



April 25, 2007

Ms. Brenda Freeze, City Clerk
Office of the City Clerk
600 E. Fourth Street 7th Floor
Charlotte, NC 28202

**VIA SAME DAY HAND DELIVERY WITH
SIGNATURE VERIFICATION**

RE: Community Meeting Report for
Rezoning Petition #2007-060
Beatties Ford Road Library Site Plan Amendment and
Rezoning Request
Petitioner: The Public Library of Charlotte and Mecklenburg County

Dear Ms. Freeze:

Please find enclosed the Community Meeting Report, as required, for Conditional Rezoning Petition #2007-060. This report summarizes the community meeting held by the Petitioner on Wednesday, April 4, 2007, from 5:30 PM – 6:30 PM in the Community Room at the Beatties Ford Road Branch Library at 2412 Beatties Ford Road.

Enclosed in this report is the Notice of a Community Meeting dated March 21, 2007 and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign In Sheet and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on May 21, 2007.

I am also transmitting a copy of this report to Mr. David Barley of the Charlotte Mecklenburg Planning Commission. Please let me know if you have any questions or need additional information.

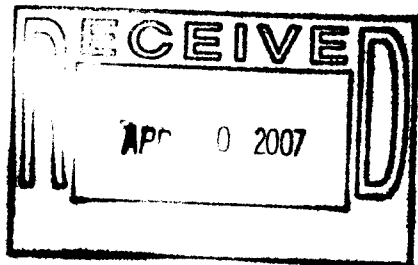
Sincerely,

STEWART ENGINEERING, INC.

Teresa L. Hawkins, RLA, ASLA, LEED* AP
Vice President
Charlotte Branch Manager

Enclosures

CC/copy of Report: Rich Rosenthal, Public Library of Charlotte & Mecklenburg County
David Barley, Charlotte-Mecklenburg Planning Commission
Malcolm Davis, Gantt Huberman Architects



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AGENDA

**BEATTIES FORD LIBRARY
CONDITIONAL REZONING REQUEST
PETITION #2007-060
COMMUNITY MEETING**

**HELD ON WEDNESDAY, APRIL 4, 2007
AT 5:30 PM**

**MEETING HELD AT
THE COMMUNITY ROOM AT THE
BEATTIES FORD BRANCH LIBRARY
2412 BEATTIES FORD ROAD
CHARLOTTE, NC 28216**

For questions contact: Teresa L. Hawkins 704/334-7925, Ext 305

PETITIONER: PUBLIC LIBRARY OF CHARLOTTE & MECKLENBURG COUNTY

1. WELCOME & INTRODUCTIONS
2. REVIEW OF THE CONDITIONAL REZONING PLAN
3. REZONING SCHEDULE CONDITIONS
4. QUESTIONS & ANSWERS
5. ADJOURNMENT



**SUMMARY MINUTES
FOR
COMMUNITY MEETING
FOR PETITION #2007-060
BEATTIES FORD ROAD LIBRARY
PETITIONER: THE PUBLIC LIBRARY OF CHARLOTTE AND MECKLENBURG
COUNTY
Held On Wednesday, April 4, 2007 at 5:30 – 6:30 PM**

1. All attendees are shown on the Meeting Sign In Sheet (see attached) and were asked to take an Agenda.
2. Teresa Hawkins, the Library's land planning consultant, welcomed all attendees and introduced herself and Rich Rosenthal, Operations Manager for the Library.
3. Teresa Hawkins reviewed the rezoning Site Plan and explained the expansion plans for this branch library, which include a new 5,000 SF building addition on the easterly side of the existing library, and an expansion to the existing parking lot on the adjacent vacant lot on Gilbert Street. Teresa explained that the expansion plans also called for a new driveway onto Gilbert Street and a 26 foot landscaped buffer with a 6 foot screen fence adjacent to the residential neighborhood on the east side of the library.
4. Mrs. Mae Murray is an adjacent property owner whose home is located directly adjacent to the proposed building expansion. She inquired if the library will retain the existing trees and shrubs along her property line. Both Teresa and Rich explained that some of the trees and shrubs may need to be removed in order to install an underground storm water detention facility, but that the library would strive to preserve as much of the existing vegetation as possible and the Zoning Ordinance will also require that additional trees to be installed within this buffer.
5. The parking lot expansion and the new driveway onto Gilbert Street were also discussed and the attendees had no problem with either of these improvements. Many felt that the new driveway will improve the school bus drop off and circulation situation within the parking lot.
6. Councilman James Michell was one of the attendees and he told the group that he was certainly in support of the library expansion and was supportive of the rezoning request.
7. Teresa and Rich thanked everyone for attending and the meeting was then adjourned

