

COMMUNITY MEETING REPORT

Petitioner: Tribek Properties

Rezoning Petition No. 2022-005

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 and time of the Community Meeting, and information on how to access 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 June 3, 2022. 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 Wednesday, June 15, 2022 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Blanton Hamilton of the Petitioner and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representative. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2022-005.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, August 15, 2022 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, August 30, 2022 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, September 19, 2022 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 2.970 acre site and is

located on the west side of West W.T. Harris Boulevard between Mt. Holly-Huntersville Road and Lake Spring Avenue across from Forest Drive.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated the site is zoned NS (Neighborhood Services) conditional.

John Carmichael shared and discussed the currently approved rezoning plan for the site. The currently approved rezoning plan allows the site to be developed with an age restricted (55 and older), affordable, multi-family building with a maximum of 75 apartment units. At least 50% of the units actually constructed on the site would be required to maintain monthly rents that are income restricted for households earning 60% or less of the area median income for a period of not less than 15 years. The maximum building height is 48 feet and three stories. Under the approved rezoning plan, a 22 foot wide landscape area and a 6 foot tall opaque vinyl fence would be installed along the western and southern boundaries of the site. John Carmichael shared slides containing the elevations of the approved apartment building. John Carmichael stated this project has never been developed and the site is currently vacant.

John Carmichael stated that the Petitioner is requesting a site plan amendment to the approved Neighborhood Services conditional rezoning plan for the site to accommodate a maximum of 20,000 square feet of uses on the site that are allowed in the Neighborhood Services zoning district, including a maximum of one use with an accessory drive through window.

John Carmichael shared slides containing the rezoning plan. The site would be accessed from West W.T. Harris Boulevard and the adjacent drug store site. The rezoning plan provides for:

- Two buildings envelopes.
- A maximum building height of 35 feet.
- A 45 foot wide Class B buffer along the western and southern boundary lines of the site.
- A 6 foot tall wooden screen fence to be installed along the western and southern boundary lines of the site.

John Carmichael shared the 2040 Land Use Policy Map for the site. The 2040 Land Use Policy Map designates this site as a commercial place type.

John Carmichael asked Blanton Hamilton to provide some information about the Petitioner and the history of the property.

Blanton Hamilton stated that in 2005 he started working with John Carmichael to rezone the site and he then purchased the property from Unity Baptist Church in 2008. The Petitioner developed the Walgreens on a portion of the site. Blanton Hamilton stated that after so many years the current conditional zoning no longer supports the best use of the property. He stated that they would like to get other uses on the property such as office, retail and/or restaurant uses. Currently, they do not have a specific company or tenant in mind to target.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee commented that he is familiar with the site because he has lived in the area since 1987. The attendee stated that many of the neighbors had some questions, but they are not computer savvy to join the meeting.

- In response to a question relating to the current apartment plan, Blanton Hamilton confirmed that the apartments are no longer an option.
 - John Carmichael offered to meet at the site to meet with the neighbors.
 - An attendee stated that he is glad that the three story building is no longer an option because it seemed too big for the site.
 - An attendee stated that he is concerned about two possible drive-throughs on the site. John Carmichael stated that the rezoning plan, if approved, would only allow one use to have accessory drive through windows. John Carmichael pointed to the arrows on the site and stated that they are the only access points into the site. Blanton Hamilton stated that there is not particular company in mind for the site, but there would only be one drive-through and office, retail and/or restaurant uses.
 - In response to a question about the vacant CVS, Blanton Hamilton stated that he does not know what will happen to the CVS because the Petitioner sold it in 2012.
 - An attendee stated that as of 2017, a 6 foot tall vinyl wall with evergreens would be installed along the property lines. He stated that a neighbor mentioned that QuikTrip installed a brick wall along its perimeter and maybe that would be a good option for the neighbors or a solid wall. Blanton Hamilton stated that they are open to discussion, but some people said they did not want a wall since the buffer is 45 feet wide and they would prefer to look at landscaping. The attendee stated that most of the neighbors want a wall. Blanton Hamilton asked the attendee where he would like to see the wall installed. John Carmichael shared a slide to point out the placement of the fence on the rezoning plan. The attendee stated that since the buffer is larger than the original plan, the neighbors would be flexible as to the type of the materials that would be used for the wall.
 - John Carmichael asked the attendee for his phone number to make arrangements to meet with the neighbors in person on the site. John Carmichael offered to email the new site plan to the attendee.
 - An attendee commented that he is glad the three story building is no longer an option on the site. Blanton Hamilton stated that more than likely the site would have only single story buildings.
 - John Carmichael asked the attendee if he could call him tomorrow to schedule a meeting the last week in June to meet with the neighbors in person, and the attendee said that he could.
 - An attendee and Blanton Hamilton discussed the changes and progress in the area over the years.
 - John Carmichael asked the other attendee if he had any questions, and he did not.
- John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

