

COMMUNITY MEETING REPORT  
**Petitioner: American Asset Corporation**  
Rezoning Petition No. 2025-089

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on October 3, 2025. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, October 16, 2025, at 6:30 p.m. in the Fellowship Hall at Messiah Lutheran Church, located at 8300 Providence Road in Charlotte.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were David Jarrett and Matt Mendat of the Petitioner; Corbin Clemons of Kimley Horn; and John Carmichael and Aaron Houck of Robinson Bradshaw. Jason Lawrence of the Charlotte Area Transit System (CATS) was also in attendance.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives used a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees and thanked them for attending. Mr. Carmichael stated that this is the official Community Meeting for Rezoning Petition Number 2025-089. He stated that a written report of the meeting would be prepared and filed with the City.

Mr. Carmichael introduced himself, the Petitioner's representatives, and Jason Lawrence of CATS.

Mr. Carmichael provided the current schedule of events for this site plan amendment request:

- Monday, December 15, 2025, at 5:00 p.m.—Public Hearing before Charlotte City Council and the Zoning Committee;
- Tuesday, January 6, 2026, at 5:30 p.m.—Zoning Committee Work Session; and
- Tuesday, January 20, 2026, at 5:00 p.m.—City Council Decision.

Mr. Carmichael explained that these dates are the earliest possible dates for these events, as they could be deferred to later dates.

An attendee asked what this meeting was about. Mr. Carmichael stated that the meeting is the community meeting for Rezoning Petition Number 2025-089 and stated that his presentation will provide information about the proposed project.

An attendee asked how to access information about the site plan amendment. Mr. Carmichael stated that the Charlotte Planning Department's website contains information about the rezoning petition and invited attendees to email him for information as well.

Mr. Carmichael shared a map of the site. Mr. Carmichael stated that the site contains approximately 18.242 acres and is located south of Pineville-Matthews Road and north of Willow Point Drive. He shared an aerial photograph of the site and the surrounding areas and roads. The site contains Arboretum Shopping Center, and the rezoning petition requests a site plan amendment relating to a portion of the site where there is an access point from Willow Point Drive.

Mr. Carmichael shared a zoomed-in aerial photograph of the site showing the access point to the site from Willow Point Drive. He shared photographs of the access point and of an existing fence and landscaping immediately to the west of the access point.

Mr. Carmichael shared a map of the current zoning of the site and the surrounding parcels. The site is zoned CC, a conditional zoning district under Charlotte's legacy zoning ordinance. The site has an associated site plan that governs the use of the site, and the Petitioner is seeking a site plan amendment.

Mr. Carmichael shared an image of the current site plan for the site. He shared a zoomed-in image of the current site plan showing the access point from Willow Point Drive. Using the current site plan, he showed the location of Willow Point Drive, the access point to the site from Willow Point Drive, the 50-foot-wide buffer that has a berm, the location of the existing fence, and the location of an existing gully between the berm and the access point. He shared an image from the current site plan illustrating the cross section of the 10-foot-tall berm that exists on a portion of the border between the site and Willow Point Drive next to the fence, which is located between the berm and the access point.

Mr. Carmichael stated that the Petitioner is requesting to amend multiple conditions in the current site plan. He stated that one condition of the current site plan requires the access point to be closed between 9:00 p.m. and 9:00 a.m.

An attendee stated that the shopping center has been ignoring that condition and leaving the access point open 24 hours a day, 7 days a week.

An attendee stated that the shopping center has not been caring for the berm. The attendee stated that many bushes and trees are gone.

In response to a question, Mr. Carmichael stated that the current condition requires the access point to be closed between 9:00 p.m. and 9:00 a.m.

Mr. Carmichael stated that the Petitioner is seeking to amend three conditions from the current site plan. First, the request seeks to reduce the width of the buffer along the site's frontage on Willow Point Drive from 50 feet to 15 feet for an approximately 255-foot portion of the buffer. A 6-foot-tall opaque screening fence would be installed along the inner edge of the 15-foot-wide buffer. Second, the request seeks to reduce the setback along an approximately 255-foot portion of the site's frontage along Willow Point Drive. Third, the request seeks to eliminate the hourly restrictions on the Willow Point Drive access drive.

Mr. Carmichael stated that the reason for these requests is for the purpose of building additional parking spaces to be located behind the Sephora, Barnes and Noble, and Harris Teeter—parking spaces that would be used by visitors to the shopping center, employees, and CATS park-and-ride

users. He stated that no other amendments are being requested. He stated that CATS buses would use the Willow Point Drive access point to enter the site.

An attendee asked Mr. Carmichael if he was aware that trucks are parking in that portion of the shopping center. Mr. Carmichael stated that he was not aware of the parked trucks.

An attendee stated that they oppose buses entering the site via the Willow Point Drive access point.

An attendee stated that they have lived in the area for 25 years. The attendee asked how the plan came to be. The attendee stated that the proposal makes zero sense because it is in a residential area. The attendee stated that it is a personal area where people live and go to work.

Mr. Carmichael stated that the Petitioner is willing to have additional community meetings if needed. He stated that the reason for the meeting is to share the plans and solicit comments. He stated that the Petitioner is happy to have additional meetings. The current community meeting is the start of the conversation.

Mr. Carmichael shared an image of the shopping center. Using the image of the shopping center, he pointed out the current location of the bus stop in the site. He shared an image zoomed in on the portion of the site where the bus stop would be re-located and the new parking spaces would be added. Using the image, he showed the location on the site where the buffer would be reduced from 50 feet to 15 feet with a screened 6-foot-tall fence.

In response to a question, Mr. Carmichael stated that the existing hedge would be removed. He stated that there would be a fence with plantings between it and Willow Point Drive.

In response to a question, Mr. Carmichael stated that the Petitioner would be responsible for maintaining the fence and plantings.

An attendee stated that the Petitioner does not take care of the existing landscaping that is there now.

Mr. Carmichael stated that the 255-foot portion of the buffer that would be altered extends a little beyond the existing fence.

In response to a question, Mr. Carmichael stated that the rest of the existing berm (outside the 255-foot portion of the buffer related to the site plan amendment request) would remain if the requested site plan amendment were approved.

Mr. Carmichael shared an image of how the 15-foot-wide buffer would be planted. The buffer would contain 1 large-maturing tree every 30 linear feet; 1 evergreen shrub per 3 linear feet; and a 6-foot-tall opaque fence.

An attendee asked if the sidewalk along Willow Point Drive would be updated. The attendee stated that the sidewalk is currently only 4 feet wide.

An attendee stated that Willow Point Drive has a sidewalk on only one side of the street.

An attendee stated that they wanted to talk about the park-and-ride use. The attendee stated that they are concerned about traffic. The attendee stated that they don't believe putting parking at the back of the shopping center makes sense unless the shopping center wants all bus parking to go back there so the shopping center does not have to deal with it.

