OFFICIAL COMMUNITY MEETING REPORT Petitioner: Somera Road Inc. (Formerly WMRQDogs, LLC) Rezoning Petition No. 2018-050

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 24, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, June 7th at 6:00 p.m. at Ole Lancaster Town Center, 11930 Providence Road West, Suite C-3, Charlotte, North Carolina 28277.

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 sheets attached hereto as <u>Exhibit C</u>. The Petitioner was represented at the Community Meeting by the Petitioner's agent, Collin Brown. Councilmember Ed Driggs also attended the meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and used a PowerPoint presentation, attached hereto as <u>Exhibit</u> <u>D</u>. Mr. Brown provided an overview of the property's location and current zoning. He indicated that a potential tenant sought to open an "indoor pet services" use at the subject property. He pointed out that the City provided a zoning letter confirming that "indoor pet services" is a use permitted in the property's NS zoning district. However, he noted that when the tenant sought to obtain permits to upfit the building, plan reviewers indicated that the property's conditional rezoning plan did not list "indoor pet services" as a specifically permitted use.

Mr. Brown explained that "indoor pet services" was not a defined use under the Ordinance when the property was rezoned. He explained the history of the "indoor pet services" district in Charlotte and noted that it was not defined and added as a permitted use in the NS district until 2010.

Mr. Brown explained that "indoor pet services" uses do not permit any outdoor pet activities and that the only times that pets would be outdoors is when they are coming to and from the facility.

Mr. Brown said that the Petitioner's original request sought only to add "indoor pet services" to the list of uses permitted on the property. However, he said that after reviewing the rezoning request, the Planning Department staff had suggested alternative language that would permit all uses allowed in the NS district

with the exception of some specifically prohibited uses, in order to simplify enforcement of the conditional site plan going forward.

Mr. Brown then opened the meeting for questions.

Attendees expressed great interest in the day-to-day operations of the proposed facility. Mr. Brown said that he was not familiar with the internal functions of the proposed business but said he had worked with other "indoor pet services" in close proximity to residential uses and believed that their operations do not negatively impact nearby residential areas.

Several attendees indicated that they were frustrated by the lack information about the internal operation of the facility. Mr. Brown said that he would contact the operator and connect them with neighbors so that everyone's questions could be answered.

An attendee asked Mr. Driggs about the neighbors' role in the process. Mr. Driggs explained that there would be a public hearing where neighbors could express their concerns or opposition in front of City Council. He encouraged attendees to make a list of questions and concerns and communicate those to the Petitioner before the public hearing.

Attendees expressed concern or requested additional information about the following issues:

- pet waste disposal;
- noise mitigation;
- types of pet training that may be offered;
- ventilation/odor mitigation;
- outdoor pet waste;
- pets in close proximity to day-care center;
- overnight boarding;
- relocation of existing dumpster area; and
- list of other uses allowed in NS district.

Mr. Brown indicated that he would follow-up with the operator in order to get answers to the questions/concerns raised. He also stated that the Petitioner would be willing to work with the community to identify a list of specifically permitted uses instead of just prohibited uses as proposed by Staff.

The formal meeting concluded at approximately 6:30 p.m. attendees engaged in conversations with each other and the Petitioner until approximately 6:45 p.m.

Respectfully submitted, this 11th day of June 2018.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

