

May 9, 2016

**Report of the Official Community Meeting held on May 4th 2016,
Petitioner: Michael Adams
Rezoning Petition 2016-081,**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Respectfully submitted, this 9th day of May 2016.

Babak Emadi, Agent
Providence Commercial,
1307 West Morehead St. Suite 107
Charlotte NC 28208
704 408 1647

cc: LaWana Mayfield, Council member, district 3,
Lori Massenburg, office of the City Clerk,
Kimberly Byrd, office of the City Clerk,
LaQuett White, Charlotte-Mecklenburg Planning Department,

May 7, 2016

**Report of the Official Community Meeting held on May 4th 2016,
Petitioner: Michael Adams
Rezoning Petition 2016-081, Page 1 of 5**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations (This list was provided by the City) set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on April 25, 2016. A copy of the written notice is attached hereto as Exhibit B.

Date and time of the meeting: Wednesday May 4, 2016, at 6:30 pm

Place of meeting: Wingate by Wyndham Hotel, 6050 Tyvola Glen Circle,
Charlotte NC 28217

Petitioner: Michael Adams

Petition No.: 2016-081

Subject: Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission with by Michael Adams to rezone approximately 1.79 acres located at the intersection of Tyvola Road and Nations Ford Road from CC to MUDD-O Zoning district, to allow a Mixed-Use development of retail, restaurant, office and self-storage on the property.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Michael Adams/Owner/Hawthorne's NY Pizza Restaurants, Babak Emadi/Agent, Jim Guyton/Landscape architect/Design Resource Group, David Stewart/Developer/The Stewart Group.

SUMMARY OF PRESENTATION/DISCUSSION:

At the Community Meeting 11 people attended. Including Michael Adams/owner/Hawthorne's NY Pizza Restaurants, Babak Emadi/agent, Jim Guyton/Landscape architect/Design Resource Group, David Stewart/developer/The Stewart Group.

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The 8 attendees had the opportunity to review large maps, site plans building renderings, on display for about 5 to 10 minutes prior to the presentation.

A short presentation was made to explain the proposal, with ample chances for the attendees to ask questions.

Babak Emadi, welcomed the attendees and introduced the Petitioner's team and indicated that the Petitioner proposes to rezone approximately 1.79 acres located at the intersection of Tyvola Road and Nations Ford Road from CC to MUDD-O Zoning district, to allow a Mixed-Use development of retail, restaurant, office and self-storage on the property.

Babak Emadi explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Michael Adams provided background information about the development team's restaurant, retail and self-storage experience and the typical operation of its locally owned businesses. Michael Adams and Babak Emadi then presented the site plan and pointed out the location and the operations of a typical Hawthorne's Pizza Restaurant. A potential coffee shop was also discussed, in addition to other retail uses. David Stewart explained the low traffic impact of a self-storage facility vs an apartment project, or other commercial uses such as a gas station.

Improved site pedestrian and vehicular circulation, loading and unloading, parking, active retail at the ground level and outdoor seating spaces were shown and described. Babak Emadi gave an over view of the design concept through large format illustrative renderings and described the design. David Stewart and Michael Adams explained the operations of the restaurant, retail, office and self-storage components of the facility.

Please see detailed minutes of the conversation about the rezoning, including questions and responses.

Q – Question / Comment- Attendees

A – Answer- Petitioner's team

Q – Why a restaurant, retail and self-storage?

A – This site would make a good location for a new Hawthorne's restaurant. Self-storage, would help support and finance the new restaurant/mixed-use center. Self-storage is in demand, with the least impact on traffic and lowest parking requirement, which leaves room to provide on-site parking for other restaurant and retail uses.

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Q – What kind of storage facility will this be?

A – State of the art, safe, secured and monitored, quality storage facility.

Q –Where is the loading?

A –On the private drive, Tyvola Glen Drive.

Q – How many parking spaces?

A – About, 56 spaces.

Q – How much of a bar is your restaurants? hours of operation?