Mr. Carmichael shared an image of how the site would be altered if the requested site plan amendment were approved. He stated that the bus stop would be moved from the middle of the site's parking lot to the sidewalk next to and in front of the Walmart. An additional lane would be added to prevent stopping buses from blocking other traffic.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee stated that school buses pick up students on Willow Point Drive and use the access point to make three-point turns to turn around. The attendee expressed concern that the school buses and city buses would have difficulty both traveling along Willow Point Drive and using the access point.
- In response to a question, Corbin Clemons stated that pedestrians from the proposed parking spaces would access the shopping center via a new 5-foot-wide sidewalk that would be adjacent to the shopping center. Mr. Clemons stated that the proposal calls for the elimination of existing head-in spaces along the side of the Walmart, to be replaced by a new dedicated lane for buses and the 5-foot-wide sidewalk.
- An attendee stated that the proposal would cause their neighborhood to become a public bus route.
- Jason Lawrence stated that the plan would have CATS buses traveling along Willow Point Drive in only one direction—into the shopping center via the access point.
- In response to a question, Mr. Clemons stated that there will not be a traffic light at the access point or the bus stop.
- In response to a question, David Jarrett stated that the proposal has been made because of new construction at the shopping center. He stated that the shopping center has had an obligation to provide park-and-ride parking for a long time—even before the formation of CATS. He stated that the bus stop has shifted around the site. He stated that the current bus stop is not as safe or efficient as the proposal would be and that the shopping center believes the change would be better for everyone. Currently stopped buses block traffic, and there is no room for buses to turn around. Some of the shopping center's customers and employees need to use the bus. The proposal would have the buses enter the shopping center from a public street and provides dedicated space for buses to stop.
- In response to a question, Mr. Jarrett stated that there will be signs indicating that the proposed new parking spaces are available for park-and-ride users, but anyone coming to the shopping center could use the spaces.
- An attendee stated that they do not like the proposal.
- An attendee stated that the shopping center is just trying to profit and will make nearby residents suffer.
- Mr. Jarrett stated that the shopping center has a zoning obligation to provide the park-and-ride parking, and that the shopping center is attempting to make the arrangement safer.
- An attendee stated that Walmart has a garden center in the shopping center's parking lot. The attendee stated that the bus stop could be located there.
- In response to a question, Mr. Jarrett stated that there are no plans for a back entrance to the shopping center.
- An attendee stated that the current conditions at the back of the shopping center are dangerous for pedestrians because there are people who drive very quickly in the areas



behind the shopping center's stores. Mr. Jarrett stated that the shopping center can look into this dangerous driving.

- An attendee stated that there are already plenty of spaces behind the shopping the center. The attendee asked why there was a desire to tear up what was there and add new spaces. The attendee stated that the plan's parking is superfluous . The attendee stated that the gully needs to be cleaned up and stated that trees need to be preserved. The attendee stated that the other side of the Walmart would be a better location. The attendee stated that they were frustrated about the current maintenance of the sidewalk along Willow Point Drive and the berm on the site.
- Mr. Jarrett stated that a goal of the plan was to separate truck entrance and truck traffic serving the stores in the shopping center from pedestrians and regular parking. Mr. Clemons stated that the plan calls for the separation of the parking from the 40-foot-wide truck driveway using a landscaped island with trees.
- In response to Mr. Jarrett's stating that the current site has head-in parking spaces against the buildings and the existing fence, an attendee stated that they have never seen vehicles parked head in. Mr. Jarrett stated that the parking is not heavily used, so it is likely people park however they want despite the layout of the spaces.
- In response to questions and comments about potential alternative locations for a bus stop, Mr. Clemons stated that it is important to consider how buses would maneuver. Mr. Lawrence stated that entering Highway 51 is difficult and dangerous for buses, so it is important to consider where that would occur.
- Mr. Clemons stated that each use at the shopping center has a certain required number of dedicated parking spaces. An effect of the proposed plan would be to have all of the dedicated park-and-ride spaces in one, centralized location.
- An attendee stated that trucks—including trucks that do not appear to be affiliated with any store located within the shopping center—are parking in the back of the shopping center and remaining parked for extended periods of time (including, in some cases, multiple days) despite signs stating that overnight parking is not allowed. Mr. Jarrett said that the shopping center can look into this. He stated that if the proposal were approved and implemented, then the shopping center would keep trucks from parking in the area.
- In response to a question, Mr. Jarrett stated that the proposed parking lot would contain approximately 40 parking spaces.
- An attendee stated that buses should be on Highway 51, not at the back of the shopping center. The attendee asked why the park-and-ride spaces cannot be added on the perimeter of the shopping center. Mr. Clemons stated that most of the shopping center's parking spaces are already allotted to various stores and uses.
- An attendee stated that there is space elsewhere in the shopping center—behind the Walmart and near the pond—where buses could maneuver by driving by Michaels.
- An attendee stated that parking spaces at the back of the site should be designated for employees of Barnes and Noble and Harris Teeter. The attendee stated that they liked the idea proposed by another attendee of having the buses go by Michaels.
- An attendee stated that traffic on Willow Point Drive is a problem. The attendee stated that they recently saw two cars racing each other side by side down Willow Point Drive. The attendee stated that when there are soccer games at the nearby soccer fields, people park along Willow Point Drive. The attendee stated that the sidewalk along Willow Point Drive

is 48 inches wide, which means two people cannot walk side by side and if two people pass each other going opposite ways, then one of them must step into the street.

- In response to a question about what “CC-SPA” stands for, Mr. Carmichael stated that “CC” stands for “commercial center,” which is an old zoning district, and that “SPA” stands for “site plan amendment.”
- In response to a question, Mr. Lawrence stated that the earliest bus comes to the shopping center at around 6:40 a.m. and the latest bus comes at around 11:47 p.m.
- In response to a comment about school buses, Mr. Lawrence stated that CATS coordinates with the school system on other projects and can do so in this case. Mr. Jarrett stated that the shopping center can also speak to the school system about school buses. He stated that he would be surprised if the buses are supposed to make three-point turns. He stated that the shopping center can talk to the city about the sidewalks along Willow Point Drive.
- In response to a comment about dangerous driving on Willow Point Drive, Mr. Jarrett stated that the shopping center can talk to the police department but stated that the shopping center does not police Willow Point Drive.
- An attendee stated that people park in the parking lot next to the soccer field near Willow Point Drive and engage in illicit behavior.
- In response to questions and comments about safety and sufficient space along Willow Point Drive and at the access point, Mr. Lawrence stated that CATS had a safety crew inspect the site to confirm that it is wide enough for buses to travel in two-way traffic and that buses can make left-hand turns into the shopping center. He stated that CATS’s professional drivers would make the left-hand turns very carefully and safely to protect pedestrians.
- An attendee stated that Willow Point Drive is right outside their patio door. The attendee stated that traffic is very fast.
- An attendee stated that the current zoning conditions for the shopping center require the access point to be closed from 9:00 p.m. to 9:00 a.m. The attendee asked that the shopping center please close the gate at night, starting immediately. Mr. Jarrett stated that the shopping center can look into that. Matt Mendat stated that when the access point was closed with a gate in the past, there were problems with people driving into the gate, which is a safety issue. The attendee stated that other sites have gates and stated that the shopping center needs to figure out how to follow the zoning condition until it is changed.
- In response to a question, Mr. Lawrence and Mr. Jarrett estimated that approximately 40 bus trips per day come to the shopping center.
- In response to a question about numbers of users, Mr. Lawrence stated that there are approximately 25 to 35 park-and-ride users per day and that approximately 40 to 55 people per day use the bus stop.
- An attendee stated that they do not care about the numbers of bus users, they care about the buses themselves.
- An attendee stated that there is already space for the buses and park-and-ride parking spaces.
- An attendee stated that they are concerned about crime and bringing an undesirable element close to their homes.
- An attendee stated that they believe the culprits of two recent break ins at the shopping center used Willow Point Drive to leave. The attendee stated that people in the soccer field

parking lot are up to no good. The attendee stated that relying on the police to respond will not help, that the underlying situation must be fixed.

