

COMMUNITY MEETING REPORT

Petitioner: City of Charlotte (on behalf of Charlotte Fire Department)

RE: Rezoning Petition No. 2023-055

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 March 8, 2023. A copy of the written notice is attached hereto as Exhibit B. The following website was set up to house information for the public regarding this rezoning: [Http://charlottenc.gov/riverdistrictFH](http://charlottenc.gov/riverdistrictFH)

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held on Tuesday, March 28, 2023, at 6:00PM on Zoom.

PERSONS IN ATTENDANCE AT MEETING: No persons outside of those representing the Petitioner were in attendance.

The Petitioner was represented at the Community Meeting by:

- Rob Buckanavage, Boomerang Design
- James Walters, Latham-Walters Engineering
- Chief Reginald Johnston, Charlotte Fire
- Chief Jerry Winkles, Charlotte Fire
- Kathleen Cishek, City of Charlotte
- Jonathan Sossamon, City of Charlotte General Services
- Laura Chit Khin, City of Charlotte

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Rob Buckanavage, welcomed the attendees and introduced the Petitioner's team. Rob presented a site overview showing the location of the property. A conceptual site plan was then presented and it was explained how the proposed River District Firehouse could not function with the current restrictions regarding setbacks and glazing in reference to Dixie River Road. Rob indicated that the Petitioner proposed to rezone an approximately 6.59 ac site (the "Site") of River District Firehouse from the MUDD-O to MUDD-O(SPA) with proposed uses permitted by right and under prescribed conditions together with accessory uses as allowed in MUDD-O as approved under petition 2016-056.

The Conditional Notes specific to the parcel would modify the building setback, eliminate the ground floor activation requirement, and modify the transparency requirements so that the firehouse can function adequately. An optional provision to allow public parking between the building and street is also included. All other development standards for this parcel shall comply with approved petition 2016-056 and all other applicable standards of the ordinance.

Rob explained the rezoning process and noted the milestone dates that lie ahead. It was noted to contact Jonathan Sossamon at jsossamon@charlottenc.gov 704-347-9429 if anyone has any questions or has a desire to get involved through the Arts & Sciences Council. As there were no attendees outside of those representing the Petitioner, there were no questions and the meeting concluded.

A video of the presentation has been posted to the City's website and a copy of the presentation is attached as Exhibit C.

Respectfully submitted, this 31st day of March, 2023.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

