

COMMUNITY MEETING REPORT
Petitioner: CAMBRIDGE PROPERTIES, INC.
Rezoning Petition No. 2014-111

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 by depositing such notice in the U.S. mail on October 15, 2014. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on October 30, 2014 at 6:30 PM at Cornerstone Baptist Church located at 8947 Albemarle Road, Charlotte, North Carolina 28227.

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 Jay Priester, Vice President of Cambridge Properties, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Jay Priester, welcomed the attendees and introduced himself and shared that Cambridge Properties, Inc. is proposing to rezone approximately 3.3 acres of land that was formerly known as Norwood's Nursery and Garden Center and is located along Albemarle Road across from an existing Target and Lowes Home Improvement Center. Jay Priester provided background information on Cambridge Properties, Inc. stating they are based in Charlotte and specializes in land and retail development in the Carolinas. He further informed the attendees that Cambridge just completed another development on Albemarle Road just outside of I-485 called Beaver Farms and Cambridge developed the Rite Aid at the corner of Albemarle Road and Harrisburg Road. Mr. Priester 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.

Mr. Priester stated the property is currently one parcel of land and has two zoning classifications, B-1 (CD) and R-3. He further explained that a condition under the current B-1 zoning would only allow the property to be used for a plant nursery/garden center

and was approved in 1992. Mr. Priester said that the Cambridge Properties' petition was to zone all 3.3 acres to B-1 (CD). He then shared an aerial with the site plan overlaid and showed the adjacent properties and new proposed access from Albemarle Road. Mr. Priester stated the access would mirror the access into the Target/Lowes Shopping Center with a protected left into the site, but no left turn out of the site. Mr. Priester explained the proposed conditions of the petition, which included architectural control, vehicular interconnectivity, buffers, landscaping, and restricted uses. Mr. Priester stated they plan to develop the property as a uniformed master planned retail development, which allows for cross shopping, interconnectivity, and a more harmonious development. He said they plan to have up to three separate buildings, one of which would be a quick serve restaurant with a drive thru and the other two buildings would be single tenant national retailers. Mr. Priester showed the proposed building locations, parking locations, tree save locations, and the joint storm water pond location. Mr. Priester said they plan to install an 8 foot planting strip and a 6 foot sidewalk along Albemarle Road and then in the setback they would have 2-3 foot high brick knee wall with a landscape hedgerow, as shown on the site plan. Mr. Priester then showed the proposed building elevation stating that all the buildings would use the same materials. He further stated that the buildings would be four sided masonry.

The floor was then opened to questions from the attendees:

- 1) A question was asked about how this development would impact the traffic.

Mr. Priester said that according to CDOT, this proposed development would generate less vehicle trips per day than the current approved zoning.

- 2) A question was asked why the development showed a connection to adjacent properties that are not included in the development.

Mr. Priester responded that this was suggested by planning staff and that it makes sense as it would continue to allow interconnectivity and limit the number of access points (curb cuts) on Albemarle Road. Mr. Priester said they would allow cross access easements to adjacent property owners to get access to and from the protected left turn lane that they plan to construct as a part of the development.

- 3) A comment was made by the agent representing the property owner to east of the site that we should not show any other cross access across other properties that Cambridge does not control.

Mr. Priester stated that was to only show possible future interconnectivity and that it was qualified by putting "probable future connection" on the rezoning plan and the location of the driveway was specifically referenced to an approved rezoning (2008-106).

4) A question was asked if this development would increase storm water flow to any of the adjacent properties.

Mr. Priester responded that storm water for the site would be handled by a master BMP and it controls both detention and retention and that the development would not increase storm water run-off to the adjacent properties.

5) A question was asked about the timing to start construction.

Mr. Priester said the public hearing is November 17 and the City Council vote is December 15 and upon a successful vote we plan to start site work in April or May of 2015.

6) A question was asked about the restricted uses and what they were.

Mr. Priester said under the conditional notes there are specific uses that are being restricted and he stated all the current restricted uses.

7) A follow up question was asked of the Petitioner to restrict the property from having a liquor store, a tattoo parlor, and smoke shop.

Mr. Priester said that they would include these items under the zoning conditions as restricted uses.

Mr. Priester concluded the meeting by thanking everyone for coming out to the meeting and asking good questions. Mr. Priester gave a business card to all the attendees and said if they had any other questions or request to please contact him anytime.

