

COMMUNITY MEETING REPORT
Petitioner: Ascent Real Estate Capital, LLC
Rezoning Petition No. 2019-001c

This Community Meeting Report is being filed with the Office of the County Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the Mecklenburg County 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-1 attached hereto by depositing such notice in the U.S. mail on February 20, 2019. 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 Monday, March 4, 2019 at 6:30 PM at the Hilton Garden Inn Charlotte Pineville located at 425 Towne Centre Boulevard in Pineville, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Aaron Ligon and Mark Ethridge of the Petitioner, Karen Ott and Donnie Ott of Children's Academy, David Booth of LandDesign 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 representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2019-001c.

John Carmichael provided the current schedule of events relating to this Rezoning Petition. John Carmichael stated that the Public Hearing before the County Commission and the Zoning Committee is currently scheduled for Tuesday, April 16, 2019 at 6:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street. The Zoning Committee is a seven member appointed citizen board that functions as a Planning Board and makes recommendations to the County Commission as to whether or not a Rezoning Petition should be approved or denied.

The Zoning Committee Work Session is currently scheduled for Tuesday, April 30, 2019 at 5:30 PM at the Charlotte-Mecklenburg Government Center. This is a public meeting but it is not a public hearing. At the work session, the Zoning Committee will discuss this Rezoning Petition with the Planning Staff and make a recommendation to the County Commission as to whether or not this Rezoning Petition should be approved or denied. The County Commission is currently scheduled to render a decision on this rezoning request on Tuesday, May 21, 2019 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that these are the earliest dates on which these events could occur. It is always possible that the Public Hearing and the subsequent events could be deferred to later dates.

John Carmichael then showed maps and an aerial photograph that depicts the site subject to this Rezoning Petition. John Carmichael stated that the subject site contains approximately 3.42 acres and is located on the west side of Lancaster Highway, north of Winghurst Drive and south of Southcrest Lane. The site is currently zoned Neighborhood Services, having been rezoned to that zoning district in 2015 by the County Commission. John Carmichael shared a zoning map that depicts the site and the surrounding parcels of land. John Carmichael stated that Neighborhood Services is a conditional zoning district, so there is an approved conditional rezoning plan that governs the use and development of the site.

John Carmichael shared the approved conditional rezoning plan for the site. John Carmichael stated that under the approved conditional rezoning plan for the site, 2 one-story office buildings that together could contain up to 10,000 square feet of gross floor area that could be devoted to general and medical office uses, and one maximum three story building that could contain up to 24 multi-family dwelling units could be developed on the site. The maximum height in feet of the office buildings is 30 feet, and the maximum height of the multi-family building in feet is 40 feet.

Under the approved conditional rezoning plan, the developer would have to construct a northbound left-turn lane on Lancaster Highway at the entrance into the site, and a southbound right-turn lane on Lancaster Highway at the entrance into the site.

Under the approved conditional rezoning plan, a 10 foot wide Class C buffer with a 6 foot tall solid decorative fence is required to be installed along the southern, western and northern boundary lines of the site. The trees planted in the Class C buffer are required to be evergreen trees with a minimum height of 8 feet at installation. The multi-family building would be located 50 feet from the southern boundary line of the site and 85 feet from the western boundary line of the site. The storm water detention facilities would be located near the western boundary line of the site.

John Carmichael stated that under this Rezoning Petition, the Petitioner is requesting an amendment to the approved conditional rezoning plan for the site to allow the development of a childcare center on the site that could accommodate 190 full-time children and an afterschool program, and a one-story building that could contain up to 8,500 square feet of gross floor area and be devoted to general and medical office uses.

John Carmichael then shared the Petitioner's conditional rezoning plan relating to the Rezoning Petition. John Carmichael stated that this version of the Petitioner's conditional rezoning plan is not on the Planning Department's web site yet. This revised conditional rezoning plan will be submitted to the Planning Department on March 11, 2019.

John Carmichael stated that vehicular access into the site would be from Lancaster Highway. The Petitioner would be required to construct a northbound left-turn lane on Lancaster Highway at the entrance into the site, and a southbound right-turn lane on Lancaster Highway at the entrance into the site.

