

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-057**

**Petitioner:** Childress Klein Properties, Inc.  
**Rezoning Petition No.:** 2017-057  
**Property:** ± 5.4 acres located at 7903, 7911 and 7939 Providence Road, Charlotte, NC 28270 (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on Wednesday April 5<sup>th</sup>, 2017, 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** by depositing the Community Meeting Notice in the U.S. mail on 3/22/2017. A copy of the written notice is attached as **Exhibit B**. The required community meeting followed several smaller group meetings/discussions with representatives of the Hembstead Neighborhood Association.

### **TIME AND LOCATION OF MEETING:**

The **Community Meeting required by the Ordinance was held on Wednesday, April 5<sup>th</sup>, 2017 at 7:00 PM**, at the Former Coldwell Banker Office, 7907 Providence Road, Ste. 200, Charlotte, NC 28277.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were David Haggart and John Dossier with Childress Klein. Also in attendance were Jeff Brown and Bridget Grant with Moore & Van Allen, PLLC, Robby Johnson with Robert Johnson Architects, and Randy Goddard with Design Resource Group.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Bridget Grant welcomed attendees and introduced the project team. David Haggart described the site location and Childress Klein's efforts in the area over the past 20 years. Jeff Brown explained that only a portion of the southeast quadrant of the Providence Road and Highway 51 intersection is being rezoned and that a few of the other portions were not owned or controlled by Childress Klein. Mr. Brown then provided an overview of the conditional rezoning process and what is being proposed for the site. Mr. Brown described efforts to re-energize the site with neighborhood serving retail, new office and a relocated bank. Bridget Grant and Robby Johnson then presented

the site plan and features such as open space amenities, new sidewalks, a parking deck and a site design that retains the existing 100' buffer in the southeast quadrant of the office park. They described sample elevations and similar parking deck configurations.

Randy Goddard presented the intersections studied as part of the rezoning effort and resulting improvements requested by CDOT and NCDOT. Mr. Goddard explained that alternatives were still under consideration and that CDOT would likely not require a right hand turn lane northbound on Providence Land between Winding Oak and Arboretum Shopping Center Drive.

Participants were then invited to ask questions as a larger group and then break into smaller group discussions targeted to concerns specific to Hembstead, transportation, and design.

## **II. Summary of Questions/Comments and Responses:**

Residents requested that Childress Klein address their view regarding discrepancies in existing conditions and requirements stemming from the original rezoning of the overall Arboretum development. Representatives from Childress Klein described efforts to address landscaping and the hours of trash collection and said they are committed to working with the residents.

Residents expressed concern about traffic in the area and difficulty turning out of Winding Oak and Beckmore Place under existing conditions. Residents requested that Childress Klein explore feasibility of traffic signals at either location. They also asked for confirmation that the southbound left turn lane into the site has adequate storage capacity for the proposed uses. Residents requested an additional access point to the site be provided from Highway 51. Randy Goddard explained that a traffic signal would not be provided at Winding Oak due to proximity to the existing traffic signal at Arboretum Shopping Center Drive. The Petitioner's team offered to explore the feasibility of a signal at Beckmore Place and if the intersection would meet any of the traffic warrants to provide a signal. The team also explained that earlier requests to provide an additional access point from Highway 51 have been turned down by NCDOT. Mr. Goddard described how additional access could ultimately create traffic issues rather than mitigate traffic conditions.

Residents requested that City staff provide more information on their traffic methodology and if all of the development along Providence Road corridor has been accurately accounted for.

Some residents wanted to insure there is adequate infrastructure for stormwater and that the existing basin is functioning properly. It was explained that the new development will now have to comply with more recently adopted and stringent stormwater regulations.

Residents would like a commitment to maximize tree preservation efforts on both Providence Road and Pineville-Matthews Road. Residents would also like to see additional trees planted off-site in the existing 100' buffer. Residents would also like to see additional interior open space opportunities. Petitioner has and continues to work on these issues, some of which are addressed as described on the rezoning plan.

Some residents requested that the building height be reduced. They also requested that the feasibility of a smaller grocer or other uses be considered. They would like to see neighborhood

oriented restaurants and retail as part of the development. Petitioner reminded residents that restaurant use(s) are likely on the site.

