

COMMUNITY MEETING REPORT
PETITION NUMBER 2015-016
InVue- Touchstone Village

Date of original contact: January 13, 2015

Persons and Organizations contacted with date and explanation of how contacted:

City supplied list was used to contact interested parties via first class US mail. Each name on the City provided lists was sent a letter with approximately 41 letters mailed. Both the mailing list and invitation letter are attached.

February 2, 2015

6:30 p.m.

Date, time and location of meeting: South Regional Library
Charlotte, North Carolina

Persons in attendance at meeting: Attendance was taken with 38 persons signing the Sign-in Sheet (see attached).

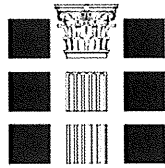
Jim Sankey, Chip Cannon, and Walter Fields attended the meeting on behalf of the Petitioner.

Summary of issues discussed and changes made as a result of the meeting:

Mr. Sankey is the petitioner for the rezoning and Chip Cannon is the site designer. Walter Fields opened the presentation with a description of the site and the proposed development as well as an overview of the rezoning process. The rezoning will allow for the replacement of aging retail space (a former grocery store) with a new owner occupied headquarters office building for Mr. Sankey's business. Mr. Fields also reviewed a series of changes that have already been made to the site plan based on questions and comments for an earlier community meeting. He also touched on a number of other questions that he had received in emails from some of the neighbors. There were questions and some discussion about the roads in the neighborhood and problems with speeding and cut-through traffic. It was noted that restrictions had been added to the site plan for both construction traffic and employee traffic so it will come and go directly from NC 51 and not through neighborhood streets. There were questions about the type and height of lighting that would be installed on the site and how it would relate to the nearest homes south of Bevington Place. Notes dealing with that question have already been placed on the site plan but additional research will be conducted about lighting. A suggestion was offered that the City should install 'no parking' signs on the streets that adjoin the site. There was conversation about the building and the architecture of the building. Discussion also dealt with timing of the development, the type of internet service that the building would need, the placement and screening of any new dumpsters on the site or

that might be located in the future, background checks for employees of the building, and the hours that the office building would normally operate. It was noted that the office building would generate less traffic than the current zoning of the site could allow and that the hours of highest school traffic and hours of office traffic did not coincide. At the end of the meeting, most of the attendees indicated that their questions had been answered and were generally satisfied with the proposal and the petitioner's willingness to listen and respond to concerns.

A number of site plan modifications have been made to the site plan as a result of review comments from staff agencies but no changes have been made as a direct result of the community meeting. But the petitioner may propose additional changes at the public hearing.



THE WALTER FIELDS GROUP, INC.
Consultants for Planning, Zoning & Land Development

January 13, 2015

Dear Neighbors:

We invite you to attend a neighborhood meeting to receive a presentation on a rezoning petition for an approximately 10.2 acres located between Baybrook Lane and Carswell Lane behind the elementary school. This site is the bulk of the old Touchstone shopping center site but does not include the day care center property. This same property was rezoned in literally decades ago to accommodate the shopping center that occupies the site today. The purpose of this request is to make a modification in that approved plan that would allow for the removal of a significant portion of the old retail space and to allow for a new corporate office building to be located on the site. For more information on this petition, please go to the link below:

<http://www.charmeck.org/city/charlotte/planning/Rezoning/RezoningPetitions/2015Petitions/Pages/2015-016.aspx>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. We would like to take this opportunity to discuss information with you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

The meeting will be held on Monday February 2 at 6:30pm in the Community Room at the South County Regional Library, located at 5801 Rea Road.

If you have any questions about the meeting, please feel free to call Walter Fields at 704-372-7855.