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

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of July, 2022

Tribek Properties, Petitioner

cc: Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

2022-005	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-005	02510201		PECAN RIDGE OF CHARLOTTE LLC			PO BOX 36799		CHARLOTTE	NC	28236
2022-005	02510202		TABLE ROCK RE INVESTMENTS LLC			227 W 4TH ST STE 219		CHARLOTTE	NC	28202
2022-005	02510527	RICHARDSON	MARY ANN			9528 FOREST DR		CHARLOTTE	NC	28216
2022-005	02510529	NAIR	AJAY R			10141 FALLING LEAF DR NW		CONCORD	NC	28027
2022-005	02510530	NAIR	AJAY R			10141 FALLING LEAF DR NW		CONCORD	NC	28027
2022-005	02515103		LEE HOLDINGS COMPANY INC	ATTENTION: SYLVIA LEE		2020 BAYSHORE DR STE 3507		MIAMI	FL	33137
2022-005	02515104	OWENS	BARRY F	KAY MCCLUNG	OWENS	9420 MT HOLLY-HNTSVL RD		HUNTERSVILLE	NC	28078
2022-005	02515106	OWENS	KAY MCCLUNG			9420 MT HOLLY-HUNTERSVILLE RD		HUNTERSVILLE	NC	28078
2022-005	02515107	TREJO	IGNACIO CASTRO			8726 WILLIAMSBURG CIR		HUNTERSVILLE	NC	28078
2022-005	02515108	BEAMER JR	EVERETTE A	BARBARA D	BEAMER	8718 WILLIAMSBURG CIR		HUNTERSVILLE	NC	28078
2022-005	02515109	BONILLA	JOSE M GARCIA			8652 WILLIAMSBURG CIR		HUNTERSVILLE	NC	28078
2022-005	02515110	SPIRES	DAVID B	CHANDLER B	SPIRES	8644 WILLIAMSBURG CR		CHARLOTTE	NC	28216
2022-005	02515111	TURBYFILL	JOHNNY A	GLORIA E	TURBYFILL	8636 WILLIAMSBURG CIR		HUNTERSVILLE	NC	28078
2022-005	02515112	CAIN	MICHAEL P			8628 WILLIAMSBURG CIR		HUNTERSVILLE	NC	28078
2022-005	02515115	GLENN	ALSTON W			8419 W WT HARRIS BLVD		CHARLOTTE	NC	28216
2022-005	02515117		NORTHLAKE SOUTHSTAR LLC	C/O TRIBEK PROPERTIES INC		101 S KINGS DR STE 200		CHARLOTTE	NC	28204
2022-005	02515201	RHODES	BOYCE WILLIAM	MARY LOU	RHODES	9324 MT HOLLY-HUNTERSVILLE		HUNTERSVILLE	NC	28078
2022-005	02515211	FRIEND	CALEB T	THOMAS E	FRIEND	8533 WILLIAMSBURG CR		HUNTERSVILLE	NC	28078
2022-005	02515212	CLOUD	LOGAN BUCK	SANDRA YATES	CLOUD	8725 WILLIAMSBURG CIR		HUNTERSVILLE	NC	28078
2022-005	02515301	CATHEY	EDGAR M	DORIS M	CATHEY	8532 WILLIAMSBURG CIR		HUNTERSVILLE	NC	28078
2022-005	02521214	BURKINSHAW	MATTHEW J	KATHLEEN L	BURKINSHAW	8701 HIGHLAND RIDGE LN		CHARLOTTE	NC	28216
2022-005	02521215	BETTGE	RAYMOND G	VIRGINIA R	BETTGE	8703 HIGHLAND RIDGE LN		CHARLOTTE	NC	28216
2022-005	02521216	CRUMMEY	DANIEL B	REGAN M	CRUMMEY	8709 HIGHLAND RIDGE LN		CHARLOTTE	NC	28216
2022-005	02521217	WOODS	LANCE	MARGIE	WOODS	8715 HIGHLAND RIDGE LN		CHARLOTTE	NC	28216
2022-005	02521223	RICE	CHIN FENG			8710 HEATHER VIEW CT		CHARLOTTE	NC	28216
2022-005	02521224	MCCULLOUGH	ANDREW B	AKIKO UMEHARA	MCCULLOUGH	8704 HEATHER VIEW CT		CHARLOTTE	NC	28216
2022-005	02521225	THALHEIMER	BEN S			8702 HEATHER VIEW CT		CHARLOTTE	NC	28216
2022-005	02521226	HENSLEY	MATTHEW BERT			8700 HEATHER VIEW CT		CHARLOTTE	NC	28216
2022-005	02521227	RATLIFF	LEE J			8705 HEATHER VIEW CT		CHARLOTTE	NC	28216
2022-005	02521228	MONTGOMERY	CHARLES			8713 HEATHER VIEW CT		CHARLOTTE	NC	28216
2022-005	02521231	ALLISON	LUTHER M	CAROLYN C	ALLISON	9417 LAKE SPRING AVE		CHARLOTTE	NC	28216

2022-005	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-005		Hatisha	Guzman	8628 Swank Place Unit 201		Charlotte	NC	28216
2022-005		Jesse	Elkins	8824 Cavonnier Lane		Charlotte	NC	28216
2022-005	Braemar At Treyburn Owners Association Inc.	Gail	Crawford	9016 Shenington Pl		Charlotte	NC	28216
2022-005	Holly Creek	Tara	Hunter-McKoy	8738 Holly Creek Court		Charlotte	NC	28216
2022-005	Hunter Acres Park Association, Inc	Patricia	Brown	10191 Reindeer Way Ln		Charlotte	NC	28216
2022-005	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2022-005	Mcintyre Homeowners Association	BJ	Jones	9510 Bayview Pkwy		Charlotte	NC	28216
2022-005	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2022-005	Treyburn Towne Meadows Homeowners Association	Lisa	Luzw	9021 Cinnabay Dr		Charlotte	NC	28216
2022-005	Treyburn Towne Meadows Homeowners Association	Pam	Massey	9030 Cinnabay Dr		Charlotte	NC	28216
2022-005	Urban Institute - UNCC	Bill	McCoy	8921 McCartney Way		Charlotte	NC	28216
2022-005	Walden Ridge	Jesse	Boyd	8510 Prosser Way Unit 202		Charlotte	NC	28216
2022-005	Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216
2022-005	Wedgewood North HOA, Inc.	Charlie Leo	Kiper	8413 Londonshire Dr		Charlotte	NC	28216
2022-005	Wedgewood North HOA, Inc.	Mike	Cimbotti	8921 McCartney Way		Charlotte	NC	28216
2022-005	Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
2022-005	Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

EXHIBIT A-2

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Virtual Community Meeting - **Rezoning Petition No. 2022-005** filed by Tribek Properties to request a site plan amendment to the approved Neighborhood Services conditional rezoning plan for an approximately 2.970 acre site located on the west side of West W.T. Harris Boulevard between Mt. Holly-Huntersville Road and Lake Spring Avenue (across from Forest Drive)

**Date and Time
of Meeting:** Wednesday, June 15, 2022 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting Tribek Properties (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting a site plan amendment to the approved Neighborhood Services conditional rezoning plan for an approximately 2.970 acre site located on the west side of West W.T. Harris Boulevard between Mt. Holly-Huntersville Road and Lake Spring Avenue (across from Forest Drive). The purpose of this site plan amendment request is to accommodate a maximum of 20,000 square feet of uses on the site that are allowed in the Neighborhood Services zoning district, including a maximum of one use with an accessory drive through window.