TLH

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BEATTIES FORD LIBRARY
CONDITIONAL REZONING REQUEST
PETITION #2007-060
COMMUNITY MEETING

HELD ON WEDNESDAY, APRIL 4, 2007
AT 5:30 PM

MEETING HELD AT
THE COMMUNITY ROOM AT THE
BEATTIES FORD BRANCH LIBRARY
2412 BEATTIES FORD ROAD
CHARLOTTE, NC 28216

SIGN IN SHEET

NAME	ADDRESS	PHONE #
1. Irish McNair	2412 Beatties Ford Rd	704-336-2882
2. GLADYS Hoover	2204 Holly St	704-391-7872
3. Mae F. Murray	2212 Holly St	704-399-8716
4. Tereson Hawkins	Stewart Eng 2008. Wilkes St Smtk 120 Char 28202	704/334-7925
5. Rich Rosenthal	5943 Gate Post Rd Charlotte 28211	704-365-0692
6. Dan Siffert	2412 Beatties Ford Rd	336-2882
7. Elvira Cley	15851 Poplar Tent Rd	336-2852
8. Pamela Gray	5450 Dattoh Ave	596-2625
9. Elvira J. Menden	2412 Beatties Ford Rd	704-336-4167
10. Carolyn Henderson	1633 Northbrook Dr.	704-235-8001
11. CLARENCE CUNNINGHAM	1606 MONTANA DR.	704-619-0240
12. THOMAS McKeithan	1332 Plumstead Rd	704-394-8580
13. James McKeithan	3425 Valerie Drive 28216	398-9480
14.		
15.		
16.		
17.		
18.		
19.		
20.		



March 21, 2007

NOTICE OF A COMMUNITY MEETING

**FOR: CONDITIONAL REZONING REQUEST PETITION #2007-060
BEATTIES FORD ROAD BRANCH LIBRARY**

**PETITIONER: PUBLIC LIBRARY OF CHARLOTTE AND MECKLENBURG
COUNTY**

On behalf of the Petitioner, Public Library of Charlotte & Mecklenburg County, you are invited to attend a Community Meeting to discuss the above referenced Rezoning Petition. This rezoning request is to change the current zoning of O-1 (CD) and R-5 to O-1 (CD) SPA (Conditional Office, Site Plan Amendment). This property is currently developed with a 14,000 SF branch library and a parking lot for ± 60 cars. A small vacant parcel, with frontage on Gilbert Street, consisting of 15,000 SF is also part of this rezoning request. This vacant parcel is mostly grass (weeds) with a few small trees and shrubs. The purpose of this zoning change is to accommodate a +5,000 SF building addition and a parking lot expansion to an existing branch library.

This meeting will be held as follows:

Wednesday, April 4, 2007
5:30 PM at the Community Room at the
Beatties Ford Branch Library, 2412 Beatties Ford Road, Charlotte, NC 28216

For questions contact: Teresa L. Hawkins *TH*
Stewart Engineering, Inc.
704/334-7925, Ext. 305

cc: Rich Rosenthal, Public Library of Charlotte & Mecklenburg County
Jeff Huberman, Gantt Huberman Architects
Malcolm Davis, Gantt Huberman Architects

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