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2018-050	22309273 CASSELMAN	REBECCA L			11908 BONIS CREEK WY 11904 JONAS CREEK WY		CHARLOTTE	NC NC	28277 28277	
2018-050 2018-050	22309274 BOMMINENI 22309275 LEE	IAGANMDHAN REDDY IAMES C	MAMATHA JENNIFER S	BOMMINENI LEE	15005 MEDLOCK LN 1811 YELLOW DAISY RD		CHARLOTTE MATTHEWS	NC NC	28277-2865 28104	
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2018-050 2018-050	22310212 BALLANTYNE RESIDENTIAL PROP 22310215 RAJESHWER	OWNERS ASSOC INC SUBRAMANIAN	A114 AM		PO 80X 218		PINEVILLE	NC	28134	
2018-050	22310216 MORLEY	DENNIS S	SIVAPRIYA SUSAN	RAJESHWER MORLEY	14901 JOCKEY'S RIDGE DR 14909 JOCKEY'S RIDGE DR		CHARLOTTE	NC NC	28277 28277	
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2018-050 2018-050	22313504 LLC IA 22313505 SWART	LISA MARIE		JASON J FERRACCIO	11904 CHEVIS CT 15105 EDINDALE DR		CHARLOTTE	NC NC	28277 28277	
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PetNo.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-050	Adair At Ballantyne Homeowners Association	Jon P.	Speckman	14532 Adair Manor Ct		Charlotte	NC	28277
2018-050	Adair At Ballantyne Homeowners Association	Marc	Settin	14511 Adair Manor Ct		Charlotte	NC	28277
2018-050	Bridlestone Homeowners Association	Bill	Bryan	15000 Bridle Trace Lane		Pineville	NC	28134
2018-050	Carlyle Homeowners Association	Jim	Beckom	11510 Innes Ct		Charlotte	NC	28277
2018-050	Edinborough Homeowners Association	Paul	Aarons	15001 Edindale Dr		Charlotte	NC	28277
2018-050	Lansdowne Civic League	Jim	Hayes	12313 Buxton Dr		Charlotte	NC	28134
2018-050	Providence Pointe	Kenneth	Leeser	15400 Prescott Hill Ave.		Charlotte	NC	28277
2018-050	Scots Hill Homeowners Association	Kevin	Williams	14910 Scothurst Ln		Charlotte	NC	28277
2018-050	Woodside Falls Neighborhood Association	David B.	Bowling	12513 Woodside Rd		Charlotte	NC	28134

Exhibit B



May 24, 2018

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NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date:	Thursday, June 7th at 6:00 p.m.
Location:	Old Lancaster Town Center
	11930 Providence Road West, Suite C-2
	Charlotte, NC 28277
Petitioner:	WMRQDogs, LLC
Petition No.:	2018-050

Dear Mecklenburg County Resident,

We represent WMRQDogs, LLC (the "Petitioner") in its request to amend the zoning plan on an approximately 10.63-acre property located on the northeast corner of Lancaster Highway and Providence Road West, known as the Old Lancaster Town Center (the "Property"). The Petitioner requests a site plan amendment to the NS rezoning district in order to update the permitted uses in the existing conditional site plan. No new buildings or additional development is being proposed as part of this rezoning request.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Thursday**, **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, 3nnn/BAL

Collin W. Brown

cc: John Kinley, Charlotte-Mecklenburg Planning Staff

Exhibit C

Official Community Meeting Petitioner: Somera Lancaster Retail, LLC / Lancaster Hwy & Providence Rd. West Petition: 2018-050 Old Lancaster Town Center 11930 Providence Road West, Suite C-2 June 7, 2018 6:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email	
JOSEPHINE LOETHE	K 11907 HADDICK VAL.	LN 704 543669	7	
	mons 14911 Edind			
JANET NEWTO	N 11828 HAWICK VA	Ley 704.616.0908	JMNewton6100	jonail.
Thea Alexander	14934 Edinal	704-543.005	ler	-
MARK JUDGE	SI32 EDINAN	- 704-540-547	2	
Jennifer Jones	A CARDON		PROMINE AND OPEN	
ANDREW CAMOBLE	12704 MORENTINA	502-614-9760	andrewvw campbel	leycho
PRENSA CANONIA	15007 RIDWAVET	704 900-653	Boude German	
Jeary Goy	11908 Scourie IN	704-540.0071	Ina	
Ed Origgs	(City Comail)		17	
Naimah Brown	13323 BARDSA	104341-3427	UUPLORD S Jame	a
Judi Seyez	11826 Scourie Lane	104-231-8148	judiseyezegma	il.com
Je seyer	11	704-231-8149	joeseyez@gma	
ROGELIO ARANDA	14916 BOINDALE DR.	704-543-1813	rogelisrarada	
				J con