It was also asked that trash removal be limited to daylight hours. Some residents were concerned with the hours and frequency of truck deliveries and if the 18 wheel trucks would be permitted to park on Arboretum Shopping Center Drive. Other questions were raised related to plans to address crime in the neighborhood, and a desire to have a wall installed along the entire length of the Hembstead neighborhood. There was also concern with the light level in the parking deck. The Petitioner responded that they would work with potential tenants to request a limit on the hours of operation and obtain information hours of delivery and the nature of truck traffic. The Petitioner also said they would commit to adequate lighting in the parking deck.

Residents asked to see a detailed drawing of the road work to be done and sight lines from neighborhoods to the site. They also requested a 3D model of the development. Petitioner agreed to work on these items and has done so.

### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

**As a result of the community meeting the following changes have been made, among others:**

- The sidewalk and utilities locations along Providence Road have been redesigned to maximum tree preservation efforts as much as possible. Current site design protects most of the trees along Pineville-Matthews Road.
- The maximum building height for the grocer has been reduced to 45'.
- A note has been added to prohibit a drive through use as an accessory to a restaurant use.
- A note has been added to commit to no internally illuminated signs oriented toward Hembstead on the grocery elevations.
- A note has been added to limit the hours of operation from 6 AM – 11 PM.
- A note has been added to restrict outdoor music performances.
- The loading dock area has been redesigned to provide additional screening.
- The northbound left turn lane on Providence Road has been eliminated.
- Additional transportation studies to review potential for a traffic signal at Beckmore Place and 51 are underway.
- The Petitioner has contacted CMPD to evaluate existing crime and further development impacts.

The Petitioner will continue to work with the residents. Attendees were invited to follow-up with representatives of the development team if they had additional questions.

The attendees were thanked for their time and interest; the meeting was then adjourned.

cc: Mayor and Members of Charlotte City Council  
Ed McKinney, Planning Department  
Tammie Keplinger, Planning Department  
Mike Davis, Planning Department  
Laura Harmon, Planning Department  
David Haggart, Childress Klein  
John Dosser, Childress Klein  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-057	21344176	ARBORETUM APARTMENTS CHARLOTTE LLC			ARBORETUM APARTMENTS K2-I LLC	10510 SPRINGBORO PIKE		MIAMISBURG	OH	45342
2017-057	22725107	ARBORETUM OFFICE #2 LLC			CHILDRESS DLEIN PROP	2800 ONE FIRST UNION CENTER		CHARLOTTE	NC	28202
2017-057	22725186	ARBORETUM OFFICE #ONE LLC			CHILDRESSKLEIN PROPERTIES	301 S COLLEGE ST		CHARLOTTE	NC	28202
2017-057	22515101	ARBORETUM RETAIL LLC			C/O AMERICAN ASSET CORPORATION	5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2017-057	22725187	ARBORETUM SOUTHEAST	PROPERTY OWNERS ASSOC			2800 ONE FIRST UNION CENTER	301 S COLLEGE ST	CHARLOTTE	NC	28202
2017-057	22725164	BARONE	SUZIE FOWLER		BY MARR	2216 WHARTON LN		CHARLOTTE	NC	28270
2017-057	22725103	BROOKS	ANTHONY B	ASHLEY C	BROOKS	2824 WINDING OAK DR		CHARLOTTE	NC	28270
2017-057	21127102	CAROLINAS HEALTHCARE	FOUNDATION THE			PO BOX 32861		CHARLOTTE	NC	28232
2017-057	22725167	COLLIE	JOHN W	CYNTHIA G	COLLIE	2114 WHARTON LN		CHARLOTTE	NC	28270
2017-057	22725182	FIRST UNION NATIONAL BANK	OF NC CORP R E DIV T-14			PO BOX 36246		CHARLOTTE	NC	28236
2017-057	22725166	MORGAN	EDWARD ROBERT	TAMARA JOY	MORGAN	2200 WHARTON LN		CHARLOTTE	NC	28270
2017-057	22725185	NCNB NATIONAL BANK OF N C	T06-13 CORP R E		BANK OF AMERICA	NC1-001-01-81	101 N TRYON ST	CHARLOTTE	NC	28255
2017-057	22725106	PACIFIC NATIONAL GROUP LLC				838 NORTH DOHENY DR	PENTHOUSE C	LOS ANGELES	CA	90069
2017-057	22725102	PERNOTTO	STEPHEN J	DONNA M	PERNOTTO	2832 WINDING OAK DR		CHARLOTTE	NC	28270
2017-057	21344177	RBC CENTURA BANK	BY MERGER		LEGAL DEPARTMENT	303 EAST WACKER DR, SUITE 1040		CHICAGO	IL	60601
2017-057	22725165	RICHARDSON	B PARTHENIA			2208 WHARTON LN		CHARLOTTE	NC	28270
2017-057	22725104	SADRNIA	SHAHROKH			2814 WINDING OAK DR		CHARLOTTE	NC	28270
2017-057	22725163	SCHWARTZ	ARTHUR M	ANNE V	SCHWARTZ	2230 WHARTON LN		CHARLOTTE	NC	28270
2017-057	22515112	TACO BELL OF AMERICA INC			TBC TAX UNIT#005457	PO BOX 35370		LOUISVILLE	KY	40232
2017-057	22725101	VAN LANEN	ROBERT W	MARY JANE	VAN LANEN	2840 WINDING OAK DR		CHARLOTTE	NC	28270
2017-057	22725183	WELLS FARGO BANK, N.A.	N A CORP TAX DEPT.			PO BOX 36246		CHARLOTTE	NC	28236
2017-057		BRIDGET GRANT, KEITH MACVEAN, & JEFF BROWN			MOORE & VAN ALLEN, PLLC	100 N. TRYON STREET, SUITE 4700		CHARLOTTE	NC	28202
2017-057		DAVID HAGGART & JOHN DOSSER			CHILDRESS KLEIN PROPERTIES, INC.	301 S. COLLEGE STREET, STE 2800		CHARLOTTE	NC	28202