The Petitioner will hold a virtual 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 Planning, Design & Development 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 invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, June 15, 2022 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2022-005), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2022-Petitions/2022-05/Pages/default.aspx>. You can also continue to contact us with questions after the virtual Community Meeting.

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 John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 3, 2022

EXHIBIT B

Attendee Report

Report Generated:

Topic

Virtual Community Meeting - Rezoning Petition No. 2022-005

Host Details

Attended

Yes

Panelist Details

Attended

Yes

Yes

Attendee Details

Attended

Yes

Yes

Yes

6/22/2022 15:50

Webinar ID	Actual Start Time	Actual Duration (minutes)	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
973 9897 7085	6/15/2022 18:09	61	2	6	0	No
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Nina Speed	nspeed@robinsonbradshaw.com	6/15/2022 18:11	6/15/2022 19:09	59	No	United States
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Blanton Hamilton	bhamilton@tribek.com	6/15/2022 18:22	6/15/2022 19:09	48	Yes	United States
John Carmichael	jcarmichael@robinsonbradshaw.com	6/15/2022 18:09	6/15/2022 19:09	61	No	United States
User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
John		6/15/2022 18:30	6/15/2022 18:32	2	Yes	United States
John		6/15/2022 18:35	6/15/2022 19:09	35	Yes	United States
Cheryle Cain		6/15/2022 18:30	6/15/2022 19:09	40	Yes	United States

EXHIBIT C



Rezoning Petition No. 2022-005

Tribek Properties, Petitioner

Community Meeting

June 15, 2022

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

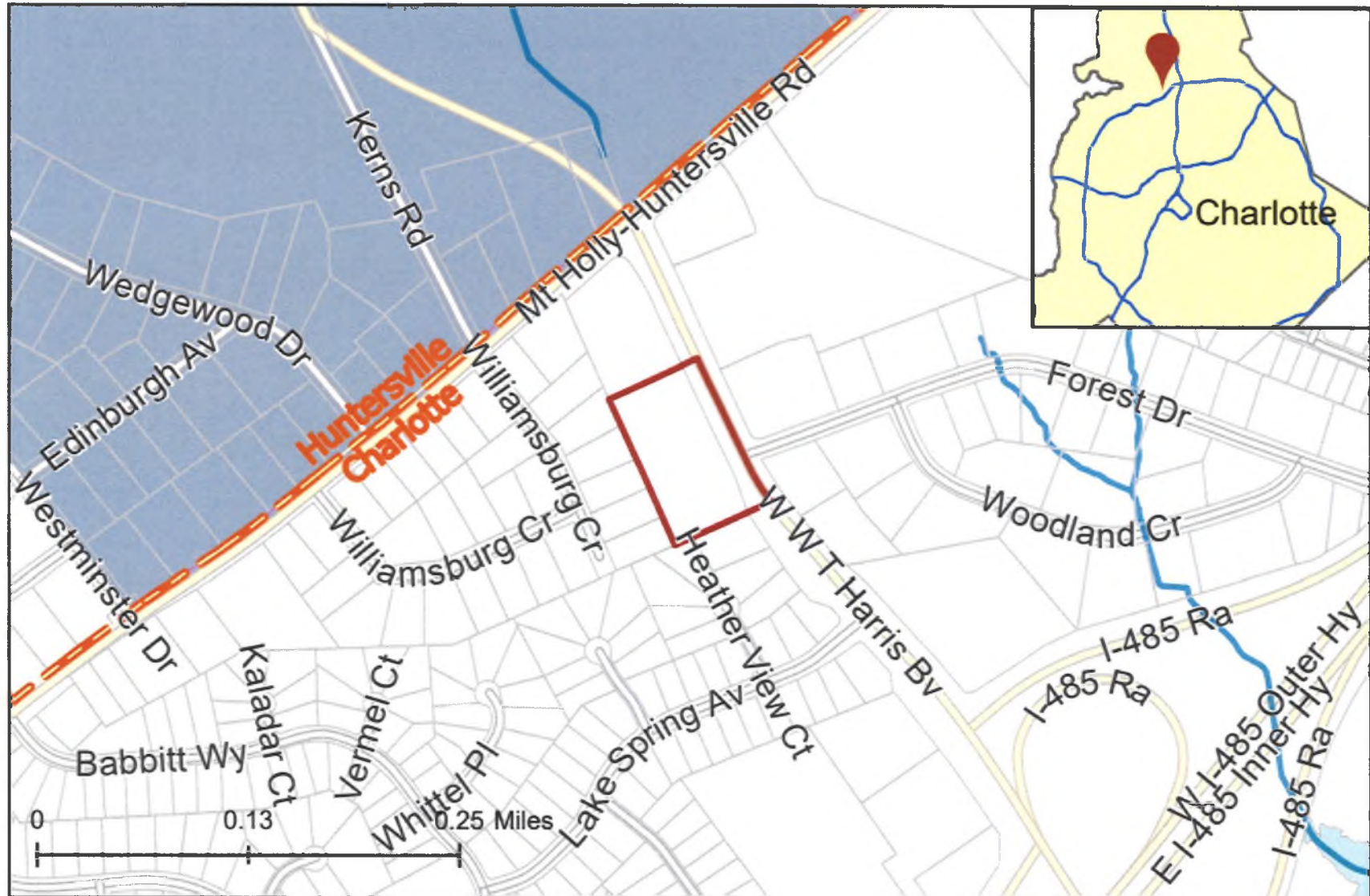
Team

- Blanton Hamilton, Tribek Properties
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, August 15, 2022 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, August 30, 2022 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 19, 2022 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 2.970 Acres