There could be two buildings on the site, the one-story, maximum 8,500 square foot office building and the one-story childcare center that could contain up to 16,500 square feet of gross floor area. A 19.5 foot wide landscape area planted to the standards of a Class C buffer would be

installed along the southern and western boundary lines of the site. A 10 foot wide landscape area planted to the standards of a Class C buffer would be located along the northern boundary line of the site. The trees installed within the landscape areas would be required to be evergreen trees with a minimum height of 8 feet at installation. Additionally, a 6 foot tall solid wooden screen fence would be installed along the southern, western and northern boundary lines of the site. The play area for the childcare center would be located on the northwest portion of the site.

In response to a question, David Booth stated that storm water from this site flows to the southwest corner of the site. David Booth described how the storm water detention facility would work and he advised that it would not be a wet pond.

In response to a question regarding the number of afterschool children who could attend the school, Donnie Ott stated approximately 56.

Karen Ott then addressed the meeting and briefly discussed Children's Academy, which is a childcare center started by Karen and her husband Donnie. Children's Academy currently has two locations, one in Tega Cay and one in Steele Creek in Charlotte. Children's Academy is not a franchise.

Karen Ott stated that each Children's Academy has a full-time chef, and breakfast, lunch and snacks are served to the children.

In response to a question, John Carmichael stated that the left-turn lane would have 150 feet of storage.

Karen Ott asked those in attendance if traffic is the major concern. An attendee stated that traffic is a concern. Donnie Ott stated that traffic to Children's Academy is spread out somewhat because there is not a school bell. In other words, all of the children do not arrive at the same time, and they are not picked up at the same time in the afternoon.

An attendee reiterated his concerns about the traffic that would be generated by this development.

Aaron Ligon addressed the meeting. He stated that he understands that traffic in this area is an issue and a concern, but this development would build infrastructure in the form of the two turn-lanes. Aaron Ligon stated that the dropping off and picking up of the children who would attend this facility is spread out during the morning and afternoon hours.

Aaron Ligon stated that this childcare center would provide a service to the community and it would serve people who already live in the area. Aaron Ligon stated that he is proud of the childcare center that the Otts have built and it is a real community asset. Aaron Ligon stated that in his view, it is a better alternative than the apartment building that is currently approved for the site. Aaron Ligon stated that the childcare center operates only during the work week.

An attendee stated a concern regarding storm water and he noted that the soil has a lot of bull tallow clay. Aaron Ligon stated that he has walked the site and it did not seem excessively wet. He stated that the storm water runoff would be handled as required and that his company has experience with bull tallow clay.

In response to a question, Aaron Ligon stated that the limits of the left-turn lane to be installed would be essentially the limits of the site.

An attendee asked if the left-turn lane could be extended to Winghurst Drive, and Aaron Ligon stated that the Petitioner could not do so because of right of way issues. John Carmichael stated

that the left-turn lane would have 150 feet of storage and that the Petitioner would be dedicating right of way adjacent to the site.

Aaron Ligon stated that this site would not work if this was a school with a bell and one drop-off and one pick-up time. Aaron Ligon stated that they would work hard to be good neighbors.

In response to a question regarding what the BMP would look like, David Booth stated that it would be a depressed area that would be grassed. It would not be a wet pond. It would hold storm water when there is a significant rainfall and release it over time. In response to a question regarding mosquitoes, David Booth stated that the BMP should not cause any issues with mosquitoes because the BMP would not contain stagnant water. Donnie Ott stated that Children's Academy has a monthly pest control service.

In response to a question, David Booth stated that the roofs of the buildings would have gutters and that all of the storm water from the site, including the parking lot, would be collected and sent to the BMP.

In response to a question, Donnie Ott stated that they would like to open Children's Academy on this site in the fall of 2020.

In response to a question regarding why the site has not been developed under the currently approved conditional rezoning plan, Aaron Ligon stated that it is his understanding that the development partners involved with the prior plan had a split and they decided to sell the site.

In response to a question, Donnie Ott stated that middle school age children do not attend Children's Academy. Donnie Ott stated that Children's Academy is privately owned.

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

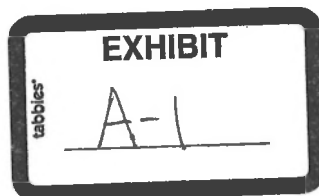
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of March, 2019.