EXHIBIT A

River District Firehouse Rezoning Postcard Recipients

<u>Owner</u>	<u>CoOwner</u>	<u>Current Resident</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
Current Resident			10408 GARRISON RD	CHARLOTTE	NC	28278-9261
JAMES WARREN RUSHING		Or Current Resident	10428 GARRISON RD	CHARLOTTE	NC	28278-9261
RONNIE DUCE RUSHING	GRADY DALE RUSHING	Or Current Resident	10502 GARRISON RD	CHARLOTTE	NC	28278-9262
Current Resident			10813 GARRISON RD	CHARLOTTE	NC	28278-9257
HENRIETTA WOODARD	C/O MARGARET WOODARD	Or Current Resident	1120 SCALEYBARK RD APT 104D	CHARLOTTE	NC	28209-4522
LONGLEAF LLC		Or Current Resident	1121 QUEENS RD W	CHARLOTTE	NC	28207-1855
KERMIT POTTS		Or Current Resident	12100 NEW ABBEY PL	CHARLOTTE	NC	28273-6616
CHARLOTTE YACHT CLUB INC		Or Current Resident	14309 SOLDIER RD	CHARLOTTE	NC	28278-7415
GARRISON ROAD HOLDING LLC		Or Current Resident	2257 VISTA PKWY STE 15	WEST PALM BEACH	FL	33411-2726
CRESCENT RIVER DISTRICT LLC		Or Current Resident	227 W TRADE ST STE 1000	CHARLOTTE	NC	28202-1664
WILLIE T & W CHRISTIAN	NEELY B	Or Current Resident	2915 DANLOW PL	CHARLOTTE	NC	28208-5901
CHARLES DOUGLAS MOBLEY	PAULA DIANE POOVEY-MOBLEY	Or Current Resident	320 MEADOWRIDGE DR	MAIDEN	NC	28650-9531
BERNICE B HOGAN		Or Current Resident	408 WESTLAND FARM RD	MOUNT HOLLY	NC	28120-9535
RONNIE L DELAPP		Or Current Resident	4411 BUTTON POINTE CT	CHARLOTTE	NC	28216-6733
KYLE SHORT		Or Current Resident	513 MAMMOTH OAKS DR	CHARLOTTE	NC	28270-5243
BERNIE WALLACE GRIER		Or Current Resident	5346 JOHNSTON MILL CT	CHARLOTTE	NC	28269-0501
MIGUEL NUNEZ	MILAGROS URENA	Or Current Resident	5429 STOWE DERBY DR	CHARLOTTE	NC	28278-7379
SCOTT R TOAL	TAMSEN L TOAL	Or Current Resident	6830 BUCKLAND RD	CHARLOTTE	NC	28278-8027
ANDREA GILLIAM		Or Current Resident	6834 DIXIE RIVER RD	CHARLOTTE	NC	28278-9531
MARY JANE COSBY		Or Current Resident	6836 DIXIE RIVER RD	CHARLOTTE	NC	28278-9531
Current Resident			6844 DIXIE RIVER RD	CHARLOTTE	NC	28278-9531
WELDON,JR & WIFE POTTS	WILLIENE P	Or Current Resident	6908 DIXIE RIVER RD	CHARLOTTE	NC	28278-9555
SHEILA K WASHINGTON		Or Current Resident	6925 DIXIE RIVER RD	CHARLOTTE	NC	28278-9549
HUGH MCCOLLIE	TOBA E MCCOLLIE	Or Current Resident	6937 DIXIE RIVER RD	CHARLOTTE	NC	28278-9549
CARRIETTA A BROWN		Or Current Resident	7006 DIXIE RIVER RD	CHARLOTTE	NC	28278-9556
GEORGE W WHITE	LORETTA F WHITE	Or Current Resident	7015 DIXIE RIVER RD	CHARLOTTE	NC	28278-9550
CARL BRADLEY FRAZIER	JUSTINE A MILLER-FRAZIER	Or Current Resident	7021 DIXIE RIVER RD	CHARLOTTE	NC	28278-9550
Current Resident			7038 DIXIE RIVER RD	CHARLOTTE	NC	28278-9556
WILLIAM R HOMES LLC		Or Current Resident	8000 CORPORATE CENTER DR STE 100	CHARLOTTE	NC	28226-4209
JENNY SHAFFNER	DAVID SCOTT SHAFFNER	Or Current Resident	8744 BRACEBRIDGE CT	CHARLOTTE	NC	28278-5003
MIGUEL A LEON	NANCY PALACIOS	Or Current Resident	8826 BRACEBRIDGE CT	CHARLOTTE	NC	28278-9780
Current Resident			8828 LYNN PARKER LN	CHARLOTTE	NC	28278-4504
GENEVIEVE MEZINSKIS		Or Current Resident	8841 BRACEBRIDGE CT	CHARLOTTE	NC	28278-9780
MARION M RAWADY	JASON M RAWADY	Or Current Resident	8908 LYNN PARKER LN	CHARLOTTE	NC	28278-9563
DONALD GAGE	TIFFANY GAGE	Or Current Resident	8912 LYNN PARKER LN	CHARLOTTE	NC	28278-9563
DERRICK E WALKER	SYLVIA WALKER	Or Current Resident	8928 LYNN PARKER LN	CHARLOTTE	NC	28278-9563
JOSHUA COGGINS	MARY MICHELLE COGGINS	Or Current Resident	8932 LYNN PARKER LN	CHARLOTTE	NC	28278-9563
GREGORY L LANDESS	KEPHANIE D LANDESS	Or Current Resident	8957 LYNN PARKER LN	CHARLOTTE	NC	28278-9515

REZONING CONSIDERATIONS FOR CHARLOTTE FIRE DEPARTMENT RIVER DISTRICT FIREHOUSE



VIRTUAL PUBLIC MEETING

Tuesday, March 28

6 to 7:30 p.m.

