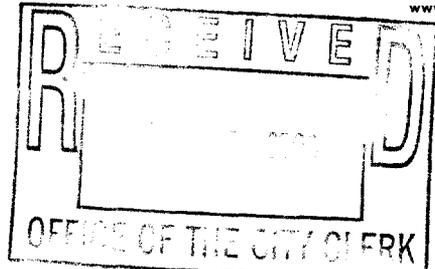




**STEWART**

February 5, 2008



Ms. Brenda Freeze, City Clerk  
Office of the City Clerk  
600 E. Fourth Street 7<sup>th</sup> Floor  
Charlotte, NC 28202

**VIA SAME DAY HAND DELIVERY WITH  
SIGNATURE VERIFICATION**

RE: Community Meeting Report for  
Rezoning Petition #2008-033  
Park Road Retail Project. Site Plan Amendment and  
Rezoning Request  
Petitioner: Pacific Southern Development, LLC

Dear Ms. Freeze:

Please find enclosed the Community Meeting Report, as required, for Conditional Rezoning Petition #2008-033. This report summarizes the community meeting held by the Petitioner on Tuesday, January 29, 2008 at 7:00 PM at Park Road Baptist Church, 3900 Park Road, Charlotte, NC.

Enclosed in this report is the Notice of a Community Meeting dated January 16, 2008, and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign In Sheet and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on February 18, 2008. I am also transmitting a copy of this report to Mr. Tom Drake of the Charlotte Mecklenburg Planning Commission. Please let me know if you have any questions or need additional information.

Sincerely,

STEWART ENGINEERING, INC.

Teresa L. Hawkins, RLA, ASLA, LEED\* AP  
Vice President  
Charlotte Branch Manager

Enclosures

CC/copy of Report: Brendan Pierce, The Keith Corporation  
Scott Mehler, Pacific Southern Development, LLC  
Steve Schmitt, Merriman-Schmitt Architects

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**AGENDA**

**PARK ROAD RETAIL PROJECT  
CONDITIONAL REZONING REQUEST  
PETITION #2008-33  
COMMUNITY MEETING**

**HELD ON TUESDAY, JANUARY 29, 2008  
AT 7:00 PM**

**MEETING HELD AT PARK ROAD BAPTIST CHURCH, 3900 PARK ROAD,  
CHARLOTTE, NC IN THE FORMER CHAPEL**

**PETITIONER: PACIFIC SOUTHERN DEVELOPMENT, LLC**

1. WELCOME & INTRODUCTIONS BY DEVELOPMENT TEAM
2. REVIEW OF THE CONDITIONAL REZONING PLAN/DEVELOPMENT PROGRAM
3. REZONING SCHEDULE
4. QUESTIONS & ANSWERS
5. ADJOURNMENT



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**2/5/08  
SUMMARY MINUTES  
FOR  
COMMUNITY MEETING  
FOR PETITION #2008-033  
PARK ROAD/ HEATHER LANE CONDITIONAL REZONING  
PETITIONER: PACIFIC SOUTHERN DEVELOPMENT, LLC  
Held On Tuesday, January 29, 2008 at 7:00 PM – 8:30 PM**

1. All attendees are shown on the Meeting Sign In Sheet (see attached) and were asked to take an Agenda.
2. Scott Mehler and Brendan Pierce, the developers, welcomed the attendees and introduced the project by giving an overview of the project via the Site Plan and review of the Architectural Elevations and Perspectives.
3. Teresa Hawkins from Stewart Engineering, the developer's planning consultant, explained to all the attendees the City of Charlotte's rezoning review process and then informed the attendees of upcoming dates specific to the project. They are as follows:
  - February 18 – Joint Public Hearing before City Council and the Zoning Committee of the Planning Commission in the Council Chambers at the Government Center, 6:00 pm
  - February 27 – Zoning Committee Workshop (not a public hearing) to make recommendations to approve, deny or defer, 4:30 pm in the large Conference Room of the Planning Commission, the Floor in the City County Government Center.
  - March 17 – decision by City Council in the Council Chambers at the Government Center.

