

Subject: Corridor Workshop – Summary of Comments/Concerns from Attendees	
Client: City of Charlotte	
Project: Prosperity Village Northwest Thoroughfare Extension	Project No: HDR Project No. 168458 Charlotte Project No. 512-11-048 NCDOT TIP No. U-5507
Meeting Date: November 17, 2011	Meeting Location: CrossWay Community Church 6400 Prosperity Church Road Charlotte, NC 28269
Notes by: Michelle Podeszwa	

Representatives:

Leon Howe – City of Charlotte – E&PM
 Felix Obregon – City of Charlotte – CDOT
 Stuart Basham – Charlotte-Mecklenburg Planning Commission
 Kathy Cornett – Charlotte-Mecklenburg Planning Commission
 Rick Baucom – NCDOT – Division 10
 Wayne Moody – HDR
 Michelle Podeszwa – HDR
 Mike Surasky – HDR
 Shane Sharpe – HDR
 Lydia Buehrer - HDR

Attendees:

See Attached Sign-In Sheets

Topics Discussed:

- Through various discussions between the representatives and the attendees, the following information was generally conveyed:
 - The City’s vision and planning, as originally identified in the Prosperity Church Road Villages Plan, is to generate an urban village of mixed-use development in this area. The City’s plan included a concept of the I-485 interchange with Prosperity Church Road with three north/south parallel routes. NCDOT’s design of the I-485 interchange incorporated this concept. The project presented and discussed at this meeting is the northwest section of the interchange, which will be the relocated Prosperity Church Road. The proposed roadway network of the southern realignment of Prosperity Church Road, the extension of Loganville Drive, and the new alignment of Prosperity Ridge Road were also briefly discussed.
 - The project also incorporates the extension of Ridge Road. The extension of Ridge Road to Eastfield Road and ultimately to Old Statesville Road is identified on MUMPO’s Thoroughfare Plan. This project includes the extension of Ridge Road to the relocated Prosperity Church Road as a minimum. If the project has enough funding, the extension of Ridge Road to Goldenfield Drive may be included. Currently, funding is not identified for this section or the further extension to Eastfield and Old Statesville.
 - The Project Corridor as displayed at the meeting establishes a 500’ corridor for the relocated Prosperity Church Road, 200’ corridor for the extension of Ridge Road, and 200’ along the existing Prosperity Church Road. As we progress through the process, alternatives will be identified within the Project Corridor and analyzed extensively with respect to impacts to

environmental and social features. The relocation of residences is a key factor to be evaluated. Once the evaluation of these alternatives occurs, a preferred alternative will be selected. The intent is to identify a preferred alternative with the fewest impacts as possible. Ultimately, a 74' right of way (ROW) will be established for the relocated Prosperity Church Road and 100' to 114' for the Ridge Road Extension. The existing section of Prosperity Village Road, for which the 200' Project Corridor has been established, will be evaluated to determine if any roadway improvements are needed.

- In the spring of 2012, an additional public workshop will be held to present the alternatives developed and ask for input from the community. In the fall of 2012, a Public Hearing will be held to present the preferred alternative and ask for input.
- As attendees discussed their concerns, the representatives asked them to be sure they completed the comment forms with these concerns.
- A large number of the attendees currently live along Red Clover Lane, Goldenblush Circle, Shining Oak Lane, or the adjacent subdivision roads. Most of the concerns discussed from these individuals were as follows:
 - The property owners on the eastern side of Goldenblush Circle and Red Clover Lane were concerned because their properties are shown within the Project Corridor and questioned whether their properties could be taken by the City for ROW. It was discussed with many property owners that an alternative could possibly be identified within these properties. ROW acquisition process was discussed briefly on a few occasions; appraisals would be completed, relocation costs would be a factor, and negotiations with property owners would take place.
 - It was acknowledged a 100' corridor has been established along the back property lines of the homes along Foggy Meadow Road and Shining Oak Lane. The typical section for this section of Ridge Road Extension has been developed with a 100' ROW. The property owners along these two parallel roads voiced concern over the City acquiring property from them outside this established 100'.
 - Many of the property owners in this area cited the following concerns with the proposed roads:
 - Noise. Many suggested the possibility of a sound wall or a brick wall between the road and the homes.
 - Unsafe for children. Many people stated it will be unsafe for their children to play in their yards with the roads in close proximity and the amount of traffic which will be traveling on these proposed roads.
 - Visually unflattering. Many people made the comment they did not want to look out of their front/back door and see a major road.
 - Development. Many people asked about what was going to happen in the area, specifically outside the Project Corridor north of the Ridge Road Extension and east of the relocated Prosperity Church Road. Some people asked about the possibility of the mobile home park being developed into something else. Many people seemed to respond positively to the mixed-use (urban village) type of development. Several people did ask about the current zoning in the area.
 - Many people voiced concern with the Ridge Road Extension tying to Goldenfield Drive. They felt this connection will bring unwanted traffic through their neighborhood to travel to Eastfield Drive. Many also stated vehicles will speed through the neighborhood.
 - The extension of Cardinal Point Drive and Summer Creek Lane was discussed with a number of property owners. Most of the individuals were not in favor of this connection, although some did not seem too concerned over this. *(It seems this may be an issue that should be explored more in depth with property owners at the next workshop or through additional outreach)*

