

Community Meeting For Petition 2006-27 Held 1/10/06

Purpose:

Pursuant to section 6.203 of the Charlotte Code a Community Meeting was held by Jeff Ross, the Petitioner, to discuss the re-zoning of the 4.46 acres located at the corner of Community House Road and Providence Road West from R-3 to Institutional CD, on 1/10/06 at 7:00PM at the Cornerstone Presbyterian Church located at 9925 Providence Road West, just adjacent to the subject property. On 12/29/05 a letter (letter attached) was sent out notifying adjacent property owners and neighborhood associations and leaders as included on the list provided by the City of Charlotte (mailing list attached).

Attendees:

(See attached "Sign-In" sheet for addresses and contact information)

Jeff Ross

Mark & Tiffany Copen

Peg & Lee Hawkins

Ravi Korrapati

Monica Baker

James & Martha Quick

Dan & Aimee Burns

Bob Stone

Points of Discussion:

The Petitioner provided an overall area map prepared by the County showing the Counties intended and current uses of the property directly abutting the northern property line of the subject Property. In addition, the Petitioner showed the attendees what the State DOT had planned for the intersection improvement at the new corner of Community House Road and Providence Road West. These two plans provided the attendees with the City/County approved and planed uses for the property surrounding and adjoining the subject property. The petitioner overlaid the intended use on the 1.78 acres (land remaining after the State DOT improves the referenced intersection) showing a generic Day Care Facility. Several points came out of the meeting that will be shown on the re-zoning plan. They were as follows:

1. The building shall have a residential architectural appearance.
2. The Building shall have a pitched shingled roof.
3. The Building shall have landscaping in accordance with the Charlotte Building Code.

4. The access to the building shall be as shown with no access directly from the site on to Community House Road.
5. Side walks shall be provided on the subject property.
6. Parking lot lighting shall be in accordance with the Code and shall be capped and fully shielded with full cut off and a height limit of 20 feet.
7. Signage shall be a monument type 4 feet in height with a maximum of 32 square feet.
8. Fencing shall not be cyclone type.
9. No development shall be allowed on the property shown on the western side of the new intersection at the corner abutting the residential neighborhood.

There was significant discussion about who would own, maintain and be able to use the property referenced in item 9. The adjacent neighborhood association and the Cornerstone Presbyterian Church would like the State to deed to them (perhaps the Church would have title to the property and the Association have an easement to maintain and landscape) the corner property along with the abandoned right of way from the old section of Community House Road. The Church recommended the two groups meet to discuss the opportunities and a sharing of responsibilities and get back to me or the State.

Additional conversations occurred that did not directly affect the subject property. The Petitioner agreed to attend, if requested, any of the home owner association meetings to describe the request for re-zoning and answer any additional questions. The petitioner also agreed to send an email to the attendees with the names and contact information of the parties involved in the intersection improvement.

Adjournment:

The Meeting Adjourned at 9:20PM

Jeffrey C. Ross
19614 Meta Road
Cornelius, NC 28031
704-661-5000

December 29, 2005

Subject: Re-Zoning Petition #2006-27 for the Property at the Corner of Community
House Road and Providence Road West

Dear Adjacent Property Owners,

Over the last four years I have been working with both the State and Local DOT on the intersection improvements for Community House Road and Providence Road West. I believe the DOT is now closing in on the final plan and improvements for this very important intersection improvement project.

As a piece of this plan, I have petitioned Char/Meck Planning Department to re-zone the remaining area (the intersection bisects my property). The property is currently zoned R-3 (three units to the acre). With the needed intersection improvement using 60% of my property and leaving only intersection property, building a home is impractical and undesirable for all. After numerous discussions and meetings with City /County officials and property owners, it has been recommended the property be re-zoned Institutional, Conditional Use (INST (CD)). This zoning would allow for the property to be used for a Day-Care Facility that could serve the surrounding Community.

I will be holding a Public Meeting on Tuesday January 10, 2006, at 7:00 PM at the Cornerstone Presbyterian Church located at 9925 Providence Road West. Please plan on coming to discuss the re-zoning petition 2006-27. If you have any questions or need directions please feel free to contact me.

Sincerely,

Jeff Ross

CC: Area Local Home Owner Associations

RE-ZONING R-3 TO INST. CD

PETITION # 2006-27

7:00 PM

$$x^2 = 1 + x - \sqrt{2} \ln \sqrt{1 + \frac{1}{2}x} - \frac{1}{2}x^2, \quad x^2 = 1 + x + x^2 - \sqrt{2} \ln \sqrt{1 + \frac{1}{2}x} - \frac{1}{2}x^2, \quad x^2 = 1 + x + x^2 - \sqrt{2} \ln \sqrt{1 + \frac{1}{2}x} - \frac{1}{2}x^2$$