

COMMUNITY MEETING REPORT
Petitioner: SMS Catering Service, Inc.
Rezoning Petition No. 2017-072

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 May 30, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, June 7, 2017 at 6:00 p.m. at SMS Catering Services, 1764 Norland Road, Charlotte, NC 28205.

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 Robert Freeman, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that the Petitioner has been operating on the property for many years and simply wants to continue operating without violating the zoning ordinance.

Mr. Brown explained the current zoning on the property, which includes both commercial and residential districts. The SMS facility operates on the commercial portions of the property. However, in an attempt to be a good neighbor and to keep the property aesthetically pleasing, the Petitioner built a large privacy fence on the back portion of the residential parcels in order to disguise several facility trailers and other articles necessary for the SMS facility business. The Petitioner is now seeking to rezone the property to the Neighborhood Services (NS) district because commercial storage of this kind is not permitted in residential districts. Petitioner wants to bring the property into compliance without parking trailers and cookers in the unscreened commercial portion of the property, which is currently permitted. The NS district would also allow the Petitioner to have some flexibility on the parking requirements if the Petitioner decides to expand the square footage of the SMS facility in the future.

One attendee inquired into whether the Petitioner intends to redevelop the residential portions to become commercial developments anytime in the near future. Mr. Freeman responded that the Petitioner plans for the existing residential homes to remain on the property and no redevelopment is currently contemplated for the site. Mr. Brown further explained that this rezoning subjects the property to a site-specific conditional zoning plan, which would require a site plan amendment (through the public rezoning process) before the existing houses could be redeveloped.

The Petitioner hopes to go to public hearing in July and receive a City Council decision in September.

Mr. Brown then concluded the presentation at 6:30 p.m.

Respectfully submitted, this 12th day of June, 2017.

cc: Council Member Dimple Ajmera
Sonja Sanders, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst
2017-072	13102501	BLAIRH LLC	
2017-072	13106230	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION
2017-072	13107101	CITY OF CHARLOTTE	
2017-072	13102308	DEAN	MELISSA M
2017-072	13102305	FULLER	KRISTEN DANIELLE
2017-072	13102316	GUY PROPERTIES	
2017-072	13102315	HARALAMBOUS	PANAGIOTIS I
2017-072	13102318	HENRY ALLEN FAMILY	TRUST
2017-072	13102319	HENRY ALLEN FAMILY	TRUST
2017-072	13102502	IND COM ELECTRIC COMPANY	
2017-072	13102306	LEUPOLD	JOHN K
2017-072	13102309	LOMBARDI JR	JOSEPH G
2017-072	13102311	LOVELETT	PAUL DAVID
2017-072	13102317	RAYLUR INC	
2017-072	13102402	S M S CATERING SERVICE	INC
2017-072	13102407	S M S CATERING SERVICE	INC
2017-072	13102322	S M S CATERING SERVICE INC	
2017-072	13102401	S M S CATERING SERVICE INC	
2017-072	13102405	S M S CATERING SERVICE INC	
2017-072	13102314	SALEM	GEORGE PATRICK
2017-072	13102307	SCHOEPFLIN	MARIE NICOLE
2017-072	13102321	SMS CATERING SERIVE INC	
2017-072	13102320	SMS CATERING SERVICE INC	
2017-072	13102310	SMS CATERING SERVICES INC	
2017-072	13102406	SMS CATERING SERVICES INC	
2017-072	13102503	STARR FAMILY GROUP LLC	
2017-072	13102323	TAYLOR	JAMES EDWIN
2017-072	13102312	THE HENRY ALLEN F/T	
2017-072		COLLIN BROWN AND BAILEY PATRICK, JR.	