- Several of the attendees currently reside in the mobile home park. The concerns discussed from these individuals are as follows:
 - Many of the residences within the mobile home park voiced concern with being relocated. Many have lived in this community for a long time, some over 20 years. They stated if the preferred alternative impacts their homes, they would like the City to aid them in the relocation of their homes.
 - The residents want to be sure their concerns are evaluated at the same level as the residents in the subdivided neighborhood.
 - Some of the residents voiced concern over moving while their children are in school. They asked if the relocation can be during the summer so the children can finish the school year.
 - The residents voiced a number of specific concerns with the proposed roads:
 - Noise.
 - Increase in crime. The residents stated their mobile home park is very safe and they are worried the new roads could increase crime in the area.
 - Several specific questions were asked:
 - Will the residents receive monetary assistance for their relocation?
 - Will their homes be bought or moved somewhere else? If they are moved, where will they be moved to?

Many of the residents were concerned their home is too old and it cannot be relocated.

Some of the residents said they had been told by the City their homes are too old to be relocated to a different location.

 - Will the residents have adequate time to relocate to a new home?
 - If the residents decide to move earlier than the project schedule, will the City still assist with their relocation?
- Several of the attendees currently reside in the townhomes within Prosperity Ridge and the back of their properties are within the 200' Project Corridor along Prosperity Church Road.
 - It was explained this portion of the corridor was identified to evaluate if any roadway improvements are needed. It was discussed these improvements should be identified at the next public workshop in the spring.
 - Many people suggested sidewalk is needed along the existing Prosperity Church Road.
- Several people asked about the possible location of the relocated Prosperity Church Road through The Preserve at Prosperity Church. *(These are the newly developed townhomes which have been subdivided, but only a few buildings have been constructed at this time.)* A few of the property owners of the townhomes attended the meeting and voiced concern over the relocated Prosperity Church Road being constructed through this area. It was discussed a corridor has been established through this development, but varying alternatives will be developed in this area and analyzed, and the preferred alternative will be identified as we progress through the process.
- A few individuals from the Eastfield Village community attended. They seemed to have questions about what the project entailed, but did not provide many comments or discuss many concerns.
- A few realtors, some accompanying the property owners, attended the meeting and voiced concerns over their clients selling their homes with the uncertainty of the locations of the road. They also voiced concern with the additional roads being placed in this area in general.
- One attendee asked if notes from the meeting or comments would be posted on the website.

Reoccurring concerns to be evaluated:

- Is it possible for a wall or fence to be provided between the roads and the current residences?
- Evaluate whether Ridge Road should be extended with this project to Goldenfield Drive without the continuation to Eastfield Road. If it is determined not to be included in the project, convey this at the next meeting. This extension can still be included in the evaluation and addressed by the EA.
- Evaluate the possible connections of Cardinal Point Road, Foggy Meadow Road, and Summer Creek Lane to the relocated Prosperity Church Road. Provide a means to solicit input from the property owners within this subdivision on whether they want these connections. This could be incorporated into the next workshop or as another means of additional outreach.
- Identify any needed improvements along the existing Prosperity Church Road and convey these improvements to the public at the next workshop. (*Improving the existing section of Prosperity Church Road will be an alternative evaluated for the EA. Determine how best to convey this to the public.*)

Is the implementation of sidewalks along this section possible as part of this project. Are sidewalks identified as an improvement in this area associated with any other projects?

Issues to be discussed/addressed at next workshop:

- Information on City's ROW acquisition/relocation process, including providing a representative at the meeting with the City's Real Estate Division. Evaluate how the relocation of the residences in the mobile home park, if needed, will be addressed by the City's process. These residences are not the underlying property owners.
- Provide information or the ability for the community to provide input with respect to landscaping/hardscaping. Evaluate whether gateways within the project are a possibility.
- Provide some additional information about zoning or any potential (confirmed) developments in the area.



CHARLOTTE.

PROSPERITY VILLAGE NORTHWEST THOROUGHFARE EXTENSION



CHARLOTTE.