Upon completion of project presentation the floor was opened for questions from the community as follows (answers are in bold type):

4. Will this project be phased?  
**No. The project will be developed all at once.**
5. What part of the drawings (project) is currently zoned R-4?  
**Scott Mehler pointed to the lot along Drexel Place currently zoned R-4.**
6. Will there be visibility for the drivers at the intersection of the project?  
**Yes. The City of Charlotte will require specific sight distance triangles to provide visibility for the drivers at the intersection of the project, and at the intersection with Park Road.**
7. The screen wall is a major concern for adjacent property owners. The "buffer" transition is an important detail, specifically regarding the material selection of the wall (brick vs. wood) and height.

The adjacent property owners want the "buffer" to have sound breaking qualities and match the existing wall on site.



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8. Will the wall be continuous?

**Yes. The wall will be continuous along the perimeter of the rear property line.**

9. Will the developer be willing to increase the height of the 6' ht. wall?

**The screen wall will be built to code requirements.**

10. What is the timeframe of demolition/construction?

**Mid-July is the anticipated start date. Construction will be ongoing for approximately 8 months.**

11. How many parking spaces are proposed?

**Currently, 118 spaces are proposed.**

12. Will the building be "green"?

**Steve Schmidt of Merriman-Schmidt Architects, the developer's Architect, indicated that the building will incorporate sustainable principles such as deep overhangs and a heat reflective roof, but the project will not be designed for LEED certification.**

13. How many tenants will the development have?

**The development team indicated that it would be difficult to determine possible tenants at this point.**

14. There was concern of traffic along Park Road and the "pork chop" intersection at Drexel Place. An attendee expressed concern over placement of the pork chop intersection indicating the desire to be able to make a left turn off Drexel Place.

**The pork chop intersection is enforced per the Charlotte Department of Transportation(CDOT). However, after construction of the project, CDOT will conduct traffic studies to evaluate the need for any additional traffic control measures.**

15. Several attendees expressed concern about the potential for bars to be incorporated within the development which would have a significantly negative impact on the neighborhood.

**The development team indicated that this project will not have an alcohol based "bar" but a more sit down, small-scaled restaurant. The development team also indicated that the rezoning conditions of this project would limit the parking requirements such that an alcohol based "bar" or nightclub could not be supported from a parking standpoint.**

16. Is the current parking count capable of serving this development?

**Yes. The parking count has to be capable of serving this development, in order to obtain approval for developing the property.**

17. What about potential problems of illegal parking along Drexel Place or Heather Lane?



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**If on-street parking becomes a problem, the HOA will need to bring to the City's attention to decide the best course of action for resolution.**

18. Will there be an anchor store?

**The restaurant will most likely be the anchor store.**

19. Where will the dumpster be located? Several attendees suggested relocating the dumpster or possibly making the wall higher than 6' at its location.

**The dumpster will be located off the Drexel Place entrance for ease of the dumpster service vehicle.**

20. What time of day does the dumpster service arrive?

**An attendee verified that the Park Road dumpster service arrives around 5 am. The developer will work on when trash is to be picked up, so as to cause as little noise and disruption as possible.**

21. Where exactly will the buffer wall be located? Is there a side yard requirement?

**The wall will be located approximately 3' from the rear property line. There is no side yard requirement for this zoning.**

22. Was there some initial interest in incorporating the first residential property on Heather Lane with the new development?

**The Planning Commission staff would not allow the R-4 lot on Heather Lane to be part of this rezoning request.**

23. Attendees again urged the development team to consider making the 6' ht screen wall higher.

24. Several attendees expressed concern about the potential for smells from the restaurant and/or dumpster.

25. Janelle, who lives in Sedgefield, said she is happy with the two-story development proposal and said that she thinks it will be a really good project. Many of the other attendees concurred, stating that it is better than what is existing now and that it is better than the development across Drexel Place.