ownerfirs	ownerlast	mailaddr1	mailaddr2
		7140 PATRICIA DR	
		PO BOX 30035	
	C/O REAL ESTATE DIVISION	600 E 4TH ST	
		4176 SHERIDAN DR	
LAWRENCE ANTHONY	FULLER	4158 SHERIDAN DR	
		4401 E INDEPENDENCE BV STE 204	
	JOHN P ELEFANDIS	4844 KEATS AVE	
	C/O CHARLES REGAN JR	2927 CENTRAL AVE	
	C/O CHARLES REGAN JR	2927 CENTRAL AVE	
		1808 NORLAND RD	
IMOGENE F	LEUPOLD	4164 SHERIDAN DR	
		4200 SHERIDAN DR	
		4214 SHERIDAN DR	
		PO BOX 1076	
		1764 NORLAND RD	
		1764 NORLAND RD	
		1715 NORLAND RD	
		1700 NORLAND RD	
		1764 NORLAND RD	
		5411 ADDISON DR	
		4170 SHERIDAN DR	
		1764 NORLAND RD	
		1764 NORLAND RD	
		1764 NORLAND RD	
		1764 NORLAND RD	
		PO BOX 9298	
	**	10296 SILVER MINE RD	
	C/O CHARLES REGAN JR	2927 CENTRAL AVE	
		214 N. TRYON STREET	47TH FLOOR

city	state	zipcode
COLUMBIA	SC	29209
CHARLOTTE	NC	28230
CHARLOTTE	NC	28202
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28212
BIRMINGHAM	AL	35209
BIRMINGHAM	AL	35209
CHARLOTTE	NC	28277
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CORNELIUS	NC	28031
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28211
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
CHARLOTTE	NC	28205
GREENSBORO	NC	27429
FORT MILL	SC	29715
BIRMINGHAM	AL	35209
CHARLOTTE	NC	28202

Pet_No.	Neighborho	First_Name	Last_Name
2017-072	Commonwealth Park Neighborhood Association	Brian	Green
2017-072	Eastway/Sheffield Neighborhood Association	Carolyn E.	Millen
2017-072	Medford Acres Homeowners Associaton	James	Brown
2017-072	Medford Acres Neighborhood Association	Roberta	Farman
2017-072	Winterfield Neighborhood Association	Diane	Langevin

Street_Add	City	State	zip
3616 Commonwealth Ave	Charlotte	NC	28205
1121 Westchester Bv	Charlotte	NC	28205
4128 Sheridan Drive	Charlotte	NC	28205
3944 Belcross Dr	Charlotte	NC	28205
3825 Winterfield Pl	Charlotte	NC	28205

EXHIBIT B

May 30, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Wednesday, June 7, 2017 at 6:00 p.m.

Location: SMS Catering Services

1764 Norland Road
Charlotte, NC 28205

Petitioner: SMS Catering Service, Inc.

Petition No.: 2017-072

Dear Charlotte Resident,

We represent SMS Catering Service, Inc. (the "Petitioner") in its plans to redevelop an approximately 4.68 acre property located on the east side of Norland Avenue south of Central Avenue (the "Property"). The Petitioner is seeking to rezone the Property from the R-4, B-2(CD) and O-6(CD) zoning districts to the Neighborhood Services (NS) zoning district in order to accommodate its redevelopment plans.

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 invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, June 7th, at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Dimple Ajmera
Sonja S. Sanders

EXHIBIT C

[illegible]

EXHIBIT D

Official Community Meeting

SMS Catering Services

June 7th, 2017

AGENDA

- Introductions
- Property Background
- Current Zoning
- Rezoning Proposal
- Questions