Name	Address	Phone	E-Mail	Affiliation (resident/business/local official/interest group)
JOHN ZOLOWSKI	6300 GOLDENBLUSH CR	704-992-1570		RESIDENT
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Richard C. Jameson	12345 Cardinal Point Rd	704-947-4911		Resident
Maxine Furchild	164 Cedar Ln NW	704-890-5383	mfaurchild@ctc.net	Mgr. Fox Glen's Mallard Woods
ELISSA LAM B	5119 LAKE RIDGE Cir. Dr	704-947-9954		RESIDENT
MIKE LAM B	"	"	"	" "
Michael Barra	4925 Prosperity Ridge Rd		Charlotte NC	Resident
Gaul Barra	"	"	"	"
ROBEK ULTZ	4902 RIDGE RD		CHAR NC	RES.
Tony Scott	6101 prosperity chrch rd st 31		Charlotte, N.C	Resident
DAVID McINTOSH	12640 CARDINAL PT RD, Charlotte NC			Resident
Jeff Kisiah	13301 Eastfield Rd Huntersville		jeff2harvestcharlotte.com	PASTOR - HCC
JOSH PAGE	5810 PROSPERITY CHURCH	(864)231-5523	josh.i.page@paroletmilliken.com	OWNER
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Reynolds Myrick	103 S Laurel Ave	704-332-0845	reynolds@coreproperties.com	
BILL & Pam OSBORN	6728 SWEETFIELD DR	704-992-2319		Residents
Alonzo Perkins	9517 Birchcroft Lane			Resident
Trudy Pearce	2612 wingmont Dr.	704-948-4083		resident
Sharon Hill	8431 Summerford Dr.		"	resident
Adalberto Bell	Prosperity church rd	704 281 0094		Resident
Dora Perez Salazar	28269 Prosperity church Rd	980 200 3918		Resident.
Mike Ransom	1339 Concord Pkwy W, Concord	28025 7049534360		Realtor
Esteban Mendez	6101 prosperity chrch . Lo. 5.	704 (34) 8686.		Residents
Ron Ford	4227 HUNTERSON DR Citrus.	704-948-3892		
Stuart Graham				MUMPO/CITY OF CHARLOTTE



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Uma Ohlue	5209 Prosperity View Dr		nkunts@aol.com	
JAIRO CADENA	8646 Beaver Creek Dr.	713-540-6848	jairo-cadena@yahoo.com	resident
Shawn Klein	6300 Prosperity Church	704-875-0423	electraman@carolina.rr.com	resident.
Bev Matthews	6207 Oak Cove Ln	704-947-8414	bev62456@aol.com	
Kimberly NELSON	6101 PROSPERITY CH. RD	704.380.1955		RESIDENT
Steve Ferr	6313 Stephens Group Ln	Huntersville	704 905 1780	Resident
Charles Harris	6272 Goldenfield Dr	704-456-5948	chuckytbone@me.com	resident
Sherman Lane	10300 Rocky Ford Club rd	28269	8087806029	sherik@msn.com resident
Bobby + Mary Bowser	5465 Prosperity Ridge Rd	28209	mabaw53@att.net	resident
JAMES HEDRICK	11307 FOX HILL DR	CHLF	28209	
Mr James Eading	6050 Shining Oak Ln	(704)949-6151	mippi202@yahoo.com	resident
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Rich Lane	13520 Long Comm Hwy	28078	richlange2@yahoo.com	Resid
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NAM NGUYEN	9810 Pinewood Ln	(704) 408-6605	NNGUYEN@GMAIL.COM	
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STARING Chaplin	10930 White Star Dr	704-807-0600	staringgrace@aol.com	Resident
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Connie Whitaker	11515 Fox Hill Dr Charlotte	704-992-0644		
Jeff Seuff	8807 Red Tail Ct.	704-875-7877	jseuff jseuff15@bellsouth.net	
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Ellen Clemens	5329 Prosperity View Dr.	704-948-4294	luv2quilt5@gmail.com	Prosperity Ridge
James McWhorter	6234 Red Clover Ln	704-875-7887	jmcwhorter@gmail.com	Eastfield Ridge
Joy Armstrong	6426 Ridgeview Commons	(704) 875-0801	armstrong830@aol.com	Prosperity Ridge



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Name	Address	Phone	E-Mail	Affiliation (resident/business/local official/interest group)
Herma Vasquez	6101 Prosperity Church	704 948 3521		
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Lise Thompson	6326 Highland Commons	704-968-5648	thompsonlisa1009@gmail.com	resident
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Mr & Mrs Robert Patterson	12320 Summer Creek Ln	704 641 9519	DIEPATTERSONS@GMAIL.COM	
Mieres Humboldt	5939 Laurenfield Dr. Charlotte NC	704 726 3194		Neighbor
RICHARD BAUCOM			rwbaucum@ncdot.gov	NCDOT (I-485)
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Leroy Wilson	" " " " " "			Charlotte, NC Resident
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Alicia Moss	6304 Woodland Commons Dr		aliciamoss@bellsouth.net	Resident
DIONE F. St. John	11836 WINTER PINE LANE			Charlotte 704-949-9774 heavydfts@msu.com

