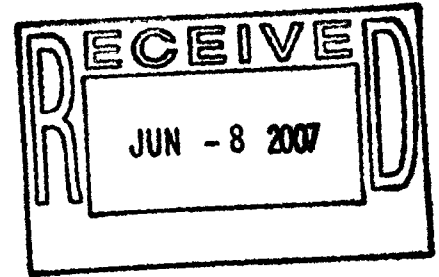




Architects, p.a.

**Meeting Minutes**



**Petitioner: The Ghazi Company**

**ADW Project Number: 06135.00**

**Neighborhood Meeting for City Crossing Rezoning #2007-52**  
**March 23<sup>rd</sup>, 2007**

**Attendees: Armin Ghazi**  
**Jason Hood**  
**Donna Canup**  
**Viola Sturkey**  
**Martha Parks**  
**Billie Rose**  
**FD Martin**  
**Mr. & Mrs. Windell Powell**  
**Betty McGill**  
**Todd Williams**  
**Darrell McGill**  
**Linda Funderburk**  
**Sharon Bailey**

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❖ **Introduction of the Project by Armin Ghazi**

❖ **General Items:**

- Discussion relating to traffic and safety concerns with regard to the location of curb cuts along South Tryon and Tyvola Roads. The proposed plan indicates the use of currently approved curb cuts. The final locations will be determined by DOT.
- Attendees indicated concern with methane gas on site and in the surrounding area.
- The petitioner confirmed that there would not be an entrance from the neighborhood side of the property.
- The petitioner provided a description of the screen fence and indicated the extents of the fence along the three sides of the property. The fence will be approx. 8' tall screen fence with masonry at intervals to support the fence. The petitioner reassured the attendees that the fence would be maintained.
- The petitioner expanded upon the purchase scenario with the current land owner Crescent Resources.
- The petitioner indicated that they were prepared to manage any unsuitable soils on the site.
- The location of the current stream was indicated on the plan and a description of the function of the storm detention area was elaborated on. The detention area will be screened with landscaping.
- The petitioner explained reasons for tenant confidentiality during this phase of the project. Attendees had a concern with 24 hr tenants and nighttime traffic. The petitioner indicated that there were not any current discussions with a liquor store tenant and/or convenience store tenants.
- Attendees described to the owner the Queen Ann Street foot traffic from that side of the site. Discussion arose that the owner possibly extending the sidewalk along South Tryon Street to the

- Queen Ann intersection. Other attendees thought this was not a good idea.
- The current state of the site creates large amounts of dust which blows onto the neighbors homes. The contractor will be responsible for maintaining the site during construction to prevent debris from blowing off site.
  - Attendees indicated that the location of the site within the police districts creates a longer response time for the police department than normal. The petitioner will work with Charlotte PD to provide the best possible coverage for the development.
  - Attendees stated concerns with hotel and convenience store tenants. One attendee stated she will be opposed to both these uses in front of council.
  - Attendees and owner had a discussion about getting quality types of tenants for the project. The petitioner explained that he could not give specific tenant names but described potential tenant types. Petitioner stated that the typical minimum lease term would be 10 years. Attendees stated concerns with the end of leases and tenant turn around.
  - Petitioner is planning a 2007 construction start date. The petitioner indicated that typical construction workdays are anticipated for this site.
  - The petitioner was asked about long term ownership of the property. It is intended for the petitioner to retain ownership of the developed property.
  - There was a discussion of a recent adjacent Retail Development that was mostly empty. The petitioner indicated the plan was to retain adequate tenant commitments before the construction of the development.
  - The petitioner responded to a question that he currently has no plans for expanding or adding onto the presented property.
  - Requests were made of the petitioner to provide neighborhood improvements of some nearby homes. The petitioner stated that he would not do any work on adjacent houses and that he would take a look at the existing sign to the Queen Ann and South Hampton neighborhoods for a possible repairing or revamping. Currently there are not Home Owner's Associations for these neighborhoods.
  - Attendee had concern with the development creating higher home values and thus higher taxes.
  - Petitioner reviewed again with attendees their concern for better police and security protection for the area.

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If there are any items left off or corrections to be made please send them to our attention at your earliest convenience.

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Martha Parks	5701 Southampton Rd	(704) 523-1511
Billie Rose	5539 Queen Anne Rd	(704) 525-5115
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Betty McGill	519 Westham Ridge Rd	(704) 522-7746
Todd Williams	5638 Coulee Place	(704) 277-8142
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