

May 21, 2013

CONFERENCE MEMORANDUM

Re: 31205.13 – Eastfield Road Retail

Conference: Community Meeting.

Date: May 21, 2013

Purpose: Discuss potential rezoning of property at the corner of Prosperity Church Road and Eastfield Road from residential to commercial.

***Attendees:** Mr. Marc Hagle, Tricor
Mr. Brian Jenest, RLA – CJS
Mr. Joel Causey, PE – CJS
Mr. Damien Madsen, Taylor & Mathis
See attached Sign-in Sheet for Attendees from Community

Minutes: The following is a summary of our discussion:

Action By

1. Marc Hagle opened the meeting with a short introduction to the proposed re-zoning and re-development of the subject property including property location, conceptual site plan, conceptual building elevations, and general potential building uses.
2. Many members of the community including Nigel Toyer, Betsy Cook, and Oscar Bidgood were strongly opposed to a gas station being constructed on the property. Marc Hagle, recognizing the strong opposition to a gas station, committed to members of the community that he would not pursue a gas station as a potential tenant in the new retail/commercial development.
3. Some members of the community were opposed to a fast food establishment being constructed on the subject property. Marc Hagle explained that 'fast food' entails a wide variety of businesses; including Starbucks Coffee (the community acknowledged they would not necessarily oppose a Starbucks Coffee). Marc Hagle explained to the community that he could not commit to not constructing a fast food establishment on the subject property. Brian Jenest explained that newer fast food restaurants can be constructed in an upscale fashion, which is what Tricor intends to do if they have a fast food tenant. Community members requested they be sent examples of newer, upscale fast food construction for reference.
4. Traffic along Eastfield Road is of significant interest to the community. Many members of the community explained there were existing traffic problems on Eastfield and they did not want the new development to increase this problem.
5. Many members of the community were questioning the timing of the project and asked to be informed if/when construction may

begin.

6. Community members asked that another meeting be held once the design of the site/rezoning plan is further along so they may provide input at that time.
7. Two-story buildings were a concern of residents of Summergold Way, especially in the southwest portion of the subject property. Tenants of Summergold Way did not want to be able to see the second story of any proposed buildings. Marc Hagle explained that the brick wall along the southwest property line would either remain or be re-built providing screening of the first floor of any proposed building, and the large oak trees along the southwest property would also remain providing screening of the second story of any proposed building. In addition, Marc Hagle explained that two-story buildings, while not out of the question, are unlikely due to difficulties associated with leasing second floor spaces.
8. Many members of the community, including Nigel Toyer, were concerned that the rezoning could be too general allowing a wide variety of uses and potential site designs. Brian Jenest explained that the re-zoning actually has to be very specific to site design and building uses including site layout, building uses, buffers, screen walls, landscaping, etc
9. Community members were concerned that light from the proposed development may illuminate their properties; Brian Jenest explained that this is not allowed per current code and regulations.
10. Some community members expressed that they already had existing stormwater drainage problems on their property and they were concerned that the new development would increase stormwater drainage issues. Marc Hagle expressed that it is not allowed per current code and regulations to increase stormwater drainage/flow onto any adjacent properties. Marc Hagle also expressed that Tricor would not encroach onto adjacent properties to repair existing stormwater issues not associated with the subject property.
11. Community members expressed that it was very important to have sidewalk connectivity between the development and the adjacent neighborhoods. Many asked if a sidewalk connection would be provided from the development to Summergold Way. Joel Causey committed to exploring the sidewalk connectivity based on existing plans to widen both Prosperity Church Road and a portion of Eastfield Road and get back with the group on specific proposed sidewalk layout/design.
12. Community members continued to question specific uses of the buildings within the proposed development. Marc Hagle explained that he could not be too specific as Tricor was exploring many option for potential tenants. Marc Hagle did inform the community that the property has been shown interest by a major pharmacy chain, a child learning center, and a bank.

