

# ColeJenest & Stone

Shaping the Environment  
Realizing the Possibilities

## TRANSMITTAL

Date: November 6, 2014

Reference: 4189.00 - Eastway Crossings II – Rezoning Plan

Attention: Ms. Sonja Sanders

Company: Charlotte-Mecklenburg Planning Department Tel: (704) 336-8311  
600 East Fourth Street, 8<sup>th</sup> Floor  
Charlotte, North Carolina 28202

We Are Transmitting:

		<input checked="" type="checkbox"/> Herewith	<input type="checkbox"/> Under Separate Cover
Copies	Dated	Description	
1	11/06/14	Community Meeting Report	

Land Planning  
+  
Landscape Architecture  
+  
Civil Engineering  
+  
Urban Design

Transmitted Via:

- Mail     Overnight     Courier     Hand Delivery     Pick-Up  
 For Approval     For Your Use     As Requested     For Review

Remarks:

The attached is our Community Meeting Report for Petition #2012-102. Should you need any additional documentation for in-take, please let us know.

Kindly call with any questions.

Thank you.

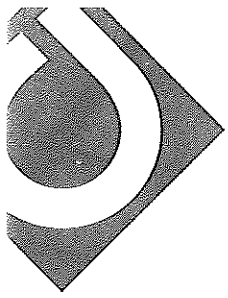
By:

Casey P. Werner  
Casey P. Werner, EI

sac

cc:

- Mr. John L. Turner – RH
- Mr. John H. Carmichael – RBH
- Mr. Brian C. Jenest, RLA – CJS
- Mr. Kevin C. Ammons, RLA – CJS
- Mr. Mark R. McAuley, PE, LEED AP BD+C – CJS



November 6, 2014

**COMMUNITY MEETING MEMORANDUM**

**ColeJenest  
& Stone**

Shaping the Environment  
Realizing the Possibilities

**Re:** 4189.00 – Eastway Crossings SPA Rezoning (Petition # 2012-102)

**Conference:** Project Site

**Date:** November 3, 2014

**Purpose:** Community Meeting – Required by Rezoning Process

**Attendees:** Mr. Spencer M. Brown – Collett  
Mr. Kevin C. Ammons, RLA - CJS  
Mr. Casey P. Werner, EI – CJS  
Community Members – Exhibit C

**Minutes:** The meeting was scheduled to be held from 6pm - 8pm. Community Members were present from 6:00 - 6:25pm. Mr. Werner, Mr. Ammons, and Mr. Brown (Design Team) spoke briefly about the history of the project and how the team designed the current site plan. The community members present were overall pleased with the site plan and the removal of the previously proposed fast food restaurant. The following sample questions were received by Community Members and the responses as provided by the Design Team.

Land Planning  
+  
Landscape Architecture  
+  
Civil Engineering  
+  
Urban Design

**Q: What is the approximate timeline for construction?**

R: A construction schedule is dependent on finding an end user. The end user will dictate the final layout and their necessities in order to make the site work for them.

**Q: Will the existing driveways close?**

R: Yes, there are three (3) existing driveways to close.

**Q: Will the bus stops remain?**

R: Yes.

Please contact the undersigned with any additions or corrections to these minutes.

Respectfully submitted,

Casey Werner, EI  
COLEJENEST & STONE, P.A.

sac

cc: All Attendees

COMMUNITY MEETING REPORT  
**Petitioner: Eastway Crossings II**  
Rezoning Petition No. 2012-102

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, which was received from Ms. Sonja Sanders, Planning Coordinator with the City of Charlotte, by depositing such notice in the U.S. mail on 10/24/14. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Monday, November 3rd at 6pm at Eastway Crossings Shopping Center at 3104 Eastway Drive.

**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 C. The Petitioner was represented at the Community Meeting by Mr. Spencer Brown, Mr. Kevin Ammons and Mr. Casey Werner.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Casey Werner, welcomed the attendees and introduced the Petitioner's team. Mr. Werner indicated that the Petitioner proposed to rezone an approximately +/-21.50-acre site (the "Site") to B-1SCD SPA from the B-1SCD. The agent explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

The Community Meeting Minutes attached hereto as Exhibit D.