Catering Services

A Full Service Company

Robert Freeman

DEREK WEIDNER

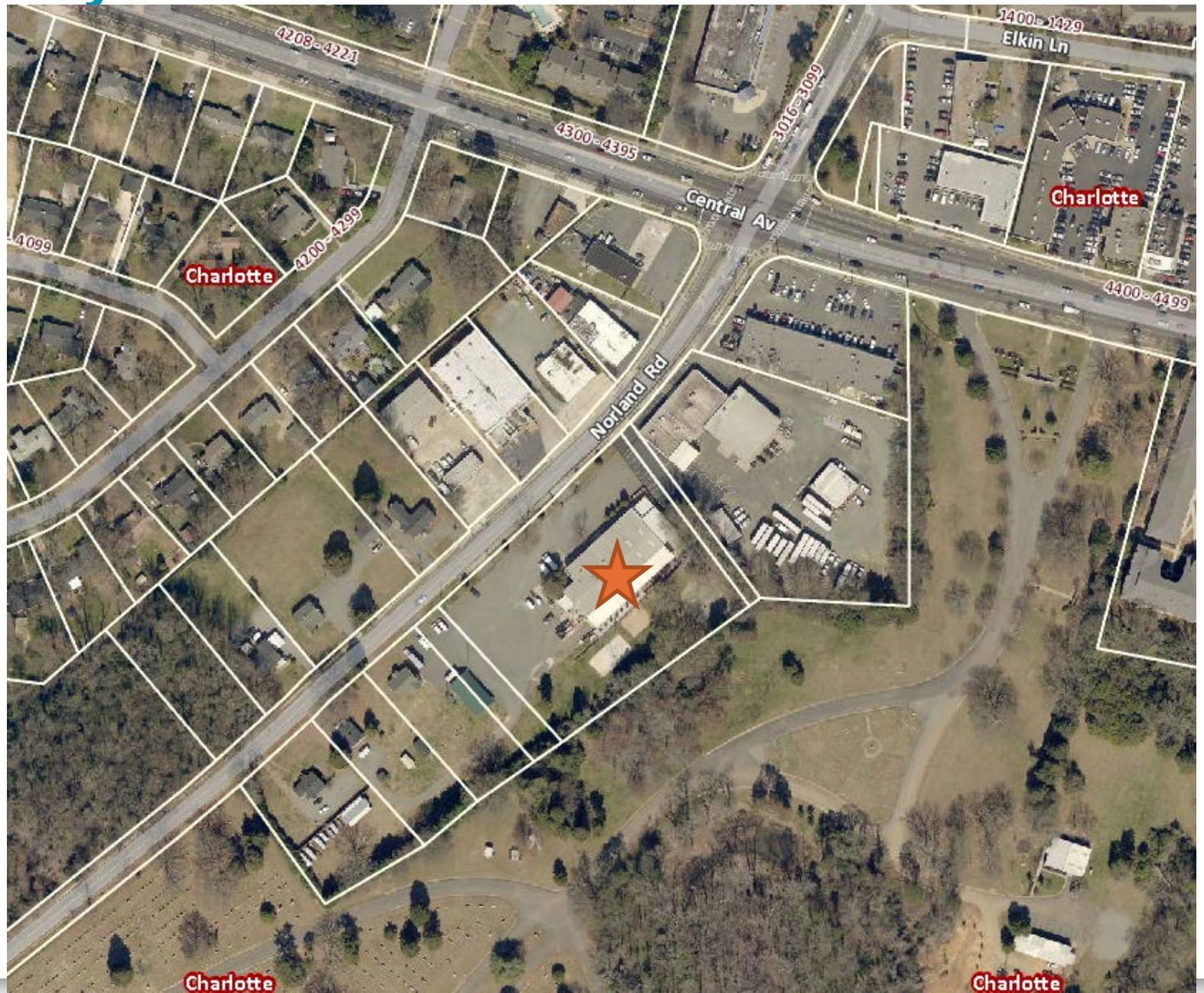
AIA, NCARB
ARCHITECT



K&L | GATES

Collin Brown & Brittany Lins

Property Location



Current Zoning: R-4, O-6(CD), B-2(CD)