Ascent Real Estate Capital, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

		FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-001C	ORGANIZATI							
2019-001C	Adair At Ballantyne Homeowners Association	Jon P.	Speckman	14532 Adair Manor Ct		Charlotte	NC	28277
2019-001C	Adair At Ballantyne Homeowners Association	Marc	Settin	14511 Adair Manor Ct		Charlotte	NC	28277
2019-001C	Ballantyne	Deon	Wimbush	11410 Wellshire Commons Circle	2019	Charlotte	NC	28277
2019-001C	Bridle Stone HOA	Bill	Bryan	15000 Bridle Trace Lane		Pineville	NC	28134
2019-001C	Bridlestone Homeowners Association	Bill	Bryan	15000 Bridle Trace Lane		Pineville	NC	28134
2019-001C	Cardinal Woods Homeowners Association	John	Mark	13702 Bluffton Ct		Charlotte	NC	28134
2019-001C	Carlyle Homeowners Association	Jim	Beckom	11510 Innes Ct		Charlotte	NC	28277
2019-001C	Edinburgh Homeowners Association	Paul	Aarons	15001 Edindale Dr		Charlotte	NC	28277
2019-001C	Lansdowne Civic League	Jim	Hayes	12313 Buxton Dr		Charlotte	NC	28134
2019-001C	Providence Pointe	Kenneth	Leeser	15400 Prescott Hill Ave.		Charlotte	NC	28277
2019-001C	Scots Hill Homeowners Association	Kevin	Williams	14910 Scothurst Ln		Charlotte	NC	28277
2019-001C	Woodside Falls Neighborhood Association	Cindy	Decker	12800 Diamond Dr.		Charlotte	NC	28134
2019-001C	Woodside Falls Neighborhood Association	David B.	Bowling	12513 Woodside Falls Rd		Charlotte	NC	28134



2019-001C	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-001C	22310225	BREUNIG	JOSEPH C	JENNIFER K	BREUNIG	15012 FANNING MANOR CT		CHARLOTTE	NC	28277
2019-001C	22310226	FLUR	PETER W	DORLISA K	FLUR	15008 FANNING MANOR CT		CHARLOTTE	NC	28277
2019-001C	22310273	BALLANTYNE RESIDENTIAL PROP	OWNERS ASSOC INC			PO BOX 218		PINEVILLE	NC	28134
2019-001C	22310274	GARRETT	RONALD W			PO BOX 233		PINEVILLE	NC	28134
2019-001C	22310290	BALLANTYNE RESIDENTIAL	PROP OWNERS ASSOC		% A W FIELDS	PO BOX 218		PINEVILLE	NC	28134
2019-001C	22310291	BALLANTYNE RESIDENTIAL PROP	OWNERS ASSOC INC			PO BOX 218		PINEVILLE	NC	28134
2019-001C	22345129	IH6 PROPERTY NORTH CAROLINA LP				9335 HARRIS CORNERS PKWY STE 100		CHARLOTTE	NC	28269
2019-001C	22345130	O'BOYLE	MICHAEL			14806 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345131	SAIERS	TIMOTHY L			14800 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345146	TODD	JEFFREY	BUNNIE	TODD	14439 BISHAR LN		CHARLOTTE	NC	28277
2019-001C	22345147	AMERICAN HOMES 4 RENT PROPERTIES FOUR LLC				30601 AGOURA RD STE 200		AGOURA HILLS	CA	91301
2019-001C	22345148	CUNNINGHAM	JOHN F		MAUREEN CONNOLLY	14718 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345164	BRITTAIN	KEITH T	LAURA J	BRITTAIN	14709 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345165	MCGUIRE	CAROL S			14715 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345166	MULLINS	JERRY	PAMELA	KEITH	14721 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345167	MUNSON	HARRY E JR	DOROTHY G	MUNSON	14727 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345168	OWENS	GEORGE BRANTLEY			14733 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345169	PRIVARA	PETER	LUBICA	PRIVARA	14739 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345170	WARD	LALANIA DAWN	JAMES CARNEY	STRECKER	14747 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345171	MEDWELL	LUCAS			14801 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345172	DELANEY	MICHAEL M	TRUST	MICHAEL M DELANEY REVOCABLE LIVING	14807 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345173	DAVID	SERGE A JR	LORRAINE	ARGUELLES	14813 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345174	CLARE	JOHN JOSEPH		JOHN JOSEPH CLARE LIVING TRUST	14818 POMEROL LN		PINEVILLE	NC	28134
2019-001C	22345175	LAND	LISA M			4330 RED BLOSSOM WY		CHARLOTTE	NC	28277
2019-001C	22345176	MITCHELL	ERIC BROCK	LAURA S	MITCHELL	14804 LATOUR CT		PINEVILLE	NC	28134
2019-001C	22345177	VENKETSAMY	NANDAGOPAL	SHAKUNTHLA	VENKETSAMY	3422 CARMEL EXECUTIVE PARK DR		CHARLOTTE	NC	28226
2019-001C	22345178	OVERCASH	DAVID K		LESHIA O OVERCASH (H/W)	14801 LATOUR CT		PINEVILLE	NC	28134
2019-001C	22345179	BATISTA	MARIA L			14805 LATOUR CT		PINEVILLE	NC	28134
2019-001C	22345180	KORZENIEWSKA	AGNIESZKA			14813 LATOUR CT		PINEVILLE	NC	28134
2019-001C	22345181	NOTION PROPERTIES LLC				6049 BLUEBIRD HILL LN		WEDDINGTON	NC	28104
2019-001C	22345182	WOODS	ROBERT W			14726 LANCASTER HIGHWAY		PINEVILLE	NC	28134
2019-001C	22345183	LEGGETE	MARY ELIZABETH	VIRGINIA W	GRIFFIN	1447 DURHAM MEADOWS DR		BURLINGTON	NC	27217
2019-001C	22345184	SMITH	SHIRLEY M	JANET SMITH	KING	14624 LANCASTER HWY		PINEVILLE	NC	28277
2019-001C	22345185	WOODS	ROBERT WAYNE			4700 DEANSCROFT DR		CHARLOTTE	NC	28226
2019-001C	22345195	NOTION PROPERTIES LLC				6049 BLUEBIRD HILL LN		WEDDINGTON	NC	28104
2019-001C	22345196	NOTION PROPERTIES LLC				6049 BLUEBIRD HILL LN		WEDDINGTON	NC	28104

