

COMMUNITY MEETING REPORT  
Petitioner: The Myers Y. Cooper Company  
Rezoning Petition No 2015-073

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.

The petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibits A and B attached hereto by depositing such notice in the U.S. Mail on June 23<sup>rd</sup>, 2015. A copy of the written notice is attached hereto as Exhibit C.

The Community Meeting was held on Monday, July 6<sup>th</sup> at 6:00pm at the Courtyard by Marriott located at 800 W. Arrowood Rd., Charlotte, NC 28217.

The Community Meeting was attended by those Individuals identified on the sign-in sheet attached hereto as Exhibit D, along with one person with Sam Mehta that did not sign in. The Petitioner was represented at the Community Meeting by Mark Fee of The Myers Y. Cooper Company (the "Cooper Company"). David Reitzel of Peoples Bank, the current land owner, was also in attendance, along with his counsel, Walt Pettit (also not signed in).

Mark Fee led most of the presentation and discussion at the Community Meeting. Mr. Fee opened by thanking everyone for attending and then asking who was also in attendance at a neighborhood meeting held on January 15, 2015. Four of the eight people indicated that they had attended the January meeting. Mr. Fee then gave a summary of the rezoning petition, the planned use of the site along with a site plan and building elevations. Mr. Fee also explained that originally his firm was requesting a change of zoning from MUDD-O to B-1, the past zoning of the land. However, the neighbors expressed concern with this at the January meeting, resulting in the Cooper Company modifying their approach to address the concerns voiced at that meeting. This resulted in the current Petition for a change in zoning from MUDD-O to MUDD-O SPA. Generally the neighbors expressed an appreciation for our willingness to work within the use restrictions of the MUDD zoning, though there was some confusion from the community members as to what exactly was meant by the SPA.

After Mr. Fee completed his summary of the rezoning petition, several questions were asked and addressed, such as what was meant by rezoning from "MUDD-O" to "MUDD-O SPA", if any different uses are allowed (no), the modifications to our proposed site plan from the January meeting (only landscaping to comply with MUDD requirements), and what would happen to the vacant land on the other side of Archdale drive from 215 and 275 Archdale Dr. All of these questions were answered to the best of Mr. Fee's ability. Mr. Fee was clear that he did not know what would happen across the street, but to his knowledge it would remain MUDD and any future development would need to go back through zoning for site plan approval, just like our request. Allowed uses would remain as currently defined within MUDD.

Mr. Al Peace of the Montclair South HOA asked why we hadn't started building already! He expected to see construction already underway, given that we had discussed our plan with the community in January and they were very supportive of our development, as long as we worked with the uses permitted by right in MUDD-O.

Virginia Keogh from the Foxboro organization then offered her support for our project and rezoning request. Ms. Keogh and Mr. Peace then shared some dialogue of how this is a quality project and quality business operator that would be good for the neighborhood. While it isn't a master plan as was presented and approved in 2006, they are willing to have the 23 acres be developed "one parcel at a time" as long as they are quality developments that will enrich the neighborhood. They felt this was a good start. James Shepard of Foxboro NA also supported Ms. Keogh's position that their neighborhood would fully support this rezoning petition.

Carolyn Fountain of Colony Acres HOA agreed with the other community members that this is a quality development and one she thinks she and her neighbors are okay with. However, she wasn't ready to give us her full support until she discussed in detail at their next HOA meeting. Mr. Fee offered to attend that meeting if she would like, but Ms. Fountain declined stating that she felt that she had sufficient information to present to the other members at their meeting.

At this point in the meeting, the attendees asked when this development would begin construction. Mr. Fee said it would likely be 2016, at the earliest, before construction can begin because the City of Charlotte planning and zoning staff did not support this rezoning petition, and neither does Councilwoman Mayfield, who represents this district. Many of the attendees were shocked to hear that there wasn't support for our rezoning petition and wanted to know why. Mr. Fee explained, as best he could, how the City doesn't have a process to undo part of the master plan that was approved in 2006 when this property, along with approximately 17 other acres, was rezoned MUDD-O. No one fully understood why this was an issue, and Mr. Fee explained that he wasn't sure either, but that discussions with staff are ongoing. They then questioned why Councilwoman Mayfield did not support the petition. Mr. Fee simply told them that he had not talked to the Councilwoman directly, but that the planning and zoning staff was told to inform him that she would not support the petition. Both Mr. Peace and Ms. Fountain commented that they would reach out to Councilwoman Mayfield directly so that she understood that they are in full support of this project and the petition. Both Mr. Peace and Ms. Fountain offered to come to the Public Hearing to voice their support of this petition and our project.