EASTLAND AREA PLAN

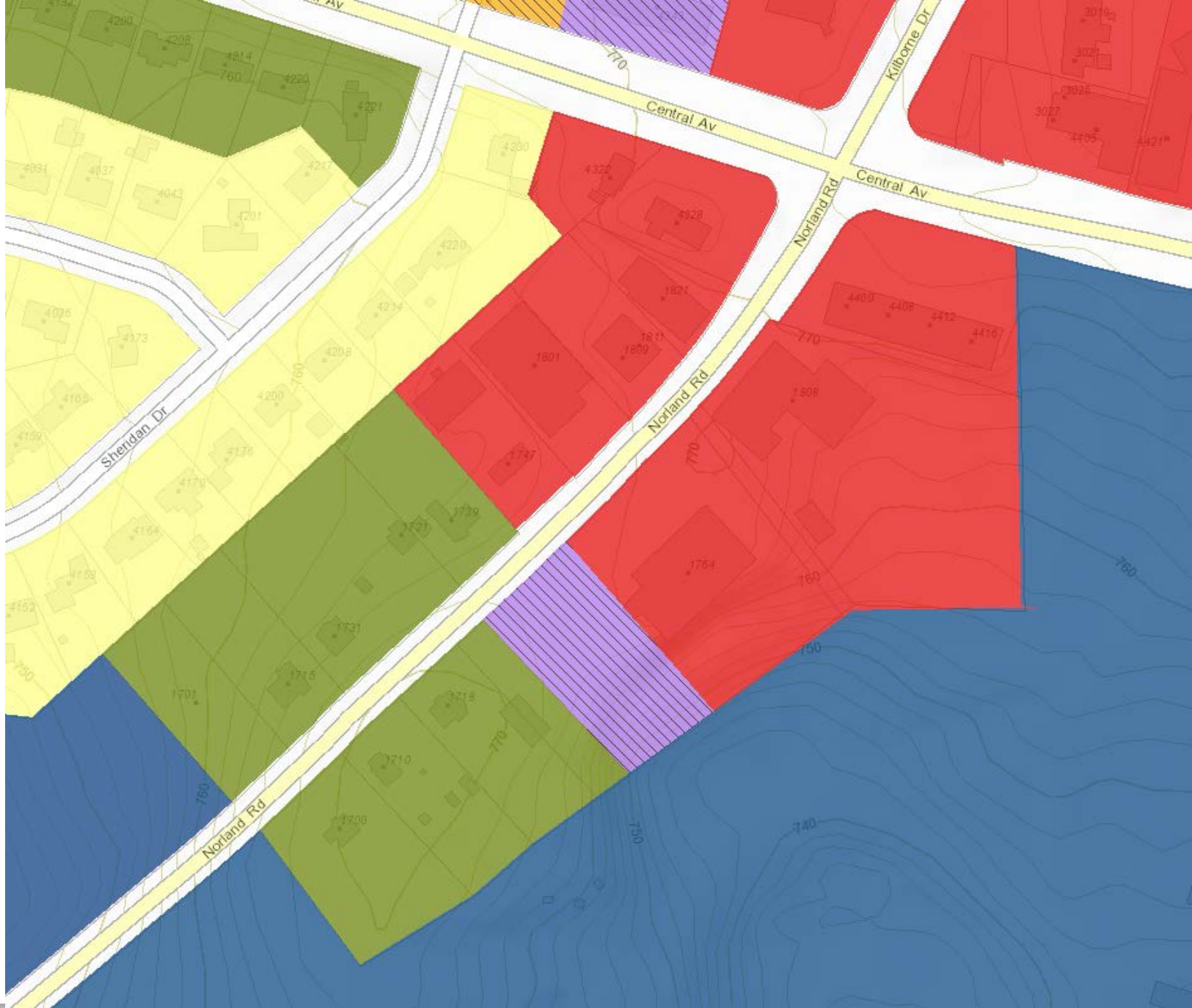


VOLUME 1: CONCEPT PLAN

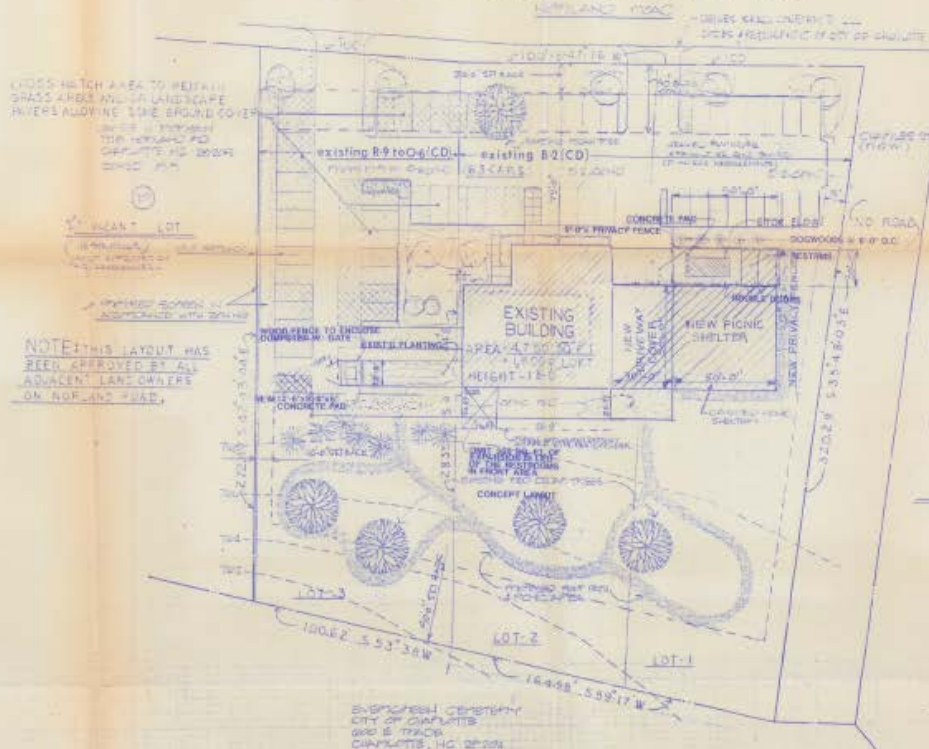
Charlotte-Mecklenburg Planning Commission

Adopted by City Council June 23, 2003

-  Retail
-  Office
-  Residential ≤ 8 DUA



Rezoning



- ② SIGNS TO CONFORM TO CITY
- ② OF CHARLOTTE ZONING
- SCREENING AS REQUIRED
- BY CITY ZONING TO BE
- PROVIDED BY OWNER
- ③ PLEASE NOTE NO INCISED
- STRUCTURE IS PROPOSED FOR
- RECEIVED SECTION OF SITE. REZONED
- AREA IS MAINLY FOR ON SITE PARKING
- PICNIC SHELTER USE.
- ④ OWNER HAS ARCHITECTURAL DRAWING
- ON PLOT AS SHOWN

PROPERTY OWNER
SMS CATERING SERVICE
1747 NORLAND RD
CHARLOTTE, N.C.

SITE PLAN #1 (FIRST REQUEST)

SCALE 1"=50' REVISED: 3-17-84
DRAWN BY: J. W. B. 1-10-84

EXISTING ZONING

LOTS 1 & 2 8-2(CD) - 1.25 ACRES

LOT 3 R-9 .63 ACRES

TOTAL AREA - 1.88 ACRES

PROPOSED B-2(CD) 1.25 ACRES (AS SHOWN)
LOT-3 TO C-6(CD) .63 ACRES (AS SHOWN)