Pet_No.	Neighborho	First_Name	Last_Name	Street_Add	City	State	zip
2017-057	Holly Hill Farms Homeowners Association	Bruce	Hensley	9324 Percy Ct	Charlotte	NC	28277
2017-057	Saintfield Property Owners Association, Inc.	Terry	Hausler	820 Mallow Place	Charlotte	NC	28270
2017-057	Southgate Commons Homeowners Association	Charley	Kale	3609 Windbluff Dr	Charlotte	NC	28277

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-057 – Childress Klein Properties, Inc.**

Subject: Rezoning Petition No. 2017-057  
Petitioner/Developer: Childress Klein Properties, Inc.  
Current Land Use: Office/banking  
Existing Zoning: O-15(CD)  
Rezoning Requested: MUDD-O  
**Date and Time of Meeting:** **Wednesday, April 5<sup>th</sup> at 7:00 p.m.**  
Location of Meeting: Former Coldwell Banker Office  
7907 Providence Road, Suite 200  
Charlotte, NC 28277  
Date of Notice: 3/22/17

We are assisting Childress Klein Properties, Inc. (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with retail and office uses (the “Site”) located at Providence Road and Pineville-Matthews Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the ±5.4 acre Site from O-15(CD) to MUDD-O. The rezoning will allow redevelopment of the site to include a mix of retail and office uses to be anchored by a grocery store. The proposed plan will include pedestrian improvements as well as amenity space and opportunities for neighborhood serving restaurants and retail consistent with the character of a mixed-use activity center. Vehicular access to the site will be from Arboretum Shopping Center Drive (see attached Site Location Map).

