



COMMUNITY MEETING MINUTES
BANK OF AMERICA-STEELE CREEK
REZONING CASE # 2008-51

MEETING DATE: MARCH 20, 2008

MEETING TIME: 7:00 P.M.

MEETING LOCATION: STEELE CREEK BRANCH LIBRARY MEETING ROOM
13620 STEELE CREEK ROAD
CHARLOTTE, NC 28273
704.588.4345

PROJECT SITE: BANK OF AMERICA-STEELE CREEK
STEELE CROFT HARRIS TEETER SHOPPING CENTER
INTERSECTION OF STEELE CREEK ROAD & YORK ROAD

ATTENDEES

BERRY ALLISON	CB RICHARD ELLIS (CBRE)	P# 704-264-3635
CHRIS MCCALLISTER	CB RICHARD ELLIS (CBRE)	P# 214-209-2211
LOGAN GROHER	SRSSA, INC.	P# 404-233-5453
DAVE MORGAN	URS CORPORATION (URS)	P# 678-808-8867
BEBE CHOW	URS CORPORATION (URS)	P# 678-808-8858
SANDY PEARCE	STEELECROFT FARM APARTMENTS	
DAVID WIGGINS	STEELE CREEK RESIDENTS ASSOCIATION	
SUSAN MCGUIRE	CROSLAND	
JENNY VALLIMONT	CROSLAND	
AL WINGET	STEELE CREEK RESIDENTS ASSOCIATION	
VIRGINIA KEOGH	SOUTHWEST AREA NEIGHBORHOOD COALITION	

INFO COPY:
SOLOMON FORTUNE CHARLOTTE-MECHLENBURG PLANNING DEPARTMENT P# 704-336-8326

A community meeting was held on March 20, 2008 at the Steele Creek Branch Library to discuss any public concerns of the new branch being proposed by Bank of America (BOA).

It was presented to the attendees that Bank of America would like to discuss and address any concerns by the public in regard to rezone the site from Commercial Center (CC) to Commercial Center, Site Plan Amendment (CC-SPA). The rezoning case requested for a 15' setback reduction along Steele Creek Road which will result in a 35' setback as compare to the original 50' setback. The reduction will allow the site to be more utilizable due to the layout and constrains of the site. However, the proposed building and parking will maintain within the 50' setback requirement.

The following items were discussed:

- a. It was asked if the city will install a traffic light since the new bank will use the same entrance as the Harris Teeter Shopping Center and the apartment complex. However, the city has no plans to install traffic signal at the entrance in the near future due to the proximity to the Steele Creek and York Road signalized intersection.



- b. The exterior of the proposed bank was discussed. A rendering and sample board were presented. The exterior will match existing development in the surrounding area and it will resemble the Rite-Aid across Steele Creek Road.
- c. Additional pedestrian access between the Harris Teeter parking lot and Bank of America parcel was discussed. The landlords of the parcels will determine the appropriate location for addition pedestrian access taking safety and community concerns into consideration.
- d. The proposed site lighting and landscape designs will be in conformance with the Bank of America and jurisdictional guidelines.
- e. The Bank is targeting March 2009 for opening date contingent on receiving the permit in October.

CLOSURE

- a. These minutes are based on the notes taken by Dave Morgan and Bebe Chow of URS. The aforementioned is believed to be true and accurate to the best of the author's knowledge. All attendees are requested to review these items and advise in writing of any corrections or further clarifications within four business days from the date of receipt. Please respond to Dave Morgan at dave_morgan@urscorp.com or Bebe Chow at bebe_chow@urscorp.com.



COMMUNITY MEETING SIGN-IN SHEET

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

BANK OF AMERICA-STEELE CREEK

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Name	Address/Neighborhood Group
1. SANDY PEARCE	STEELECROFT FARM APTS / CHARTER PROPERTIES
2. David Wiggins	Steele Creek Residents Association
3. Susan McEwen	Crosland
4. Jenny Vallimont	Crosland
5. Al Ballinger	Winget Rd
6. Virginia Keogh	12301 PORT RUSH LN, 28273 - SOUTHWEST AREA NEIGHBORHOOD CCAC.
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