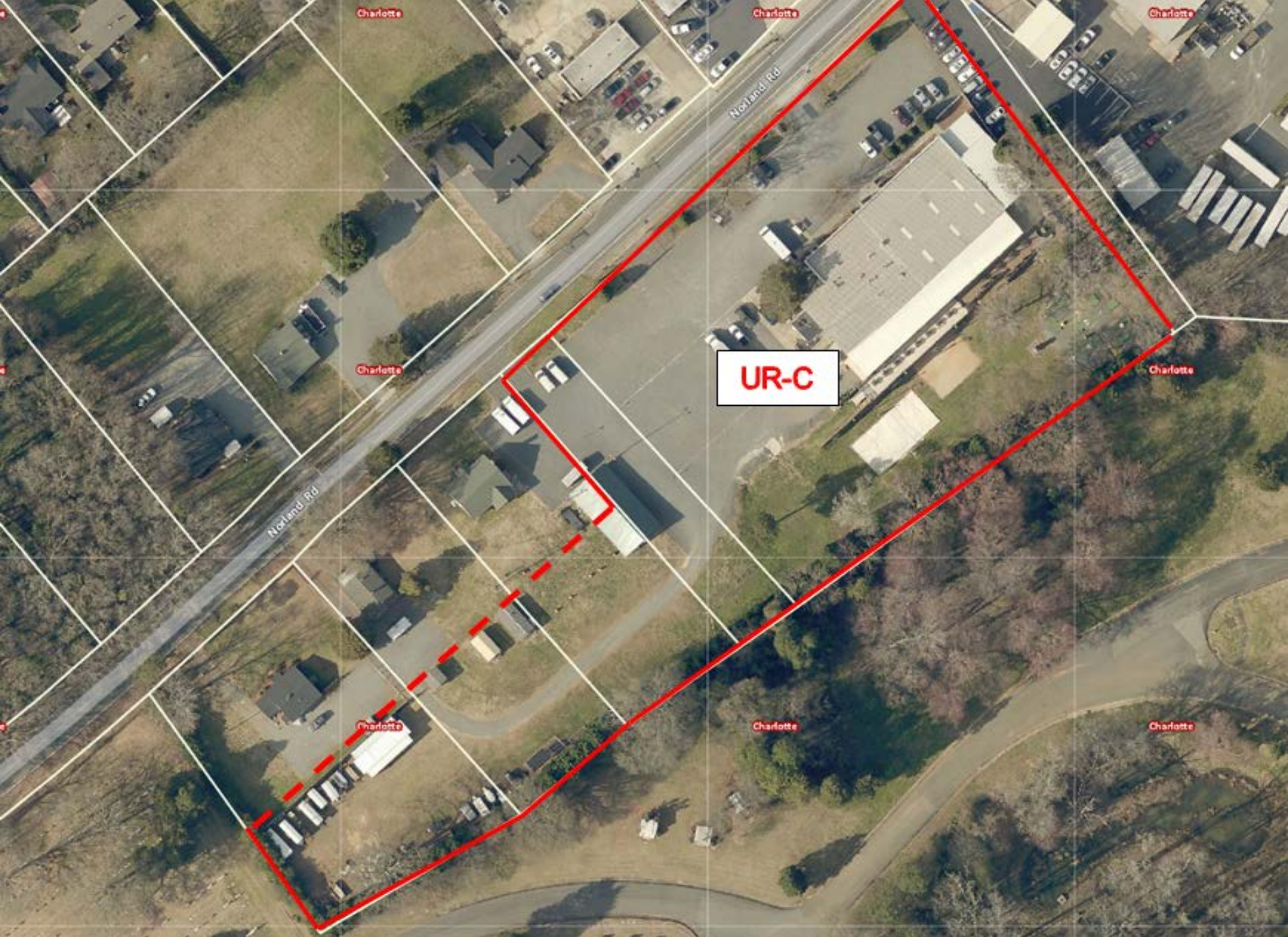
ATTACHED TO ADMINISTRATIVE APPROVAL DATED
MARTIN R. CRANTON, JR.