Respectfully submitted, this 6th day of November, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department  
Sonja Sanders, Charlotte-Mecklenburg Planning Department

## EXHIBIT A

Pet. No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2012-102	Seth	Martin	Briar Creek-Commonwealth	3625 Commonwealth Avenue	Charlotte	NC	28205
2012-102	Shane	Johnson	Commonwealth and Morningside NA	1308 Morningside Drive	Charlotte	NC	28205
2012-102	Gay	Andersen	Commonwealth Park NA	Post Office Box 18833	Charlotte	NC	28218
2012-102	Debra	Gilbert	Commonwealth Park NA	1360 Carolyn Drive	Charlotte	NC	28205
2012-102	Ben	Kinney	Commonwealth Park NA	Post Office Box 18833	Charlotte	NC	28218
2012-102	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC	28205
2012-102	Carolyn	Millen	Eastway Park/Sheffield Park NA	1121 Westchester Boulevard	Charlotte	NC	28205
2012-102	Lori	Polite	Echo Hills NA	800 Fugate Avenue	Charlotte	NC	28205
2012-102	Stephen	Young	Kilborne Acres NA	4213 Maureen Drive	Charlotte	NC	28205
2012-102	Roberta	Farman	Medford Acres NA	3944 Belcross Drive	Charlotte	NC	28205
2012-102	Nancy	Pierce	Merry Oaks NA	1637 Flynnwood Drive	Charlotte	NC	28205
2012-102	Louise	Barden	Oaks Condominiums, The	1501 Lansdale Drive, Unit G	Charlotte	NC	28205
2012-102	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC	28205
2012-102	Annette	Gee	Shadowood Appartments	1719 Eastcrest Drive	Charlotte	NC	28205
2012-102	Julie	Shadrick	Villages of Leacraft HOA	919 Norland Rd	Charlotte	NC	28205

TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
10116112	A J PERLEY REAL ESTATE	HOLDINGS LLC			122 LAUREL GLEN DR		MOORESVILLE	NC	28205
12911427	AHDIEH	VICTOR	RENEE	AHDIEH	1520 PINECREST DRIVE		CHARLOTTE	NC	28205
13101107	ALFORD	EDMOND L			5308 GOLDMINE RD		MONROE	NC	28110
12909119	ANDERSON	NIALL	ANDREA	ANDERSON	1101 AYLESFORD RD		CHARLOTTE	NC	28211
13106233	ANGEL GUADALUPE E HIJOS LLC				3127 EASTWAY DR #113		CHARLOTTE	NC	28205
12909140	ASBURY	JOHN R JR	CAROL W	ASBURY	1482 CAROLYN DR		CHARLOTTE	NC	28205
12909139	ASBURY	PAULINE J			1490 CAROLYN DR		CHARLOTTE	NC	28205
13101104	BARKER	DAVID L		DAVID M BARKER & WVS	412 LIVINGSTON DR		CHARLOTTE	NC	28211
13101402	BARKER	JAMES P	JULIA L	BARKER	1412 MEDFORD DR		CHARLOTTE	NC	28205-5624
13101113	BB&T			PROPERTY TAX DEPARTMENT	PO BOX 167		WINSTON-SALEM	NC	27102-0167
12909110	BEFORD	LEE			1501 PINECREST AVE		CHARLOTTE	NC	28205
13101112	8G-NC PROPERTIES LLC				P O BOX 78651		CHARLOTTE	NC	28271
12906126	BLALOCK	WILLIAM T			1469 CAROLYN DR		CHARLOTTE	NC	28205
12909118	BNOW PROPERTIES LLC				813 JEFFERSON DR		CHARLOTTE	NC	28270
13106207	BOSTIC	SANDRA ANN			311 BIRD MOUNTAIN RIDGE RD		LANDRUM	SC	29356-9680
10116115	BOWER	JOHN			3815 CENTRAL AV		CHARLOTTE	NC	28205
10116117	BROWN	JOSEPH E			1619 MEDFORD DR		CHARLOTTE	NC	28205
12911420	BUI	PHUNG	KIM ANH	BUI	3026 ABBOTSFORD DR		FORT MILL	SC	29715
12911422	BUI	PHUNG MINH	KIM ANH	BUI	3026 ABBOTSFORD DR		FT MILL	SC	29715
13101109	CAPLAN	ANDREW RUSSELL	TAMMY HERN	CAPLAN	1511 MEDFORD DR		CHARLOTTE	NC	28205
09513225	CARROLL	HORACE ORDWAY &		WIFE HILDA	1622 LONGFELLOW ST		CHARLOTTE	NC	28205
12909117	COX	ELROY CLARKSON JR			1545 PINECREST AVE		CHARLOTTE	NC	28205
12909158	CWT PROPERTIES LLC				6401 CARMEL RD STE 102		CHARLOTTE	NC	28226
12909107	CYRUS	JAMIE	LOGAN R	CYRUS	1439 PINECREST AVE		CHARLOTTE	NC	28205
09513224	DEHLIN	JASON ERIC			1828 WEST GRACE ST #2		RICHMOND	VA	23220
12909141	DRUMM	JAMES LAMARR JR		EDWARD GRANT CURTIS JR	1476 CAROLYN DR		CHARLOTTE	NC	28205
12911433	DRUMM	PAULA			1438 PINECREST AVE		CHARLOTTE	NC	28205
09513243	EASTWAY CEN CORP				PO BOX 222177		CHARLOTTE	NC	28222
12909122	EASTWAY I HOLDINGS LLC				PO BOX 36799		CHARLOTTE	NC	28236-6799
12909121	EASTWAY II HOLDINGS LLC	JAMES A JR			PO BOX 36799	PMB 137	MYRTLE BEACH	SC	29572
10116118	EDWARDS			STEVE T JACOBS	10200 BEACH CLUB DR UNIT 9B		STANFORD	CT	06905
12909163	FFF ASSOCIATES INC				1127 HIGH RIDGE RD		CHARLOTTE	NC	28205
12909129	FIRMAN	KENN G			3622 CENTRAL AVE		RALEIGH	NC	27609
12909162	FIRST-CITIZENS BANK & TRUST CO	% THOMAS B MORRIS-SR			16 EAST ROWAN ST		CHARLOTTE	NC	28218-0447
09513231	FORLIDAS	ANGELO J &		PHILIP J FORLIDAS	PO BOX 18447		CHARLOTTE	NC	28205
12909138	FRANCIS	MARVIN P	MARCIA C	FRANCIS	3621 THACKERY LN		CHARLOTTE	NC	28205
09513239	FRANCIS DAVID L FAMILY	LIMITED PARTNERSHIP			7916 GRAY BYRUM RD		WAXHAW	NC	28173-5329
12909133	FREY	KYLE			1534 CAROLYN DR		CHARLOTTE	NC	28205
09513238	FWK REALTORS INC			C/O PLS SUPPORT CENTER	ONE SOUTH WACKER DR 36TH FLR		CHICAGO	IL	60606
12911432	GALANTY	LOUANN			1444 PINECREST AVE		CHARLOTTE	NC	28205
12909120	GARCIA	YOLANDA O			4463 CENTRAL AVE		CHARLOTTE	NC	28205
12909136	GORDON	ROBBIE L	JASON W	BARBOSA	1510 CAROLYN DR		CHARLOTTE	NC	28205
12906129	GRABOVES	BENJAMIN J			1519 CAROLYN DR		CHARLOTTE	NC	28205
12909115	HARKLEROAD	JON			1533 PINECREST AVE		CHARLOTTE	NC	28205
12906125	HAVILAND	MARALON CRANE			1463 CAROLYN DR		CHARLOTTE	NC	28205-5669
13106216	HERNANDEZ	HELMUTH PAVEL			1239 DRESDEN DR WEST		CHARLOTTE	NC	28205-6315
12911425	HILLMAN	JERRY W	GUS E	FORBES	1532 PINECREST AVE		CHARLOTTE	NC	28205-6254
12909116	HUTASUHUT	MUHAMMED			807 EAST NEW ORLEANS AVE		TAMPA	FL	33603
12909142	IVEY	MABLE			1466 CAROLYN DR		CHARLOTTE	NC	28205-5668
12911421	JOHNSON	ROBERT H	PHYLLIS B	JOHNSON	3408 EASTWAY DR		CHARLOTTE	NC	28205
13101401	KATE AND CAROL INVESTMENTS INC				7619 BERRYFIELD CT		WAXHAW	NC	28173
13106205	KHANDELWAI	MAYUR			2813 VALENCIA TR		CHARLOTTE	NC	28211
13101403	KOOMAN	ASHLEY			1420 MEDFORD DR		CHARLOTTE	NC	28205
13101201	LE	XUAN THU THI			11019 ROBINSON CHURCH RD		CHARLOTTE	NC	28215
13101111	LEWIS	JUDY LYNN			8225 TEETER DR		CHARLOTTE	NC	28215
13106215	LIGUICOTA	ANGEL	GLENDAM	LIGUICOTA	1233 DRESDEN DR WEST		CHARLOTTE	NC	28205
10116116	LY	HANG DI	BINH DANG	TUE	3827 CENTRAL AV		CHARLOTTE	NC	28205
13106232	MARSH REALTY CO INC				PO BOX 35329		CHARLOTTE	NC	28235
12911423	MCCANLESS	IAN J			1544 PINECREST AVE		CHARLOTTE	NC	28205
12906128	MCELDUFF-FLOW	MELANIE			1501 CAROLYN DR		CHARLOTTE	NC	28205-5633