A – Hawthorne's restaurants are kid friendly and family oriented, the bar is not the focus, open from 11 to 11pm.

Q – Who will operate the coffee shop?

A – Probably us, we will be the operator, (James Yoder? was suggested by an attendee).

Q – What other retail uses?

A –Open to suggestion for uses that complements the center, (Postnet, UPS stores were suggested).

Q – How big are the storage spaces? Wood or concrete floors?

A – Based on a 10x10 module, anywhere from 5x5 to 20x20, with concrete floors.

Q – Can someone live in the storage space?

A – No, the facility is fully monitored with a staff checking every floor/units, daily.

Q –What size are your retail spaces?

A – In addition to the restaurant, we will have two retail spaces at about 1500 sf, which may be one, but more than likely 2 retail spaces.

Q –What kind of retail?

A –To be determined, Coffee shop? we can be patient, and try to lease to a neighborhood friendly business.

Q – It looks good, I like the building, 3 stories?

A – Thank you, no it is 5 floors, with the tall retail floor to ceiling height, upper floors proportioned to make the building look 3 stories.

Q – We need signage, maybe additional signage for all of us here at the center?

A – Not sure what we can do about the overall need of everyone for signage, we have to abide by the ordinance.

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Q – Will this building block our 4 story hotel?

A – Our building will be about 58' high, we are asking for 60' maximum height. Four stories Wingate Hotel is about 48 to 50' high. Driving from the Coliseum direction for a short moment maybe, but from all other directions Wingate Hotel should be well visible. Our proposed 5 story building fits well with the large scale of all the hotels on site and other office and multifamily buildings nearby.

Q – Late night self-storage loading and roll-up doors? Security?

A – No roll-up doors, and typically no one uses these facilities for large semi/trailer loading and unloading. 60% of our customers are women, we can look into the hours of operations, and possibly not have after 10 pm access.

Q – We have a chronic problem with car breakings.

A – Our retail uses should improve that, with more eyes at the ground level, watching. Also self-storage provides additional well monitored security, and typically 8 am to 8 pm staffed office.

Q – When do you start construction? I think our association is formed when you are in place. We need to get our HOA to assess for sidewalks from our hotels to your site. Our guests will be walking to you, in the morning and at night.

A – Hopefully, January 2017. Let's see what we can do about internal sidewalks.

Q – How expensive is your menu?

A – \$13.50 Pizza, \$10 to \$13 entrees, please see our website and visit our restaurants for yourself.

Comments by attendees,

1. Safety, security and the hours of operation are most important.
2. CDOT recommended changes to the Island at Tyvola and Nations Ford are not safe at all for pedestrians.
3. Provide a buffer/fence to stop foot traffic from Tyvola to cut through the site.
4. We like it.
5. I will come with my daughter...
6. Well done,
7. This is great....

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**Report of the Official Community Meeting held on May 4th 2016,
Petitioner: Michael Adams
Rezoning Petition 2016-081, Page 5 of 5**

Meeting was concluded around 7:45 pm

Respectfully submitted, this 9th day of May, 2016.

Babak Emadi,
1307 West Morehead Street. #107 Charlotte NC, 28208

cc: LaWana Mayfield, Council member, district 3,
Lori Massenburg, office of the City Clerk,
Kimberly Byrd, office of the City Clerk,
LaQuett White, Charlotte-Mecklenburg Planning Department,