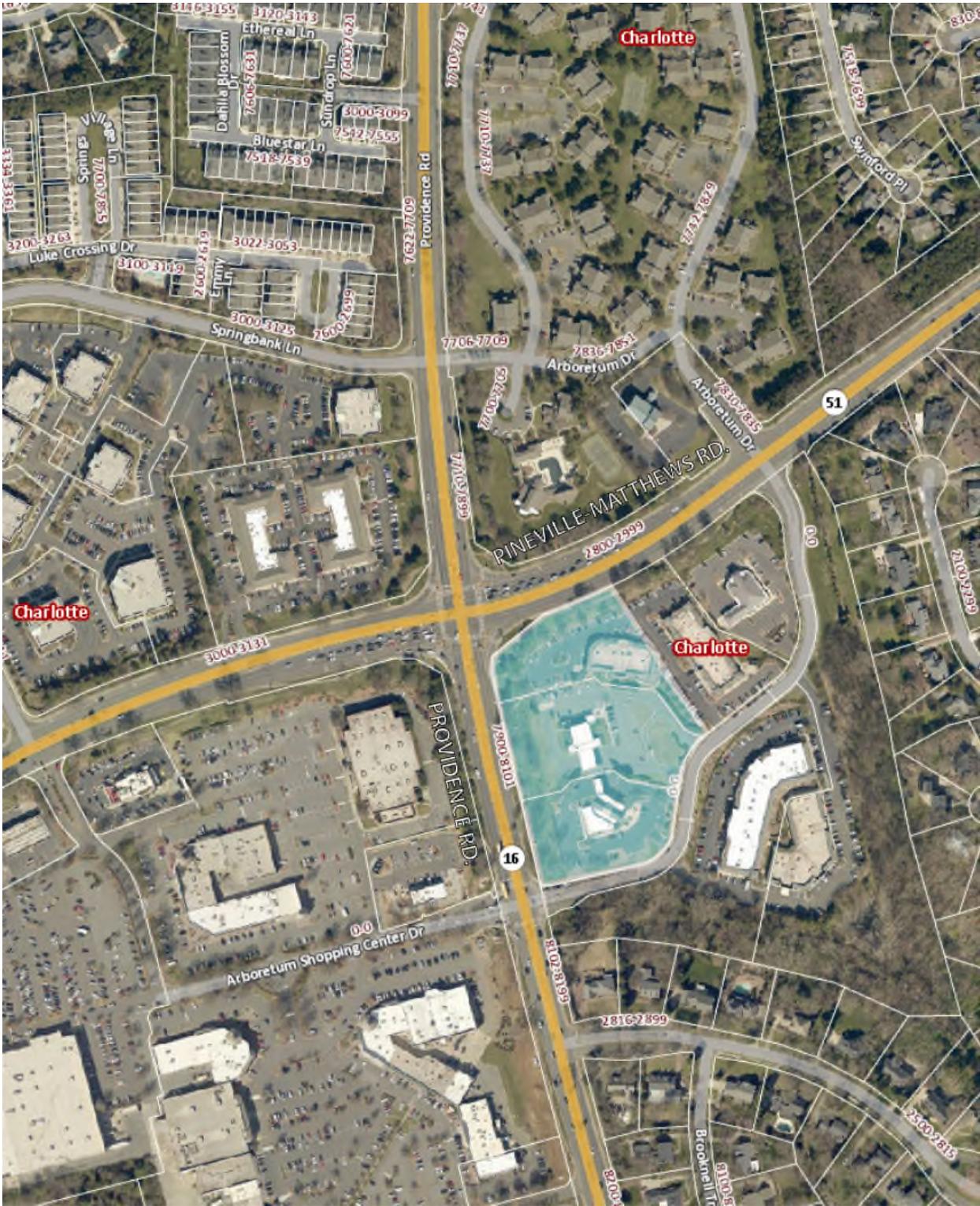
**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, April 5<sup>th</sup>, at 7:00 p.m. in the former Coldwell Banker office, 7907 Providence Road, Suite 200, Charlotte, NC 28277.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
David Haggart, Childress Klein Properties, Inc.  
John Dosser, Childress Klein Properties, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Childress Klein Arboretum – Rezoning Petition No. 2017-057  
 Community Meeting – April 5<sup>th</sup>, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Ed Driggs	<del>42</del> (City Council)	704 574-7262	edriggs@charlottenc.gov
2	Meryl Hunte	2544 Howerton Ct.	704-661-8449	Merylhunte@gmail.com
3	Cynthia Siemasko	8001 Maremont Ct	704.564.1202	cSiemasko@carolina.rr.com
4	Chris Siemasko	8001 MAREMONT CT	704.564.1107	chris.siemasko@gmail.com
5	WAYNE Collie	2114 WHARTON LN	704-618-0805	Collie W e Bell South. net
6	Cindy Collie	"	"	"
7	TERRY DVORAK	2530 High Ridge Rd	704-846-4232	tzdvorak@yahoo.com
8	RICHARD DVORAK	"	"	"
9	Sherry Harris	8000 Cottontail Ct.	704-542-8998	richardharris2@live.com
10	Richard Harris	"	"	"
11	Tommy Roche	4025 High Ridge Rd	" 846-4462	Thomasgroche@aol.com
12	Judy Steed	6100 Briarberry Court CLT	704 846-4299	jwaspeed16@aol.com
13	Phyllis Krummel	9105 Providence Colony Dr	704-752-9848	PKRUMMEL@AOL.COM
14	Scott Banks	2227 Brent Hall Ct	704-649-4617	SBanks@WKRP.com
15	Missy Banks	"	704-968-0547	Missy.Banks@allnet.com
	ROS & CONNIE BEALS	2412 HOWERTON CT	704 341 5747	CONNIEBEALS@yahoo.com

