

COMMUNITY MEETING REPORT

Petitioner: Clarence Kuthan, Jr.
Rezoning #R16-03.

Property: 14230 Boren Street
Huntersville, NC 28078
Parcel # 01715807

DATE, TIME and LOCATION OF MEETING: Thursday March 24, 2016; 6:30 pm; Huntersville Police Department Community Room, 9630 Julian Clark Avenue, Huntersville, NC 28078.

Persons and Organizations Contacted with Date and Explanation of How Contacted:
Representatives for the Petitioner mailed a Notice To Interested Parties (attached hereto as **Exhibit A**), detailing the subject, date, time and location of the Community Meeting, to the individuals and organizations set out on **Exhibit B** attached hereto, by depositing such notice in the US Mail, first class postage, on February 29, 2016.

SUMMARY OF PRESENTATION/DISCUSSION:

Commissioners Dan Boone and Mark Gibbons were present. Lt. Kevin Tatur, Huntersville Police Department, was present as well as Brad Priest, Huntersville Planning, Bud Kuthan, Petitioner, and Frances Knox, Gary Knox and Brad Champion, representatives of the Petitioner.

Petitioners' representative, Brad Champion, made brief introductory remarks and Brad Priest added historical information as to prior re-zoning of the subject property in 2009.

Commissioner Boone inquired about pedestrian crossing in the drive thru area. Brad Priest suggested this is not a problem, and added noise and lighting may need review.

Brad Champion stated two potential issues are lighting and signage and invited Bud Kuthan to speak to those issues. Bud Kuthan stated neither lighting nor signage will change if the drive through operates 24/7.

Brad Priest stated that no code updates appear to be implicated by the re-zoning. Also stated specific conditions on hours of operation and the drive through established at last re-zoning resulted from negotiation between neighbors and property owner – not due to ordinance nor as a result of Planning Department.

Petitioner's representative, Gary Knox, stated that he reached out to Huntersville Police Chief Spruill, and Chief Spruill indicated that while the department would not oppose 24/7 drive though only operation, it would have concerns about 24/7 eat in dining. A McDonald's and Surrounding Commercial Area calls for service and Criminal Incident Summary was requested by Gary Knox and Chief Spruill had Crime Analyst Ryan Danehy complete, attached hereto as **Exhibit C**.

Gary Knox pointed out there will be increased hours of employment, increased sales tax and prepared food tax revenue. Petitioner will acquire more information to support.

Gary Knox stated that Petitioner expects to obtain a letter of support from Novant; and further stated that between the hours of 12 am and 5 am there are approximately 240 employees working for Novant facilities within a mile or two of the McDonalds.

Dan Boone asked whether there will be an increase in deliveries or a change in delivery schedule at the McDonald's due to the added drive through hours. Bud Kuthan responded that there will be no change to delivery schedules – McDonald's has strict safety policies as to delivery times and locations, and no change is indicated.

Brad Priest reviewed the expected re-zoning hearing/meeting dates, per the 2016 Plan Submission Schedule. Town Board Final Action should occur on June 6, 2016.

Mark Gibbons asked if there is no significant change implicated by code or ordinance, what will Planning Staff otherwise review/look at in rendering an opinion on the requested re-zoning. Brad Priest responded there is not much more to review, deliveries, noise ordinance; but the property and facility was in compliance in 2009, and nothing has changed of significance since that time.

Gary Knox asked Lt. Kevin Tatur if he had any questions or concerns. He said no, you've answered it.

The meeting ended at approximately 7:00 pm.

A handwritten signature in blue ink that reads "Brad Champion". The signature is written in a cursive, flowing style.

Respectfully submitted, this the 6th day of April, 2016.

Cc: Town of Huntersville Planning Department (via email)

Exhibit A

NOTICE TO INTERESTED PARTIES OF A NEIGHBORHOOD MEETING FOR REZONING

Property: McDonalds Restaurant
14230 Boren Street
Huntersville, NC 28078
Parcel # 01715807

Petitioners: Clarence Kuthan, Jr., Rezoning # R16-03.

Existing Zoning: (HC-CD) Highway Commercial District.

Rezoning Request: Amend to allow existing drive-thru to operate from 12:00am - 5:00am.

Date of Notice: Mailed on February 29, 2016.

You are invited to attend a community meeting on **Thursday, March 24, 2016 at 6:30 pm**, at the Huntersville Police Department Community Room, to hear presentation and plans for our proposed conditional rezoning of the above-referenced property, located on Boren Street. A petition and proposed plans have been presented to the Huntersville Planning Board, which are currently under review.

