

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-007

Petitioner: Laurel Oak Farm, LLC
Rezoning Petition No.: 2023-007
Property: ±4.58 acres located on Youngblood Road

This Community Meeting Report is being filed with the City of City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 5/11/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Thursday, May 25, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Janie & William Hodges with Laurel Oak Farm and Vince Keene with Yarbrough-Williams and Houle. Also, in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. MacVean introduced the petitioner and team representatives to the participants. He explained the purpose of the meeting and the location of the 4.57-acre site along Youngblood Road, west of the intersection of Buckthorne Ridge Lane and east of McKee Road. Construction of the Steele Creek Volunteer Fire Station has just begun at the intersection with McKee Road. This is the second rezoning for the site to allow expansion of the indoor/outdoor pet center, since the original petition was approved. The site is zoned R-3 and MUDD-O and proposed zoning is MUDD-O & MUDD-O SPA (site plan amendment). R-3 will remain for the single-family home of the on-site manager.

Mr. MacVean displayed the land use 2040 plan place type recommendation map that was adopted by the city last year. This parcel is listed in the Neighborhood 1 place type, but does not recognize the existing use and zoning on the property. The N1 Place Type and the corresponding zoning districts will allow uses like the existing outdoor recreation use located to the east of the Site and Volunteer Fire Station under construction adjacent to the Site on its west side. The existing and proposed expansion are like the Neighborhood Commercial Establishments allowed in the UDO in the N1 and N2 zoning districts. He shared the original 2020-053 site plan that allowed the expansion in 2020. The pet center has become an amenity for the residents of the area with the expanded facility already at capacity.

Mr. MacVean presented the proposed site plan for petition 2023-007, reviewing the existing site and the addition of proposed parking, dog yards, building and tree save areas to the right of the existing driveway and extension. He also showed the existing conditions with various views. The original building was opened in 2016.

Mr. MacVean reviewed the proposed rezoning schedule with a public hearing on July 17, 2023, zoning committee on August 1, 2023, and then a decision on August 21, 2023, however this can change based on staff comments. Mr. Hodges stated that the original community meeting for the center and the expansion didn't have any attendees. He said having 14 attendees was a new experience. All traffic will come through the main driveway, the construction driveway will be closed. Mr. MacVean then opened the meeting up for questions.

II. Summary of Questions/Comments and Responses:

Participants questions centered around traffic and noise control.

The question was asked about any studies being done for traffic or noise from the animals. Mr. Hodges stated that the manager for the pet center places a high priority on noise reduction along with the safety and well-being of the pets. The facility is not free of noise however they have had independent sound/acoustical engineers and the Charlotte Police Department review the facility. The peak sound level from the facility did not exceed the ordinance. The 8' sound walls they installed reduced the sound by 50%. They want to be good neighbors and try very hard to go well beyond the Charlotte ordinance. They also are diligent about staff training and making sure they understand the importance of being good neighbors. A sound wall will be installed surrounding the outdoor yards adjacent to the new building. The increase in pets at the center after expansion is expected to double the original capacity. The owners recommended that the HOA appoint someone to communicate with them on a regular basis. They also indicated that this is the final expansion allowable on the property. Mr. Hodges stated that 82% of the property will be green after expansion. The timeline is that they will consider construction after a year or so, more likely 2025 or 2026 due to permitting and financing.

There was a question about traffic on Youngblood Road. Mr. Hodges indicated that the city staff have not had a concern about an increase in traffic due to their business. There is not enough traffic to warrant a study. It would be significantly more if they were a shopping mall or business with more frequent visits. Their customers typically come to board pets overnight and live in the area. Youngblood Road is dangerous due to the increase in the number of residents in the area.

Another question was asked about setting a precedent for zoning in the area. Mr. MacVean stated that this business is an atypical use for locations like this but fits in because it maintains a residential character and is designed to provide a service for residents who live in the area, similar to day care centers, and schools but with a reduced impact. The circumstance is also unique and city staff will be very mindful of other commercial properties coming to the area.