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-001c** filed by Ascent Real Estate Capital, LLC to request an amendment to the approved Neighborhood Services conditional rezoning plan for an approximately 3.42 acre site located on the west side of Lancaster Highway between Winghurst Drive and Southcrest Lane

Date and Time of Meeting: Monday, March 4, 2019 at 6:30 p.m.

Place of Meeting: Hilton Garden Inn Charlotte Pineville
425 Towne Centre Boulevard
Pineville, North Carolina 28134

We are assisting Ascent Real Estate Capital, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting an amendment to the approved Neighborhood Services conditional rezoning plan for an approximately 3.42 acre site located on the west side of Lancaster Highway between Winghurst Drive and Southcrest Lane. Under the currently approved Neighborhood Services conditional rezoning plan for the site, up to 24 multi-family dwelling units in a three story building and a total maximum of 10,000 square feet of general and medical office uses located in two buildings may be located on the site.

Petitioner is requesting to amend the currently approved Neighborhood Services conditional rezoning plan for the site to allow a childcare center in a one story building that could accommodate up to 190 children and a maximum of 8,500 square feet of general and medical office uses located in one building on the site.

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 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.

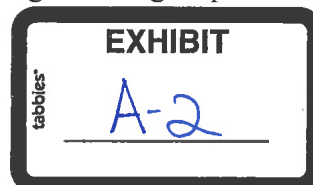
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, March 4, 2019 at 6:30 p.m. at the Hilton Garden Inn Charlotte Pineville located at 425 Towne Centre Boulevard in Pineville. Representatives 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 with Robinson, Bradshaw & Hinson, P.A. at (704) 377-8341.

cc: Ms. Susan Rodriguez-McDowell, Mecklenburg County Board of Commissioners, District 6 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 20, 2019

11811708





Community Meeting Sign-in-Sheet

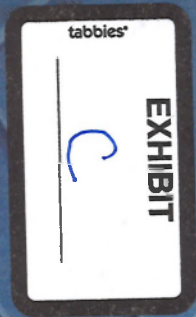
Ascent Real Estate Capital, LLC -- Rezoning Petition No. 2019-001c

Hilton Garden Inn Charlotte Pineville
425 Towne Centre Boulevard, Pineville, NC 28134

Monday, March 4, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
	John Clare	14819 Pomeroy Ln	704-975-7734	NCLARE9913@yahoo.com
1.	Medwell	14801 Pomeroy Ln	225-636-8398	LJMedwell@yahoo.com
2.	A. Welcher	11320 James Jack Ln	601 594-2471	andy.welcher@gmail.com
3.	Mark Ethridge	2315 Belvedere Avenue	704) 691-2772	mark@ascent.re
4.				
5.				
6.				
7.				
8.				
9.				