As part of this proposed rezoning, the Town of Huntersville has asked that we hold this neighborhood meeting to discuss our proposal and field questions and concerns. We welcome your attendance on March 24th when we will present information about this rezoning petition and be available to answer questions you have about the proposed conditional rezoning.

Date and Time

Of Meeting: Thursday, March 24, 2016 at 6:30-7:30 pm

Location of

Meeting: Huntersville Police Department Community Room
9630 Julian Clark Avenue
Huntersville, North Carolina 28078

FOR MORE INFORMATION CONTACT:

Frances Knox or Brad Champion at 704-827-6667
Gary Knox at 704-896-1911

Exhibit B

Mayor John Aneralla
15705 Framingham Lane
Huntersville, NC 28078

Commissioner Melinda Bales
15426 Ranson Road
Huntersville, NC 28078

Commissioner Dan Boone
317 Southland Road
Huntersville, NC 28070

Commissioner Mark Gibbons
13818 Brambough Road
Huntersville, NC 28070

Commissioner Charles Guignard
Post Office Box 1766
Huntersville, NC 28070

Commissioner Rob Kidwell
7603 Rolling Meadows Lane
Huntersville, NC 28078

Commissioner Danny Phillips
Mayor Pro Tem
14720 Brown Mill Road
Huntersville, NC 28078

Bradley D. Priest, Senior Planner
Town of Huntersville
105 Gilead Road - Third Floor
Huntersville, NC 28070

Chris Price, Town Member
Huntersville Planning Board
8310 Misty Lilac Drive
Huntersville, NC 28078

Joe Sailors, Town Member
Huntersville Planning Board
9332 Westminster Drive
Huntersville, NC 28078

Harold Bankirer, Chairman
Huntersville Planning Board
9332 Westminster Drive
Huntersville, NC 28078

Susan Thomas, Town Member
Huntersville Planning Board
10215 Lasaro Way
Huntersville, NC 28078

Janice Lewis, Town Member
Huntersville Planning Board
10203 Halston Circle
Huntersville, NC 28078

Bill Walsh, Town Member
Huntersville Planning Board
9607 St. Barts Lane
Huntersville, NC 28078

JoAnne Miller, ETJ Member
Huntersville Planning Board
13900 Asbury Chapel Road
Huntersville, NC 28078

Stephen Swanick, Town Member
Huntersville Planning Board
12903 Heath Grove Drive
Huntersville, NC 28078

Within 250 feet of property:

CHM Market Square, LLC

c/o Publix Super Markets, Inc.

Attn: J. Barnholth, Tax & Treasury

Post Office Box 32018

Lakeland, Florida 33802

P and C Meck, LLC

3362 Smith Farm Road

Matthews, NC 28104

LG Two Investments, LLC

Post Office Box 36509

Charlotte, North Carolina 28236

Woodie's Market Square, LLC

6500 South Blvd

Charlotte, North Carolina 28217

CG at Greystone

CMF 7 Portfolio, LLC

c/o Colonial Realty, LP

148901 6584 Poplar Avenue

Memphis, Tennessee 38138

First Citizens Bank and Trust

Post Office Box 27131

Raleigh, North Carolina 27611

Truliant Federal Credit Union

Attn: Joseph Clark

3200 Truliant Way

Winston-Salem, North Carolina 27103

St. Charles Place, LLC

c/o Collett & Associates

Post Office Box 9244

Charlotte, North Carolina 28299

Jonelle L. Flynn

Trustee of the Jonelle L. Flynn Living
Trust

9539 Stawell Drive

Huntersville, North Carolina 28078

ASSOCIATIONS WITHIN 2,000 Feet:

MELBOURNE HOMEOWNERS ASSOC INC.

C/O LANDCRAFT PROPERTIES INC.