- An attendee stated that they are concerned about crime. They stated that criminals can park in the back and hide there before escaping out the back.
- An attendee stated that people camp out in the woods near the shopping center.
- An attendee stated that they have observed more dangerous behavior, more litter, and more roadkill since the point in time that the gate at the Willow Point Drive access point was opened.
- An attendee stated that the pond near the shopping center needs to be dredged and cleaned up.
- In response to a question about what happens if the proposal is not approved, Mr. Jarrett stated that this is the only proposal under consideration, there is not a back-up alternative. He stated that the goal is to get the buses through the shopping center safely. He stated that alternatives have been examined, and this proposal is the best option. He stated that the current bus stop is not safe for people walking through the center.
- An attendee stated that there are no sidewalks now. Mr. Jarrett stated that the improvements would include wider sidewalks against the shopping center's buildings on both sides of the road from the access point into the shopping center.
- An attendee stated that they want bollards next to the sidewalks to protect pedestrians. Mr. Jarrett stated that the shopping center can look into adding bollards.
- An attendee stated that there have been many accidents at the corner in front of Walmart and questioned the wisdom of moving the bus stop to that location.
- An attendee stated that parents of school children may want to know how the change to the public bus route might affect the school bus routes.
- In response to a question, Mr. Jarrett stated that there will be separation between the truck entrances and driveways and the proposed parking lot. The fence would be closer to Willow Point Drive.
- In response to a question about lighting, Mr. Jarrett stated that the shopping center can work to ensure that the lighting is thrown on the site and that the lighting is friendly to neighbors.
- An attendee requested that the proposed fence be taller than 6 feet.
- An attendee stated that there is already parking in the back of the shopping center and asked why the shopping center wants to add more. Mr. Jarrett stated that the goal is to increase safety and to separate the parking from the truck traffic.
- An attendee stated that the bus stop should be put where the Walmart garden center is located.
- An attendee stated that the potential conflict between school buses and CATS buses is a big problem.

There were no further questions or comments. Mr. Carmichael stated that the attendees could contact him if they have any additional questions or comments. He stated that the Petitioner's representatives would be happy to meet with the attendees again if they desire to do so.

Mr. Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the Rezoning Petition or to the Site Plan Amendment as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 10<sup>th</sup> day of November 2025.

**American Asset Corporation, Petitioner**

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

**Exhibit A-1**

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2025-089	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-089	21126317	ROBERTS	ROBERT LEE JR	RUTH ELIZABETH	ROBERTS	3337 THAXTON PLACE		CHARLOTTE	NC	28226
2025-089	21126319	HAN	MIN JAE	JIN H	CHOI	3329 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126320	ARETHAS	ANDREAS	JILL B	ARETHAS	3321 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126321	WORMWOOD	DAVID T L/T			1593 OMNI BLVD		MOUNT PLEASANT	SC	29464
2025-089	21126322	SOUTZOS	ARISTOTLE	TINA	SOUTZOS	3305 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126323	CROCKER	DAWN	GARY	CROCKER	3301 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126324	O'CONNOR	JOSEPH D	KATRINA M	O'CONNOR	3300 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126325	ZAIDMAN	BRUCE J	MARGARET A	ZAIDMAN	3304 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126326	RICHTER	BEN	JORDAN	RICHTER	3310 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126327	PRATHER	EMILY	VANNA	HUOT	3318 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126328	LEVI	MATTHEW	SHANNON	LEVI	3326 THAXTON PLACE		CHARLOTTE	NC	28226
2025-089	21126329	DAWSON	MICHAEL W	TANYA L	ROBINSON	3336 THAXTON PL		CHARLOTTE	NC	28226
2025-089	21126401	COFTY	LENORA J			7826 RIDGELOCH PL		CHARLOTTE	NC	28226
2025-089	21126402	WEATHERED WOOD LLC				5108 FAIRLAWN CRESCENT CT		CHARLOTTE	NC	28226
2025-089	21126403	RIDDLE	ABIGAIL J	EDWIN C	RIDDLE	7812 RIDGELOCH PL		CHARLOTTE	NC	28226
2025-089	21126405	HESTER	LYNNE STEELE			3409 CHILHAM PLACE		CHARLOTTE	NC	28226
2025-089	21126406	KRESHON	MARTIN III	SARAH	WOLF	3417 CHILHAM PL		CHARLOTTE	NC	28226-3002
2025-089	21126407	COX	PAMELA			3429 CHILHAM PL		CHARLOTTE	NC	28226
2025-089	21126408	DAVIES	JAMES	ALEXIS	DAVIES	7811 BIDDSTONE CT		CHARLOTTE	NC	28226-3006
2025-089	21126409	BROWN	LINDA E	DONALD E	BROWN	7815 BIDDSTONE CT		CHARLOTTE	NC	28226
2025-089	21126410	VASTOLA	SALVATORE ANT	SANDRA DIANE	VASTOLA	7808 BIDDSTONE CT		CHARLOTTE	NC	28226
2025-089	21126411	NANJEGOWDA	DARSHAN KOKK.	SMITHA HASSAN	CHANDRASHEKAR	7800 BIDDSTONE CT		CHARLOTTE	NC	28226
2025-089	21126412	SMITH	GARRETT I	LAURA A	SMITH	3513 CHILHAM PLACE		CHARLOTTE	NC	28226
2025-089	21126413	PENDERGRASS	ERIC	JESSICA LYNN	PENDERGRASS	3525 CHILHAM PLACE		CHARLOTTE	NC	28226
2025-089	21126427	TRUE DIRECTION PROPERTIES LLC				101 N MCDOWELL ST STE 224		CHARLOTTE	NC	28204
2025-089	21127224	APONTE	JENNIE CHANDLI			8218 LEGARE CT		CHARLOTTE	NC	28210
2025-089	22515102	RAINTREE HOMEOWNERS ASSOC INC				8900 RAINTREE LN		CHARLOTTE	NC	28277
2025-089	22515104	ARBORETUM RETAIL LLC			C/O AMERICAN ASSET CORPORATION	5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2025-089	22515116	ARBORETUM RETAIL LLC			C/O AMERICAN ASSET CORPORATION	110 N CARPENTER ST	ATTN DEPT 027 REAL ESTATE TAX	CHICAGO	IL	60607
2025-089	22515117	ARBORETUM RETAIL LLC			C/O AMERICAN ASSET CORPORATION	5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2025-089	22515118	ARBORETUM RETAIL LLC			C/O WALMART TAX DEPT (STORE 1452)	PO BOX 8050		BENTONVILLE	AR	72756
2025-089	22515202	RAINTREE HOMEOWNERS ASSOCIATION INC				8900 RAINTREE LN		CHARLOTTE	NC	28277
2025-089	22515204	SHOREWOOD APARTMENTS LTD			C/O R & S MANAGEMENT CO	1981 J N PEASE PL UNIT 101		CHARLOTTE	NC	28262-4529
2025-089	22515205	RAINTREE HOMEOWNERS ASSOC INC				8900 RAINTREE LN		CHARLOTTE	NC	28277
2025-089	22515206	HOWIE	WILLIAM H	PIERRE	CONRADIE	4811 ROUNDING RUN RD		CHARLOTTE	NC	28227
2025-089	22515207	SMOTHERS	DEWAN DAVID			7902 HORSE CHESTNUT LN		CHARLOTTE	NC	28277
2025-089	22515208	BRAULT	LEO			7904 HORSE CHESTNUT LN		CHARLOTTE	NC	28227
2025-089	22515209	WOOD	THOMAS ANTHC			7906 HORSE CHESTNUT LN		CHARLOTTE	NC	28277
2025-089	22515210	PENUGONDA	SISIR			8359 MARIGOLD PL		HARRISBURG	NC	28075
2025-089	22515211	GRISSOM	TRENTON MICH/	SHERRY	GRISSOM	9935 D REA RD UNIT 308		CHARLOTTE	NC	28277
2025-089	22515212	HICKS	CHARLES W	SHERYL R	HICKS	7912 HORSE CHESTNUT LN		CHARLOTTE	NC	28277
2025-089	22515213	CLARK	JEFFREY	LENORE L	CLARK	7914 HORSE CHESTNUT LN		CHARLOTTE	NC	28277
2025-089	22515214	CALLAHAN	DANIEL C			100 PLACID PL		CHARLOTTE	NC	28211
2025-089	22515215	MCCONNAUGHEY	CHRISTINE L			7918 HORSE CHESTNUT LN		CHARLOTTE	NC	28277
2025-089	22515216	URBAN RESIDENCES LLC				8712 WHITEHAWK HILL RD		WAXHAW	NC	28173
2025-089	22515241	FRANCISCO	MARVIN			7233 ORCHARD RIDGE RD		WAXHAW	NC	28173
2025-089	22515242	THAYER	CHRISTOPHER E	MARIA GUADALL	THAYER	7909 HORSE CHESTNUT LN		CHARLOTTE	NC	28277-9811
2025-089	22515243	DATEY	AMEYA	MICHELLE	DATEY	6707 REA CROFT DR		CHARLOTTE	NC	28226
2025-089	22515244	MOLLA	GUSTAVO A	MARION V	MOLLA	7905 HORSE CHESTNUT LN STE 18		CHARLOTTE	NC	28277-9811
2025-089	22515245	4938 MONROE RD LLC				4938 MONROE RD		CHARLOTTE	NC	28205
2025-089	22515246	BARBER	MICHAEL	JEANNETTE	BARBER	7901 HORSE CHESTNUT LN		CHARLOTTE	NC	28277
2025-089	22515247	SAARBACH	CHRISTIAN A	JENNIFER R	SAARBACH	3713 WILLOW POINT DR		CHARLOTTE	NC	28277
2025-089	22515248	TAUCHER	IVY BODENHEIM	TRUSTEE OF THE	JIMMY V BODENHEIMER	3711 WILLOW POINT DR		CHARLOTTE	NC	28277
2025-089	22515249	MYRWOLD	KRISTIN			3709 WILLOW POINT DR		CHARLOTTE	NC	28277
2025-089	22515250	WU	LIEN FUNG	WEI KUAN	WU	16 NEW CASTLE PL		PINEHURST	NC	28374
2025-089	22515251	OH	HEEKYOUNG			3705 WILLOW POINT DR		CHARLOTTE	NC	28277-9803
2025-089	22515252	ACHEE	KALYN			3703 WILLOW PT DR		CHARLOTTE	NC	28277

