



COMMUNITY MEETING REPORT
PETITION #2009-084

DATE : 12/8/09

TO: OFFICE OF THE CITY CLERK
MICHAEL CATALDO, CHARLOTTE-MECKLENBURG PLANNING DEPT

FROM: Teresa L Hawkins, RLA, ASLA, LEED AP
Landscape Architect/Land Planner

SUBJECT: Petition # 2009-084 Northlake Village Site Plan Amendment Request
Summary of Community Meeting

PLACE/DATE of MEETING: Wednesday December 2, 2009 5:45PM-6:45PM

ATTENDEES: See Attached Sign In Sheet

The following issues were discussed:

- 1) The majority of the attendees were associated with Strand Development Company, which operates a number of hotels in the immediate area . They stated that they are against this Petition as they don't want additional competition from a new hotel in such close proximity to their hotel interests. They are concerned that hotels in the North Mecklenburg area are struggling due to the poor economy with vacancy rates around 50%.
- 2) Teresa Hawkins, Land Planner fro the Petitioner, YM Management Group, gave a summary of the Site Plan Amendment Request that included
 - Location of the existing retail development within the Northlake Village Shopping Center
 - :Location of the subject 1.72 acres targeted for the hotel development. This parcel is the last vacant outparcel in this shopping center
 - A description of the proposed development for a new 4 story, 82 room hotel, which is a use by right in the existing CC Zoning District.
 - The Site Plan Amendment request is not one of use but to increase the square footage of the overall shopping center from the current 150,000 SF to 182,500 SF in order to accommodate the proposed hotel.
- 3) Teresa was asked to verify that the Deed Restrictions for the Shopping Center could be checked to see if a hotel use is allowed. *(Teresa has checked with Ann Vano, attorney for the shopping center development, and she verified that there are no Deed Restrictions in place prohibiting a hotel use).*
- 4) Parking for the hotel was discussed and it was clarified that the 88 spaces required

for the hotel use were accommodated on the hotel parcel. Teresa was asked to add a note that parking spaces would be added and existing spaces restriped so that the the entire shopping center be in compliance with the parking standards set forth in the City of Charlotte Zoning Ordinance. Teresa acknowledged that such a note can/will be added.

- 5) The management of storm water was discussed and it was acknowledged that the Existing regional storm water pond could be used for storm water detention but that water quality measures will be required on the hotel parcel in order to comply with the Post Construction Storm Water Ordinance.
- 6) Attendees had heard that the proposed hotel was to be a Holiday Inn Express and Teresa was asked to verify this with the Petitioner. *(YM Management Group verified that the new hotel will indeed be a Holiday Inn Express and a franchise has been awarded to them for the new location in Northlake Village Shopping center. The new hotel ` will replace the existing Holiday Inn Express at the next interstate exit north. This hotel has lost its Holiday Inn franchise at I-77 Exit 23 and is now a Ramada Inn)*
- 7) Teresa was advised to schedule a meeting with the District 4 Council Representative, Michael Barnes, in order to make him aware of the specifics associated with this Petition. *(Teresa has calls and emails into Mr. Barnes and is waiting for a return answer to schedule a meeting).*
- 8) Michael Aufrecht, representing the Northeast Coalition of Neighborhoods, expressed concern that the current market may not support another hotel and that District 4 doesn't need any more vacant businesses. He would be more supportive of this petition if the proposed hotel development could align itself with the nearby entertainment businesses, especially the new Carolina Raceway Metro Mall at I-77 Exit 13. Teresa agreed to seek more information from the Petitioner in order to verify if any alliances are part of the development plans for the hotel.
- 9) A question was asked if the tenants of the Northlake Village Shopping Center had Been notified of the community meeting. Teresa clarified that the current property owners within the Shopping Center were notified as well as all property owners within 300 feet of the subject parcel. Neighborhood and Community associations within District 4 were also notified. The notification list was supplied by the Charlotte-Mecklenburg Planning Dept and notifications were mailed on 11/23/09. Individual tenants were not notified unless their property owner notified them of the meeting.

THE MEETING WAS THEN ADJOURNED.

LIST OF ATTENDEES
 COMMUNITY MEETING
 For
 PETITION #2009-084
 NORTHLAKE VILLAGE SHOPPING CENTER
 12/2/09

NAME	ADDRESS	PHONE	EMAIL
1. Teresa Hawkins	21326 Bethel Church Rd. Cornelins NC 28031	704/8428625	teresa_hawkins@att.net
2. John Pharr	317 81 st Ave. N. Myrtle Beach, SC 29577	843-222-2740	Jkpharr@sc.rr.com
3. Jay Keller	9315 Statesville	704-726-1085	16k@comcast.net
4. Jamie Dudley	9315 Statesville	704-507-7165	jamie.dudley@legis.northcarolina.com
5. Kimberly Martin	7315 Smith Corners Blvd	704-507-7163	kmartin@sdchotel.com
6. Robert E Henderson	719 E Blvd Charlotte, NC	704-372-5600	rehenderson@sdhs.com
7.			
8. Mike Aufrecht	5713 Brady Ridge Ln	704-507-4268	mbkAufrecht@aol.com
9. Jim McGovern	P.O. Box 621 Pineville NC	28134	pinetown@comcast.net
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