7 SHEETS

Rezoning 2016-081 Tyvola Crossing

City Council

Jennifer W. Roberts

Mayor 600 E. 4th Street

Charlotte, NC 28202-2244

Mayor Pro Tem Vi Lyles

Council Member At-Large

600 E. 4th Street

Charlotte, NC 28202-2244

Claire Green Fallon

Council Member At-Large

PO Box 481325

Charlotte, NC, 28269

Julie Eiselt

Council Member At-Large

600 E. 4th Street

Charlotte, NC 28202-2244

James Mitchell

Council Member At-Large

600 E. 4th Street

Charlotte, NC 28202-2244

Patsy B. Kinsey

Council Member, District 1

2334 Greenway Avenue

Charlotte, NC 28204

Al Austin

Council Member, District 2

600 E. 4th Street

Charlotte, NC 28202-2244

LaWana Mayfield

Council Member, District 3

600 E. 4th Street

Charlotte, NC 28202-2244

Gregory A. Phipps

Council Member, District 4

600 E. 4th Street

Charlotte, NC 28202-2244

John N. Autry

Council Member, District 5

600 E. 4th Street

Charlotte, NC 28202-2244

Kenny Smith

Council Member, District 6

600 E. 4th Street

Charlotte, NC 28202-2244

Edmund H. Driggs

Council Member, District 7

600 E. 4th Street

Charlotte, NC 28202-2244

VI

Rezoning 2016-081
Lori Messenburg
Office of the City Clerk
600 E Fourth St, Room 700A
Charlotte, NC 28202-2857

Rezoning 2016-081
Kimberly Byrd
Records Management Clerk
Office of the City Clerk
600 E Fourth St, Room 700A
Charlotte, NC 28202-2857

Rezoning 2016-081
Michael Adams,
Owner/Hawthorne's NY Pizza Restaurants,
P O Box 958
Davidson NC 28036

Rezoning 2016-081
Babak Emadi,
Providence Commercial Real Estate Advisors, LLC
1307 West Morehead Street | Suite 107
Charlotte, North Carolina 28208

Rezoning 2016-081
David Stewart,
The Stewart Group Investment Real Estate
P O Box 1017
Davidson, NC 28036

Rezoning 2016-081
Greg Fallon,
The Stewart Group Investment Real Estate
P O Box 1017
Davidson, NC 28036

Rezoning 2016-081
Thomas Haapapuro,
Design Resource Group,
2459 Wilkinson Blvd.
Charlotte, NC 28208

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TYVOLA CROSSING 2016-081 Neighborhood Leaders List

FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
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2016-081

Alberta Reed
Montclair South HOA
1146 Rocky Ridge Drive
Charlotte NC 28217

2016-081

Lois Nwosu
Spring Field Comm. Assoc.
517 Echodale Drive
Charlotte NC 28217

2016-081

Martha Parks
Tyvola Ridge at Yorkmont Park Assoc.
5701 Southampton Road
Charlotte NC 28217

2016-081

Phillip Davis
Southwest Comm. Dev. Corp.
Post Office Box 77285
Charlotte NC 28271

2016-081

Donna Canup
Yorkmont Park
616 Knight Court
Charlotte NC 28217

2016-081

Al Peace
Montclair South HOA
1021 Carysbrook Lane
Charlotte NC 28217

TYVOLA CROSSING 2016-081 Adjoining Neighbors List

Tax PID owner lastn owner first cownerfirs cowner last mailaddr1 mailaddr2 city state zipcode

2016-081 KENNETH and DORIS ABBOTT 7135 CANE CT CHARLOTTE NC 28226	2016-081 BRE/ESA P PORTFOLO TXNC PROPERTIES LP PROP TAX 0206 ATTN: FRANCES PARKER PO BOX 49550, CHARLOTTE NC 28277
2016-081 AHMADNASIR NAJA MUL TARIQA AHMAD 3517 HAYDEN DR CHARLOTTE NC 28269	2016-081 JULIO CESAR and ARMINDA CAMACHO 412 WILBROWN CR CHARLOTTE NC 28217
2016-081 AMANDA'S DEVELOPMENT LP PO BOX 524695 MIAMI FL 33152	2016-081 COOKE LARRY B JR KATHRYN L MILLER 344 SHARVIEW CIR CHARLOTTE NC 28217
2016-081 ANSLEY FALLS APARTMENTS LLC 500 SKOKIE BV STE 600 NORTHBROOK IL 60062	2016-081 DE LA PENA EDWARD PO BOX 11693 CHARLOTTE NC 28220
2016-081 BARKLEY ANNIE RUTH GREENE 6323 NATIONS FORD RD CHARLOTTE NC 28217	2016-081 DE LA PENA EDWARD PO BOX 11693 CHARLOTTE NC 28220
2016-081 BG-NC PROPERTIES LLC PO BOX 78651 CHARLOTTE NC 28271	2016-081 ERICES DELFIN D 428 WILBROWN CIR CHARLOTTE NC 28217
2016-081 BLACKMAN MONNIE WILDER 121 ALEXIS FOREST DR STANLEY NC 28164	2016-081 ROGER M SR LINDA G FURR 414 SHARVIEW CIR CHARLOTTE NC 28210
2016-081 BLANKENSHIP INVESTMENTS LLC 4637 NATIONS CROSSING RD CHARLOTTE NC 28217	2016-081 GARCIA YOLANDA ORELLANA 4463 CENTRAL AVE CHARLOTTE NC 28205