There being no further comments, Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to address staff comments as they arise.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
William Hodges, Laurel Oak Farm, LLC
Jeff Brown & Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
BALAMUCKI	BRET C	MISTY DAWN	BALAMUCKI	700 WEST 5TH ST		CHARLOTTE	NC	28202
ELISON	NATHANIEL ALVAREZ			16223 YOUNGBLOOD RD		CHARLOTTE	NC	28278
STEELE CREEK VOLUNTEER FIRE DEPARTMENT AND RESCUE SERVICE INC				13000 S TRYON ST F318		CHARLOTTE	NC	28278
STEELE CREEK VOLUNTEER FIRE DEPARTMENT AND RESCUE SERVICE INC				13000 S TRYON ST F318		CHARLOTTE	NC	28278
LEWIS	KEITH G	YVONNE L	LEWIS	16710 WATERMELON LN		CHARLOTTE	NC	28278
HERNANDEZ	MAYNOR			16101 YOUNGBLOOD RD		CHARLOTTE	NC	28278
LAUREL OAK FARM LLC				16223 YOUNGBLOOD RD		CHARLOTTE	NC	28278
LAUREL OAK FARM LLC				17224 DUE WEST DR		CHARLOTTE	NC	28278
KNOTTS DEVELOPMENT RESOURCES INC				PO BOX 687		PINEVILLE	NC	28134
STEELE	ANTHONY A	PHYLLIS I	STEELE	16715 MCKEE RD		CHARLOTTE	NC	28278
THOMAS	VALERIE MARIE			13822 DERBY FARM LN		CHARLOTTE	NC	28278
GIBSON	TORRENCE	APRIL	GIBSON	13818 DERBY FARM LN		CHARLOTTE	NC	28278
ROWELL	MARLENE	BRYN	WILLIAMS	13814 DERBY FARM LN		CHARLOTTE	NC	28278
RENFREW	SUSANNA			13810 DERBY FARM LN		CHARLOTTE	NC	28278
BUTLER	KATRIINA	CHRISTOPHER	BUTLER	13806 DERBY FARM LN		CHARLOTTE	NC	28278
ALBERTINI	JOHN	LINDA TODMAN	HOWARD	13805 DERBY FARM LN		CHARLOTTE	NC	28278
HODGES	WILLIAM A JR	JACQUELINE H	HODGES	13809 DERBY FARM LN		CHARLOTTE	NC	28278
REED	ANTONIO BERNARD	AMANDA	REED	13813 DERBY FARM LN		CHARLOTTE	NC	28273
DAVILA	MILAGROS LOPEZ			13817 DERBY FARM LN		CHARLOTTE	NC	28278
YONEY	DENNIS MICHAEL	JODI ANN	YONEY	13821 DERBY FARM LN		CHARLOTTE	NC	28278
LAUREL OAK FARM LLC				17224 DUE WEST DR		CHARLOTTE	NC	28278
GAINES	RICHARD L	PATRICIA C	GAINES	13545 HIGHFLYER WOODS LN		CHARLOTTE	NC	28278
AKSAMENTOVA	YELENA	VLADISLAV	OSTROVSKIY	13825 DERBY FARM LN		CHARLOTTE	NC	28278
WILBON	YOLANDA GALE			13831 DERBY FARM LN		CHARLOTTE	NC	28278
CARABALLO	JENNIFER AMY	PEDRO J JR	CARABALLO	13903 DERBY FARM LN		CHARLOTTE	NC	28278
WYNN	TORRIAN D	KENYA SONJIA	WYNN	13909 DERBY FARM LN		CHARLOTTE	NC	28278
BEKELE	SOLOMON	ATALFIM M	BEKELE	13548 HIGHFLYER WOODS LN		CHARLOTTE	NC	28278
ADAMS-CALDWELL	MALINDA K	DARRYL	CALDWELL	13542 HIGHFLYER WOODS LN		CHARLOTTE	NC	28278
VINCENT	JERON	SANJUSHA	MATHEW	16804 ALYDAR COMMONS LN		CHARLOTTE	NC	28278
CLARK	DERRELL BROOKE	LINDSAY RAE	CLARK	14003 DERBY FARM LN		CHARLOTTE	NC	28278
SOUTHERN TRACE COMMUNITY ASSOCIATION INC			C/O BRAESAEL MANAGEMENT COMPANY	PO BOX 3070		MATTHEWS	NC	28106
SOUTHERN TRACE COMMUNITY ASSOCIATION INC			C/O BRAESAEL MANAGEMENT COMPANY	PO BOX 3070		MATTHEWS	NC	28106
MONTREUX DEVELOPMENT GROUP				PO BOX 79032		CHARLOTTE	NC	28271
SCHNIEDERS	MICHAEL			PO BOX 817		KEARNEY	NE	68848
ROGERS	TISA			16025 ALSACE DR		CHARLOTTE	NC	28278
HALL-GOODEN	EDMIREE			16035 ALSACE DR		CHARLOTTE	NC	28278
WILLIAMS	FRANK EDWARD III	COURTNEY DUBOSE	WILLIAMS	16111 ALSACE DR		CHARLOTTE	NC	28278
JENKINS	JOEANN			16121 ALSACE DR		CHARLOTTE	NC	28278
PATEL	NISIT H	KHUSHBU N	PATEL	16131 ALSACE DR		CHARLOTTE	NC	28278
MONTREUX DEVELOPMENT GROUP				PO BOX 79032		CHARLOTTE	NC	28271
PAHL	WESLEY S	PATRICIA E	PAHL	14815 BATTELIERE DR		CHARLOTTE	NC	28278
BAKER	HAROLD WAYNE	ELANA M	BAKER	14819 BATTELIERE DR		CHARLOTTE	NC	28278
ONQUE	CARL W JR	MIA-ANN K	ONQUE	14823 BATTELIERE DR		CHARLOTTE	NC	28278
SAWYER	TINA MARIE			14827 BATTELIERE DR		CHARLOTTE	NC	28278
JEUDI	SELINA A			PO BOX 2172		MOUNT VERNON	NY	10551
THE MERIDIANS OWNERS ASSOCIATION INC				11605 N COMMUNITY HOUSE RD STE 250		CHARLOTTE	NC	28277