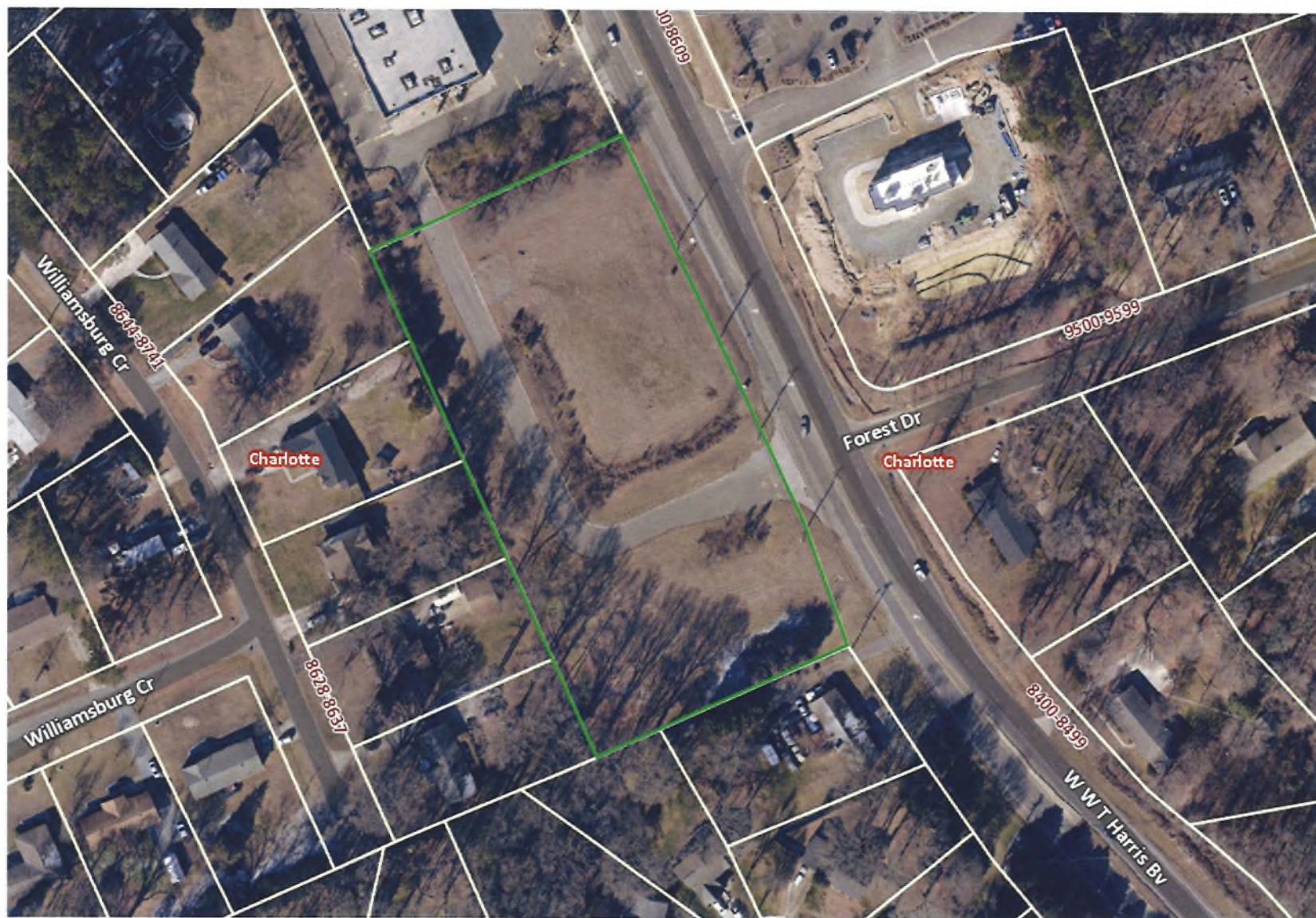




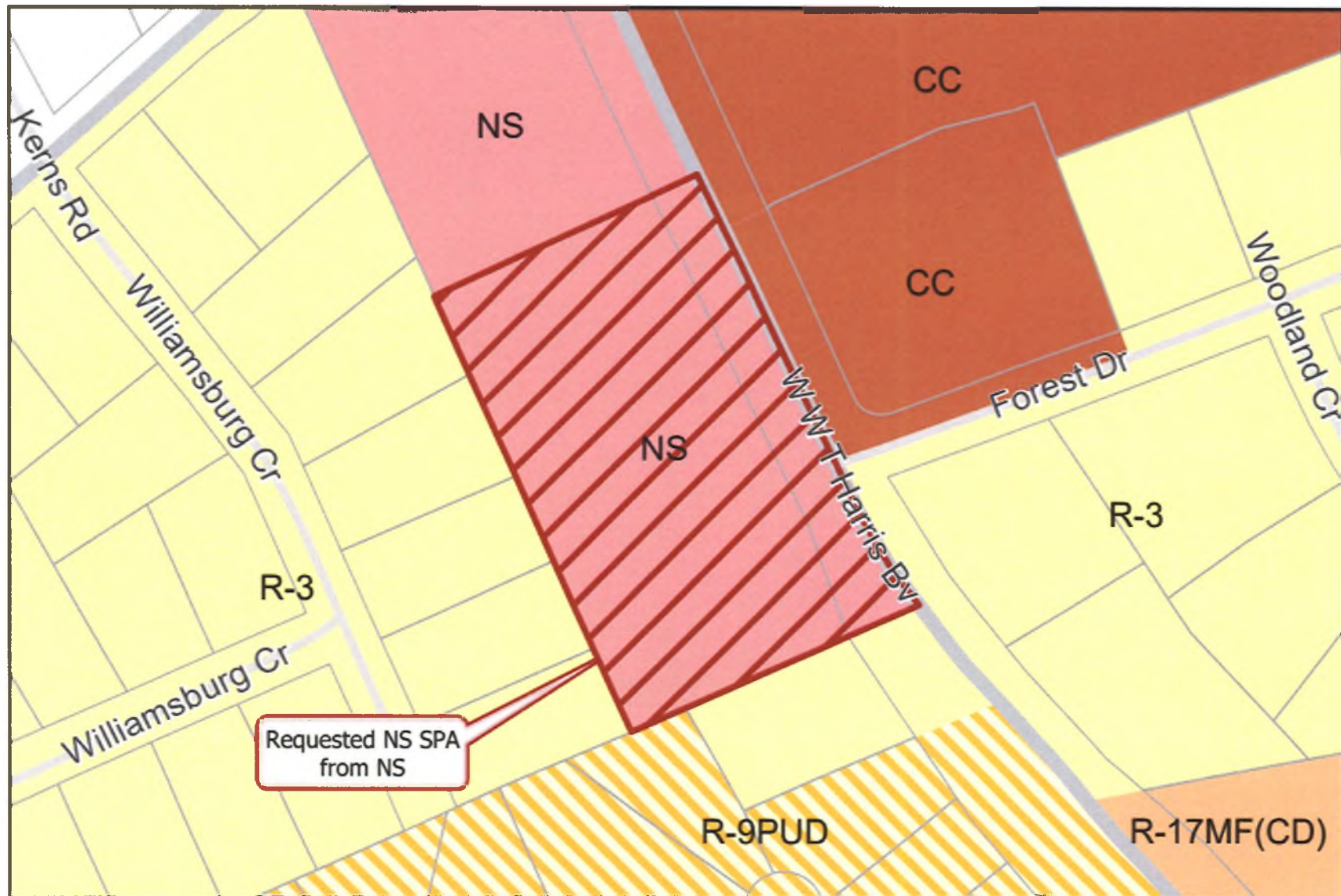
Site



Site



Current Zoning of the Site and Surrounding Parcels





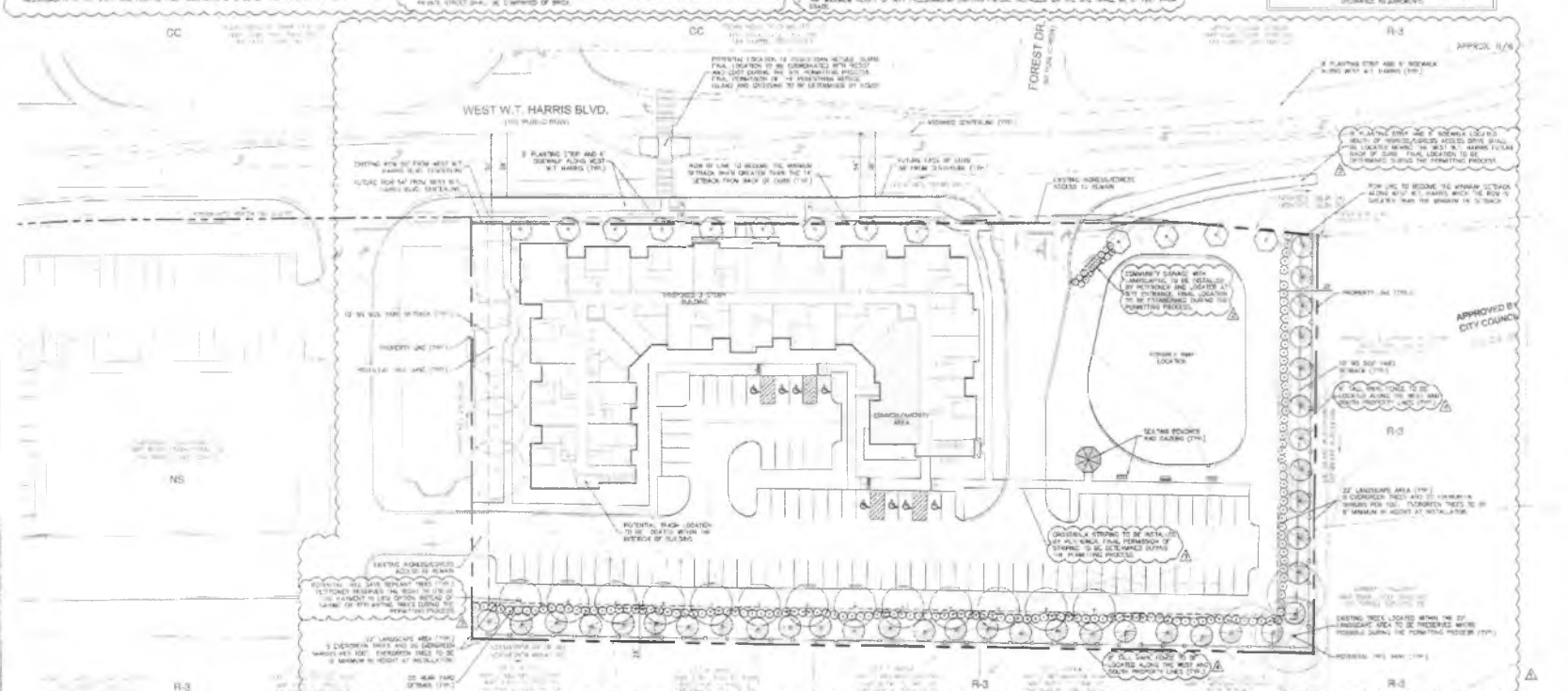
Currently Approved Rezoning Plan for the Site

SITE DOCUMENT DATA

DATE: 02/14/2017
PROJECT: WEST W.T. HARRIS BLVD. (2017-01-17)
LOCATION: WEST W.T. HARRIS BLVD. (2017-01-17)
OWNER: NRP HOLDINGS LLC
DESIGNER: NRP HOLDINGS LLC
REVISIONS: 01
DATE: 02/14/2017
BY: [Signature]
DATE: 02/14/2017
BY: [Signature]

GENERAL NOTES:
 1. THE DEVELOPMENT SHOWN ON THIS PLAN IS BASED ON THE RECORD PLANS FOR THE SITE, WHICH ARE ON FILE WITH THE CITY OF CHARLOTTE. THE DEVELOPMENT SHOWN ON THIS PLAN IS BASED ON THE RECORD PLANS FOR THE SITE, WHICH ARE ON FILE WITH THE CITY OF CHARLOTTE.
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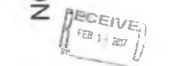


LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING



REZONING PETITION
 FOR PUBLIC HEARING
 2017-009
 REZONING PETITION

NORTH LAKE SENIORS
 CHARLOTTE, NORTH CAROLINA
 NRP HOLDINGS LLC
 1000 TRANSPORTATION BLVD
 CHARLOTTE, NC 28203



SCHEMATIC
 SITE PLAN
 SCALE: 1" = 30'
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 02/14/2017

RZ 1.0

CC

PLAN SHEET 20 OF 20
DATE: 07/15/2015
BY: [illegible]
PROJECT: [illegible]

CC

PLAN SHEET 20 OF 20
DATE: 07/15/2015
BY: [illegible]
PROJECT: [illegible]

FOREST DR
[illegible]

R-3

APPROX. R/N

WEST W.T. HARRIS BLVD.
(10' PUBLIC ROW)

ADJACENT CENTERLINE (TYP.)

IF PLAYING STOP AND IF SIDEWALK
ALONG WEST W.T. HARRIS (TYP.)

EXISTING ROW SET FROM WEST W.T.
HARRIS BLVD. CENTERLINE
FUTURE ROW SET FROM WEST W.T.
HARRIS BLVD. CENTERLINE

IF PLAYING STOP AND IF
SIDEWALK ALONG WEST
W.T. HARRIS (TYP.)

ROW OF LINE TO BECOME THE MINIMUM
SETRACK WHICH GREATER THAN THE 14'
SETRACK FROM BACK OF CURB (TYP.)

FUTURE FACE OF CURB
TO BE FROM CENTERLINE (TYP.)

EXISTING IMPROVED/UNIMPROVED
ACCESS TO NEIGHBOR

IF PLAYING STOP AND IF SIDEWALK LOCATED
WITHIN OF BUSINESS/ACCESS DRIVE SHALL
BE LOCATED BEHIND THE WEST W.T. HARRIS FUTURE
BACK OF CURB. FINAL LOCATION TO BE
DETERMINED DURING THE PERMITTING PROCESS.

ROW LINE TO BECOME THE MINIMUM SETBACK
ALONG WEST W.T. HARRIS WHEN THE ROW IS
GREATER THAN THE MINIMUM 14' SETBACK

10' AS SHOWN HERE SETBACK (TYP.)

PROPERTY LINE (TYP.)

POTENTIAL TREE LINE (TYP.)

PROPOSED 2 STORY
BUILDING

COMMON AMENITY
AREA

SEATING BENCHES
AND GAZING (TYP.)

CROSSWALK STRIPING TO BE INSTALLED
BY PETITIONER FINAL DETERMINATION OF
STRIPING TO BE DETERMINED DURING
THE PERMITTING PROCESS

PROPERTY LINE (TYP.)

10' AS SHOWN
SETRACK (TYP.)

IF TALL TREE FENCE IS TO BE
LOCATED ALONG THE WEST AND
SOUTH PROPERTY LINES (TYP.)

R-3

22' LANDSCAPE AREA (TYP.)
5 EVERGREEN TREES AND 20 DECIDUOUS
SHRUBS PER 100' - EVERGREEN TREES TO BE
IF MAINTAINED IN HEIGHT AT INSTALLATION

LANDSCAPE AREA (TYP.)
5 EVERGREEN TREES AND 20 DECIDUOUS
SHRUBS PER 100' - EVERGREEN TREES TO BE
IF MAINTAINED IN HEIGHT AT INSTALLATION

EXISTING TREES LOCATED WITHIN THE 22'
LANDSCAPE AREA TO BE PRESERVED WHERE
POSSIBLE DURING THE PERMITTING PROCESS (TYP.)

POTENTIAL TREE LINE (TYP.)

R-3

NS

R-3

R-3

APPROVED BY
CITY COUNCIL
[illegible]



SOUTH ELEVATION
SCALE 3/32" = 1'-0"



EAST ELEVATION
SCALE 3/32" = 1'-0"



Request

- Requesting a site plan amendment to the approved Neighborhood Services conditional rezoning plan for the site to accommodate a maximum of 20,000 square feet of uses on the site that are allowed in the Neighborhood Services zoning district, including a maximum of one use with an accessory drive through window



Site Plan

December 2, 2021

L. GENERAL PROVISIONS

- A. These Development Standards form a part of the Planning Plan associated with the Resolving Process, filed by Tribal Properties (the "Process") as an approximately 100-page document that would be used to guide the development of the 100,000-acre site. The standards are contained in the Planning Plan, which is a public document of 100 pp. It is a formal Rule and is not, for the purposes of Rule 601, a "contract" or "agreement" created as an "addendum" to the "Set." The Site is currently located in the 025-141-000.
- B. The development of the site will be pursuant to the Resolving Process. These Development Standards are the applicable provisions of the City of Clatsop County Ordinance that "Ordinance" that will be used.
- C. Under the Resolving Plan, the City of Clatsop County Standards include many provisions that are contained in the Ordinance. The City of Clatsop County Standards are the applicable provisions of the Ordinance that will be used.
- D. The development of the site will be pursuant to the Resolving Process. These Development Standards are the applicable provisions of the City of Clatsop County Ordinance that "Ordinance" that will be used.

- Two building and parking envelopes are depicted on the Rezoning Plan that are designated as Building and Parking Envelope A and Building and Parking Envelope B.

- F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the lots in accordance with the provisions of Chapter 1 of the Ordinance. Amendments to the Rezoning Plan are subject to Section 6.01 of the Ordinance.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. Subject to the provisions set out below, this may be directed to anyone or any group of people, or to any particular person or persons, in any of the following circumstances: (i) if the person or persons, together with any incidental or accessory acts associated therewith, are permitted under the provisions of the N.S. zoning district;
- B. A total maximum of 20,000 square feet of gross floor area may be developed on the Site;
- C. A maximum of 100 persons in the N.S. may have access to and drive on the sign support structure;
- D. A sign with accessory drive-in and drive-through service lanes to allow easy entry to the building, parking and parking ramp is type A.