PO BOX 79032

CHARLOTTE NC 28271

ROSEDALE COMMONS PROPERTY,
OWNERS ASSOC INC

3800 ARCO CORPORATE DRIVE, SUITE
200

AAC REAL ESTATE SERVICES INC

CHARLOTTE NC 28273

MCALPINE-ROSEDALE HOMEOWNERS,
ASSOCIATION

C/O FAITH MANAGEMENT SERVICES

PO BOX 5476

MOORESVILLE NC 28117

MCALPINE ROSEDALE HOMEOWNERS,
ASSOC

C/O CSI PROPERTY MANAGEMENT

PO BOX 4810

DAVIDSON NC 28036

MCALPINE-ROSEDALE HOMEOWNERS,
ASSOCIATION

1329 E MOREHEAD ST STE 100

CHARLOTTE NC 28204

MCALPINE ROSEDALE HOMEOWNERS,
ASSOC

C/O FAITH MANAGEMENT SERVICES

PO BOX 4810

DAVIDSON NC 28036

MCALPINE-ROSEDALE HOMEOWNERS,
ASSOCIATION

1201 KENILWORTH AV SUITE 200

CHARLOTTE NC 28204

MCALPINE-ROSEDALE HOMEOWNERS,
ASSOCIATION

6310 FAIRVIEW RD

CHARLOTTE NC 28210

HUNTERSVILLE BUSINESS PROPERTY,
OWNERS ASSOC INC

C/O SUSAN MELTON

13801 REESE BLVD SUITE 300

HUNTERSVILLE NC 28078

GREATER CAROLINA PROPERTY GROUP
LLC,

16709 100 NORMAN PLACE

CORNELIUS NC 28031

VILLAGES AT ROSEDALE, HOMEOWNERS
ASSOC INC

PO BOX 18712

CHARLOTTE NC 28218

O'HARA PROPERTIES LLC,

14505 GREEN POINT LN

HUNTERSVILLE NC 28078

TRIPLE B PROPERTIES INC,

10 WYNDHAM ST

LADERA RANCH CA 92694

VILLAGES AT ROSEDALE, HOMEOWNERS
ASSOCIATION IN

18636 STARCREEK DR #G

CORNELIUS NC 28031

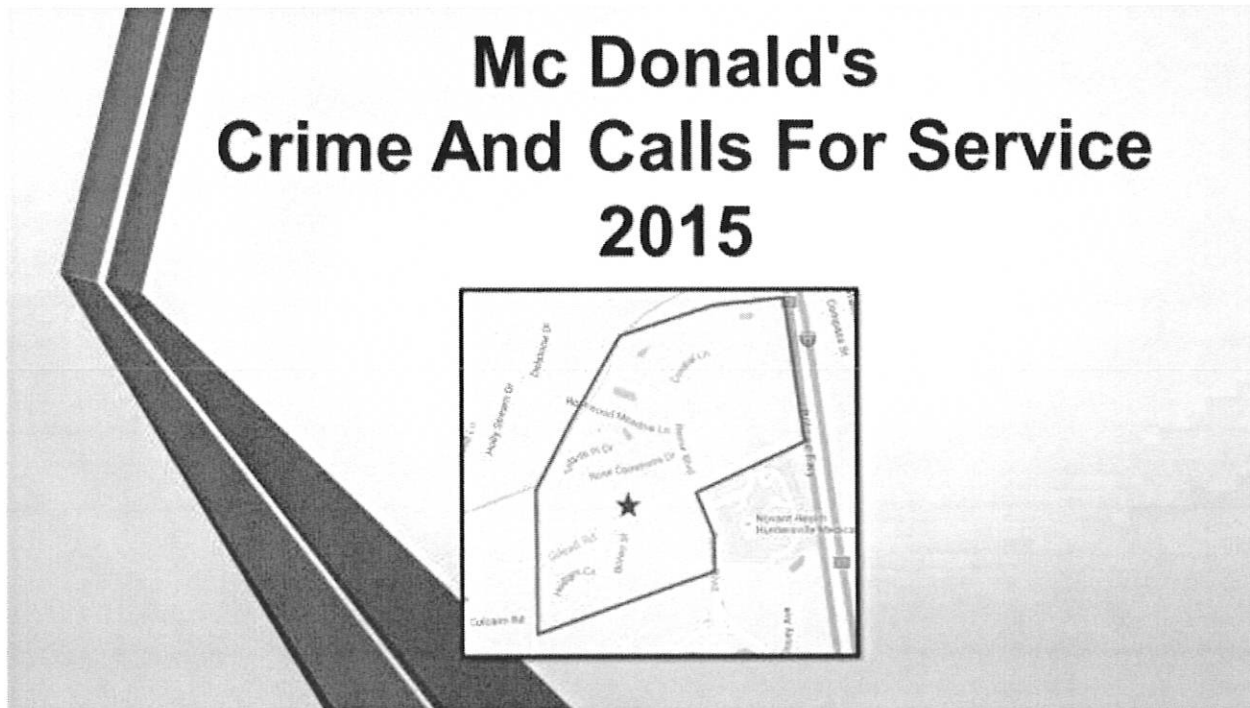
Exhibit C

HUNTERSVILLE POLICE DEPARTMENT

9630 Julian Clark Ave Huntersville, N.C. 28070

(704) 464-5400 Fax (704) 947-9200

Mc Donald's And Surrounding Commercial Area Calls For Service And Criminal Incident Summary For The Year of 2015



