

**Bryton Neighborhood Meeting**

**October 5, 2017**

**Huntersville Professional Building, 6:00pm**

**Attendees from Foundry Commercial:**

Bill Simerville

Fermin Deoca

Casey Mulhern

Kenlie Berry

Lauren Kalaw

**See additional attendee sign-up sheet**

**Summary of Applicant's items to address:**

- Explore possibility of advancing Everett Keith improvements earlier in the construction process to provide desired sidewalks on Everett Keith
- Insure visual and sound buffer along Everett Keith either through existing woods or constructed landscaped berm, make as high as possible for benefit of residents
- Within security contract have Foundry include the roving patrol to include the end of Everett Keith to try and minimize further dumping

**MEETING NOTES**

Review of proposed land use. David Peete asked about the orange border in site plans vs. orange shading on site plans. Bill explained that the orange border just indicated our portion of the development. On the Master Plan, Bill explained that residential is north of Hambright in the overall Bryton plan, and that American Asset Corporation (AAC) is the owner of the overall Bryton development. New road tied into Everett State Road, which is the reason we're meeting tonight. Bill pointed out where Hambright, the railroad, Bryton Corporate Center (our development), the proposed new road, Everett Keith Rd, and Savoy Rd were on the map so that all attendees could orient themselves with the maps and site plans.

Bill pointed out that 10 buildings were originally planned, but there are now only 6 with 30' high/clear ceiling, 20-30% office space (which will be non-warehouse/lighting showroom space most likely). We have already received interest from a granite supplier. The buildings will be concrete wall tilt panels,

higher end tenants, no or little visibility to buildings from the east, glass wraps around corners and sides of buildings on the west with attractive curb appeal from Bryton Corporate Center Drive.

David Peete added that we are creating more lots – 2 lots originally being made into 6, which is the reason for this meeting, this was not a rezoning and Foundry can develop this product “by right”. We are here to go through the details of this change. Bill agreed. Bill explained the Everette Keith improvements were DOT requirements – Foundry would clean up the shoulder, add a ditch, sidewalk, and street trees along Everett Keith Road, with 20-25’ clear of road, per DOT regulations. Also constructing a landscaped berm where existing dense trees can’t be preserved. We will retain as much of the existing, dense trees as possible.

**Question:** What will remain on the end of Everett Keith/Keith Hill? What is the plan for storm water treatment? Do you know what business will be right there? Bill answered that the buildings will be speculative – we are expecting NASCAR or homebuilder vendors/suppliers, or Lowes vendors as ideal tenants of the space. Peete commented that a large list of permitted uses are available via the Town of Huntersville, on their website or at their office.

**Question:** (asked before Bill could further answer previous question): Will there be noise? Bill responded that yes, during construction, but no heavy industrial use should be anticipated (as far as noise caused by everyday tenant) - we won’t lease to tenants who use heavy equipment outside. All tenants will be required to comply with the Huntersville noise ordinance.

**Question:** How far will railroad tracks be from first building? Bill answered that he can get back with them on that, but doesn’t have the exact specifications on hand – a couple hundred feet, best guess. As soon as our plans are uploaded on EPM they are public and can be reviewed by anyone.

**Question:** Will there be any trees left? Bill answered yes, that’s the plan. We’ll clear about 15 feet of trees and leave everything after that. Someone commented: please take out the trees near the stoplight (because it causes an obstructed view).

**Question:** You mentioned a sandbar... what is that? And the storm water... where does it go? Bill answered that storm water will be treated onsite – the first inch of water collected is a requirement. The sandbar is a sand “filter”, essentially a dry retention pond that catches water, sends it under ground, under the street, and through to the rain garden. Water is treated onsite. We will not be constructing a massive deep wetpond like across the street at Frankies and on the corner of Hambright, our water flows there after we treat it in the sand filters.

David Peete added that this is expected to be a landscaped rain garden, which can be made to look aesthetically pleasing in general.

**Question:** Will the storm water cross the railroad tracks? Bill answered that no, it shouldn't, and explain the drain pattern through the development. The individual who asked the question stated that the water crosses the railroad tracks now, and Bill further noted that our drain pattern should be taking water in from Everett Keith, and that he's not sure where that water comes from. Follow up discussion with Mr. Dixon and his son who detailed that after AAC, DOT on Everett Keith and DOT on 485 took all their land they're left with nothing worth anything and a bunch of water flows under the railroad onto their property.

**Question:** Will there be any late night deliveries? The individual who asked the question further expressed their concern for 2am deliveries, and the lights generated by overnight working? Bill answered that the location of the truck courts versus the location of the residential homes is roughly 200', the to be preserved thick stand of trees provides a natural sound buffer and we are required to construct a natural landscaped berm where the existing visual buffer was lost resulting from the Everett Keith Road improvements required by NCDOT. We would be willing to insure that where applicable, the berm would be raised to the maximum height possible. Further, zoning limits the available uses within the development as well as the Town of Huntersville noise ordinance which both owner and tenants are required to comply. We discussed there would be no heavy manufacturing of any kind (not permitted) and any business that operated with any level of noise emission would be limited to business hours.

David Peete added that the noise ordinance will apply. Police will investigate if there are any violations to Town of Huntersville laws.

**Question:** How will you light the parking lot at night? Bill answered that we will work with Town of Huntersville to do what is allowed and appropriate. We expect LED, not "ballpark lights." Attendee Brian Richards mentioned that they would be a zero footcandle to the buffer. These lights are designed and typically installed by Duke Power and are non-glare, non-reflective shining down and under hoods to prevent visibility from offsite.

**Question:** When will they stop building? Bill answered that it will take Foundry 90-100 days to get permitted, then we will proceed with clearing in March, expecting a January 2019 delivery. We will complete the first three buildings, then once they are halfway leased, we will commence Phase Two.

**Question:** When will we get sidewalks? We need (are excited about) sidewalks! Bill answered that Foundry may be able to help facilitate getting these added sooner rather than later, if it's a strong preference. It may depend on the flow of construction and where equipment will need to be, but we may be able to stage it where the sidewalks are added fairly early. While no construction schedule has been determined at this stage as we don't even have assurance our plan will be approved, we would be willing to explore advancing the timing of the Everett Keith road improvements earlier in the schedule.

Concern voiced to David Peete by attendee: People started dumping refrigerators off of Everett Keith. David said that AAC has been notified and are monitoring that more closely. Fermin added that hopefully once we start construction it will deter the folks dumping. Bill added that our development may be able to provide more security once established as we will have roving 24 hour security and we would include driving Everett Keith in their route of roving patrols.

Bill commented that the development should increase the value of neighboring properties, and that Foundry is open to hearing any further questions or concerns, because we are committed to being good neighbors. We are going before the planning board and then the town board. The Carolina Thread Trail will be going alongside the development and there will be noise buffer at the corner.

**Question:** Where will the trucks come in? What road will they use? Fermin answered that likely the trucks will use 115, Hambright, or the road behind Walmart. The individual who asked the question (Hal – Chairman of the Planning Board) voiced concern about traffic circulation and any smells from garbage trucks or dumpsters. Bill said that vehicular circulation maps can be provided. Bill also mentioned that the truck court is required to be screened. Fermin added that the truck court will be landscaped and more visibly appealing than chain link fence-style.

Lastly, Bill said that we believe there is demand for a product like this, and this will be an excellent addition to Huntersville, and will bring jobs.