अथवा

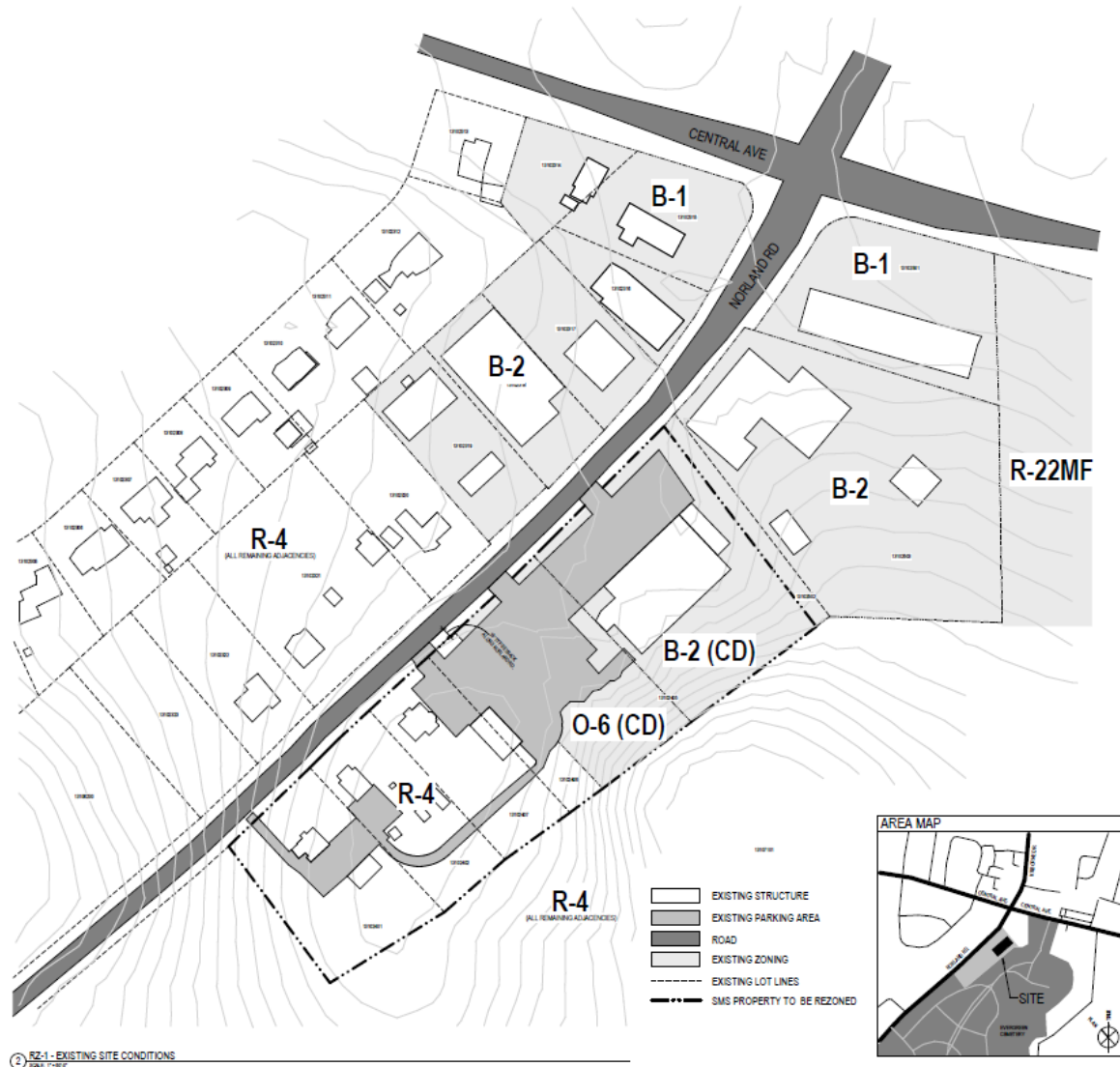
SEE ADMINISTRATIVE APPROVAL

4-12-91
DATED: 4-12-91
BY: MARTIN H. CRAMTON, JR.
FOR REVISED PLAN

Architectural Planning Associates, P.A.
Charlotte North Carolina
Architecture - Planning - Engineering



Rezoning Proposal: Neighborhood Services (NS) District



Anticipated Rezoning Schedule

Application Deadline – April 24, 2017	Initial full review complete, and site plan comments sent from staff to petitioner	Petitioner/staff meetings to review comments	Petitioner's community meeting to be held by this date (and report included in this site plan submittal)	Second full review - submittal deadline (if full review needed)	Second full review - site plan comments sent from staff to petitioner	Third full review - submittal deadline (if full review needed)	Third full review - site plan comments sent from staff to petitioner	Submittal deadline for cases requesting to be scheduled for next public hearing	Staff determination on cases cleared to be scheduled for next public hearing	Legal ad submittal date (last day to defer prior to advertising)	Public Hearing	Submittal deadline for revised site plans to be reviewed by Zoning Committee	Zoning Committee Meeting	City Council Decision
One Full Review Cycle	05/30/17	June 1 - 7	06/09/17	NA	NA	NA	NA	06/12/17	06/23/17	06/26/17	07/17/17	07/24/17	08/01/17	09/18/17
Two Review Cycles	05/30/17	June 1 - 7	06/09/17	06/12/17	06/26/17	NA	NA	08/14/17	08/25/17	08/28/17	09/18/17	09/25/17	10/03/17	10/16/17
Three Full Review Cycles	05/30/17	June 1 - 7	06/09/17	06/12/17	06/26/17	07/10/17	07/24/17	08/14/17	08/25/17	08/28/17	09/18/17	09/25/17	10/03/17	10/16/17

The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text "Questions/Discussion" in white.

Questions/Discussion

K&L GATES