3. TRANSPORTATION

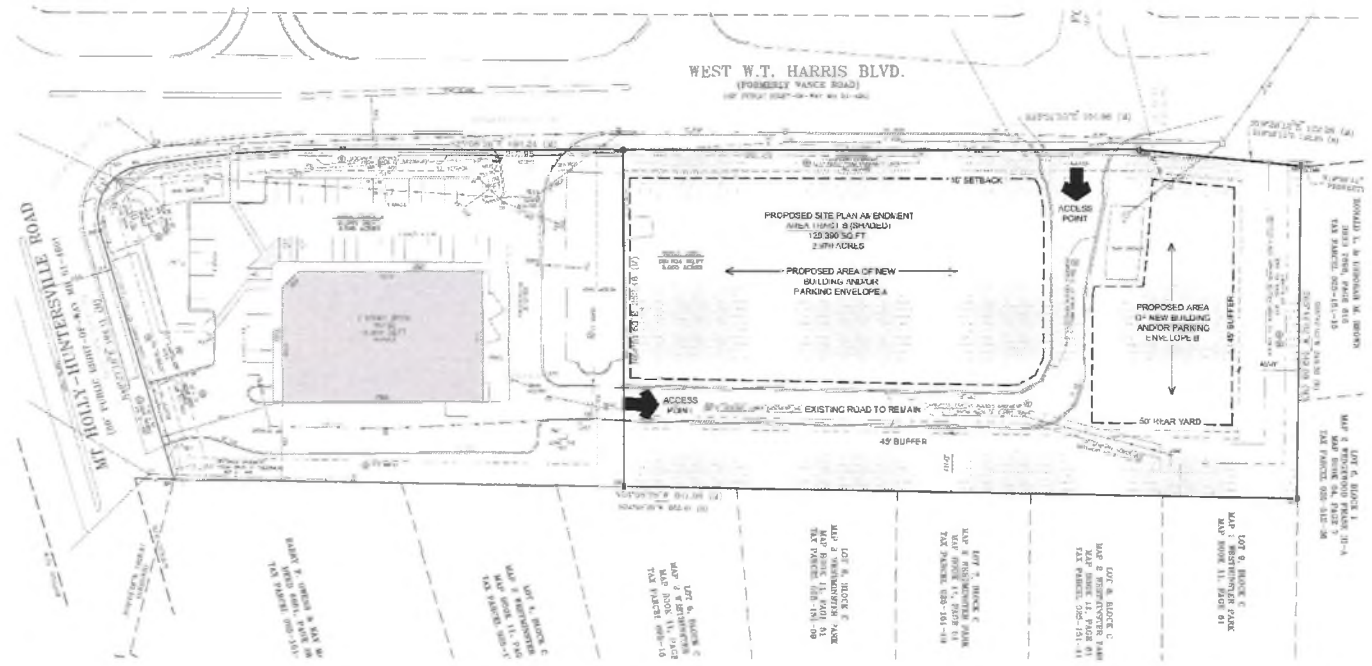
- A. Vehicular access shall be surgically depicted on the Rotating Plan. The placement and integration of the vehicular access points are subject to any future restrictions required by the Charlotte Department of Transportation.
- B. The alignment of the internal access and circulation areas located on this site are subject to future restrictions and/or analysis.
- C. The existing private drive located on the site that provides vehicular access from and to Text Road No. 02-151-011 (from and West W. Harris Boulevard) shall continue.

4. ARCHITECTURAL STANDARDS

- A. The maximum height of any building constructed on the Site shall be 35 feet as measured under the Ordinance.

* STREETSCAPE AND LANDSCAPING

- A minimum 5' wide planting strip and a minimum 6' foot wide sidewalk shall be installed along the SAC's frontage on West/West-Middle Boulevard.



SITE DATA

AREA TRACT A (PARCEL ID: 02515103)	2.055 AC
AREA TRACT B (PARCEL ID: 02515117)	2.970 AC
TOTAL SITE AREA	5.085 AC

SITE USAGE

CURRENT:	
AREA TRACT A	14,659 SQ.-FT. RETAIL ZONED NS
AREA TRACT E	VACANT ZONED NS

PROPOSED:

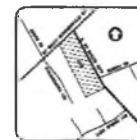
AREA TRACT A EXISTING TO REMAIN
AREA TRACT B ZONING: NS
 B1 DISTRICT USES

ZONING AS

FRONT SETBACK: 6'-0" FROM BACK OF EXISTING CURB
SIDE YARD ADJACENT TO NONRESIDENTIAL: NONE
SIDE YARD ADJACENT TO RESIDENTIAL: 10'-0"
REAR YARD ADJACENT TO NONRESIDENTIAL: 10'-0"
REAR YARD ADJACENT TO RESIDENTIAL: 50'-0"
BUFFERS: SCREENING ADJUTING RESIDENTIAL: 45'-0"

PARKING CALCULATION

1 PARKING SPACE : 500 SQ. FT.
ACCESSIBLE REQUIREMENTS:
TO BE DETERMINED



0 40 80 160

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PARCEL 02515117 - WEST W.T. HARRIS BLVD.

CHARLOTTE, NC - RJA PROJECT #SP 1132 - 01.13.22

SITE PLAN AMENDMENT

SCALE : 1" = 40'-0"