13. Community members expressed concern over site access points, especially the two access points closest to the intersection of Prosperity Church Road and Eastfield Road, and if these access points would increase existing traffic issues. Joel Causey explained that these two access points would most likely be designed as 'right-in, right-out' access pending the results of a Traffic Impact Study.
14. A community member questioned if residential uses would be incorporated into the development, Marc Hagle explained that residential use is not part of the proposed development.
15. Marc Hagle and Brian Jenest explained to community members that notes can/will be added to the re-zoning plans specifically allowing or not allowing certain building uses, driveway designs, building materials, etc. Community members asked that they be provided a copy of the final rezoning plan notes for review.
16. One community member expressed that she supported the re-zoning and proposed development, especially because it would entail the demolition of the existing abandoned house on the subject property. Several other community members agreed.
17. Marc Hagle concluded the meeting by asking if anyone had any very strong or catastrophic reason they do not believe the property should be re-zoned or re-developed. One community member expressed that if he knew a commercial property would be developed adjacent to his residential property, he would likely not have purchased his home. Marc Hagle explained that it is nearly impossible to predict what may be developed adjacent to or near a residential property in the future and the commercial development that is proposed will be of an upscale nature. Marc Hagle also expressed that the entire general area of Huntersville will continue to grow and new developments will continue to be constructed.
18. The sign-in sheet for the meeting was illegible and was therefore typed following the meeting. A copy of the typed sign-in sheet is attached to this report.

Please contact the undersigned with any additions or corrections to these minutes.

Respectfully submitted,

COLEJENEST & STONE, P.A.

Joel Causey, PE
Project Engineer

cc: All Attendees

Eastfield Road Retail
Community Meeting
Location: Crossway Community Church
6400 Prosperity Church Road
Charlotte, NC 28269
Date: 05/21/13

<u>Name</u>	<u>Address</u>	<u>Email</u>	<u>Phone Number</u>
Dewey Wilson	6731 Summergold Way		
Virginia Wilson	6731 Summergold Way	mrswilson@carolina.rr.com	
Robert Foster	6710 Summergold Way	bobbiesmit@yahoo.com	
Joann Foster	6710 Summergold Way		
Hung Chan	6414 Goldenblush Circle	lekiemquocchan@gmail.com	
Mark Dennis	6724 Summergold Way	madennis15@carolina.rr.com	
Mike Barr	6740 Summergold Way		
Oscar Bidgood	6755 Summergold Way	owbidgood@yahoo.com	
Betty Bidgood	6755 Summergold Way		
Betsy Cook	6732 Summergold Way	bcook1950@gmail.com	
Richard Thayer	6629 Sweetfield Drive	cjtrat@gmail.com	
Naney Walker	12706 Amber Way Ct		
Nigel Toyer	6752 Summergold Way	ntoyer@helmetssystems.com	(704) 439-6065
Wes Ports	5806 Mantarid Drive	wports@carolina.rr.com	
Eric Krone	12339 Cardinal Point Road	eskrone@hotmail.com	

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting to Discuss Future Land Use Plan Considerations for the Property Located at the Southwest Corner of the Intersection of Eastfield Road and Prosperity Church Road.

Date and Time of Meeting: Tuesday, May 21, 2013 at 6:30 P.M.

Place of Meeting: Crossway Community Church
6400 Prosperity Church Rd.
Charlotte, NC 28269

Host: Aventine Development

We are assisting Aventine Development ("Aventine") in connection with the development of an approximately 5+ acre site, located at the southwest corner of the intersection of Eastfield Road and Prosperity Church Road (the "Site").

Aventine is evaluating development opportunities related to the Site and would like to solicit feedback from neighboring property owners and community leaders regarding the Site. The Site may be included in Prosperity Hucks Area Plan which is currently being developed by the Charlotte-Mecklenburg Planning Department in order to change the land use designation on the Site.

Accordingly, we give you notice that Aventine will hold a Community Meeting regarding the Site on Tuesday, May 21, 2013 at 6:30 P.M at the Crossway Community Church, 6400 Prosperity Church Rd., Charlotte, NC 28269. We look forward to discussing the Site with you and hearing your feedback. Please feel free to invite other members of the community that may be interested in participating in this discussion.