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
The Palisades	Jeanne	Fraser	9609 Spurwig Ct.		Charlotte	NC	28278

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2023-007

Subject: Rezoning Petition No. 2023-007

Petitioner/Developer: Laurel Oak Farm, LLC

Current Land Use: Commercial & Residential

Existing Zoning: R-3 & MUDD-O

Rezoning Requested: MUDD-O & MUDD-O SPA

Date and Time of Meeting: **Thursday, May 25, 2023, at 6:00 PM**

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.**

Date of Notice: 5/11/2023

Moore & VanAllen is assisting Laurel Oak Farm, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±4.58-acre site located on Youngblood Road near the intersection of McKee Road in Charlotte, North Carolina (the "Site") from R-3 & MUDD-O to MUDD-O & MUDD-O(SPA). The request is to allow expansion of the indoor/outdoor pet center. Access to the Site will be from Youngblood Road.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, May 25, 2023, at 6:00 p.m.

**Please send an email by May 24th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2023-007.*

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
William Hodges, Laurel Oak Farm, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Exhibit B (Cont.)

Site Location:

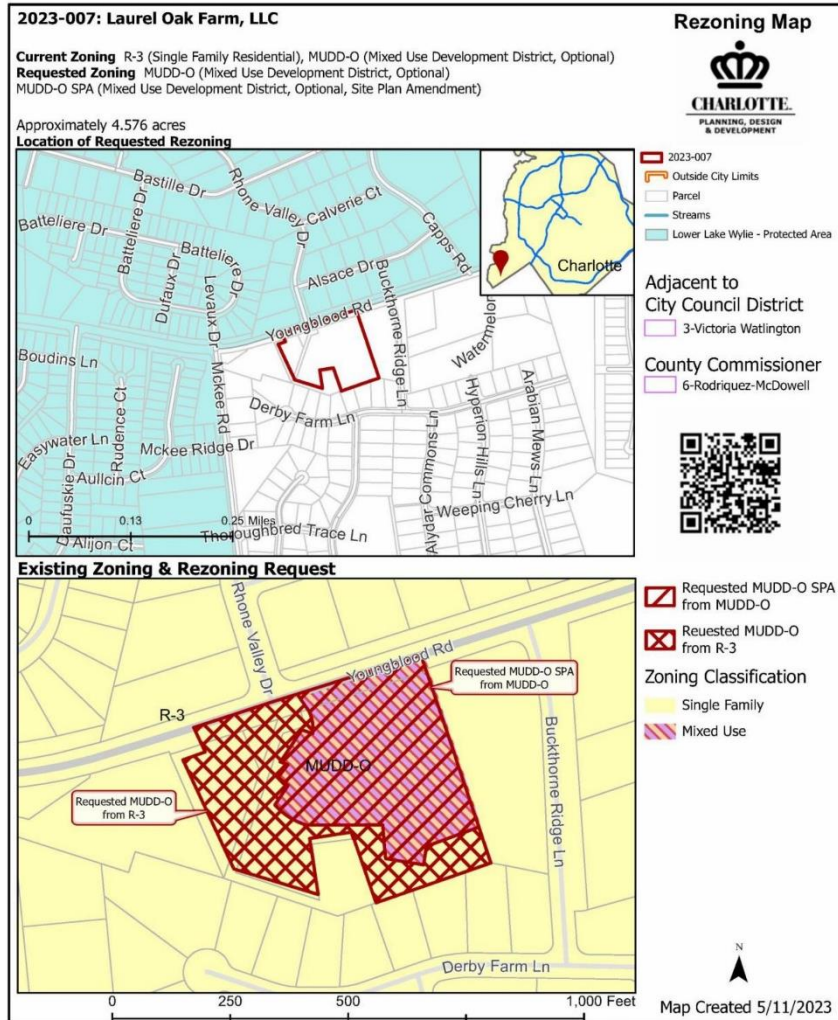


EXHIBIT C

Name	Email
Jacob Hundl	Jhundl@kleinfelder.com
Bill Frazier	fraziew@hotmail.com
Eddy Gooden	eddy.gooden@gmail.com
Jason & Elayna Oglesby	oglesby529@gmail.com
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Meredith A.	Mereditha99@yahoo.com