Childress Klein Arboretum – Rezoning Petition No. 2017-057  
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
16	K. Doyle George	3214 Springs Farm Ln Charlotte Ar, NC 28226	704-367-4335	d-george@carolintr.net
17	<b>BOB RAY</b>	<b>27 WINDING OAK DR</b>	<b>980 272 6243</b>	
18	Ellen & Albin Tarry	2201 Wharton Lane	704)542-9096	etarry1234@aol.com
19	Chad Hensen	2511 Winding oak Dr.	704-609-5836	hensenc1504@hotmail.com
20	CG + Gonnit Saffer	2225 Wharton Ln	980-406-3372	csaffer@att.net
21	Michael & Beatrice Chambers	1141 Diltz Hall Pl.	704 849 0770	mchambers1@carolintr.com
22	Marie & Jim Vlna	2520 Howerton Court	980 237 0930	julna@hotmail.com
23	Lyndon Mills	2519 Howerton Ct.	980-613-0451	lynmillsjr@gmail.com
24	Chissy Raver	2318 Howerton Ct	919 819 2651	raverce@yahoo.com
25	John + Cathy Moore	2336 Hemby Pl	704-846-3322	bogeyplus2@aol.com
26	Shelly Barber	1018 Jericho Lane	704-544-2583	shelly.barber@gmail.com
27	Aven Williams	2317 Howerton Ct	704-845-5991	AWilliams@carolintr.com
28	Ron Huntie	2544 Howerton Ct	704-661-0264	omegawm90@aol.com
29	Mary Jane Van Laney	2840 Winding Oak Dr.	704-542-9058	mjhvl@BellSouth.net
30	JOHN CAMP	1230 JERICHO LN	704 960 2136	jennifer.h.camp@gmail.com

Childress Klein Arboretum – Rezoning Petition No. 2017-057  
 Community Meeting – April 5<sup>th</sup>, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
31	Jim & Marie Vlna	2520 Haverford Ct		
32	Janet Parker	2339 Winding Oak Dr.		Parker mom 3@aol.com
33	DONALD RHODES	2621 WINDING OAK		drhodes7@yahoo.com
34	Caroline Chambers	8004 Marawest Ct.		cchambers318@gmail.com
35	Melissa Welch	2701 Winding Oak Dr		melissa.welch@wellsfargo.com
36	Mark Miskie	2701 Winding Oak Dr.		Mark.Miskie@gmail.com
37	Sean Allen	2304 Gunners Ct.		SeanAllen@aol.com
38	Melinda Mitchell	3535 High Ridge Rd		TMITCHELLOOZ@CAROLINAARR.COM
39	Todd Mitchell	3535 High Ridge Rd		
40	Evan Wilkoff	2620 Alanby Ln		Evan@WILKOFF.ORG
41	Anne Miller	2200 Ashcliff Ln		2200ashcliff@gmail.com
42	<del>Fay Eich</del>			
43	Lindsey Eich	2301 Whantom	704-957-9609	lindseyeich@gmail.com
44				
45				

Childress Klein Arboretum – Rezoning Petition No. 2017-057  
 Community Meeting – April 5<sup>th</sup>, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
46	Chris Sewell	8012 Cottonail	704 446400	
47	Colleen & Rob Beck	2412 Howerton Ct	704-341-5747	
48	Kim Wilkoff	2620 ALANBY LN	704 443 5479	
49	Giorgio Russo	2630 ALANBY CT	704-246-7575	
50	JOOD BURKITT	2315 Heaby Pl	704-904-9430	
51	ERIC KEN	2319 GUNNERS CT	704.859.1116	
52	Doug Thornell	2804 Winding Oak	704 574-0507	
53	TARA HILL	1140 MILTON HALL PL	704-654-0034	
54	DAVID HILL	" "	704-654-0034	
55	Sheila Pacholki	2519 Winding Oak Dr	704-491-3916	
56	Kevin Kappul	2600 Alanby Ln	704.321.1328	
57	DAVID GREEN	2300 OAK MEADE CT	704-577-9389	
58	BRYAN BROOKS	2824 WINDING OAK	704-564-3509	
59	Jeff Trout	2632 Winding Oak	704-458-4942	
60	Jesse Newsom	2718 Springs Dr	410-627-2691	jesse.s.newsom@alumni.duke.edu