In the meantime, should you have questions or comments, you may call Collin Brown at (704) 331-7531.

K & L Gates, LLP

cc: Mr. Michael Barnes, Charlotte City Council
Mr. Kent Main, Charlotte-Mecklenburg Planning Commission
Mr. Chad Hagle, Aventine Development Corporation
Mr. Brian Jenest, Cole, Jenest & Stone

Date Mailed: May 10, 2013

PROSPERITY CHURCH & EASTFIELD
NEIGHBOR CONTACTS

•	Letters of Support From 2006
•	Attended 2006 Rezoning Meetings
•	Neighborhood Watch "Block Captain" Volunteers

MAP ID	Name	Neighborhood Watch	Mailing Address	Property Location	Parcel #	Phone #	E-mail
#01	NIGEL J TOYER & JAYNE LEIGH*		6752 SUMMERGOLD WAY CHARLOTTE NC	6752 SUMMERGOLD WY CHARLOTTE	2708404	704-947-1273	
#02	R E GEIGER PROPERTIES LTD PARTNERSHIP		14418 LAWYERS RD CHARLOTTE NC	6746 SUMMERGOLD WY CHARLOTTE	2708405		
#03	MICHAEL J BARR & LINDA K BARR		8425 PEYTON RANDOLPH DR CHARLOTTE NC	6740 SUMMERGOLD WY CHARLOTTE	2708406	704-846-2556	
#04	ELIZABETH L COOK		6732 SUMMERGOLD WAY CHARLOTTE NC	6732 SUMMERGOLD WY CHARLOTTE	2708407		
#05	MARK A DENNIS & SHARNETTA DENNIS*	YES	6724 SUMMERGOLD WAY CHARLOTTE NC	6724 SUMMERGOLD WY CHARLOTTE	2708408	704-947-2440	madennis15@carolina.rr.com
#06	DENISE D CATHEY*		6716 SUMMERGOLD WAY CHARLOTTE NC	6716 SUMMERGOLD WY CHARLOTTE	2708409	704-948-0177	
#07	ROBERT W FOSTER & JO ANN L FOSTER		6710 SUMMERGOLD WAY CHARLOTTE NC	6710 SUMMERGOLD WY CHARLOTTE	2708410	704-947-1851	
#08	ERIC R ROGERS & KAYE J ROGERS*		6704 SUMMERGOLD WAY CHARLOTTE NC	6704 SUMMERGOLD WY CHARLOTTE	2708411	704-947-2508	
#09	CARY R GRAMS & ALISON R GRAMS		6701 SUMMERGOLD WAY CHARLOTTE NC	6701 SUMMERGOLD WY CHARLOTTE	2708412		
#10	DAWN FESETTE		6705 SUMMERGOLD WAY CHARLOTTE NC	6705 SUMMERGOLD WY CHARLOTTE	2708413	704-948-4102	
#11	JOSEPH A KOGUT & LYNN E KOGUT	YES	6711 SUMMERGOLD WAY CHARLOTTE NC	6711 SUMMERGOLD WY CHARLOTTE	2708414	704-992-0564	
#12	JAMES E BURGESS & KELLY J BURGESS		12723 CARDINAL POINT RD CHARLOTTE NC	12723 CARDINAL POINT RD CHARLOTTE	2708329		
#13	DEWEY & VIRGINIA WILSON		6731 SUMMERGOLD WAY CHARLOTTE	6731 SUMMERGOLD WY CHARLOTTE	2708330	704-875-1193	
#14	ZORANA VALDES	YES**	6737 SUMMERGOLD WAY CHARLOTTE	6737 SUMMERGOLD WY CHARLOTTE	2708331		
#15	STEVEN KENNEDY & KASEY LAWS		6743 SUMMERGOLD WAY CHARLOTTE NC	6743 SUMMERGOLD WY CHARLOTTE	2708332		
