

08-74



STEWART

April 25, 2008

Ms. Brenda Freeze, City Clerk  
Office of the City Clerk  
600 E. Fourth Street 7<sup>th</sup> Floor  
Charlotte, NC 28202

**VIA SAME DAY HAND DELIVERY WITH  
SIGNATURE VERIFICATION**

RE: Community Meeting Report for  
Rezoning Petition #2008-074  
Hickory Grove Branch Library  
Conditional Rezoning Request  
Petitioner: Public Library of Charlotte & Mecklenburg County

Dear Ms. Freeze:

Please find enclosed the Community Meeting Report, as required, for Conditional Rezoning Petition #2008-0074. This report summarizes the community meeting held by the Petitioner on Thursday, April 24, 2008 at 6:00 PM at Hickory Grove Branch Library, 7209 East WT Harris Boulevard, Charlotte, NC.

Enclosed in this report is the Notice of a Community Meeting dated April 11, 2008, and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign In Sheet for Attendees and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on May 19, 2008. I am also transmitting a copy of this report to Mr. Solomon Fortune of the Charlotte Mecklenburg Planning Department. Please let me know if you have any questions or need additional information.

Sincerely,

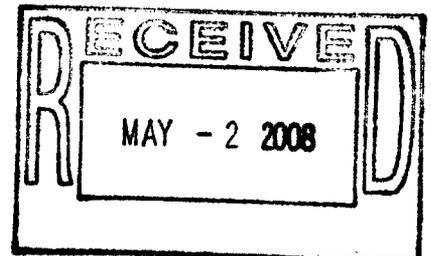
STEWART ENGINEERING, INC.

Teresa L. Hawkins, RLA, ASLA, LEED\* AP  
Vice President  
Charlotte Branch Manager

Enclosures

CC/copy of Report: Solomon Fortune, Charlotte-Meck. Planning Dept.  
Brian Beavers, PLCMC  
Billie Sue Crabtree, Wagner Murray Architects

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**4/28/08  
SUMMARY MINUTES  
FOR  
COMMUNITY MEETING  
FOR PETITION #2008-074  
HICKORY GROVE BRNCH LIBRARY  
PETITIONR: PUBLIC LIBRARY OF CHARLOTTE & MECKLENBURG COUNTY  
Held On Thursday, April 24, 2008 at 6:00 PM**

1. All attendees are shown on the Meeting Sign In Sheet (see attached) and were asked to take an Agenda.
2. Teresa Hawkins, Land Planner with Stewart Engineering, and the Library Staff welcomed the attendees and introduced the project by giving an overview of the project via the Rezoning Site Plan.
  - Teresa Hawkins explained to all the attendees the City of Charlotte's rezoning review process, with the critical dates for the pubic hearing (Monday, May 19<sup>th</sup>), Zoning Committee Work Session (Wednesday, May 28<sup>th</sup>) and City Council decision in June.
3. David Wagner, of Wagner Murray Architects, reviewed the building program and also reviewed a preliminary floor plan with the attendees.

Upon completion of project presentation, the floor was opened for questions from the community as follows (answers are in bold type):

1. Will this branch be open on Sundays?  
**No**
2. When will the library be ready to open?  
**Hopefully, we will break ground in late fall and anticipate opening sometime in the fall of 2009.**
3. How does the size of the new library compare with the existing store front library that they are using now?  
**The new library will be 3 times larger, 5,000 SF versus 16,000 SF**
4. Dave Wagner, Wagner Murray Architects, discussed the new library program to include the following spaces and design concepts:
  - Children's library area
  - more conference/meeting space
  - Wifi facility with a few data lines
  - high tech/very modern and up to date
  - Can't compete with big church from size, height and presence, so the library design must be unique.
  - will be first thing you see on the left as you come to the intersection
  - overflow parking with shopping center will be available
  - will endeavor a for green/sustainable design
  - There will be an organic garden maintained by a private citizen.