2015-016
UMER F ABBASI
MONA SIBLANI
9242 SILVER PINE DR
CHARLOTTE, NC 28277

2015-016
RODGER L ADAMS
SP DONNA SMITH
6411 CAPE FERRY CT
CHARLOTTE, NC 28277

2015-016
THOMAS J BERKOBEN
JERI R BERKOBEN
9311 SILVER PINE DR
CHARLOTTE, NC 28277

2015-016
PHILIP D BISSETTE
AMY STYERS BISSETTE
9320 SILVER PINE DR
CHARLOTTE, NC 28277

2015-016
MARGARET A BRISLIN
CHRISTOPHER F BRISLIN
9408 RADNER LN
CHARLOTTE, NC 28277

2015-016
BILLIE SUE BUTLER
BILLIE SUE BUTLER REVOC/L/T
9104 TWILIGHT HILL CT
CHARLOTTE, NC 28277

2015-016
CAMDEN SUMMIT PARTNERSHIP LP
C/O CAMDEN TOUCHSTONE
PO BOX 27329
HOUSTON, TX 77227

2015-016
BOARD OF EDUCATION CHARLOTTE
MECKLENBURG
701 E 2ND ST
CHARLOTTE, NC 28204

2015-016
ANNIE COBB
9112 TWILIGHT HILL CT
CHARLOTTE, NC 28277

2015-016
BIPIN CHANDRA DESAI
JAYSHRIBEN DESAI
9117 TWILIGHT HILL CT
CHARLOTTE, NC 28277

2015-016
S MCGEE AS CO TRUSTEES OF
EDWARD J MCGEE AND JACQUELINE
6446 FELTON CT
CHARLOTTE, NC 28277-3570

2015-016
CANDYCE C ELLER
9114 TWILIGHT HILL CT
CHARLOTTE, NC 28277

2015-016
JOHN F FORMICA
DEBORAH E FORMICA
9300 SILVER PINE DR
CHARLOTTE, NC 28277

2015-016
JOSEPH L FORTE
MARILY M FORTE
9301 SILVER PINE DR
CHARLOTTE, NC 28277

2015-016
SHARON M FOX
2157 BLUE JASPER DR
ROCK HILL, SC 29732

2015-016
PHILLIP B FURR
PEGGY S FURR (SP)
9400 RADNER LN
CHARLOTTE, NC 28277

2015-016
MILAGRO GARAY
ELVIDIO GARAY
9306 SILVER PINE DR
CHARLOTTE, NC 28277

2015-016
ROBERT E GLEIBERMAN
LYNN L GLEIBERMAN
9328 SILVER PINE DR
CHARLOTTE, NC 28277

2015-016
MILTON & PAT TRUST GOTTLIEB
MILTON GOTTLIEB
1000 E NORTH ST UNIT 200
GREENVILLE, SC 29601

2015-016
KARA G GUY
JERRY C JR GUY
6442 FELTON CT
CHARLOTTE, NC 28277

2015-016
DURONNIE L HARRELL
BERNICE M HARRELL
6443 FELTON CT
CHARLOTTE, NC 28277

2015-016
ASSOCIATION INC HERSHAM MEWS
HOMEOWNERS
C/O LYNETTE ROBERTS
3525 LEMS FORD WAY
CHARLOTTE, NC 28215

2015-016
CHRISTOPHER HESS
MELINDA R HESS
9227 SILVER PINE DR
CHARLOTTE, NC 28277

2015-016
DAVID HILLMAN
LORI BETH HILLMAN (H/W)
6400 CAPE FERRY CT
CHARLOTTE, NC 28277

2015-016
ALLAN HOGBEN
6424 FELTON CT
CHARLOTTE, NC 28277

2015-016
LORIE MICHELLE HOLLIDAY
HENRY C HOLLIDAY
6450 FELTON CT
CHARLOTTE, NC 28277

2015-016
CYNTHIA A HOWARD

9108 TWILIGHT HILL CT
CHARLOTTE, NC 28277

2015-016
JERRY R HUNT
ALICE G HUNT
9417 RADNER LN
CHARLOTTE, NC 28277

2015-016
GEORGE EDWARDS JONES
6439 FELTON CT
CHARLOTTE, NC 28277-3570

2015-016
ALEX KIKER
STACY KIKER
6430 FELTON CT
CHARLOTTE, NC 28277

2015-016
Walter Donham
WHITEOAK HOMEOWNERS
ASSOCIATION
Post Office Box 49622
Charlotte, NC 28277

2015-016
Everett Bond
CHEROKEE HOMEOWNERS
ASSOCIATION
5501 Sunstar Court
Charlotte, NC 28226

2015-016
Susan Heusinger
SHADOWLAKE NEIGHBORHOOD
ASSOCIATION
6021 Carpenter Drive
Charlotte, NC 28226

2015-016
Jeffrey Race
BALLANTRAE AT PIPERGLLEN
5916 Nuthatch Ct
Charlotte, NC 28277

2015-016
Cora Todd
ORCHID HILL HOMEOWNERS
ASSOCIATION
Post Office Box 49576
Charlotte, NC 28277

2015-016
Terri Otten
TOUCHSTONE HOMEOWNERS
ASSOCIATION
9424 Radner Lane
Charlotte, NC 28277

2015-016
Bryant Haines
TOUCHSTONE HOMEOWNERS
ASSOCIATION
9618 Leaf Arbor Lane
Charlotte, NC 28277

2015-016
Larry Chue
WHITE OAK HOMEOWNERS
ASSOCIATION
9901 Tealridge Lane
Charlotte, NC 28277

2015-016
Janet Phillips
CARMEL STATION
6260 Carmel Station Avenue
Charlotte, NC 28226

2015-016
Caryn Cusick
BALLANTYNE COMMONS
TOWNHOME ASSOCIATION
7422 Carmel Executive Park #220
Charlotte, NC 28226

2015-016
Marian Black
MCALPINE NEIGHBORHOOD
11828 Post Ridge Court
Charlotte, NC 28225

February 2, 2015 Sign-In Sheet

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