



COMMUNITY MEETING : Petition 08-109 Colony Investors, LLC

Date of original contact: June 2, 2008

Persons contacted and explanation of how contacted: Meeting invitees were contacted by first class mail. (See attached letter, map and mailing list).

Date, time and location of meeting: The meeting was scheduled for Thursday June 19, 2008 at the South Regional Library located at 5801 Rea Road. The meeting was set for 7PM.

Persons in attendance at the meeting: See attached Sign-In Sheet

Summary of discussion/issues discussed and changes to the petition as a result of the meeting.

The meeting began with an overview of the overall rezoning process and a review of the proposed site plan. The petitioner's agent explained the plan and the conditional nature of the rezoning application. The request proposes rezone 2.2 acres to MUDD(CD) to allow a 30,000 sq ft office building. The building will be 2 stories in height. Architectural elevations are provided, which are similar to the design of the next door shopping center. A driveway to the shopping center is provided (which is already planned for by the shopping center plan) and a right in/right out driveway to Colony Road. The current residential driveway to Stonecroft Park Drive is not included in the petitioned area. A 60 ft buffer is provided next to the existing single family homes. The buffer is an increase from the original 35 ft buffer as originally submitted. It was pointed out that the MUDD district does not require a buffer, but it was felt that a buffer here would be appropriate for the setting. The typical buffer would be a Class C buffer measuring about 25 feet vs the proposed buffer, which will be a combination of undisturbed and new landscaping/screening. The proposed office is consistent with public policy plans for the site. Neighbors in attendance had a variety of questions as highlighted below:

. There were several questions/issues throughout the meeting pertaining to traffic. Concern was expressed about the amount of new traffic due to the proposed building. The site plan calls for 122 spaces, which some neighbors said represented a lot of new cars. Some neighbors complained of over crowding already on streets. Of significant concern was the planned driveway on Colony Road, which residents saw as a problem to due the likelihood of creating U-turns at their neighborhood street. Some residents favored deleting the Colony Rd driveway because of this. The developer explained having a Colony Rd driveway directly associated with the site was important. During the discussion it was pointed out by the developer that the amount of potential medical space was limited to a maximum of 50% of the building space. Several comments and discussion concerning cut through traffic, traffic signal needs, etc. At the end of the meeting there was mention that the Colony Rd driveway might, in fact, be good to cut down on U turns since the only other driveway access was through the shopping center and drivers might otherwise miss that driveway.

. Several building placement, architectural questions and street tree planting dealt with why the building was so close to Colony Road. Placement of the building was done to match the shopping center layout. Concern was expressed that the building loomed over the street in the planned location. Some hoped for a somewhat larger setback. Neighbors also wanted similar landscaping along the street as presently done along the street nearby. Architectural elevations were reviewed. Neighbors did not seem to have any issues with the specific architectural design as it is planned to mirror the upscale design of the shopping center.

- . Can the 60 ft buffer be extended to include the undeveloped property to the rear of the rezoning site? No, this case does not control that property.
- . Does the City have a Design Review Board? No
- . Will there be signage on the building? Yes.
- . Why does the City limit medical space here? City staff explained to developer that medical tends to bring in outside traffic and this restriction has been used in other rezonings.
- . Will the space be rented or sold? How big will typical office space be? Office sizes will vary and space will be offered for sale or rent.
- . How are neighbors assured that the presented plan is what will be built? The plan is a conditional plan/rezoning. It locks in the approved plan.
- . How can neighbors express opinions to the City? Attend the rezoning hearing, send correspondence, etc. The City has specific rules for speaking, so plans to speak should be coordinated.

Changes to the plan resulting from the meeting. There were no changes to the plan resulting from the meeting, but other minor additions and clarifications to the notes were added based upon staff comments. Please note that based on early contact with some neighbors and coordination with staff led to such things as the increased buffer, more building elevation details, etc. as was presented at the meeting.

Rezoning Petition: 2008-109

Community Meeting Sign-In Sheet

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