Rezoning Petition No. 2019-001c



Ascent Real Estate Capital, LLC,
Petitioner

Community Meeting
March 4, 2019

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Existing Zoning/Site Plan Amendment Request
- IV. Review and Discussion of the Site Plan
- V. Information on Children's Academy and Ascent
- VI. Question, Answer and Comment Session

Rezoning Team

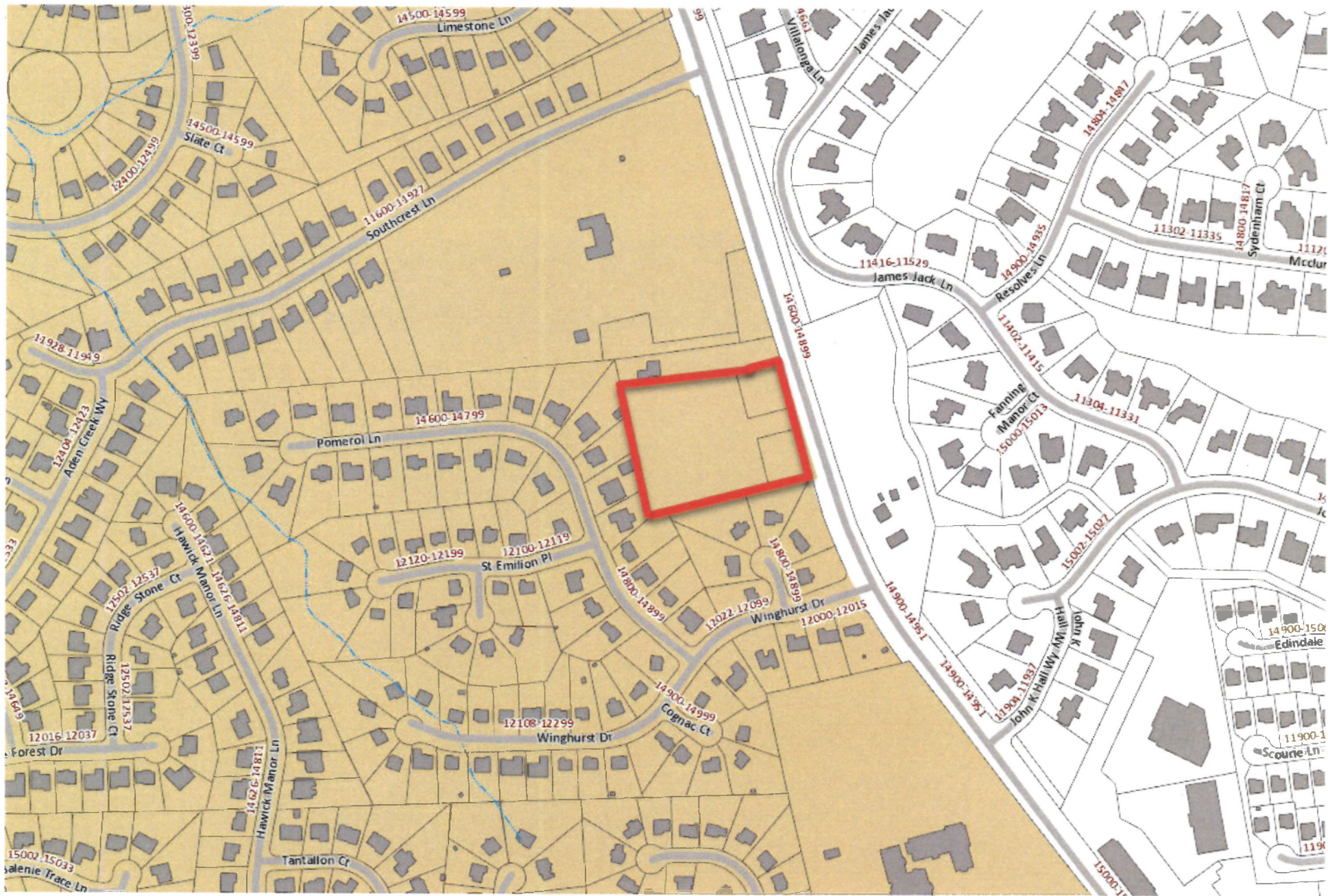
- Aaron Ligon, Ascent Real Estate Capital, LLC
- Mark Ethridge, Ascent Real Estate Capital, LLC
- Karen Ott, Children's Academy
- Donnie Ott, Children's Academy
- David Booth, LandDesign
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Tuesday, April 16, 2019 at 6:00 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, April 30, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- County Commission
Decision: Tuesday, May 21, 2019 at 6:00 PM
at the Charlotte-Mecklenburg
Government Center