2016-081
HARRIS CAROL J
6322 SKYCREST LN
CHARLOTTE NC 28217

2016-081
HINSON WILLIAM T
400 SHARVIEW CIR
CHARLOTTE NC 28217

2016-081
RORY MCKINLEY and CYNTHIA P JAMERSON
6245 SKYCREST LN
CHARLOTTE NC 28217

2016-081
JOSUE DAVID LUGARO
3220 CLINZO FEEMSTER RD
HICKORY GROVE SC 29717

2016-081
JOSUE DAVID LUGARO
295 WESTHAM RIDGE RD
CHARLOTTE NC 28217

2016-081
ROY LEE and ANN B MASSEY
6400 SKYCREST LN
CHARLOTTE NC 28210

2016-081
MITCHUM EVELYN A
413 SHARVIEW CIR
CHARLOTTE NC 28217

2016-081
MOORE WILLIAM J
6522 SKYCREST LN
CHARLOTTE NC 28217

2016-081
WALTER R and BARBARA E MORGAN
2130 ROSWELL AVE
CHARLOTTE NC 28207

2016-081
JOSE and LUZ MUNOZ
421 WILBROWN CIR
CHARLOTTE NC 28217

2016-081
JOSE G LUZ M MUNOZ
421 WILBROWN CIR
CHARLOTTE NC 28217

2016-081
JOSE G LUZ M MUNO
421 WILBROWN CIR
CHARLOTTE NC 28217

2016-081
NUGENT PAUL
6 WARREN ST
RUMSON NJ 07760

2016-081
OSBURN CHARLES E
400 WILBROWN CIR
CHARLOTTE NC 28217

2016-081
OUTEN LYNDA P
PO BOX 31532
CHARLOTTE NC 28231

2016-081
OUTEN LYNDA P
PO BOX 31532
CHARLOTTE NC 28231

2016-081
OUTEN LYNDA P RUTH K SCHNEIDER
1043 E MOREHEAD ST SUITE 112
CHARLOTTE NC 20204

2016-081
MARIA LOYOLA and CELESTINO PEREZ
6238 NATIONS FORD RD
CHARLOTTE NC 28217

2/4

2016-081
PETTUS EVERETTE D SR RUTH HARRIS
6316 SKYCREST LN
CHARLOTTE NC 28217

2016-081
PORTILLO ADBERLI GUZMAN
ANA LORENA SOSA
327 SHARVIEW CR
CHARLOTTE NC 28217

2016-081
DANIEL and PEGGY PRIDEAUX
6301 NATIONS FORD RD
CHARLOTTE NC 28217

2016-081
RIVERA ANDREA
6311 NATIONS FORD RD
CHARLOTTE NC 28217

2016-081
ROBERSON T DRUIED & W HAZEL K
6401 NATIONS FORD RD
CHARLOTTE NC 28217

2016-081
KATHLEEN A and MARK ROBERTSON
6515 SKYCREST LN
CHARLOTTE NC 28217

2016-081
ROGERS JOHN C
314 SHARVIEW CIR
CHARLOTTE NC 28217

2016-081
SBSW LTD LP
C/O REGUS CORP
ATTN BERNADINE JACKSON
15305 DALLAS PKWY STE 400
ADDISON TX 75001

2016-081
RICHARD and JOAN (TST FAMILY TRUST)
SCHILL
7006 FINE ROBIN DR
INDIAN TRAIL NC 28079

2016-081
\$FRH CHARLOTTE RENTAL LP
PO BOX 480220
CHARLOTTE NC 28269

2016-081
SOSA IVANOBY VENUTRA
1254 SLEEPY HOLLOW RD
CHARLOTTE NC 28217

2016-081
THOMPSON LINDA JEAN
333 SHARVIEW CIR
CHARLOTTE NC 28210

2016-081
TOVAL VICTOR MARTA TOVAL
115 SLEEPY HOLLOW RD
CHARLOTTE NC 28217

2016-081
TPM PROPERTIES LIMITED PARTNERSHIP
3816 MOORELAND FARMS RD
CHARLOTTE NC 28226

2016-081
TRULIANT FEDERAL CREDIT UNION
PO BOX 26000
WINSTON-SALEM NC 27114

2016-081
TYVOLA HOSPITALITY INC

2011 VEASLEY ST
GREENSBORO NC 27407

2016-081
TYVOLA INN LLC
PO BOX 855
SANTEE SC 29142

2016-081
WADDYDONALD ALLEN
119 SLEEPY HOLLOW RD
