

COMMUNITY MEETING REPORT

Petitioner: C.O. Ackerman, Jr.

Rezoning Petition No. 2016-119

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:

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-1 attached hereto by depositing such notice in the U.S. mail on Friday, July 29, 2016. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on August 10, 2016 at 6:30 p.m. at Ackerman Law Firm, P.A., 3300 Shopton Road, Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were: C.O. "Ladd" Ackerman, Jr. (the Petitioner) and Ty Shaffer (Robinson, Bradshaw & Hinson, P.A.). Also in attendance was a representative of the office of Councilwoman LaWana Mayfield (District 3).

SUMMARY OF ISSUES DISCUSSED:

Ladd Ackerman, the Petitioner, opened the meeting by welcoming everyone and thanking them for attending.

Ty Shaffer stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2016-119 and that Mr. Ackerman is the Petitioner. Mr. Shaffer then explained the process by which members of the community were provided notice of the Community Meeting.

Mr. Shaffer explained that the Petitioner is asking for an amendment to the current approved site plan for this property. Mr. Shaffer stated that the Petition was filed at the June 27, 2016 filing deadline, and that the Petitioner has received comments on the proposed site plan from the Planning Staff and Departments which would be discussed at a meeting with Planning Staff on August 11.

Mr. Shaffer outlined the relevant deadlines for review of the Petition:

- Public Hearing—September 19, 2016 at 5:30 pm at the Charlotte Mecklenburg Government Center

- Zoning Committee—September 28, 2016 at 4:30 pm at the Charlotte Mecklenburg Government Center
- City Council decision—October 17, 2016 at 5:30 pm at the Charlotte Mecklenburg Government Center

Mr. Shaffer explained that the site currently is zoned O-1(CD), which calls for office uses. Mr. Shaffer also explained that the “conditional” nature of the site plan means that the uses must be consistent with those approved on the site plan.

Mr. Shaffer explained that the existing site plan was approved by City Council in 2005, but that in the intervening years a few issues arose that led the Petitioner to seek a site plan amendment. Mr. Shaffer emphasized that there is no request to change the zoning classification for this property—it will remain O-1(CD). The only changes being requested are amendments to the site plan and some of the conditions.

Mr. Shaffer explained that the 2005 plan specifies that the house was to be used for “operation of a law practice.” In the years since 2005, Mr. Ackerman’s law practice has shrunk in size (i.e. far fewer lawyers), and he has also been operating a property management business in the house. Mr. Ackerman thus is seeking to amend the site plan to allow for “general and professional office” uses in the house. Mr. Shaffer noted that there is no request to allow structural changes to the house, which is a historical structure and will be preserved. Mr. Ackerman noted that the amendment to allow “general and professional office” will allow him to continue housing his property management business in the home, but that a change in the size of his law practice since 2005 actually means there will be fewer people occupying the house’s office space than in 2005.

Mr. Shaffer then explained amendments to the 2005 approved site plan that are driven by a Notice of Violation issued to the Petitioner in connection with a few uses on the property. First, the Petitioner constructed a pole barn on the property after the 2005 rezoning, but had not first obtained a permit. The amendment requests this structure to be incorporated into the approved site plan. The Petitioner also received a notice that his use of an outdoor storage container violated the zoning ordinance. The Petitioner plans to move that container into the pole barn. Finally, the travel trailer on the property has been occupied by a residential tenant, although dwellings are not permitted in the O-1 zoning district. This use will not be continued.

Mr. Shaffer then explained that an additional change to the 2005 site plan is that CDOT has requested 6’ sidewalks and an 8’ planting strip, rather than a 5’ sidewalk and 8’ planting strip. Mr. Shaffer also explained that the development right to construct an additional building on the property, as depicted in both the approved 2005 site plan and the amended site plan, will be retained by the Petitioner.

Mr. Shaffer opened the floor for questions and discussion.

An attendee asked about buffers. Mr. Shaffer pointed out the 26’ Class C undisturbed buffers that will be maintained on the site.

In response to another question, Mr. Ackerman addressed the sidewalk installation and also dedication of right-of-way.

The attendees then moved into a discussion of general neighborhood matters, including uses on neighboring properties, as well as security matters.

Mr. Theodros, a representative of Councilwoman Mayfield's office, thanked the attendees and invited them to send any comments, questions, or concerns to Ms. Mayfield's office.

At this point the Mr. Shaffer thanked all attendees for their time and for their questions and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

None.

Respectfully submitted, this 16th day of August, 2016.

