

**BEATTIES FORD ROAD WIDENING PROJECT
PUBLIC MEETING SUMMARY**

DATE: April 10, 2003
TIME: 6:00 p.m. – 8:00 p.m.
LOCATION: East Stonewall AME Zion Church
1729 Griers Grove Rd.
Charlotte, NC 28216

PROJECT TEAM

REPRESENTATIVES:	Gayle Vaca, E&PM	James Mitchell, City Council
	Tim Greene, E&PM	Sarah Morris, Landsc. Mgmt.
	Kristen Thomas, E&PM	Daryl Greenberg, Real Estate
	Leon Howe, CDOT	Mike Dozzi, PBS&J
	Justin Carroll, CDOT	Calista Hall, PBS&J
	John Howard, Planning	Michael Holt, PBS&J
	Barry Mosley, Planning	Gina Gilgo

Gayle Vaca opened the meeting by introducing the project team members, describing the Planning Phase and citizen involvement process. Mike Dozzi followed with a power point presentation discussing the need for this project and proceeded to discuss in length the project issues and concerns that the City wanted addressed as part of this project. He finished by discussing the anticipated project schedule with the Planning Phase being complete by April of 2004. He noted that the Design Phase, Right-of-Way acquisition, and the Construction Phase did not yet have funding. The floor was then open to the public for general questions and comments.

- Q: John Varela: Who is representing me, being that I live in the county?
A: Tim Greene: District 2 Council Member Mitchell will represent you plus City staff will help.
- Q: Gloria Martin (Hyde Park): Isn't Beatties Ford a state road?
A: The state currently maintains Beatties Ford Road. However, the City of Charlotte will assume that responsibility once the Planning Phase of this project is complete.
- Q: Gloria: Are the underground tanks at Beatties Ford and Sunset going to be an issue?
A: Soil tests will be done and a clean up might be necessary. This, however, will not prevent us from doing the project.
- Q: When can we get a traffic signal at the intersection of Beatties Ford Road and Trinity Park (in front of Hornets Nest Park)?
A: Leon: That intersection does not currently warrant a traffic signal. However, this intersection is being continuously looked at. Call the city (Leon gave the man his card) to find out how close it is to warranting a signal.

Q: Betty: How will Right-of-Way be acquired being that one side of the road is city and the other is county property?

A: The City can acquire Right-of-Way from either the City or the County.

Q: How will adding a median make it safer; am I going to have to drive all the way down Beatties Ford and then make a U-turn when I can now just make a left out of my driveway?

A: Leon/Mike: The median openings will be located based on current guidelines and public feedback. They will be frequent enough that you will not have to drive "all the way down" Beatties Ford Road. Extra pavement width will be provide to make u-turns safe and easy to maneuver. Also, with the extra travel lane, it will be safer to make a u-turn than to make a left turn directly out of your driveway.

Q: How many feet of Right-of-Way does the city/county own? What legally can be taken from us without us getting paid for it?

A: Gayle/Mike: The existing right-of-way varies throughout the project, but in most areas it is 60 feet wide (approximately 15 to 20 feet beyond the edge of pavement). The city will purchase from you any additional property they may need to construct the project, whether it be additional right-of-way, temporary construction easements, drainage easements, or utility easements. The property will be assessed and purchased at fair market value.

Q: Greg Austin: How do you address structures close to the road?

A: Proximity damages and set back issues related to current zoning requirements will be assessed by the City real estate department.

Q: Will there be sidewalk all along Beatties Ford Road?

A: Yes, plus a planting strip between the curb and gutter and sidewalk.

Q: What is the estimated completion date?

A: Unknown. Funding is currently not available for the design and/or construction of this project.

Q: 4115 Slater Springs: Will the privacy fence near my property need to be removed? Will I be compensated for landscaping and fences that are damaged?

