

August 5, 2008

**Rezoning petition 2008-125
Community Meeting Report – July 30, 2008**

Ms. Tammie Keplinger
Planning Coordinator
Charlotte-Mecklenburg Planning Department
600 East Fourth Street (8th Floor)
Charlotte, North Carolina 28202
tkeplinger@ci.charlotte.nc.us

Hello Tammie,

Enclosed are the documents relating to the community meeting held at the Pine Island County Club, 1701 Stoneyridge Drive, Charlotte, NC, on July 30, 2008 for Petition 2008-125:

- Report from the Community Meeting
- Community Meeting Notice
- Address mailing labels
- Roster of Attendees

Please let me know if there's anything else that you'll need.

Best regards,

John Huber
Sperry Van Ness | Chirico Huber Properties
P. O. Box 680486 | Charlotte, NC 28216

**Rhyne Station
2008 -125 – Site Plan Amendment Petition
Community Meeting
September 30, 2008 7pm to 9pm
Pine Island Country Club**

Attendance Roster – attached.

Meeting convened at 7:10am by Edna Chirico, Sperry Van Ness

Edna Chirico introduced developer Larry Reed, Lockard Reed Development and land planner Larry Frazier with Woolpert.

Larry Frazier provided an overview of the site plan changes highlighting the building size differences, reduction in size of car dealerships, adjusted layout. He shared the extensive traffic improvements and desired walkability of the project. He notes the design criteria. Larry mentioned that this new layout would be a reduction in traffic counts of about 1,900 per day from the previous layout.

Edna talked about the market a bit and the need to have a large retail user or at least 3 mid-sized users committed before this project could move forward. Edna shared the retailer concept – stores such as TJ Maxx, Kohl's, Dress Barn – appealing to the median income level of those who already live here and those who will most likely move to this area.

Larry Reed spoke about how committed Lockard Reed is to a quality development when the market is ready.

Questions and comments from those attending both in group session and individually included:

- 1. Re-clarification of the road and railroad improvements, specifically an easing of the bend in Rhyne Road**

- 2. Question about the other roads that would eventually connect to Rhyne Road – Edna mentioned public meeting Aug 5 for the Catawba Area Plan.**
- 3. Questions and recommendations about retailers. Desired retailers included sit down restaurants, a movie theater, IKEA specialty store, drug store, gas station. They were advised this location is not zoned for a gas station, but that one is being considered on Hwy 27 given the industrial zoning on that corridor it would be allowed without a rezoning.**
- 4. Question about the ponds – which Larry explained would be used for detention, but the new storm water regulations would also ensure that they are kept as full of water as possible- creating nice water features.**
- 5. Concerns about Highway 27 from I-485 to Mount Holly Road – need for this to be improved.**
- 6. Comments that this development would improve property values and increase traffic.**
- 7. Several questions on timing and how to accelerate timing. Many want to be able to shop closer to home due to increased gas prices.**
- 8. Some discussion was held on Cedar Mill and the grocery anchored commercial center there. Also on the desire for higher priced subdivisions.**

Dear Rhyne Station Adjacent Property Owner:

The Rhyne Station Development is requesting a site plan amendment. Full details on this site plan amendment can be found on the city's web site www.charmeck.org, planning, zoning and under petition number 2008-125.

As part of this process we wish to invite you to a community meeting:

Pine Island Country Club

Wednesday, July 30, 2008 - 7pm to 9pm

We will have wall maps showing you the changes we are proposing and we are all available to answer your questions. In attendance will be myself, our land planner and our property owners.

If you can't make that meeting and have any questions, please feel free to call me.

Sincerely,

Edna Chirico, CCIM
Sperry Van Ness

704 562-8847 mobile 704 393-4010 office

Rhyne Station – Site Plan Amendment

Petition 2008-125 – Community Meeting July 30, 2008

Sign In Sheet

Name

Address

Email

Edna Chirico	1904 Stoneyridge	edna.chirico@sun.com
Margaret Lassiter	612 Rhyne Rd	Char. 28214
Polly Cleveland	460 Rhyne Rd.	Char. 28214
Venon Lassiter	435 Rhyne Rd.	Charlotte 28214
Frank W. Bancroft	1335 Stoneyridge Rd	Charlotte 28214
Krisla J Guerrero	9023 Bellebraggway	Charlotte 28214
Wanda Jordan	1710 Stoneyridge	Char. NC 28214
Carol Scally	939 Rucker Cliff Drive	Charlotte NC 28214-2578
Harry Yount	1428 Stoneyridge Dr	Charlotte NC 28214
Larry Reed		
Larry Fraser	8731 Red Oak Blvd Suite 101	Charlotte NC