2025-089	22515253	BRAUER	SUZANNE C			3701 WILLOW POINT DR	CHARLOTTE	NC	28277-9803
2025-089	22515254	ADAMS	TROY			3621 WILLOW POINT DR	CHARLOTTE	NC	28277
2025-089	22515255	SCHAEFER	MARION		MARILYN SCHAEFER	3619 WILLOW POINT DR	CHARLOTTE	NC	28277-9801
2025-089	22515256	HOWIE	WILLIAM H	PIERRE	CONRADIE	4811 ROUNDING RUN RD	CHARLOTTE	NC	28277
2025-089	22515257	TAPIERO	CLARA DELGAD			3615 WILLOW POINT DR	CHARLOTTE	NC	28277
2025-089	22515258	CP PROPERTY ACQUISITIONS II LLC				276 WATAUGA VILLAGE DR STE H-	BOONE	NC	28607
2025-089	22515259	ARGERICH 2022-1 LLC			C/O RYAN LLC	PO BOX 4900	SCOTTSDALE	AZ	85261
2025-089	22515260	RAVIN	VITA			3609 WILLOW POINT DR	CHARLOTTE	NC	28277-9801
2025-089	22515261	AG PROPERTIES INC				668 COTTONFIELD CIR	WAXHAW	NC	28173
2025-089	22515301	HOWARD	H MICHAEL			7901 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515302	WAYNE	CHRISTOPHER B			7903 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515303	CRIBBS	JUDY K			7905 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515304	TAYLOR	JANET L			7907 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515305	WATSON	JAMES D	MARY H	WATSON	7900 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515306	SEAGRAVE	ANN W			7902 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515307	CRUMP	BARBARA A			613 EAST 35TH ST	CHARLOTTE	NC	28205
2025-089	22515308	MILE HIGH BORROWER 1 (VALUE) LLC				PO BOX 4090	SCOTTSDALE	AZ	85261
2025-089	22515309	OWENS	CLAYTON S	IRENE ELIZABETH	EDWARDS	2409 CUTHBERTSON RD	WAXHAW	NC	28173
2025-089	22515310	TOMBRILN	RICHARD H	RENEE L	TOMBERLIN	428 E 4TH ST STE 101	CHARLOTTE	NC	28202-2400
2025-089	22515311	WILLIAMS	KAREN			7912 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515312	GREENSIDE PARK LLC				7914 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515313	OTTERBOURG	ELLEN SURRATT			PO BOX 31712	CHARLOTTE	NC	28231-1712
2025-089	22515314	FREITAG	ROBERT W			2010 MANOR MILL RD	CHARLOTTE	NC	28226
2025-089	22515315	HATTERSLEY	DORIS M	NANNETTE M	JACOBUS	7920 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515316	ELLING	STANAGE			7922 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515317	O'DELL	ANNE W			7924 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515318	JESSE	JAMES	TRACY	STONE	1480 LONGLEAF CT	MATTHEWS	NC	28104
2025-089	22515319	PISCATAQUA RIVER LLC				39 SHORE LN	DOVER	NH	03820-6760
2025-089	22515320	COLLINS	LAURA	JAMES PARKER	COLLINS	7930 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515321	GROOMS PROPERTY MANAGEMENT INC				1313 CURLING CREEK DRIVE	INDIAN TRAIL	NC	28079
2025-089	22515322	HAYES	JENNIFER			7934 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515323	GROOMS PROPERTY MANAGEMENT INC				1313 CURLING CREEK DRIVE	INDIAN TRAIL	NC	28079
2025-089	22515324	BOWDIDGE	DOLORES	YEVETTE	BOWDIDGE-JIMENEZ	7938 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515325	KEARNS PROPERTIES LLC				3705 WINDBLUFF DR	CHARLOTTE	NC	28277
2025-089	22515326	JIAO	SHUO	YING	DING	1014 MICHELANGELO DR	SUNNYVALE	CA	94087
2025-089	22515327	ESAN	DIANNE R			7944 GREENSIDE CT	CHARLOTTE	NC	28277-9818
2025-089	22515328	KEARNS PROPERTIES LLC				7946 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515329	RED ROCK INC				9621 BLACK WATCH CT	CHARLOTTE	NC	28277
2025-089	22515330	KILGO	LINDA J			7950 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515331	STONE	EDDIE WOOD	TRUST	THE EDDIE WOOD STONE FAMILY	2225 VAUXHALL CT	CHARLOTTE	NC	28226
2025-089	22515332	SHI	MING	BAIYI	CHEN	10717 MEGWOOD DR	CHARLOTTE	NC	28277
2025-089	22515333	FLINT INVESTMENTS LLC				105 WOODBURY LN	BOONE	NC	28607
2025-089	22515334	ALVAREZ	MARIA C NINO			7958 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515335	THURSTON	TODD ROBERT			7960 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515336	LIN	ITSENG	HSIU FENG	TSAI	9111 HOLLY HILL RD	CHARLOTTE	NC	28277
2025-089	22515337	HAYWARD	CYNTHIA B			8001 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515338	BOLOUS	DAVID WADIE	SUZY	BOLOUS	8003 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515339	FILIPIAK	SHIRLEY C	PETER A	FILIPIAK	8005 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515340	JUNG	GREGORY M		ALMA GERTRUDE JUNG	5302 ADDINGTON CT	CHARLOTTE	NC	28277
2025-089	22515341	ESTEBE	CECILE FRANCOI			8009 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515342	CHAUDHARY	ADITYA	ISURU NALINDA	WIJESUNDARA	8011 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515343	WOOLRIDGE	DUSTIN WADE			8013 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515344	M & A RAIN TREE LLC				2401 WENSLEY DR	CHARLOTTE	NC	28210
2025-089	22515345	MIDLAND TRUST COMPANY			FBO TRAVIS THOMPSON	2720 CROSS COUNTRY RD	CHARLOTTE	NC	28270-7803
2025-089	22515346	WILEY	ROYALLEN P	CYNTHIA E	WILEY	470 RED BARN TL	MATTHEWS	NC	28104
2025-089	22515347	AV AUTO MOTIVE LLC				10006 FAIRWAY RIDGE RD	CHARLOTTE	NC	28277
2025-089	22515348	BILLIARD	BILLY JOE	PATRICIA ANN	BILLIARD	PO BOX 111	MULBERRY	KS	66756
2025-089	22515349	WARWICK	EDWARD D			8025 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515350	BUTLER	GREGORY KEITH			8027 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515351	GROOMS PROPERTY MANAGEMENT INC				8029 GREENSIDE CT	CHARLOTTE	NC	28277
2025-089	22515352	PANZERI	ANTONELLA			VIA PARINI SUITE 66-3			OGGIONO ITALY LC 23848