A: At this time, we do not know whether the fence or landscaping will be disturbed by this project. Any property that will be disturbed due to the roadway improvements will be assessed at fair market value and the city will either compensate the property owner or replace what is damaged during construction.

- Q: 4115 Slater Springs: How will I get out of my neighborhood?
A: A median opening may be located at one of the roads exiting your neighborhood. If a median opening is not provided at one of the neighborhood roads, then a u-turn will need to be made to turn left turn onto Beatties Ford Road.
- Q: How much R/W will you need, what is the typical cross-section?
A: Approximately 100 feet of right-of-way will be needed. This includes all travel lanes, curb and gutter, planting strips, sidewalk, and at least 2 feet behind the sidewalk
- Q: Brian North (Martin Marietta Environmental Engr; Mike Hammrick, Plant Manager): Will we get a traffic signal to help with our trucks turning onto Beatties Ford?
A: That will be analyzed during the Planning Phase.
- Q: Jim Warren, YMCA: Will we get a traffic signal seeing as now people cut through our parking lot to make the right turn onto Beatties Ford Road? How close together can you put traffic signals?
A: Leon: That will be analyzed during the Planning Phase. CDOT spaces traffic signals at least 1500 feet apart.
- Q: Will the trucks have problems stopping for all of those lights and then having to start back up again?
A: We will look into that concern.
- Q: Is there an ordinance for trucks traveling along Beatties Ford Road to use a canvas to cover their load?
A: Brian (Martin Marietta): Yes, the state approved a law on the tarps in 2001/2002. The trucks are independently owned and operated. So, please take the plate and call in a report if you witness a violation.
- Q: Why is there a big "L" painted at the entrance of my neighborhood?
A: Mike: The "L" is a marker to establish horizontal and vertical survey control.
- Q: What will happen to the nice brick architectural entrance to our neighborhood (Hyde Park Estates)?
A: At this time we do not know if the brick entrance will be disturbed. However, if the entrance is disturbed as part of the construction, the city will either replace the entrance or compensate the homeowners association to replace the entrance within the new R/W limits.

- Q: Will some businesses have separate right turn lanes, specifically the funeral home? What will happen to the existing merge near this area?
- A: All businesses will have access to their property. We have yet to determine if separate right turn lanes will be provided. The current merge situation near the funeral home will be replaced by two thru lanes. Beatties Ford Road will have two thru lanes in each direction throughout the entire length of the project.
- Q: Do we have to have sidewalk on both sides of Beatties Ford Road?
- A: Yes, it is a City Council priority to provide sidewalk on both sides of major thoroughfare.
- Q: Can you condemn County property?
- A: Yes, the City can condemn property located within the County. However, the City would rather not condemn property, but reach a fair and equitable agreement with the property or business owner for loss of part of their property.
- Q: Will there be a traffic signal at Lakeview Road and Beatties Ford Road?
- A: Leon: It doesn't quite meet a signal warrant yet, but probably will in the near future. Please feel free to call the City for updates.
- Q: Will I-77 traffic be encouraged to use Beatties Ford even more after widening?
- A: Leon: In the 1960's, the thoroughfare plan identified Beatties Ford Road as a major thoroughfare. It is a high volume road and was planned that way.
- Q: Will you have professionals doing the traffic studies? Shouldn't police officers be out at the intersections to see if they really warrant signals?
- A: Yes, you will see a lot of "professionals" during the next few months along Beatties Ford Road assessing the current conditions.
- Q: Is the 1985 Transportation Plan still in effect; will everything they said would be done by 2005 really be done by then (such as a light at Trinity Road and Hornets Nest)?
- A: Leon: We now have a 2025 Transportation Plan and many of the projects, such as the Beatties Ford Road widening project, have carried over to the new plan.

After all the general questions were answered Councilman Mitchell gave his approval for the project and addressed a few concerns. The project representatives then spent time answering individual or specific questions from the property owners.

The meeting adjourned at 8:00 p.m.