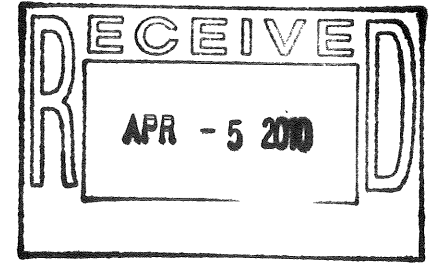
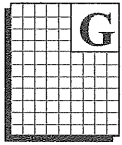


April 2, 2010



Solomon Fortune
Charlotte-Mecklenburg Government Center
600 East Fourth Street
Charlotte, NC 28202



RE: Prosperity Shopping Plaza Rezoning 2010-30 (C) S.P.A.

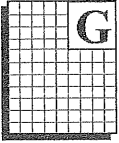
Dear Solomon:

Following is a summary of the Community Meeting for Rezoning Petition 2010-30 (C) S.P.A. held at the StoneBridge Church located at 3700 Prosperity Church Road, Charlotte, NC 28269 on March 23, 2010 at 7:00 pm. There were five local property owners who attended the meeting. A copy of the attendance sheet is enclosed for your review. The items discussed are outlined below.

1. A resident of the Prosperity Village townhome community on the opposite side of Prosperity Church Road, expressed concern regarding the aroma from proposed fast food restaurant. It should be noted that Prosperity Village is to the west of the proposed Burger King and that the predominant wind is from the west.
2. A resident of Prosperity Village inquired if there were any road improvements to Prosperity Church Road associated with the project.
3. A resident of Prosperity Village noted that the driveway accessing the Circle K convenience store which includes a gasoline fueling station on the west side of Prosperity Church Road from the proposed Burger King has a driveway that is too narrow.
4. A resident of Prosperity Village requested that the petitioner construct a decorative brick screen wall around Prosperity Village.
5. A resident of Prosperity Village is concerned with an increase in crime and has had their vehicle broken into 4 times.
6. A resident from Prosperity Village notes that there is frequently litter on their property originating from patrons of the Bojangles restaurant approximately one half mile north of the proposed Burger King.
7. A resident of Prosperity Village expressed concern of increased traffic as a result of the proposed Burger King and noted the neighborhood kids who are often out and about. I had shared that the anticipated traffic increase would be less than the increase noted in the CDOT Vehicle Trip Generation estimate provided in their February 22, 2010 letter to Tom Drake & Tammie Keplinger which estimated 955 additional trips per day based on 4,000 additional square feet. It is noted that the proposed Burger King is only 2,621 square feet and therefore would result in less than 955 additional trips per day.


*Civil / Site Engineering
Land Planning Services
Land Development Services*

April 2, 2010
Solomon Fortune
Page 2



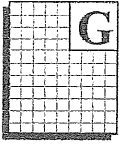
8. A resident of Prosperity Village expressed concern that the grilled food odor from the proposed Burger King would reduce property values.
9. A resident from Prosperity Village expressed concern that the proposed burger king may draw business from other existing restaurants in the area.
10. A resident of Prosperity Village expressed concern that the Burger King would result in an increase in crime due to the late night service.
11. The question of road improvements was brought up a second time and I stated that the only road improvements that were being requested by CDOT was the closing of the western most existing driveway from the Prosperity Shopping Plaza to Johnston-Oehler Road. It was noted that the traffic generated by the Burger King accessing Johnston-Oehler Road would then be required to travel through the southern parking area serving the Prosperity Shopping Plaza in order to access Johnston-Oehler Road.
12. Two attendees who reside to the north and east of the Prosperity Shopping Plaza were in favor of the proposed Burger King.

Sincerely,
GREENBRIER DESIGN GROUP, P.C.


Jeffrey A. Boone, P.E.
President

Encl: Community Meeting Attendance Sheet
 Helen Helms Written Response

March 11, 2010



Robert & Helen Helms
4716 Johnston-Oehler Road
Charlotte, NC 28269

RE: Rezoning Petition 2010-30
Community Meeting

Dear Robert & Helen:

On behalf of Prosperity Shopping Plaza, LLC, the applicant, you are invited to attend a community meeting in which we will discuss and answer any questions you may have regarding Rezoning Petition 2010-30 for a portion of the existing Prosperity Shopping Plaza, which is identified as Parcel 02932134, located at the northeast corner of the intersection of Prosperity Church Road and Johnston-Oehler Road. The subject rezoning request is to rezone approximately 1.108 acres in the southwestern most corner of the existing Prosperity Shopping Plaza, from the current zoning classification of NS (Neighborhood Service) to the zoning classification of NS S. P. A. (Neighborhood Service Site Plan Amendment).

The current zoning was established in the rezoning request 1997-51(C). In the underlying conditional rezoning, a specific condition was imposed which states that "Fast food restaurants, if any, shall not be permitted to have a drive-thru window". It is the desire of Prosperity Shopping Plaza, LLC to develop a fast food restaurant with a drive-thru window and therefore they must first receive approval on the Site Plan Amendment via the rezoning request administered by the Charlotte-Mecklenburg Planning Commission and approved by Charlotte City Council.

The community meeting will be held at 7:00 PM on March 23, 2010 at the StoneBridge Church located at 3700 Prosperity Church Road in Charlotte, NC. Should you have any questions you may contact our office at 704-347-4972.

Sincerely,
GREENBRIER DESIGN GROUP, P.C.

Civil / Site Engineering
Land Planning Services
Land Development Services

Jeffrey A. Boone, P.E.
President

March 27, 2010

Jeffrey, thank you for inviting our community to a meeting discussing and answering questions regarding Petition 2010-30. I have lived 47 years in this community and have no problem with another fast food restaurant coming to our area. Bo Jangles joins our property, it has never caused a problem for our family. May you have success in this endeavor.

P. O. Box 526 Belmont, NC 28012 • 1316 Greenwood Cliff, Charlotte, NC 28204 • 704-347-4972 Phone / Fax

Helen M. Helms
4716 Johnston Oehler Rd Charlotte 28269-0834

GREENBRIER
DESIGN GROUP, P.C.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
1	Yvonne Taylor	4817 Johnston Oakley Rd	704.547.0109
2	Helen M. Helms	4716 Johnston Oakley Rd # 8269	704 547.1943
3	Katharina Haynes	12573 Jessica Place 28269	800 478 3538
4	LAWRENCE BETHEA	2573 JESSICA PLACE CHARLOTTE NC 28269	704 737 9750
5	SHAWN WILSON	12580 JESSICA PLACE	704 947 8012
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			