This is a summary of criminal incidents and calls for services for the area shown in the above geographic map for the year of 2015. This area includes the stretch of Gilead Rd. between McCoy Rd. and I-77. The area shown includes the commercial area surrounding Mc Donald's.

Mc Donald's Criminal Incidents

Criminal Incident	#
Drugs / Narcotics Violation	40
Assault - Other	37
Shoplifting	23
DUI	22
Fraud	20
Theft - Other	18
All Other - Criminal	16
Burglary from Motor Vehicle	12
Aggravated Assault	4
Burglary - Residential	4
Robbery - Individual	3
Weapons Violation	3
Vandalism	3
Theft	2
Motor Vehicle Theft	2
Burglary - Commercial	2
Alcohol Violation	1
Total	212

Location Type	#
Street/Highway	45
Grocery Store/Supermarket	23
Restaurant/Diner/Coffee Shop	18
Private Residence	15
Drug Store	12
Apartment/Duplex Private Res	11
Gas Station	9
Other - Commercial Place	7
Other - Retail	6
Hospital/Medical Facility	5
Convenience Store	4
Financial Institution	3
Other - Open Area	2
Other - Residential	2
Department Store	2
Bus Stop	2
ATM	2
Other - Public/Non-Residential	1
ABC/Liquor Store	1
Construction Trailer	1
Beauty Salon/Barber Shop	1



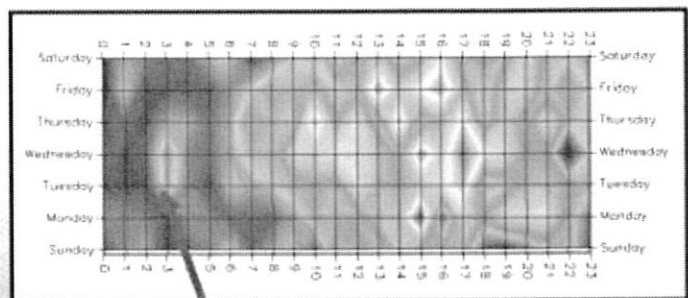
Of these 212 total criminal incidents 26.6% occurred between the hours of 12:00 am and 5:00 am.

The above shows criminal incidents in the aforementioned geographical area. This geographical area had 212 relevant criminal incidents that occurred in 2015. The most notable in reference to this area are Assault – 37, Drug/Narcotics – 40, and Robbery – 3. Between the hours of 12:00 a.m. and 5:00 a.m. 26.6% of these 212 crime.

Mc Donald's Calls For Service

Call For Service Type DCR Code	#
All Other	840
Building or Area Check	608
Traffic Stop	484
Accident - Non-Injury	130
Alarm Call	123
Parking Problem / Motorist Assist	100
Suspicious Activity	91
Medical / Check Welfare	71
Disturbance	46
Theft	36
Fraudulent or Deceptive Activity	33
Animal Call	29
Drug or Alcohol Violations	23
911 Hang-Up / Open Line	20
Domestic Dispute	13
Harassment / Threatening Calls	12
Assault/Battery	12
Accident - Injury	12
Fire or Fireworks Call	6
Weapons Violation	5
Burglary of Vehicle	5
Burglary of Structure	5
Recovered Property	4
Vandalism or Criminal Damage	4
Indecent Activity / Sex Offense	3
Robbery	1
Total	2715

Of these 2715 calls for services 7.9% occurred between 12:00 am and 5:00 am



Low Amount of calls for services

The above show calls for service in the aforementioned geographical area. This geographical area had 2,715 relevant calls for service that occurred in 2015. Of these calls the most notable are Suspicious Activity – 91, Disturbance – 46, Drugs or Alcohol – 23, and Robbery – 1. Between the hours of 12:00 a.m. and 5:00 a.m. 7.9%% of these 2,715 calls for service occurred.

Created By: Ryan Danehy

Created On: January 7, 2016

Purpose: Summary of activity in a geographical area

