDLE DRIGGERS  
4135 HIDDENBROOK DR  
CHARLOTTE NC 28205

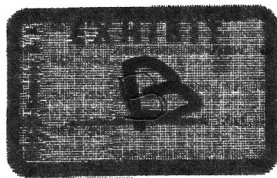
FCSCD PROPERTIES LLC  
1035 POWERS PLACE  
ALPHARETTA GA 30004

JOSE MARTINEZ  
5748 JUSTINS FOREST DR  
CHARLOTTE NC 28212

MARTIN NUNEZ MORA  
921 MATTHEWS SCHOOL RD  
MATTHEWS NC 28105

ROBERT H MORRISON  
1409 EAST BLVD # 3C  
CHARLOTTE NC 28203

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-061	Darrell	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC	28212
2016-061	Heather	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC	28212
2016-061	Susie	Hines	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC	28212
2016-061	Michelle	Ross	Country Walk Community	6127 Country Walk Drive	Charlotte	NC	28212
2016-061	Judy	Warner	Driftwood/Rosehaven Duplexes Owners	3733 Driftwood Drive	Charlotte	NC	28205
2016-061	Nick	Polyzos	Hickory Grove Road	5622 Langley Circle	Charlotte	NC	28215
2016-061	Kim	Ratliff	Holiday Hills/Alexander Place na	4601 Hexekiah Place	Charlotte	NC	28215
2016-061	Thang	Bawi	McAlpine	5451 Springset Drive, Apt H	Charlotte	NC	28207
2016-061	Steve	Wellman	Sharon Chase HOA	Post Office Box 44188	Charlotte	NC	28215
2016-061	Henry	Mills	Starkwood/Grafton	5514 Starkwood Drive	Charlotte	NC	28212
2016-061	Heather	Ferguson	Vernedale Farms	6031 Hanna Court	Charlotte	NC	28212
2016-061	Larry	Hines	Vernedale Farms	6023 Hanna Court	Charlotte	NC	28212
2016-061	Cheryl	Higgins	Wilora Lake NA	5701 Wilora Lake Road	Charlotte	NC	28212
2016-061	Diane	Langevin	Winterfield NA	3825 Winterfield Place	Charlotte	NC	28205
2016-061	Karen	MacKenzie	Winterfield NA	3601 Winterfield Place	Charlotte	NC	28205



NOTICE TO INTERESTED  
PARTIES OF  
COMMUNITY MEETING

Subject: Community Meeting –  
Rezoning Petition filed by Ministerio Internacional Nueva Vida, Inc. to  
rezone approximately 20 acres located at 6616 Vernedale Road to  
allow the development of a Church / Religious Facility.

Date and Time  
of Meeting: Friday, 4/15/2016 at 6:00 pm.

Place of Meeting: The park area between 5923 & 5935 Wilora Lake Drive

Petitioner: Ministerio Internacional Nueva Vida, Inc.

Petition No.: 2016-061

We are assisting Ministerio Internacional Nueva Vida, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 20 acre site (the "Site") located (6616 Vernedale Road) from the R-3 zoning district to Institutional (CD) zoning district. The purpose of the rezoning is to permit the development of a (Church / Religious Facility).

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.

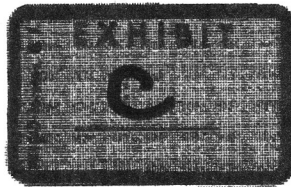
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on (Friday, 4/15/2016, 6:00 pm at the location above). The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering 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 (Scott Stevens at 704.400.5040).

cc: John Autry (City Council representative)

Date Mailed: 4/6/2016





COMMUNITY MEETING SIGN-IN SHEET  
PETITIONER: **Ministerio Internacional Nueva  
Vida, Inc.**  
REZONING PETITION NO.: **2016-061**  
Date **4/15/16**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Paola Montoya	10435 Rocky Ford Club Rd		
Alex Montoya	10435 Rocky Ford Club Rd		
Braden Cruso	5935 W. Lora Lake Rd		
Patricia Beamer	6220 Vermedale Rd		
Barry Beamer	6220 Vermedale Rd		
GREGG PARKER	6300 VERMEDALE RD.	980-229-9351	TGREGG PARKER @ AOL.COM
JANET PARKER	6300 Vermedale Rd		
Stephen Wilkerson	6516 Fernside	704-840-9880	
ROD CLEGG	5909 WILCRACK RD		
DR DAN HUNTLEY	6332 VERNEDALE	404 822 3825	
Milo Rodriguez	10616 Connell Mill Ln	704-969 0657	
Yanneth Rodriguez	10616 Connell Mill Ln	980-253-8594	
David Valle	8111 Macaron Way	704.453-4908	
Michian Valle	8111 Macaron Way	(704) 453-4908	
Heather Broughton	Same as above		
Randy Roberson	5756 JUSTINS FOREST	704 408-7189	
Veronica Tiscareno	5740 JUSTINS FOREST DR	704 569-7957	

Jole Doooso 704 704-765-6736