#16	JOHN FLISHER*		12717 CARDINAL POINT ROAD CHARLOTTE	12717 CARDINAL POINT ROAD CHARLOTTE	2708333	704-875-0526	
#17	OSCAR W BIDGOOD & BETTY M BIDGOOD		6755 SUMMERGOLD WY CHARLOTTE NC	6755 SUMMERGOLD WY CHARLOTTE	2708334	704-875-3049	
N/A	TIM ORTSCHIED*	YES**	6749 SUMMERGOLD WAY CHARLOTTE	6749 SUMMERGOLD WY CHARLOTTE		704-992-1531	routerbridge@carolina.rr.com
N/A	PATTY ALLEN	YES**	12237 CARDINAL POINT ROAD CHARLOTTE	12237 CARDINAL POINT ROAD CHARLOTTE			pgallen2@aol.com
N/A	ERIC KRONE	YES**	12326 CARDINAL POINT RD CHARLOTTE	12326 CARDINAL POINT RD CHARLOTTE		704-875-7144	eskrone@hotmail.com
N/A	CORINNE MALDONADO	YES**	12399 CARDINAL POINT ROAD CHARLOTTE	12399 CARDINAL POINT ROAD CHARLOTTE		704-661-7693	ernaldonado@carolina.rr.com
N/A	DENISE POMA	YES**	12702 AMBERWAY COURT CHARLOTTE	12702 AMBERWAY COURT CHARLOTTE		704-947-8280	
N/A	SHANNON HAMMOND	YES**	6629 SWEETFIELD DRIVE CHARLOTTE	6629 SWEETFIELD DRIVE CHARLOTTE		704-948-4528	sch9@carolina.rr.com
N/A	RICHARD JAMESON	YES**	12608 CARDINAL POINT ROAD CHARLOTTE	12608 CARDINAL POINT ROAD CHARLOTTE		704-912-3276	jjameson@carolina.rr.com
N/A	ZORANA VALDES	YES**	6737 SUMMERGOLD WAY CHARLOTTE	6737 SUMMERGOLD WY CHARLOTTE		704-947-4911	zorana.valdes@bellsouth.net
N/A	VALERIE DEBERRY	YES**	6203 RED CLOVER LANE CHARLOTTE	6203 RED CLOVER LANE CHARLOTTE		704-875-9269	valerie.deberry@lashgroup.com
N/A	RICHARD BUFFONE	YES**	6214 RED CLOVER LANE CHARLOTTE	6214 RED CLOVER LANE CHARLOTTE		704-875-7884	r-sbuffone@mindspring.com
N/A	RENNE BRASWELL		6715 SWEETFIELD DRIVE CHARLOTTE	6715 SWEETFIELD DRIVE CHARLOTTE		704-947-7332	mayneeb@aol.com
N/A	HAL & CHRISTINE BLUM	YES**	12715 CARDINAL POINT ROAD CHARLOTTE	12715 CARDINAL POINT ROAD CHARLOTTE		704-947-8337	hblum@carolina.rr.com
N/A	BILL DAVIS	YES**	6402 GOLDEN BUSH CIRCLE CHARLOTTE	6402 GOLDEN BUSH CIRCLE CHARLOTTE		704-877-8145	hchau@carolina.rr.com
N/A	HUNG CHAU	YES**	6414 GOLDENBUSH CIRCLE CHARLOTTE	6414 GOLDENBUSH CIRCLE CHARLOTTE		704-947-0815	
N/A	HELEN CHAMBERS	YES**	6421 GOLDENBUSH CIRCLE CHARLOTTE	6421 GOLDENBUSH CIRCLE CHARLOTTE		704-947-6459	
N/A	MITZ MARTIN	YES**	9103 SWALLOW TAIL LANE CHARLOTTE	9103 SWALLOW TAIL LANE CHARLOTTE		910-988-5448	
N/A	ROBERT DUNN	YES**	12716 CARDINAL POINT ROAD CHARLOTTE	12716 CARDINAL POINT ROAD CHARLOTTE		704-947-9993	
N/A	CATHY MEDERIOS	YES**	6619 WHITE MIST LANE CHARLOTTE	6619 WHITE MIST LANE CHARLOTTE		704-947-0468	