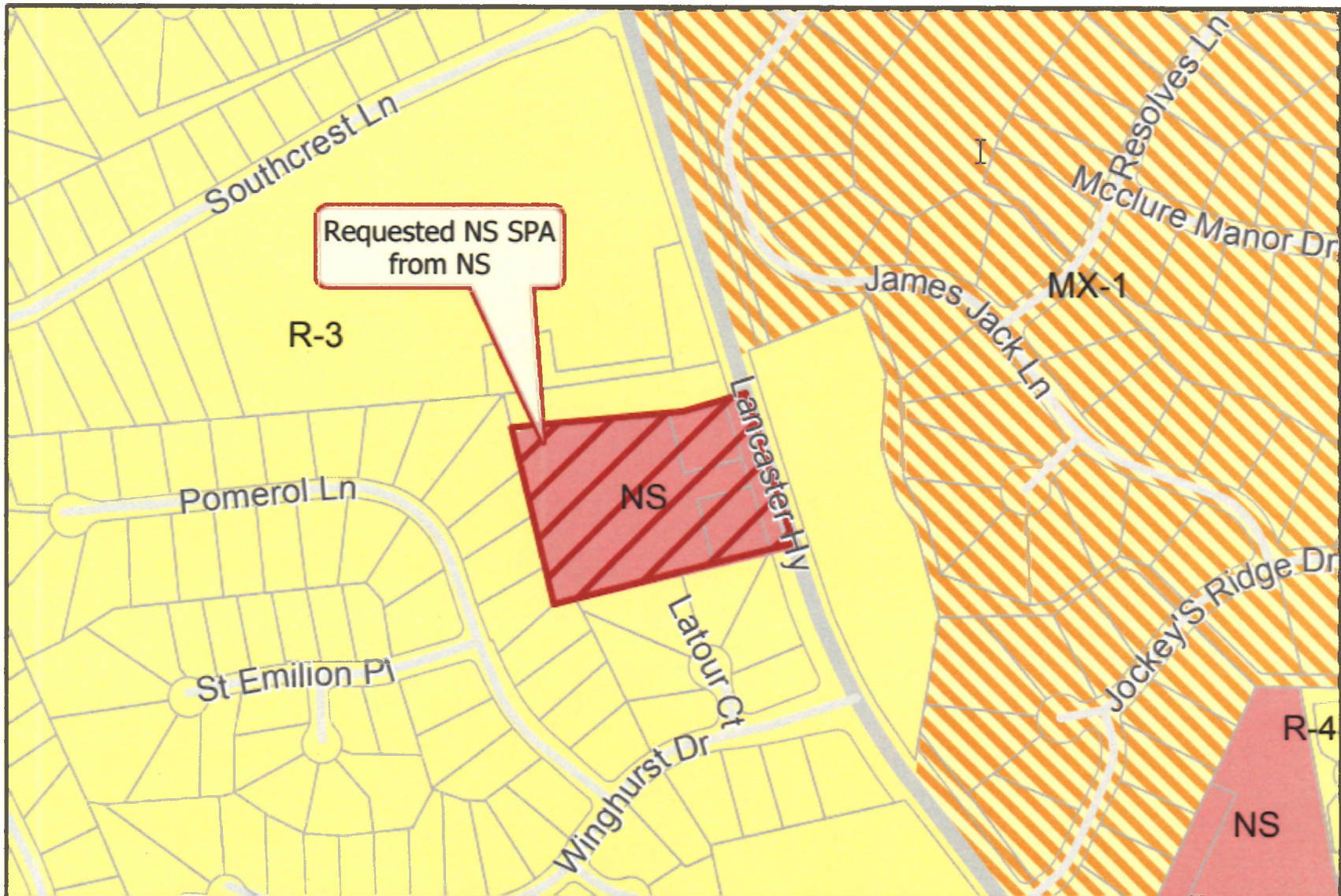
Site – 3.42 Acres







Site – Existing Zoning





Currently Approved Rezoning Plan for the Site (Rezoning Petition No. 2014-001c)