C.O. Ackerman, Jr., Petitioner

EXHIBIT A-1

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	malladdr1	malladdr2	city	state	zipcode
2016-119	14107105	ACKERMAN	CLYDE O			5525 SOUTH EAGLE LAKE DR		CHARLOTTE	NC	28217
2016-119	14107105	ACKERMAN	CLYDE O			3300 SHOPTON RD.		CHARLOTTE	NC	28217
2016-119	20106215	DESHIELDS	DON B		% DONNA MENASCO	1700 PINE BLUFF CT		FORT MILL	SC	29715
2016-119	20106214	DESHIELDS	DON B JR	ELIZABETH A	DESHIELDS	3309 SHOPTON RD		CHARLOTTE	NC	28217
2016-119	20106228	DESHIELDS	DON B JR	ANNE	DESHIELDS	3309 SHOPTON RD		CHARLOTTE	NC	28217
2016-119	20106218	FREEMAN	RANDY	CARLETTA A	FREEMAN	6714 MAHOGANY WOODS DR		CHARLOTTE	NC	28210
2016-119	14107116	HERRERA	INGRID LORENA	WILLIAM S	HERRERA	3216 SHOPTON RD		CHARLOTTE	NC	28217
2016-119	20106229	INTERNATIONAL ASSOCIATION OF	MACHINISTS & AEROSPACE		WORKERS	3100-C PIPER LN		CHARLOTTE	NC	28208
2016-119	20106213	JENKINS	CARROLL O			4813 LEBANON DR		CHARLOTTE	NC	28273
2016-119	14107117	LINDSEY	RONNIE T			3224 SHOPTON RD		CHARLOTTE	NC	28217
2016-119	20106211	LUONG	HOANG			6118 BEREWICK COMMONS PKWY		CHARLOTTE	NC	28278
2016-119	20106217	MCCOY	ROBERT JAMES			3401 SHOPTON RD		CHARLOTTE	NC	28210
2016-119	14107124	VANDERVELDE	THOMAS L			3232 SHOPTON RD		CHARLOTTE	NC	28217
2016-119	20106212	VANG	CHUE			3213 SHOPTON RD		CHARLOTTE	NC	28217
2016-119	20106219	VASQUEZ	MIGUEL W			3433 SHOPTON RD		CHARLOTTE	NC	28217
2016-119	14107103	YOUNG	DAVID	DAWN	YOUNG	3324 SHOPTON RD		CHARLOTTE	NC	28217
2016-119	14107102	YOUNG	DAVID BYRON			3324 SHOPTON RD		CHARLOTTE	NC	28217
2016-119		TY SHAFFER (ROBINSON, BRADSHAW & HINSON, PA				101 N. TRYON ST, SUITE 1900		CHARLOTTE	NC	28246

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-119	Lad	Ackerman	Eagle Lake Fishing Club, Inc.	5525 Eagle Lake Drive South	Charlotte	NC	28217
2016-119	Larry	Harbin	Eagle Lake HOA	4209 Eagle Lake Drive North	Charlotte	NC	28217

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting—**Rezoning Petition No. 2016-119** filed by C.O. Ackerman, Jr. to request a site plan amendment for an approximately 3.619 acre site located at 3300 Shopton Road.

Date and Time of Meeting: Wednesday, August 10, 2016 at 6:30 p.m.

Place of Meeting: Ackerman Law Firm, P.A.
3300 Shopton Road
Charlotte, North Carolina 28217

We are assisting C.O. Ackerman, Jr. (the “Petitioner”) in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Department requesting a site plan amendment for an approximately 3.619 acre site located at 3300 Shopton Road. Currently, the approved site plan allows the Petitioner to use the site only for the operation of a law practice within the historically designated building located on the site. The Petitioner seeks an amendment to the existing approved site plan to accommodate general professional office uses, as well as a law practice, and related incidental and accessory uses on the site. The Petitioner also seeks an amendment to the site plan that would accommodate the existing pole barn constructed on the site by the Petitioner. The site currently is zoned O-1 (CD) and the Petition does not request a change in the existing zoning classification.

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 Department’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 Wednesday, August 10, 2016 at 6:30 p.m. at Ackerman Law Firm, P.A., 3300 Shopton Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: July 29, 2016

EXHIBIT B

**3300 Shopton Road/C.O. "Ladd" Ackerman, Jr. (Rezoning Petition No. 2016-119)
Community Meeting Sign-in-Sheet**

Ackerman Law Firm, P.A., 3300 Shopton Road, Charlotte, NC 28217

Wednesday, August 10, 2016
6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	DAVID YOUNG	3324 Shopton Rd.	704-622-1161	DAVIDSELECT@bellsouth.net
2.	LISA Porter Young	3324 Shopton Rd.	704-400-2778	Selectsanitation2@bellsouth.net
3.	WILLIAM HERRERA	3216 Shopton Rd	704-930-2327	WHERRERA@MSU.COM
4.	Ingrid Herrera	3216 Shopton Rd	704-230-2327	wherrera@msu.com
5.	Caleb Theodoros	Council women's office	704-705-5977	cthedoros@wcc.edu
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