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-The Architect is still programming the building, but has arrived at a general concept as follows:

- greeting area at entrance
- bright, welcoming and open circulation area
- homework center
- study group rooms (quiet rooms)
- considerable multi-purpose room for community meetings
- use of a lot of color and light

5. When will construction begin and end?

**There will be a 12 month construction period starting in the fall of 2008, so completion is targeted for the fall of 2009.**

6. Will there be a big increase in traffic?

**Slightly, according to CDOT, but it will not be significant.**

7. Will there be an impact to Hickory Grove Road?

**No. No new drives/no new improvements.**

8. Can entrance plaza be covered?

**Architect will look at that feature during later phases of design.**

9. Will children's areas be contained?

**That is a good observation. This area will be visible, but contained with some kind of separation.**

10. Will there be turn styles?

**Probably not, as the library is moving away from that feature.**

11. Some attendees voiced concerns over safety for late night book drop.

**Visibility and good lighting will help with these concerns.**

12. Will back door be opened?

**No, it will be locked from outside, but you will be able to exit from inside (fire exit).**

13. How many volumes (books) and work stations will be available?

**The library has 25,000 books now; new library will have 50,000 to 60,000 books. There will be 16 to 20 work stations. Lap tops will be available to check out with library card for use only in the library.**

14. Will there be solar lighting?

**The Architect is looking into this feature.**



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15. Will there be handicapped parking?  
**Yes, 2 to 3 spaces plus dedicated van space.**
16. Why isn't entrance on the backside of the building midway down the parking?  
**The Architect and Library Staff wanted to orient the entrance to the library to match the existing entrance to the shopping center.**
17. Can we use the vacant outparcel across the existing driveway for community garden?  
**No, this would require the library to purchase another outparcel, and there is no money in the budget for that.**

The development team thanked everyone for attending and the meeting was then adjourned.

END OF COMMUNITY MEETING

TLH

cc: Solomon Fortune, Char-Meck. Planning Dept.  
Brian Beavers, PLMC  
Elaine Novak, PLCMC  
David Wagner, Wagner Murray Architects

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**AGENDA**

**HICKORY GROVE BRANCH LIBRARY  
CONDITIONAL REZONING REQUEST  
PETITION #2008-074  
COMMUNITY MEETING**

**HELD ON APRIL 24, 2008  
AT 6:00 P.M.**

**MEETING HELD AT**

**HICKORY GROVE BRANCH LIBRARY  
7209 EAST WT HARRIS BOULEVARD  
CHARLOTTE, NC 28227**

For questions contact: Teresa L. Hawkins 704/334-7925, Ext 305

**PETITIONER: PUBLIC LIBRARY OF CHARLOTTE & MECKLENBURG COUNTY**

1. WELCOME & INTRODUCTIONS
2. REVIEW OF THE CONDITIONAL REZONING PLAN
3. REZONING SCHEDULE CONDITIONS
4. QUESTIONS & ANSWERS
5. ADJOURNMENT

HICKORY GROVE BRANCH LIBRARY  
CONDITIONAL REZONING REQUEST  
PETITION #2008-074  
COMMUNITY MEETING

HELD ON APRIL 24, 2008  
AT 6:00 P.M.

SIGN IN SHEET

NAME	ADDRESS	PHONE #
1. Matthew Edwards	5837 Hickory Grove Rd.	704-537-652
2. Jeannette Welch	5736 E. Hwy	704-532-2829
3. Vickie Fewell	5014 Grafton Dr	704-763-5286
4. Carol Edwards	5026 Craigwood Dr	535-8985
5. Jonathan Lane	5912 Hickory Grove Rd	704-400-9791
6. Billie Dickey	5912 Hickory Grove Rd.	704-651-2294
7. Sharon Stambauer	2319 Valleyview Dr.	704-537-7208
8. Ellen Stambauer	2319 Valleyview Dr	704-537-7208
9. Sherie Dumas	6700 Heatherwood Ln	704-536-2770
10. Ann	7527 Farnham Dr	704-535-5866
11. Elinor M. Hendrick	17225 Michael Dr.	704-535-1364
12. Dawn Marion	7008-2 E Harris Blvd	704-566-6222
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