(88) PUBLIC NOTICE-USE-PAY 2015 04 1409

(88) PUBLIC NOTICE-USE-PAY 2015 04 1409

MT. HOPE

INTERVIEW

STORY BOOK
#7-32
469 327

PROPOSED AREA OF NEW BUILDING AND/OR PARKING ENVELOPE A

ACCE
BOU

PROPOSED AREA
OF NEW BUILDING
AND/OR PARKING
ENVELOPE B

50' REAR YARD

DONALD L. & DOROTHY M. BROWN
DEED 7656, PAGE 915
TAX PARCEL 095-151-10

LET O. HENRY 1
MAP 2 WEDDERBURN PHASE III-A
MAP BOOK 24, PAGE 7
TAX PAYER: DUD-612-26

PAGE 8, DRAWING 1
 MAP 2 WESTMINSTER PARK
 MAP BOOK 11, PAGE 61

MAY 6, 1966
 MAP 2 WESTINGHOUSE PARK
 MAP HOUSE 11, PAGE 61
 FAX FACSIMILE 020-151-11

LOT 7, BLOCK C
MAP 2 WESTMINSTER PARK
MAP BOOK 11, PAGE 61
TAX PAYER: TEL. ONE-151-10

LOT 4, BLOCK C
MAP 2 WESTMINSTER PARK
MAP BOOK 11, PAGE R1
TAX PARCEL 025-151-00

LIT 6, BLOCK 2
MAP 1 WESTMINSTER
MAP BOOK 11, PAGE
TAX PARCEL 02-15

LOT 4, BLUE-
WATER
MAP 2 WESTMINSTER
MAP BOOK 11, PAGE
MAP PARCEL 025-1
TAX

HARRY P. OWENS & KAY M.
 DEED AND, PAGE 20
 113 PARCEL

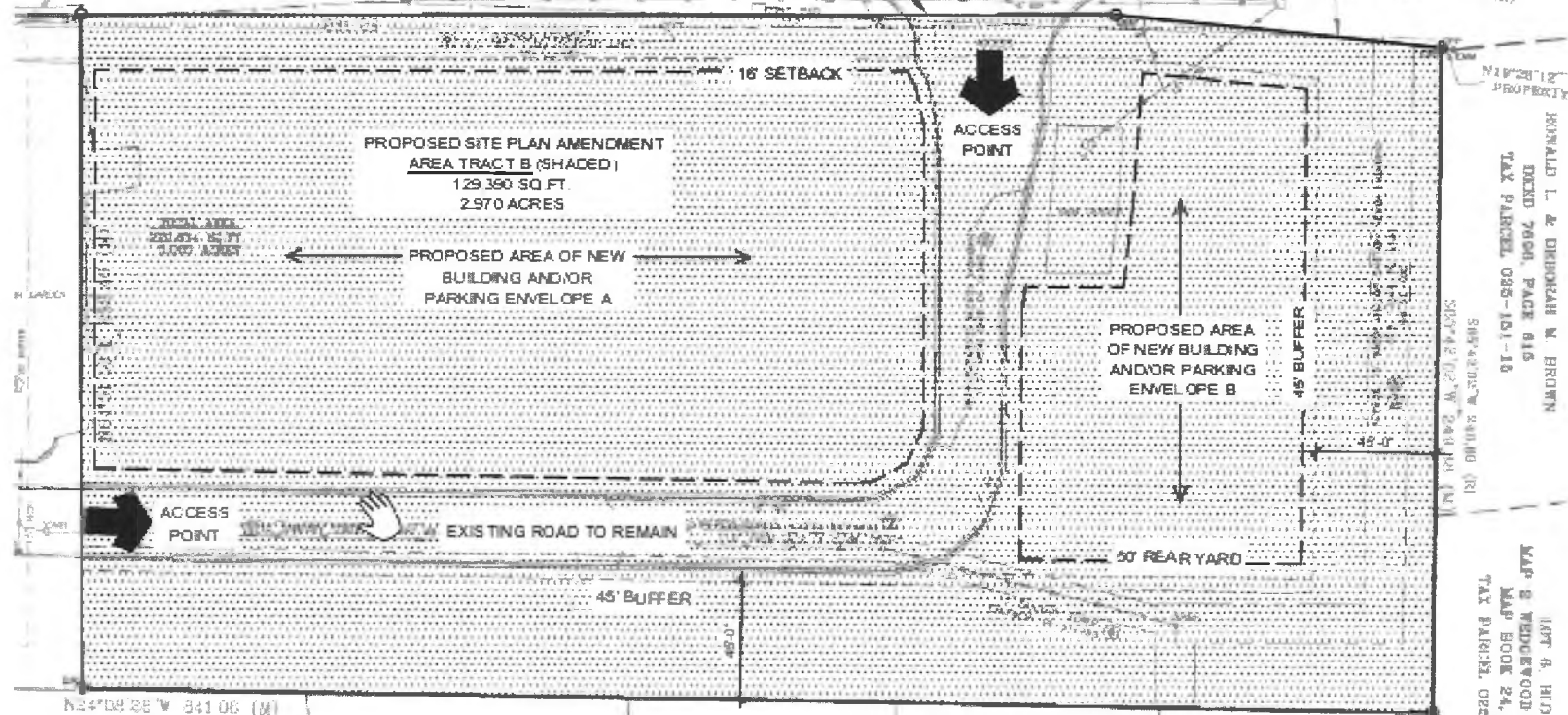
WEST W.T. HARRIS BLVD.

(FORMERLY VANCE ROAD)

(80' PUBLIC RIGHT-OF-WAY MH 51-480)

525°31'35"E 104.96 (M)

S19°28'12"E 122.26 (M)
S19°28'12"E 122.26 (R)



N19°28'12"E PROPERTY

RONALD L. & DEBORAH N. BROWN
TAX PARCEL 025-101-10

S05°42'02"W 240.00 (R)
S05°42'02"W 240.00 (M)

LOT 9, BLOCK C
MAP 2 WESTMINSTER PARK
TAX PARCEL 025-101-10

LOT 9, BLOCK C
MAP 2 WESTMINSTER PARK
TAX PARCEL 025-101-10

LOT 8, BLOCK C
MAP 2 WESTMINSTER PARK
TAX PARCEL 025-101-10

LOT 7, BLOCK C
MAP 2 WESTMINSTER PARK
TAX PARCEL 025-101-10

LOT 6, BLOCK C
MAP 2 WESTMINSTER PARK
TAX PARCEL 025-101-10

LOT 5, BLOCK C
MAP 2 WESTMINSTER PARK
TAX PARCEL 025-101-10

N24°08'28"E 341.06 (M)
N24°08'28"E 065.61 (R)

Journal of Management Inquiry 21(1) 3-17
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DOI: 10.1177/1056492612464001
<http://jmi.sagepub.com>