Respectfully submitted, this 6th day of November 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Case_No	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2014-111	10930173	ALBEMARLE OUTPARCEL #1, LLC				PO BOX 36799	%COLLETT AND ASSOC, INC	CHARLOTTE	NC	28236-6799
2014-111	10930165	ALBEMARLE CROSSING LLC				PO BOX 36799		CHARLOTTE	NC	28236-6799
2014-111	10930172	ARC PSC/LTNC002 LLC				106 YORK RD		JENKINTOWN	PA	19046
2014-111	109102018	BELLSOUTH TELECOMMUNICATIONS INC	CHURCH OF CHARLOTTE		C/O TAX DEPT/16H02 CAMPANILE	PO BOX 7207		CHARLOTTE	NC	07921
2014-111	109102016	CORNERSTONE BAPTIST				8947 ALBEMARLE RD		CHARLOTTE	NC	28227
2014-111	10930175	DT RETAIL PROPERTIES LLC				500 VOLVO PARKWAY		CHESAPEAKE	VA	23320
2014-111	10930207	FIFTH THIRD BANK				6330 FAIRVIEW RD 2ND FL		CHARLOTTE	NC	28210
2014-111	10930171	FIRST CITIZENS BANK & TRUST CO				PO BOX 27131		RALEIGH	NC	27611-7131
2014-111	10930174	HYDE FAMILY LIVING TRUST(THE)				4320 E WILLOA LOOP		KIHEI	HI	96753
2014-111	109102014	KOREAN CENTRAL BAPTIST	CHURCH OF CHARLOTTE	MARK G	C/O HYDE	8823 ALBEMARLE RD		CHARLOTTE	NC	28227-2615
2014-111	10930177	LOWE'S HOME CENTERS INC				PO BOX 11111		NORTH WILKESBORO	NC	28656
2014-111	10910203	NORWOOD	BENNY F	CARDL S	C/O PROPERTY TAX DEPT	8837 ALBEMARLE RD		CHARLOTTE	NC	28227
2014-111	10910204	NORWOOD	BENNY R	CARDL S	NORWOOD	8807 ALBEMARLE RD		CHARLOTTE	NC	28227
2014-111	10910205	NUGA PROPERTIES LLC				117 TURKEY HUNT CT		WAXHAW	NC	28173
2014-111	10930178	TARGET CORPORATION		T-1793	ATTN: PROPERTY TAX DEPT	P O BOX 9456		MINNEAPOLIS	MIN	55440-9456
		Judson	Wanda	Marlwood Comm. Assoc.		1800 Marlwood Circle		Charlotte	NC	28227
		Littfield	Georgia	Olde Savannah HOA		6635 Olde Savannah Road		Charlotte	NC	28227
		Jeffries	Judy	Marlwood MA		1504 Marlwood Circle		Charlotte	NC	28227
		Kovach	Connie	Marlwood Acres		1904 Marlwood Circle		Charlotte	NC	28227
		Johnson	Clifford	Marlwood Assoc.		8126 Forestdale Drive		Charlotte	NC	28227
		Gardner	Melone	Applegate NA		5008 Abode Lily Lane		Charlotte	NC	28227
		Carter	George	Lynton Place HOA		8101 Sherington Way		Charlotte	NC	28269

Exhibit A

Exhibit B

Cambridge Properties, Inc.
831 E Morehead Street, Ste. 245
Charlotte, NC 28202

postcard
(front)

TAX PID: «TaxPID»
«OwnerFirst» «OwnerLastN»
«COwnerFirs» «COwnerLast»
«MailAddr1»
«City», «State» «ZipCode»

back

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Regarding: Rezoning of Property Parcel 109-102-07
Site: 8837 Albemarle Road, Charlotte, NC
Meeting Date: Thursday, October 30, 2014 at 6:30 PM
Petition #: 2014-111
Petitioner: Cambridge Properties, Inc.
Meeting Place: Cornerstone Baptist Community Church
8947 Albemarle Road, Charlotte, NC
Contact: Jay Priester (704) 333-2393, ext. 108

Cambridge Properties will be holding a community meeting to present Petitioner's request to rezone the 3.31 acre site located on the north side of Albemarle Road between Hollirose Drive and Circumferential Road from its existing zoning of B-1 (CD) and R-3 to B-1(CD) SPA allowing the development of three (3) commercial buildings.

In accordance with the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition. Charlotte-Mecklenburg Planning Commission's records indicate that you're either (1) a representative of a registered neighborhood organization or (2) an owner of property that adjoins, is located across the street from or is near the Site.

cc City Council Representative: John Autry

Exhibit C

**COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: CAMBRIDGE PROPERTIES, INC.
REZONING PETITION NO.: 2014-111
Rezoning of Property Parcel 109-102-07
8837 Albemarle Road, Charlotte, NC**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

PRINT CLEARLY.

Name	Address	Phone No.	Email
1. Melonie Gardiner	5008 Abode Lily	414-339-9542	Mgardiner2000
2.	Charlotte 28227		@YAHOO
3. Ken Funderburk	3533 Beechmint Dr	704-545-7044	Ken.Funderburk
4.	Charlotte 28227		@Carolina.rr.com
5. Hamish Ridd/Bruce	8835 Handford Rd	(704) 491-6835	reddh@bellsouth.net
6.	Charlotte NC 28227		
7. Ken Marshbanks	11220 Briar Rd	(704) 573-9422	tkmarshbanks
8. JERRY WOOLERY	8247 Albemarle Rd	(704) 537-1097	@gmail.com jwoolery@Carolina.rr.com
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