Childress Klein Arboretum – Rezoning Petition No. 2017-057  
 Community Meeting – April 5<sup>th</sup>, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
61	Ethan Carlisle	2330 Summers Ct	704 461 9888	ecarlisle2@gmail.com
62	Kevin Carlisle	"	9818	kcarlisle57@gmail.com
63	Lisa Busse	2630 Albany Ct	704-246-7775	greglisabusse@me.com
64	Adam Fegyveresi	8015 Moremont Ct	704-770-7659	adam.fegy@gmail.com
65	John W Moore	2336 Herby Pl	704-846-3322	bogeyplus2@aol.com
66	Tyler Brody	8005 Moremont Ct	704 512 2791	tylervbrody@gmail.com
67	Joe Peterson	2215 Brent Hall Ct	704 995 4272	joe@peterson1.com
68	Scott Miller	2200 Asheliff Lane	704 246 4294	2200asheliff@gmail.com
69	Andrew Artemenko	2640 Oakmeade Dr.	980 221 5879	andrewartemenko@gmail.com
70	ML Stewart	2506 Winding Oak Dr	704 654 6998	mlstew17@yahoo.com
71	Shemie Cartledge	9229 Hampton Oaks Ln.	704-847-4036	scatledge@earthlink.net
72				
73				
74				
75				

	Name	Address	Phone	Email
16.	Caryn Sutorus	2303 Gunners Ct.	704-287-3373	csutorus@yahoo.com
17.	Sharm Chandru	2300 Hemby Pl	704-491-2574	rainmakersjcp@windstream.net
18.	Karen Kirchner	2322 Gunners Ct	704-953-4682	KmKirchner@gmail.com
19.	Jason Sutorus	2303 Gunners Ct	704-779-2559	jsutorus@gmail.com
20.	Sarah Eaton	2326 Wharton Ln.	704-919-0713	saraheaton4@me.com
21.	Nathan Eaton	2326 Wharton Ln.	704-919-0713	neaton@gmail.com
22.	Bill Bateman	1711 Rosebank Ln	704-544-1196	bates4UK1@carolina.rr.com
23.	Jeffrey Zaidman	1100 Milton Hill Pl	704-246-8199	jzaidman@live.com
24.	Lee Thompson	2403 Winding Oak	704-287-0316	lwt09@live.com
25.	Susan Mitchell	1001 Jericho Lane	704-604-8814	leuanmitchell@gmail.com
26.	TANDY GRAHAM	6111 Britches Ln	8282	tandygraham@gmail.com
27.	Jay Eich	2301 Wharton	704-231-0957	jeiche@tcts.com
28.	Michael Washington	2301 Oakmeade Dr	(980) 230-5471	mkwashington@mac.com
29.	Tamara Morgan	2200 Wharton Lane	(859) 361-3427	tamorgan13@gmail.com
30.	LUKE MARYBY	2556 HOWERTON CT	704-307-9668	REVCHEMARB@USPC.org
31.	Vicki Sewell	8012 Cottonail Ct.	704-996-1186	vickiLsewell@outlook.com
32.	Lindsey/Hy Nguyen	2501 Howerton Ct.	704-340-0641	linzato@gmail.com
33.	Ed Barnes	1221 Jericho Lane	704-366-4882	ebarnes@rts.edu
34.	David Silander	2605 Winding Oak Dr.	704-517-6257	david.silander@gmail.com
35.	Gus Stallings	2104 Wharton Ln	704-622-3690	gusstallings@bc.co
36.	Herb Fellman	8003 Cottonail CT	704-759-1090	hfellman@bellsouth.com
37.	Ellen Feduniec	3208 Rhett Butler Pl, Prov Plant	704-211-3899	efeduniec@carolina.rr.com
38.	Jeff Trout	2632 Winding Oak		jtrout@TASML.com
39.	Jim Cruse			jcruse@aacusa.com
	Hank Williams	2317 Howerton Ct		Hank@hankwilliamshomes.com
	BETSY KERR	2221 HOGAN		BETSY.KERR@BANKOFAMERICA.com