26. The development team thanked everyone for attending and the meeting was then adjourned.

END OF COMMUNITY MEETING

TLH

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**SIGN IN SHEET  
PARK ROAD RETAIL PROJECT  
CONDITIONAL REZONING REQUEST  
PETITION #2008-33  
COMMUNITY MEETING**

**HELD ON TUESDAY, JANUARY 29, 2008  
AT 7:00 PM**

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CHARLOTTE, NC IN THE FORMER CHAPEL**

**PETITIONER: PACIFIC SOUTHERN DEVELOPMENT, LLC**

NAME	ADDRESS	PHONE #
1. <u>Jim + Pat Rebel</u>	<u>1333 Drexel Pl.</u>	<u>704 525 1832</u>
2. <u>Lois Payne</u>	<u>1363 Drexel Pl.</u>	<u>704 525 4569</u>
3. <u>Down Hubbs</u>	<u>1116 Bovis</u>	<u>704 527 8144</u>
4. <u>Lonnise Keith</u>	<u>1320 Ashbrook Pl</u>	<u>704 521 2893</u>
5. <u>Eugene + Arlene Jucak</u>	<u>1213 Jersey</u>	<u>704 525 2259</u>
6. <u>William Keith</u>	<u>1320 Ashbrook Pl</u>	<u>704 521 2893</u>
7. <u>Reid Alwerdt</u>	<u>727 Hillside Ave</u>	<u>704 944 9265</u>
8. <u>Brian Hedgepeth</u>	<u>1301 Drexel Pl.</u>	<u>704 909 8275</u>
9. <u>John Grant</u>	<u>1355 Paddock Cir</u>	<u>704 491 2734</u>
10. <u>MIKE RAINS</u>	<u>1312 Bywood Ln</u>	<u>679 3985</u>
11. <u>Anna Rotunem</u>	<u>1708 Paddock Circle</u>	<u>704 527 4111</u>
12. <u>WILLIAM KEITH</u>	<u>1320 ASHBROOK PL</u>	<u>704 521 2893</u>
13. <u>Cecelia Kotsiras</u>	<u>1200 Jersey Lane</u>	<u>704 521 4421</u>
14. <u>Susan Loughlin</u>	<u>700 Heather Ln.</u>	<u>704 527 9466</u>
15. <u>Carol Schreuer</u>	<u>636 Newberry Ln</u>	<u>704 523 1595</u>
16. <u>JIM HOBSEHEAD</u>	<u>1337 ASHBROOK PL</u>	<u>704 579 1947</u>
17. <u>DAVID JOHNSON</u>	<u>1414 HEATHER LN</u>	<u>704 523 0456</u>
18. <u>Tom + Martha Bryson</u>	<u>1300 Ashbrook</u>	<u>704 523 1980</u>
19. <u>Taryn Smita</u>	<u>1316 Bovis Dr</u>	<u>704 844 3105</u>

20. Beverly Sytz 1123 Bevis Dr. 529-5379
21. Ed + Sonia Hayden 1331 Ashbrook Pl. 527-2868
22. Tonye Mason Vardenberg 600 Heather Ln 529-6397
23. M.A. TIMM 1315 Jersey Ln 523-4741
24. Carla Weynick
25. Carl Sanders 1429 Sevis Dr.
26. Mandy + Jeff Burgess 1421 Drexel Place 704-523-2668
27. Janelle Francis Sedgfield
28. Cary W/S Gaskill 1409 + 1415 Heather Ln 709 641 7737
29. Jerry Jones 550 Hawthorn Ln 704-523-2735
30. Jon + Whitley Hamlin 910 Heather Ln 704 560 7005
31. Christian Larsen 1401 Heather Lane 704-523-8037.
32. JEFF SUTTHOFF 1140 BEVIS DR 704 561 0866
32. Miami Center 1713 Ashbrook Pl.
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Please fax  
copy to  
Cheryl's 1577  
(Carla Weynick)