APPROVED BY
BOARD OF COUNTY
COMMISSIONERS

FEB - 3 2015

ROBERT W. WOODS
DB 27004-400

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MB 24-455

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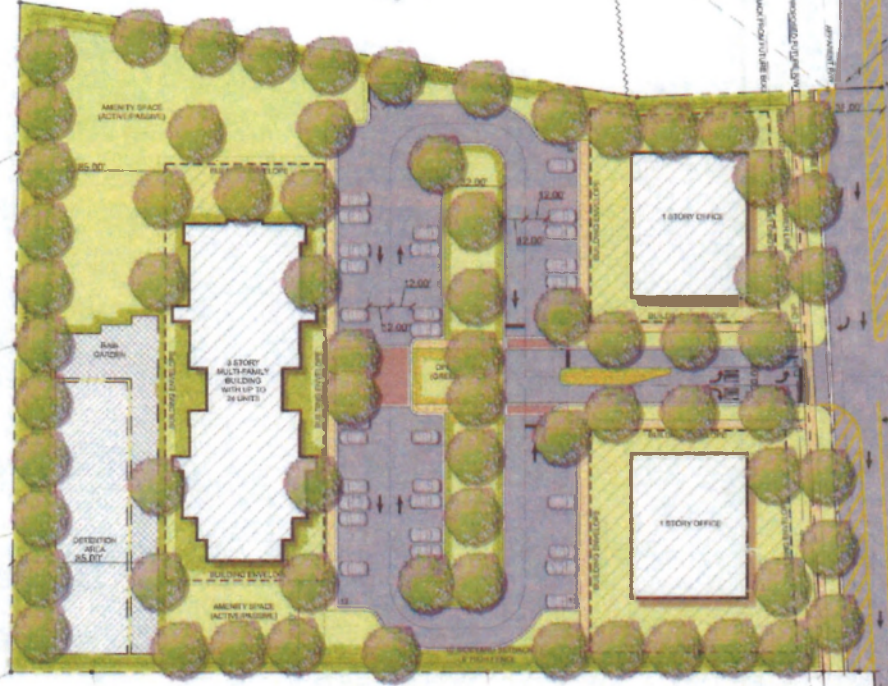
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PROPOSED 100' STORAGE & LANCASTER HWY ROAD IMPROVEMENTS
EXISTING EDGE OF PAVEMENT
US HWY 521 - LANCASTER HWY
APPARENT 60' RW
PROPOSED 100' STORAGE & LANCASTER HWY ROAD IMPROVEMENTS

DEVELOPMENT DATA

TAX PARCEL ID #²: 223-451-81
ZONING JURISDICTION: MECKLENBURG COUNTY
TOTAL SITE ACREAGE: (A.76) 3.42 AC NET OF EXISTING R/W
REQUIRED PARKING: 42 STALLS (NS DISTRICT)
PARKING PROVIDED: A MINIMUM OF 1.5 PARKING SPACES PER DWELLING UNIT AND A MINIMUM OF 1.6 PARKING SPACE FOR EACH 300 SQ. GROSS SQUARE FEET OF OFFICE USE WILL BE PROVIDED.

ZONING:

EXISTING ZONING: RS-MF (CD)
EXISTING USE: SINGLE FAMILY DWELLING UNIT (STRUCTURE) & VACANT LAND
PROPOSED ZONING: NS (NEIGHBORHOOD SERVICES)
PROPOSED USE: UP TO 24 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 10,000 SQ. FT. OF GROSS FLOOR AREA OF GENERAL AND MEDICAL OFFICE USE TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT.

