

## COMMUNITY MEETING REPORT

Petition No. 2006-32

**SUBJECT:** Community Meeting held on Thursday, January 5, 2006 regarding Petition Number 2006-32 for a Neighborhood Commercial (NS) petition submitted by Merrifield Partners LLC (the "Petitioner") in connection with that approximately 6.78 acre site located southeast of Eastfield Road and west of Prosperity Church Road (the "Site").

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

With respect to the formal community meeting required by the City of Charlotte Zoning Ordinance, the Petitioner mailed written notices of the date, time and location of the meeting to the individuals and organizations set forth on Exhibit A. A copy of the Notice of Community Meeting is set forth as part of Exhibit B.

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

The formal meeting required by the Ordinance was held at 6:30 P.M. on Thursday, January 5, 2006 at Eastfield Presbyterian Church, 11800 Eastfield Road, Huntersville, North Carolina.

### **PERSONS IN ATTENDANCE AT MEETING (see attached sign in sheet)**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. Ken Chapman of Merrifield Partners also attended the meeting.

### **SUMMARY OF ISSUES DISCUSSED:**

The discussion among the meeting attendees included the following points:

- Residents would like to see some kind of traffic calming measures on the internal driveway. They feel the drive will be a very popular route to bypass the traffic light. *The internal driveway will include speed humps to address this concern.*
- Residents would like to see a copy of the retail restrictions. They want to make sure desirable tenants come into the development.
- Residents would like to see the existing wall heightened at its lower end. *The Petitioner will add height to the existing wall.*
- Several residents are concerned about current drainage problems on their property and would like Mr. Chapman to meet with them to see what can be done to help alleviate the problems and to make sure the new development doesn't make the problems worse. Residents do not want a wet pond. *The Petitioner is in the process of working with the neighbors on the drainage concern.*

- Residents want to know what is going to be done regarding traffic improvements to Prosperity Church Road and Eastfield Road. *The intersection of Prosperity Church Road and Eastfield Road is being improved as development occurs in the area.*
- One resident was curious to know what kind of evergreen tree is currently on site and would like to see more incorporated into the shopping center.

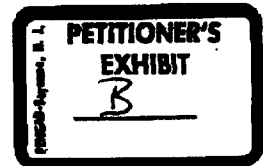
**CHANGES MADE TO THE ZONING PLAN BASED UPON COMMENTS AT COMMUNITY MEETING(S):**

The site plan will be revised to note that the internal driveway will include speed humps and the existing wall will have height added to it.

Respectfully submitted this 10th day of February, 2006,

Merrifield Partners

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to City Council  
Mr. Ken Chapman, Merrifield Partners  
Ms. Laura Simmons, Kennedy Covington  
Mr. James Mitchell, City Council District 2



**NOTICE TO INTERESTED PARTIES OF REZONING PETITION  
AND COMMUNITY MEETING**

**Subject:** Rezoning Petition No. 2006-032  
**Petitioner:** Merrifield Partners LLC  
**Property:** Approximately 6.78 acres located southeast of  
Eastfield Road and west of Prosperity Church Road  
**Existing Zoning:** R-3  
**Rezoning Requested:** NS (Neighborhood Services, Conditional)  
**Date and Time of Community Meeting:** Thursday, January 5, 2006 at 6:30 p.m.  
**Location of Community Meeting:** Eastfield Presbyterian Church  
11800 Eastfield Road  
Huntersville, NC 28078  
(704) 948-7540

Dear Interested Party:

We are requesting a rezoning on a site located southeast of Eastfield Road and west of Prosperity Church Road. We invite you to attend a Community Meeting to discuss the petition.

**Background and Summary of Request:**

The purpose of the rezoning petition is to accommodate a mixed use development including live-work units, offices and commercial uses.

**Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission'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 our Community Meeting to be held on Thursday, January 5, 2006 at 6:30 p.m. at Eastfield Presbyterian Church, Huntersville, NC.

We hope that you will be able to join us at the Community Meeting on January 5<sup>th</sup>. In the meantime, should you have questions or concerns about this matter, you may call me at (704) 561-5238.

Ken Chapman

A handwritten signature in black ink, appearing to read "Ken Chapman".

Merrifield Partners, L.L.C.

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Mr. James Mitchell, City Council District 2  
Ms. Phyllis Stallings, Eastfield Presbyterian Church



**MERRIFIELD PARTNERS LLC**

**Neighborhood Meeting Sign-in Sheet  
Eastfield Presbyterian Church – Sanctuary  
Thursday, January 5, 2006  
6:30 P.M.**

**PLEASE CLEARLY PRINT ALL CONTACT INFORMATION**

	<u>Name</u>	<u>Mailing Address (w/zip code)</u>	<u>Phone No.</u>	<u>Email Address</u>
1.	Mark Dennis	6724 Summergold Way Charlotte, NC 28269	704-947- 2440	madennis15@carolina .rr.com
2.	Jessica Howard	6710 Summergold Way Charlotte, NC 28269	704-948- 9457	jessica.howard@ wachona.com
3.	Tim Ortscheid	6749 Summergold Way Charlotte NC 28269	704.992.1531	dortscheid@aol.com
4.	Nigel Toyer	6752 Summergold Way Charlotte, NC, 28269	704 947 1273	ntoyer @ helmet systems .com

MERRIFIELD PARTNERS LLC

Neighborhood Meeting Sign-in Sheet  
Eastfield Presbyterian Church - Sanctuary  
Thursday, January 5, 2006  
6:30 P.M.

PLEASE CLEARLY PRINT ALL CONTACT INFORMATION

	<u>Name</u>	<u>Mailing Address (w/zip code)</u>	<u>Phone No.</u>	<u>Email Address</u>
5.	JOHN FLISHER	12717 CARDINAL POINT ROAD CHARLOTTE, NC 28269	704-875- 0526	jflisher@ carolina.pc.com
6.	Eric Rogers	6704 SUMMERGOLD WAY CHA. N.C. 28269	704 947-2508	RODRAT967@OUTLOOK.NET
7.				
8.				