CHARLOTTE NC 28217

2016-081
WILLIAMSON PATRICIA S
1014 MONTFORD DR
CHARLOTTE NC 28209

2016-081
WORLD MISSION SOCIETY CHURCH OF GOD
117 S BLOOMINGDALE RD
BLOOMINGDALE IL 60108

4/2



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission by Michael Adams to rezone approximately 1.79 acres located at the intersection of Tyvola Road and Nations Ford Road from CC to MUDD-O Zoning district, to allow a Mixed-Use development of retail, restaurant, office and self-storage on the property.

Date and time of meeting: Wednesday May 4, 2016, at 6:30 pm

Place of meeting: Wingate by Wyndham Hotel, 6050 Tyvola Glen Circle, Charlotte NC 28217

Petitioner: Michael Adams

Petition No.: 2016-081

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is required to hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte- Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, located across the street from, or are near the Site.

On behalf of the Petitioner, we give you notice and invite you to attend this Community Meeting. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have.

Please feel free to contact me with any questions or comments at: 704 408 1647 or email me at: Bemadi@Providencecommercial.com

Sincerely,

A handwritten signature in black ink, appearing to read "Babak Emadi". The signature is written over a horizontal line that extends to the right.

Babak Emadi,

1307 West Morehead Street. #107 Charlotte NC, 28208

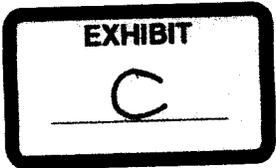
cc: LaWana Mayfield, Council member, district 3,

Lori Massenburg, office of the City Clerk,

Kimberly Byrd, office of the City Clerk

Date mailed: Monday April 25, 2016

COMMUNITY MEETING SIGN-IN SHEET PETITIONER: MICHAEL ADAMS



REZONING PETITION NO.: 2016-081 May 4 2016

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition. Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Rick + KATHY COOKE	344 SURREY Cir 28217	704-523-2256	KCNC2256@gmail.com
Donna Camp	616 Knight Ct.	704-523-0829	
Todd Blanton	6050 Tyvola Glen Circle	704-651-6398	tobb.blanton@charlottewinsale.com
Charles H. Elliott	5901 NATION RD	704-522-6460	
William Irick	6050 Tyvola Glen Circle	704 523 3366	Wkirick@SanteeMGT.com
Juan Torres	6025 TYVOLA GLEN	704-405-4000	Juan.Torres@wilson.com



COMMUNITY MEETING COMMENT SHEET PETITIONER: MICHAEL ADAMS

REZONING PETITION NO.: 2016-081 May 4 2016

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition. Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
NO COMMENTS,			
SEE COMMUNITY REPORT FOR POSITIVE COMMENTS MADE DURING THE MEETING.			