NEIGHBORHOOD SERVICES DATA:

MIN. SETBACK: 25' **
MIN. SIDYARD: 10'
MIN. REARYARD: 20'
MAX. BLDG HEIGHT: 3'

**NOT TO EXCEED (1) STORIES OR 40 FEET FOR MULTI-FAMILY RESIDENTIAL BUILDING, AND NOT TO EXCEED ONE (1) STORY AND 30 FEET FOR THE PROPOSED OFFICE BUILDINGS. BUILDING HEIGHT TO BE MEASURED AS DEFINED BY THE ORDINANCE.

**25' FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER

LEGEND:

- EXISTING TREES TO BE SAVED
- PROPOSED STREET TREES
- PROPOSED WATER QUALITY
- PROPOSED RAIN GARDEN
- PROPOSED BLDG ENVELOPE

PETITION #: 2014-001(C)
CITY OF CHARLOTTE



LandDesign
1111 CANTONMENT ROAD, SUITE 100
CHARLOTTE, NC 28211
704.333.1111

LANCASTER HWY
CONCEPTUAL SITE PLAN
SOUTHERN APARTMENT GROUP/MECKLENBURG COUNTY
CITY OF CHARLOTTE REZONING 2014-001(C)

APPROVED:
DATE: 2/3/15
BY: [Signature]
FOR: [Signature]
TITLE: [Signature]

RZ-2

Site Plan Amendment Request

Requesting an amendment to the approved Neighborhood Services conditional rezoning plan for the site to allow:

A childcare center in a one story building that could accommodate up to 190 full-time children and an after school program; and

A one story building that would contain up to 8,500 square feet of general and medical office uses



Site Plan

2/004-400



US HWY 521 - LANCASTER HWY

APPARENT 60' R/W

71

77

78

Children's Academy

Classrooms

- Infants
- Pre-Toddler
- Toddler
- Preschool
- Pre-Kindergarten
- Transitional Kindergarten
- Afterschool

















STEELE CREEK



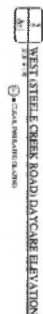
Children's

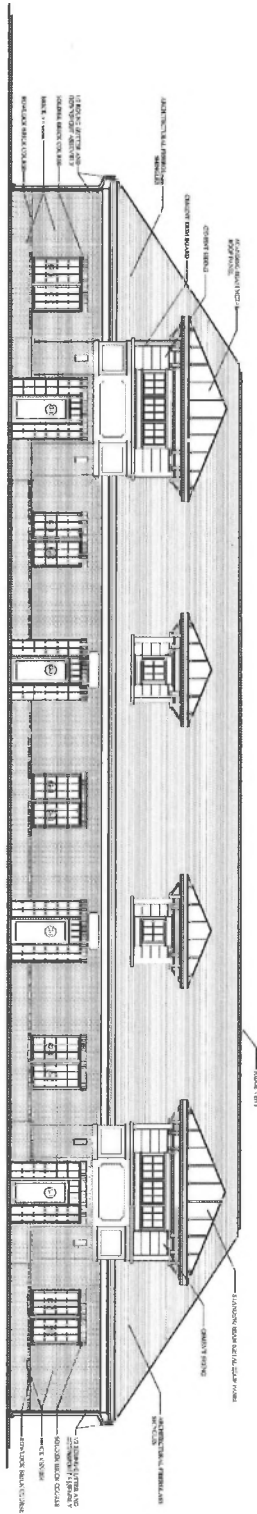
ACADEMY

13755 STEELE CREEK ROAD

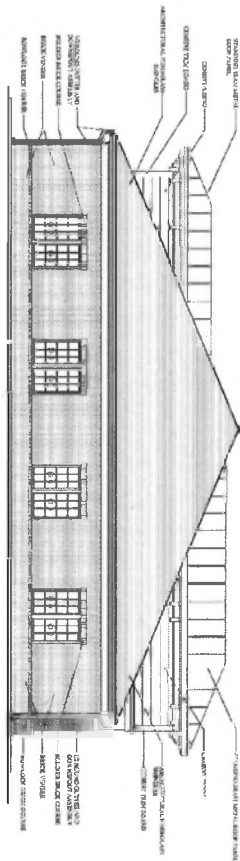


John A. Fort
Solomon A. Fortune





1 WEST STEELE CREEK ROAD OFFICE ELEVATION
AS SHOWN IN EXHIBIT A-1



2 NORTH SIDE OFFICE ELEVATION
AS SHOWN IN EXHIBIT A-2

Attached to Administrative
Approval
Solomon A. Fortune
Solomon A. Fortune