2025-089 22515353 SILVER RAINTREE LLC

1805 SARDIS RD N,STE 120

CHARLOTTE NC 28270



PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US  
WITH ANY QUESTIONS. THANK YOU!

2025-089	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state
2025-089	Candlewyck Homeowners Associati	Megan	Dunn	2745 QUAILRUSH RD, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Candlewyck Homeowners Associati	William	Majercsik	2307 LAWTON BLUFF RD, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Candlewyck Patio Homes Associat	Crystal	Kolarik	1725 LAWTON BLUFF RD, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Chadwyck Homeowners Association	Jeffrey	Bierer	7226 JARDINIERE CT, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Chadwyck Homeowners Association	Mike	Zutty	7604 WINDYRUSH RD, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Cricket Lake Windbluff HOA	Sara	Cecil	3135 WINDBLUFF DRIVE, CHARLOTTE, NC, 28277		CHARLOTTE NC	28277
2025-089	Deerfield	Angela	Johnson	8022 PROVIDENCE ROAD, CHARLOTTE, NC, 28277	suite 500/162	CHARLOTTE NC	28277
2025-089	Hembstead	Ken	Kerr	2221 HOGAN CT, CHARLOTTE, NC, 28270		CHARLOTTE NC	28270
2025-089	Holly Hill Farms Homeowners Ass	Maryl	Lane	9221 HOLLY HILL FARM ROAD, CHARLOTTE, NC, 28277		CHARLOTTE NC	28277
2025-089	Providence Springs	Doyle	George	3214 SPRINGS FARM LN, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Raintree Greens Homeowners Asso	Richard	Woodcock	8907 ST. CROIX LANE, CHARLOTTE, NC, 28277		CHARLOTTE NC	28277
2025-089	Raintree Homeowners Association	Hermes	Goudes	8900 RAINTREE LANE, CHARLOTTE, NC, 28277		CHARLOTTE NC	28277
2025-089	Rea and Colony	Karen	Montgomery	3836 BON REA DRIVE, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Ridgeloach Homeowners Associatio	Ken	Whitley	7744 RIDGELOCH PL, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Southgate Commons Homeowners As	Charley	Kale	3609 WINDBLUFF DR, CHARLOTTE, NC, 28277		CHARLOTTE NC	28277
2025-089	Village of Raintree Homeowners,	Andre	Barrett	8900 RAINTREE LANE, CHARLOTTE, NC, 28277		CHARLOTTE NC	28277
2025-089	Village of Raintree Homeowners,	Wilbur	Higgins	8900 RAINTREE LANE, CHARLOTTE, NC, 28277		CHARLOTTE NC	28277
2025-089	Wallace Woods (Cha)	Myra	Martin	4705 WILSHAM CT, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226
2025-089	Wessex Square Homeowners Associ	Scott	Dawson	4721 WHETSTONE CT, CHARLOTTE, NC, 28226		CHARLOTTE NC	28226

**Exhibit A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting – **Rezoning Petition No. 2025-089** filed by American Asset Corporation to request a site plan amendment to the approved conditional rezoning plan for an approximately 18.24-acre site located at 3351 Pineville-Matthews Road (a portion of the Arboretum Shopping Center) (see enclosed map)