13106218	MILLER	THOMAS W	MARGIE	MILLER	1245 DRESDEN DR W	CHARLOTTE	NC	28205-6315
09513230	MISSIONARIES OF CHARITY	INC			236 S TORRENCE ST	CHARLOTTE	NC	28204
12909109	MORICEAU PROPERTIES, LLC		MARTHA D	NEWELL	3719 ASHFORD LEIGH CT	CHARLOTTE	NC	28269
13101103	MORRIS INVESTMENT COMPANY				742 BOST RD	MORGANTON	NC	28655
12909145	MRVELJ	VLADIMIR			1442 CAROLYN DR	CHARLOTTE	NC	28205
12911428	MYERS	ANGELA L	KURT L	MYERS	1514 PINECREST AV	CHARLOTTE	NC	28205
09513228	NEW YORK TRAVEL & TX SERVICES, INC		M. JOSEPHINE	OTSTOTT	3649 CENTRAL AVE	CHARLOTTE	NC	28205
12909111	OTSTOTT III	MURRAY M			1509 PINECREST AVE	CHARLOTTE	NC	28205-6253
13106201	OWENS	BRABHAM W JR			1443 ASH LITTLE ROVER RD NW	ASH	NC	28420
13106202	OWENS	BRABHAM W JR			1443 ASH LITTLE ROVER RD NW	ASH	NC	28420
13106217	OWENS	BRABHAM W JR			1443 ASH LITTLE ROVER RD NW	ASH	NC	28420
09513229	PARU INC				819 BELMORROW DR	CHARLOTTE	NC	28214
10116110	PATEL	CHANDRAKANT S			15107 MCKNITT LN	CHARLOTTE	NC	28227
13106213	PEEPLES	TIMOTHY WARREN			1221 DRESDEN DR W	CHARLOTTE	NC	28205-6315
13101108	PESAKOFF	ELIZABETH		ROBERT A PESAKOFF (H/W)	1501 MEDFORD DR	CHARLOTTE	NC	28205
09513215	PLUMMER	MAE LIN			1623 LONGFELLOW ST	CHARLOTTE	NC	28205
12909127	PROJECT 658 INC				PO BOX 5464	CHARLOTTE	NC	28205
12909164	QUIKTRIP CORPORATION				PO BOX 3475	TULSA	OK	74101
12909135	RIGGSBEE	ROBERT ALLEN			1518 CAROLYN DR	CHARLOTTE	NC	28205
12909147	RITTENHOUSE	VICTORIA L	BRANKO	AVRAMOVIC	1426 CAROLYN DR	CHARLOTTE	NC	28205
12909114	RUNYAN	WILLIAM J	PENNY S	RUNYAN	1527 PINECREST AVE	CHARLOTTE	NC	28205
12911430	RUSS	TRACY OLIVER			1500 PINECREST AV	CHARLOTTE	NC	28205
13101101	S L & E INVESTMENTS LLC				7995 COUNCIL PLACE STE 200	CHARLOTTE	NC	28105
13106206	SERTSU	ALEM	NEGESTIG		3415 EASTWAY DR	MATTHEWS	NC	28105
12909108	SHEPHERD	LARRY WILLIAM			1441 PINECREST AVE	CHARLOTTE	NC	28205
12909144	SHERIDAN	DOUGLAS FRANKSSON			1452 CAROLYN DR	CHARLOTTE	NC	28205
12906127	SHORT	NICHOLAS			1477 CAROLYN DR	CHARLOTTE	NC	28205
12911429	SHUGG	BRYAN STEPHEN			1508 PINECREST AV	CHARLOTTE	NC	28205
12909113	SLOAN	JOSEPH C			1227 DRESDAN DR WEST	CHARLOTTE	NC	28205
13106214	SMITHWICK	MYRON A	JEFFREY N	HUFFSTETLER	840 KETCH CT	CHARLOTTE	NC	28205
09513226	SNIDER	C JENNINGS	LINDA H	SNIDER	1427 PINECREST AVE	HILTON HEAD IS	SC	29928
12909105	SPOTTI	ELMER	HENRIETTA	SPOTTI	3401 EASTWAY DR	CHARLOTTE	NC	28205-6251
13106204	STAFFORD	PAUL H			8040 ARROWRIDGE BLVD	CHARLOTTE	NC	28205-6268
10116113	STASSINOS	EVANGELOS S	DINA	STASSINOS	901 SEMMES AVE	CHARLOTTE	NC	28273