Visit charlottenc.gov/riverdistrictFH for the meeting link.

See reverse for meeting details.



**CAPITAL
INVESTMENT
PLAN** Creating Charlotte's
Future, Together.

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The City of Charlotte is hosting a public meeting Tuesday, March 28 from 6-7:30 p.m. to learn more about the River District Firehouse project. The design is currently in the advanced planning phase.

The River District Firehouse will be a new 2-story, 3-bay firehouse (approximately 14,000 square feet) located on the eastern side of Dixie River Road in the River District Community. The facility will be a new station to address annexation in the River District area. This location meets the City of Charlotte Policy for Sustainable City Facilities and Charlotte Fire Department Facilities Master Plan.

If you are interested in attending the live virtual presentation visit charlottenc.gov/riverdistrictFH for the meeting link. There will be a brief Q&A after the presentation. A recording of the meeting will be posted on the project webpage.

Questions? Contact Jonathan Sossamon, Project Manager at Jonathan.Sossamon@charlottenc.gov or 704-347-9429.

Accommodations available: *City of Charlotte does not discriminate on the basis of disability. We will provide auxiliary aids and services, written materials in alternative formats and reasonable modifications in policies and procedures to persons with disabilities upon request. Please contact Jonathan Sossamon to make arrangements.*

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General Services
600 East 4th Street
Charlotte, NC 28202



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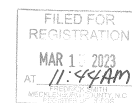
REZONING CONSIDERATIONS FOR CHARLOTTE FIRE DEPARTMENT RIVER DISTRICT FIREHOUSE

TUESDAY, MARCH 28, 2023



AGENDA

- Welcome**
- Site Overview**
- Conceptual Site Plan**
- Proposed Changes**
- Rezoning Schedule**
- Questions**



CITY OF CHARLOTTE
REZONING PETITION NO. 2023-055
3/9/2023

DEVELOPMENT DATA TABLE:

SITE AREA:	6.59± ACRES
TAX PARCEL:	CURRENTLY PORTION OF PID 141-281-01
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O(SPA)
PROPOSED USES:	USES PERMITTED BY RIGHT & UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN MUDD-O AS APPROVED UNDER PETITION 2016-056
MAXIMUM BUILDING HEIGHT:	AS APPROVED UNDER REZONING PETITION 2016-056
PARKING:	AS SPECIFIED IN THE MUDD PARKING AND LOADING STANDARDS OF THE ORDINANCE

CONDITIONAL NOTES SPECIFIC TO PORTION OF PARCEL 141-281-01 (TO BE UPDATED ONCE PARCEL ID IS CONFIRMED)

- a. The Planning, Design and Development Director, or their designee, shall be permitted to deviate from the development standards found in the Town Center Edge section of RZ 2016-056 for buildings and accessory structures dedicated to the provisions of the Emergency Services. These deviations shall include the following:
 - 1) Modification of maximum building setback to no more than 100 feet from the future Dixie River Road back of curb.
 - 2) Elimination of requirement for minimum ground floor activation
 - 3) Modification of ground floor transparency requirements to a minimum of ten percent (10%). Six percent (6%) of required transparency may be opaque glass.
- b. Optional Provision:
 - 1) Allow for public parking to be located between the building and street.
- c. All other development standards for this parcel shall comply with the approved petition 2016-056 and all other applicable standards of the ordinance.

SCHEDULE:

- 03/28: Virtual Public Meeting**
- 04/17: Public Hearing at Charlotte City Council Meeting**
- 05/02: Rezoning Review at Zoning Committee Meeting**
- 05/15: Rezoning Decision at Charlotte City Council Meeting**

Questions?

Want to be involved with the
Arts & Science Council for this project?
Have follow up questions?:

CONTACT: JONATHAN SOSSAMON
jsossamon@charlottenc.gov
704-347-9429