**Date and Time of Meeting:** Thursday, October 16, 2025, at 6:30 p.m.

**Place of Meeting:** Messiah Lutheran Church (**Fellowship Hall**)  
8300 Providence Road  
Charlotte, NC 28277

We are assisting American Asset Corporation (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting a site plan amendment to the approved conditional rezoning plan for an approximately 18.24-acre site located at 3351 Pineville-Matthews Road (a portion of the Arboretum Shopping Center) (see enclosed map). The purposes of this site plan amendment request are to (i) reduce the width of the buffer located along a portion of the site’s frontage on Willow Point Drive from 50 feet to 15 feet, (ii) reduce the setback along this portion of the site’s frontage along Willow Point Drive, and (iii) eliminate the hourly restrictions on the Willow Point Drive access drive into the site. A 6-foot-tall opaque screening fence would be installed within or next to the reduced buffer. These amendments are being requested to allow additional parking spaces to be located in the relevant area behind Sephora, Barnes and Noble and a portion of Harris Teeter. Please see the enclosed site plan that depicts the requested modifications and the portion of the site subject to the requested modifications.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this site plan amendment request for the purpose of discussing the request with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this site plan amendment request on Thursday, October 16, 2025, at 6:30 p.m. in the Fellowship Hall at Messiah Lutheran Church, located at 8300 Providence Road in Charlotte.**

Representatives of the Petitioner look forward to sharing this site plan amendment request with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@rbh.com](mailto:jcarmichael@rbh.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Ed Driggs, Charlotte City Council District 7 (via email)  
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: October 3, 2025



## 2025-089: American Asset Corporation

**Parcel(s)** 22515104

**Current Zoning** CC (Commercial Center)

**Requested Zoning** CC SPA (Commercial Center, Site Plan Amendment)

Approximately 18.242 acres

### Location of Requested Rezoning



## Rezoning Map

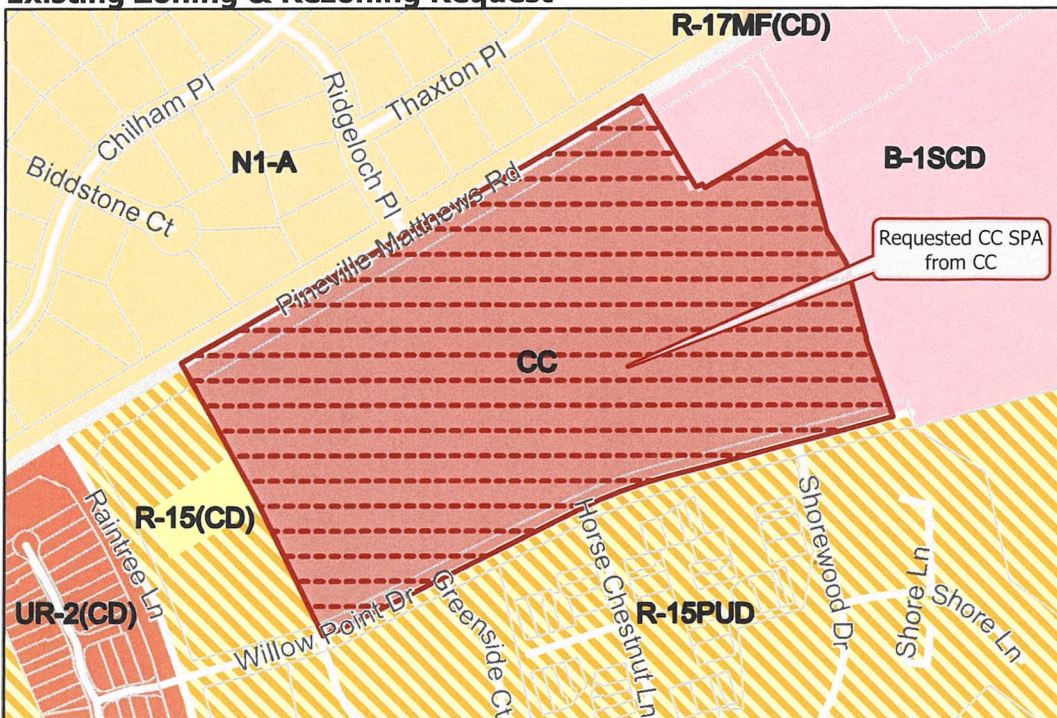


- 2025-089
- Inside City Limits
- Parcel
- Streams

### City Council District

- 7-Edmund H. Driggs

### Existing Zoning & Rezoning Request



- Requested CC SPA from CC

### Zoning Classification

- Neighborhood 1
- Single Family
- Multi-Family
- Urban Residential
- Mixed Residential
- Business
- Commercial Center



Map Created 8/15/2025

## **Exhibit B**

**Community Meeting Sign-In Sheet**

**Petitioner: American Asset Corporation**

**Rezoning Petition No. 2025-089**

**Thursday, October 16, 2025, at 6:30 p.m.**

**Messiah Lutheran Church  
8300 Providence Road  
Charlotte, NC 28277**

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Hnn Seagrave	7902 Greenside		awseagrave@gmail.com
2.	Christine McConnaughey	7918 Horse Chestnut Ln	704 975 5744	lighthouse lady 07@yahoo.com
3.	Doyle George	3214 Springs Farm Ln	704-607-7366	kdoylegeorge@gmail.com
4.				
5.				
6.				



Community Meeting Sign-In Sheet

Petitioner: American Asset Corporation

Rezoning Petition No. 2025-089

Thursday, October 16, 2025, at 6:30 p.m.

Messiah Lutheran Church  
8300 Providence Road  
Charlotte, NC 28277

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Paul Brauer	3701 Willow Point Dr	704-541-0614	Sue B. Minis 1 @ BellSouth.net
2.	Sue Brauer	"	"	"
3.	Charles (Bith) Hicks	7912 Horace Chestnut	704-541-1989	robmadb @ Acl. com
4.	Cynthia Hayward	8001 Greenside Ct.	704-517-6986	Cynthia_hayward@icloud.com
5.	Janet Taylor	7907 Greenside Ct	28277	taylorjanet442@gmail.com
6.				

Community Meeting Sign-In Sheet

Petitioner: American Asset Corporation

Rezoning Petition No. 2025-089

Thursday, October 16, 2025, at 6:30 p.m.

Messiah Lutheran Church  
8300 Providence Road  
Charlotte, NC 28277

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Stanage Elling			stanage@outlook.com
2.	Janet Taylor	7907 Green Side Ct	704-655-6733	Taylor Jan 46@gmail
3.	Lynda Kaperonis	8233 Circle Tree Ln		LYKAPED1@GMAIL.COM
4.	Mary Orman	9737 Four Mile Rd	<del>704-655-6733</del>	
5.				
6.				