12909134	SUNTRUST MORTGAGE INC				1526 PINECREST AVE	RICHMOND	VA	23224
12911426	SYKES	RACHAEL LYNN			1433 MEDFORD DR	CHARLOTTE	NC	28205
13101106	TAYLOR	HILDA CRENSHAW			1433 MEDFORD DR	CHARLOTTE	NC	28205
13101105	TAYLOR	RALPH MCKEE JR	HILDA CRENSHAW	TAYLOR	1519 MEDFORD DR	CHARLOTTE	NC	28205
13101110	TAYLOR JR	RONNIE			PO BOX 1030	CHARLOTTE	NC	28205
12909106	THOMPSON	KAREN DIANNE				HARRISBURG	NC	28075
09513213	TRAN	THANH	TRANG T	PHU	5616 BIRCHHILL RD	CHARLOTTE	NC	28227
09513214	TRAN	THOMAS	THERESA	TRAN	8420 MEDICAL PLAZA DR #200	CHARLOTTE	NC	28262
13106203	TRAN	THOMAS T	THERESA P	TRAN	5616 BIRCHHILL RD	CHARLOTTE	NC	28227
12909137	TRINH	SON CONG			1500 CAROLYN DR	CHARLOTTE	NC	28205
09513236	TRIPLE E ASSOCIATES				8206-1200 PROVIDENCE RD	CHARLOTTE	NC	28277-9708
12909157	TSAPOUKOGLOU	ANDREAS I	KONSTANTINA	TSAPOUKOGLOU	3640 CENTRAL AVE	CHARLOTTE	NC	28205
12911431	WEAVER	CHERYL ANNE	REGINALD W	DANIEL	1448 PINECREST AVE	CHARLOTTE	NC	28205
12909143	WEDDINGTON	JAMES	BLAIR HOPPER	WEDDINGTON	1458 CAROLYN DR	CHARLOTTE	NC	28205
12909146	WHITE	EARL WILSON	EVEYLN R	WHITE	1434 CAROLYN DR	CHARLOTTE	NC	28205
13106231	WOOD CHARLOTTE CENTER LLC			C/O BC WOOD PROPERTIES	321 HENRY ST	LEXINGTON	KY	40508
12909112	XAVIER	JOSE P			1515 PINECREST AVE	CHARLOTTE	NC	28205-6253
12911424	YONCLAS	KRISTIN E			1538 PINECREST AVE	CHARLOTTE	NC	28205-6254

## COMMUNITY MEETING NOTICE

Re: Eastway Crossing Shopping Center Site Plan Amendment  
Petition #2012-102

Dear Sir or Madam:

We would like to invite you to a Community Meeting that will be held at **3104 Eastway Crossing Shopping Center** (suite next to Family Dollar) on **November 3, 2014 from 6pm – 8pm**. The Community Meeting will be an open forum to discuss the proposed Site Plan Amendment for a property located on the west side of Eastway Drive, south of the intersection with Central Avenue, Charlotte, North Carolina. The Petitioner, Eastway I Holdings, LLC, is requesting the Site Plan Amendment of approximately 21.5 acres from the current zoning classification of B1-SCD to B1-SCD-SPA.

The City Council of Charlotte will hold a Public Hearing at 6:00 PM on November 17, 2014 in the meeting chamber at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street, Charlotte North Carolina to consider the proposed amendment.

If there are any questions regarding this petition, please call Kevin Ammons at 704-971-4546 or John Turner at 704-941-3790.

Best regards,

John L. Turner, Jr.  
Manager  
Eastway I Holdings, LLC

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