Exhibit D



June 7, 2018

Somera Lancaster Retail, LLC / Lancaster Hwy & Providence Rd. West

Official Community Meeting @ Old Lancaster Town Center

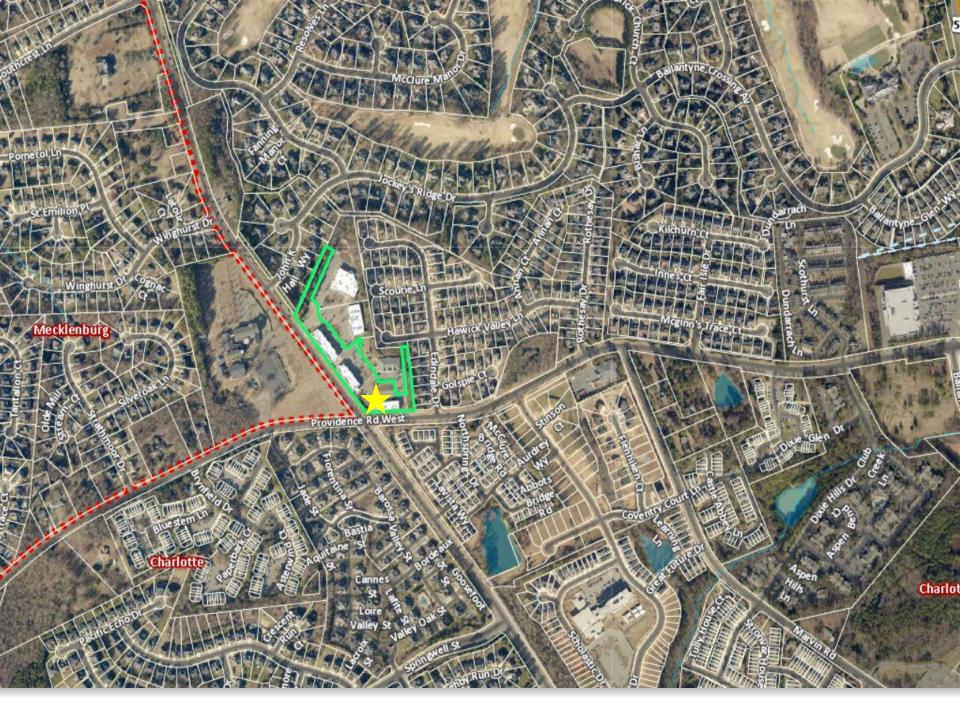
AGENDA

- Introductions
- Property Location
- Current Zoning
- Proposed Rezoning
- Timeline
- Discussion



Property Location











Current Zoning



Current Zoning : NS





Proposed Zoning



Proposed Zoning: NS SPA

We are not changing the zoning we are updating the permitted uses in existing conditional site plan



2010 Approved Text Amendment



APPROVED BY CITY COUNCIL

SEP 2 0 2010

Petition No: 2010-044 Petitioner: Charlotte-Mecklenburg Planning Commission

ORDINANCE NO.

AN ORDINANCE AMENDING APPENDIX A OF THE CITY CODE – ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

A. CHAPTER 2: DEFINITIONS AND RULES OF CONSTRUCTION

1. PART 2: DEFINITIONS

a. Amend Section 2.201, "Definitions" to include new definitions for "pet services indoor" and "pet services indoor/outdoor" in order to identify a wider range of activities and uses as they relate to household pets. The new text shall appear as follows:

Pet services indoor.

Pet services indoor means a use for grooming, breeding, training, boarding, medical services, sales, or other services provided to small animals typically considered as household pets. Such a use shall be totally enclosed in a building and may include one or more of the following: retail sales, pet day care, veterinary clinic, indoor dog park, indoor training or storage, commercial indoor kennel, and similar services. Areas for outdoor pet activities are not permitted.

Pet services indoor/outdoor.

Pet services indoor/outdoor means a use for grooming, breeding, training, boarding, medical services, sales, or other services provided to small animals, typically considered as household pets. Such a use may include one or more of the following: retail sales, pet day care, veterinary clinic, dog park, training or storage, commercial kennel, and similar services. Areas for outdoor pet activities are permitted.

- B. CHAPTER 9: GENERAL DISTRICTS
 - 1. PART 1: Table of Uses and Hierarchy of Districts
 - a. Amend Table 9.101, "Table of Uses" by inserting a new row labeled "pet services indoor" under "Other Uses", and adding an "X" (permitted) in the following zoning districts:

Other Uses	UR-2	UR-3	UR-C	B-1	B-2	I-I	I-2	MUDD	UMUD	TOD	cc	MX-2	MX-3	NS
Pet services indoor	X	X	х	x	x	X	X	X	Х	X	X	X	X	X

 Amend Table 9.101, "Table of Uses" by inserting a new row labeled "pet services indoor/outdoor" under "Other Uses", and adding a "PC" (prescribed conditions) in the following zoning districts:

Other Uses	UR-2	UR-3	UR-C	B-I	B-2	E	I-2	MUDD	UMUD	TOD	CC	MX-2	MX-3	NS
Pet services indoor/ outdoor	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC



Timeline



Best Scenario Timeline

PUBLIC HEARING: July 16th

ZONING COMMITTEE:

July 31st

CITY COUNCIL DECISION:

September 17th



Discussion



K&L GATES