Mr. Fee asked if there were any more questions and when there were none, Mr. Peace stated that he and his HOA greatly appreciated the fact that we changed our rezoning request based on their feedback from January and that they were very excited to see a quality operator with a beautiful building come to their neighborhood. He is hopeful that our business will help spur other development in the area and he "looks forward to seeing equipment moving dirt."

*Update to report on 8/26/15*

After the community meeting was held, the City of Charlotte Staff recommended that we use the B-1 zoning, but with Conditions (CD) to restrict the uses allowed on the site to address the concerns of the community. The Myers Y. Cooper Company supports this approach, so Mr. Fee reached out to Mr. Peace on Friday 8/21/15 to discuss this change to the petition. Mr. Fee read all of the proposed use restrictions on the land per the rezoning request and Mr. Peace was satisfied with the list of use restrictions. He felt this accommodated the request of the neighborhood association. Mr. Peace was going to explain this change to the neighbors on their 9/10/15 meeting, at which he expected Councilwoman Mayfield to also attend to help explain the reason for Staff's recommendation. Mr. Peace again stressed his support for the PetSuites development project and his looking forward to PetSuites joining the community. Mr. Peace and/or Councilwoman Mayfield have communicated this change with the other key neighborhood association leaders, and I have received e-mail support from Virginia Keogh, President of South West Area Neighborhood Coalition and Carolyn Fountain, President for the Executive Board Colony Acres HOA. Both Ms. Keogh and Ms. Fountain's e-mails reference their support for the B-1 (CD) zoning petition and the PetSuites project. Their e-mails are attached.

cc: Councilwoman Mayfield, Charlotte-Mecklenburg Planning Department

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	MailAddr1	City	State	ZipCode
2015-073	16918209	3 HUFFS LLC		PO BOX 242688	CHARLOTTE	NC	28224
2015-073	16918212	ALFARO HOLDINGS LLC		4112 SAWMILL TRACE DR	CHARLOTTE	NC	28213
2015-073	16927101	ARCHDALE MINI-MART INC		340 ARCHDALE DR	CHARLOTTE	NC	28212
2015-073	16919201	CAPROCQ REGENCY NC LLC		1 ALLIED DR SUITE 1500	LITTLE ROCK	AR	72202
2015-073	16927102	ECKHARDT FAMILY LIMITED	PARTNERSHIP (THE)	425 S. WHITLEY DR #4	FRUITLAND	ID	83619
2015-073	16918301	GK LEXINGTON GREEN LLC	C/O GELLER ASSOC	101 EISENHOWER PKWY 3RD FL	ROSELAND	NJ	07068
2015-073	16918303	IGLESIA PENTECOSTAL EL TABERNA	DE GRACIA	416 ARCHDALE DR	CHARLOTTE	NC	28217
2015-073	16919203	LOUIS Y &	ROSE S HONEY FAMILY LTD P	1014 S TRYON ST	CHARLOTTE	NC	28203
2015-073	16918215	MEHTA	SANATKUMAR	305 ARCHDALE DR	CHARLOTTE	NC	28217
2015-073	16927104	NISBET OIL CO		PO BOX 35367	CHARLOTTE	NC	28235-5367
2015-073	16918210	PEOPLES BANK		518 WEST C STREET	NEWTON	NC	28658
2015-073	16918214	PEOPLES BANK		518 WEST C STREET	NEWTON	NC	28658
2015-073	16918305	THE FIRST REALM LLC		217 E TREMONT AVE	CHARLOTTE	NC	28203

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-073	Carolyn	Fountain	Colony Acres HOA	301 Stone Post Road	Charlotte	NC	28217
2015-073	Wilkins	Smith	Colony Acres HOA	308 Stone Post Road	Charlotte	NC	28217
2015-073	Virginia	Keogh	Foxboro	12301 Port Rush Lane	Charlotte	NC	28273
2015-073	James	Shepard	Foxboro NA	600 Fawnbrook Lane	Charlotte	NC	28217
2015-073	Al	Peace	Montclair South HOA	1021 Carysbrook Lane	Charlotte	NC	28217
2015-073	Alberta	Reed	Montclair South HOA	1146 Rocky Ridge Drive	Charlotte	NC	28217
2015-073	Lois	Nwosu	Spring Field Comm. Assoc.	517 Echodale Drive	Charlotte	NC	28217



## The Myers Y. Cooper Company

REAL ESTATE INVESTMENT DEVELOPERS | SINCE 1895

June 22<sup>th</sup>, 2015

Re: Rezoning Petition 2015-073 for 219 Archdale Drive

Dear Sir or Madam:

The Myers Y. Cooper Company has submitted a rezoning petition with the City of Charlotte to rezone 219 Archdale Drive, Charlotte, NC from MUDD-O to MUDD-O SPA, which simply means we intend to keep the zoning classification as it is but modify the site plan previously approved to accommodate our development.

We are holding a neighborhood informational meeting on Monday, July 6<sup>th</sup> at 6:00 p.m. at Courtyard by Marriott Charlotte Arrowood, located at 800 W. Arrowood Rd, Charlotte, NC, 28217. If you have any questions regarding our petition please plan on attending this meeting, or reaching out to me directly.

Sincerely,  
The Myers Y. Cooper Company

Mark Fee  
Development Manager  
5050 E. Glabraith Rd, Ste B  
Cincinnati, OH 45236  
513-248-8350  
mfee@cooper-co.com

PETITIONER: ~~XYZ DEVELOPMENT, LLC~~

REZONING PETITION NO.: 2013-XXX

Date \_\_\_\_\_

2015-073

7/6/2015

The Myers Y. Cooper Company  
for "Pet Suites"

Please **PRINT CLEARLY.**

[illegible]



**From:** Carolyn R Fountain <[fount10@aol.com](mailto:fount10@aol.com)>  
**Sent:** Tuesday, August 25, 2015 4:23 PM  
**To:** Mark Fee  
**Subject:** Fwd: Pet Suites on Archdale Drive

*The email below was sent to acknowledge our acceptance of Pet Suites on Archdale Drive. We hope that this will facilitate any further procedures necessary to obtain the approval of our City Council.*

*Carolyn R Fountain, President  
for the Executive Board  
Colony Acres HOA, Inc.*

[fount10@aol.com](mailto:fount10@aol.com)

-----Original Message-----

**From:** Carolyn R Fountain <[fount10@aol.com](mailto:fount10@aol.com)>  
**To:** apeace2 <[apeace2@aol.com](mailto:apeace2@aol.com)>; VWKEOGH <[VWKEOGH@CAROLINA.RR.COM](mailto:VWKEOGH@CAROLINA.RR.COM)>; Imayfield <[Imayfield@ci.charlotte.nc.us](mailto:Imayfield@ci.charlotte.nc.us)>; jamesshepard <[jamesshepard@carolina.rr.com](mailto:jamesshepard@carolina.rr.com)>; papacad <[papacad@aol.com](mailto:papacad@aol.com)>  
**Sent:** Tue, Aug 25, 2015 8:20 am  
**Subject:** Pet Suites on Archdale Drive

Thank you thus far for your leadership in securing the above business to our area. We agree with the proposed rezoning B-1(CD). This will increase the likelihood that businesses coming into this area will be of a higher standard. We further agree with Mark Fee that funeral homes, nurseries and greenhouses should be added to the list of exceptions for Lot B. Colony Acres HOA, Inc. is in support of continued progress as well as growth in the Southwest Area. As such, we welcome Pet Suites to our area.

*Carolyn R Fountain, President  
for the Executive Board  
Colony Acres HOA, Inc.*

[fount10@aol.com](mailto:fount10@aol.com)



**From:** VWKEOGH@CAROLINA.RR.COM  
**Sent:** Tuesday, August 25, 2015 8:39 PM  
**To:** AL PEACE; Mayfield LaWana; jamesshepard@carolina.rr.com; Carolyn Fountain; Mark Fee  
**Subject:** Re Pet Suites

The South West Area Neighborhood Coalition is in agreement with the change regarding the rezoning petition(2015-073) to B-1 (CD). This site has had no development for many years and is in need of development such as Pet Suites that will be beneficial to our city and Southwest Area, especially along the Archdale/Nations Ford Road corridor. We appreciate your help with the rezoning petition and look forward to Pet Suites as a valuable and viable business in this area.

Virginia Keogh, President  
South West Area Neighborhood Coalition  
[vwkeogh@carolina.rr.com](mailto:vwkeogh@carolina.rr.com)



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