## **Exhibit C**



**ROBINSON**  
**BRADSHAW**

# **Rezoning Petition No. 2025-089**

American Asset Corporation, Petitioner

**Community Meeting**

October 16, 2025



# Team

- David Jarrett, American Asset Corporation
- Corbin Clemons, Kimley Horn
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

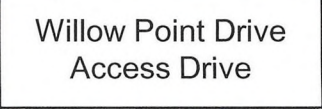
# Current Rezoning Schedule

- Public Hearing: Monday, December 15, 2025, at 5:00 p.m.  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, January 6, 2026, at 5:30 p.m.  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Tuesday, January 20, 2026, at 5:00 p.m.  
at the Charlotte-Mecklenburg  
Government Center



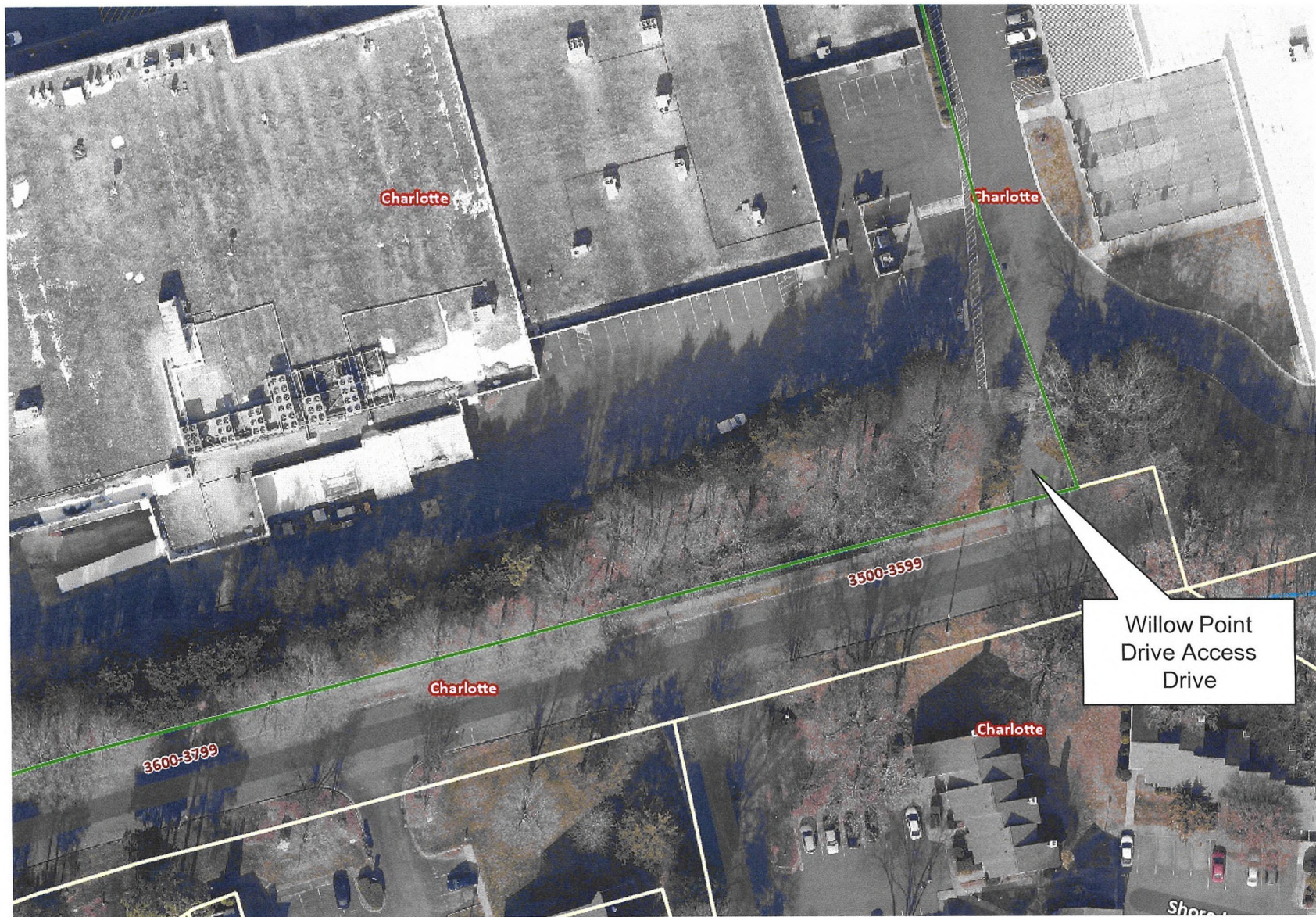


1000





# Site





# Site



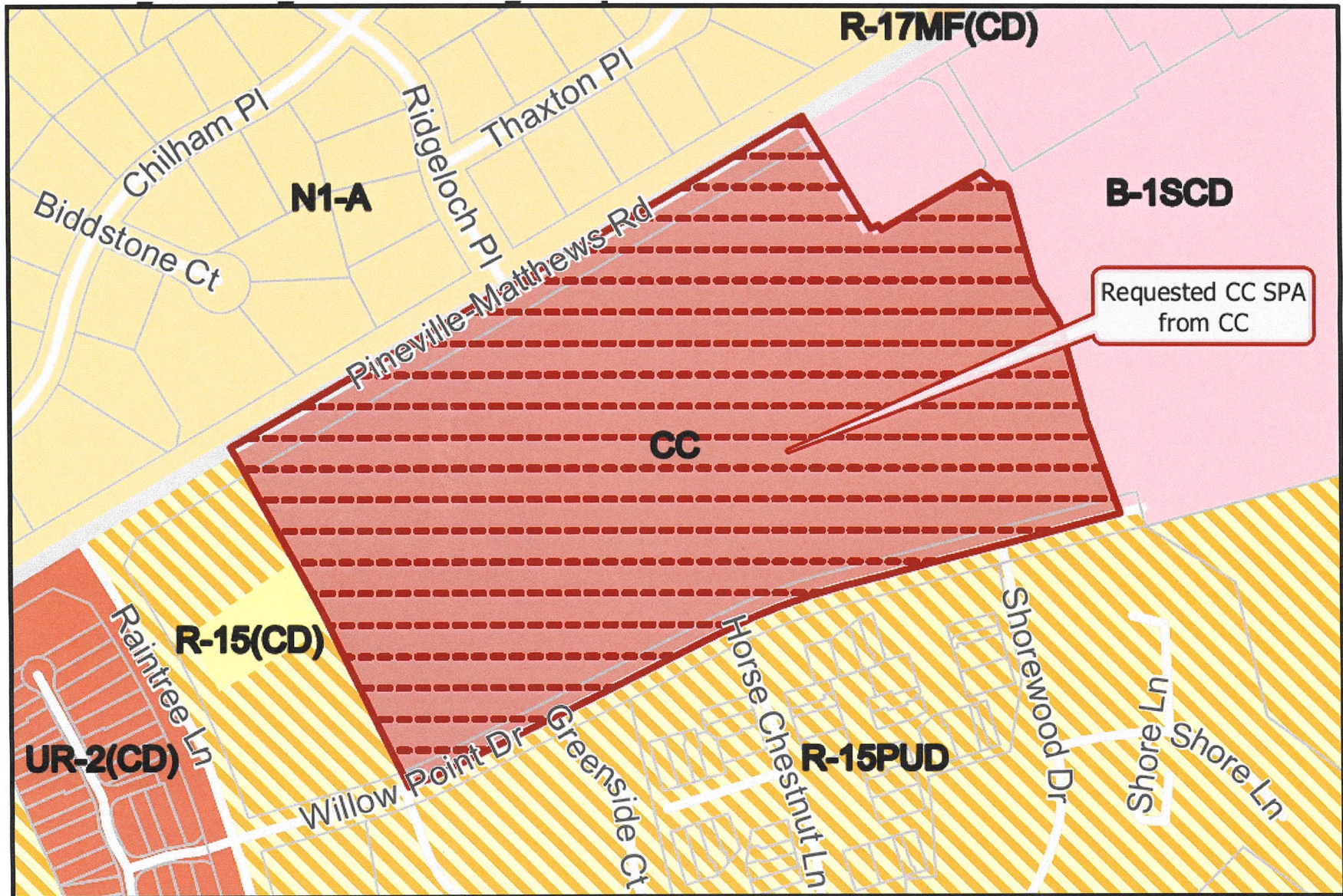


# Site/Willow Point Drive Access Drive





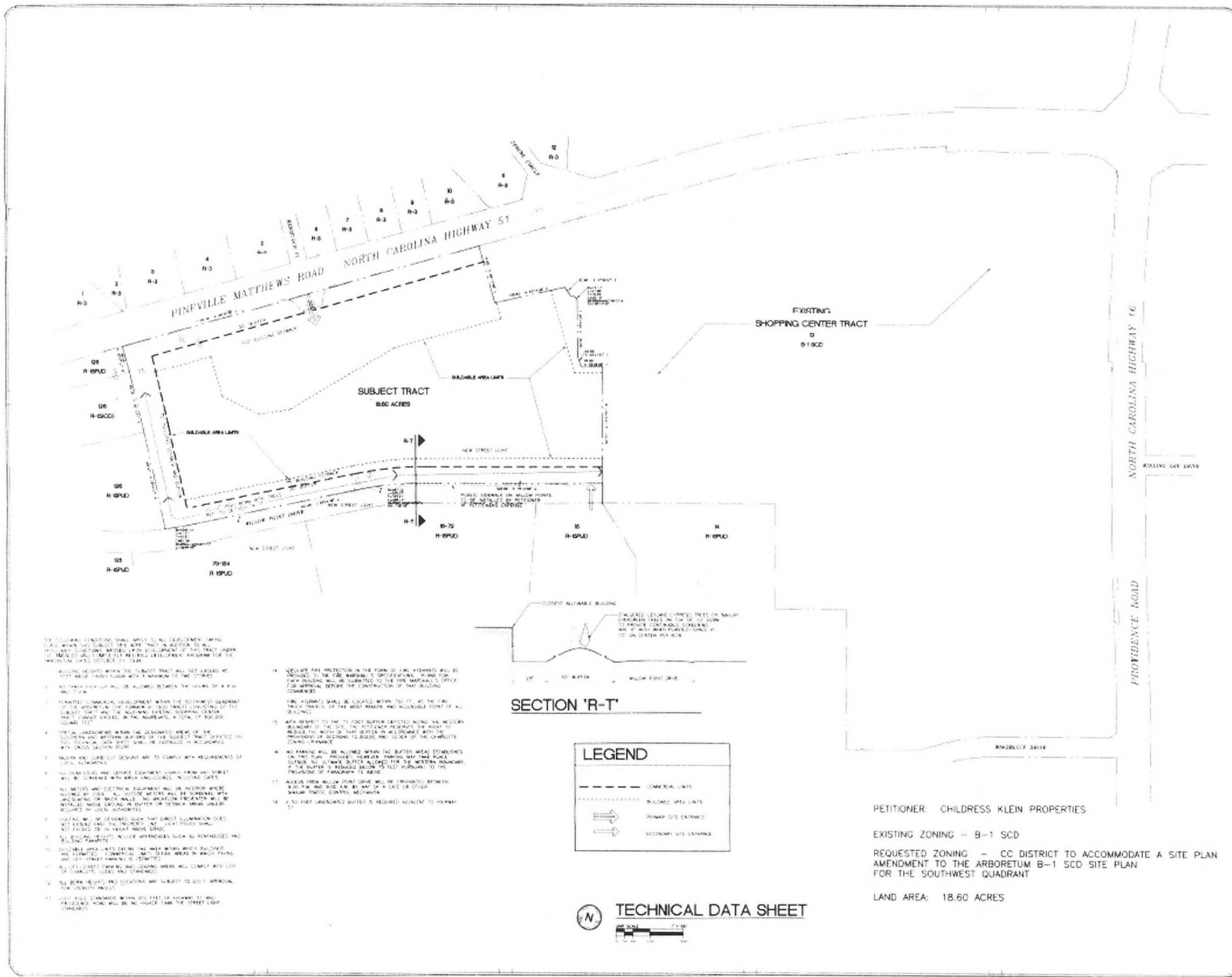
# Zoning of the Site and Surrounding Parcels







# Approved Rezoning Plan for the Site



THE ARBORETUM  
CHARLOTTE NORTH CAROLINA  
APPROVED BY CITY COUNCIL

DATE: 1995-7

**HODGES & ASSOCIATES**  
PLANNERS & ARCHITECTS  
13842 Orange  
Dallas, Texas 75244-4514  
214-385-1800

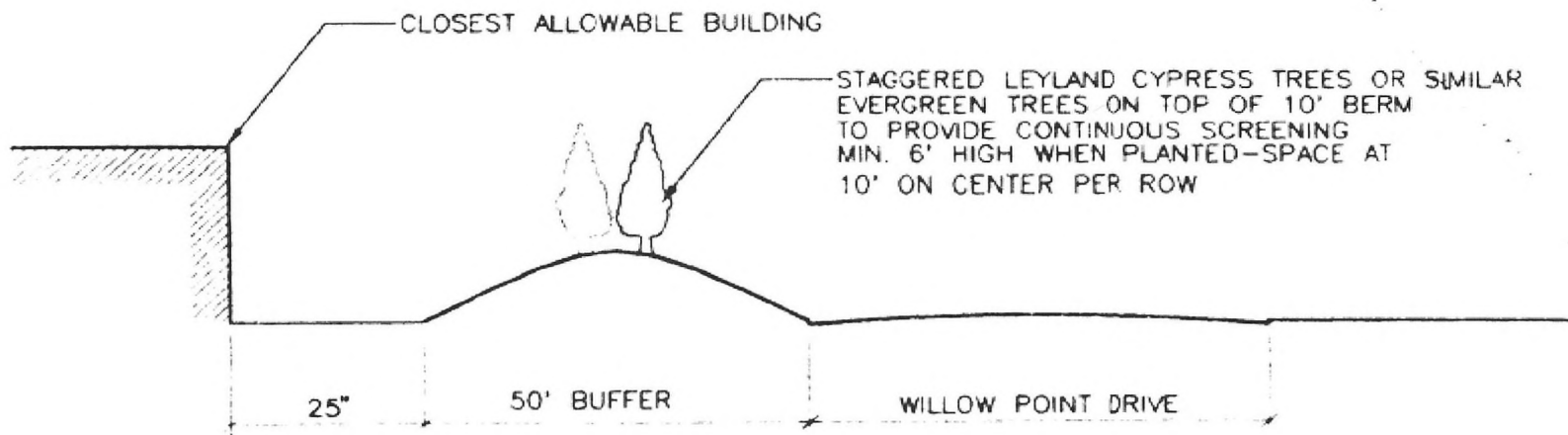
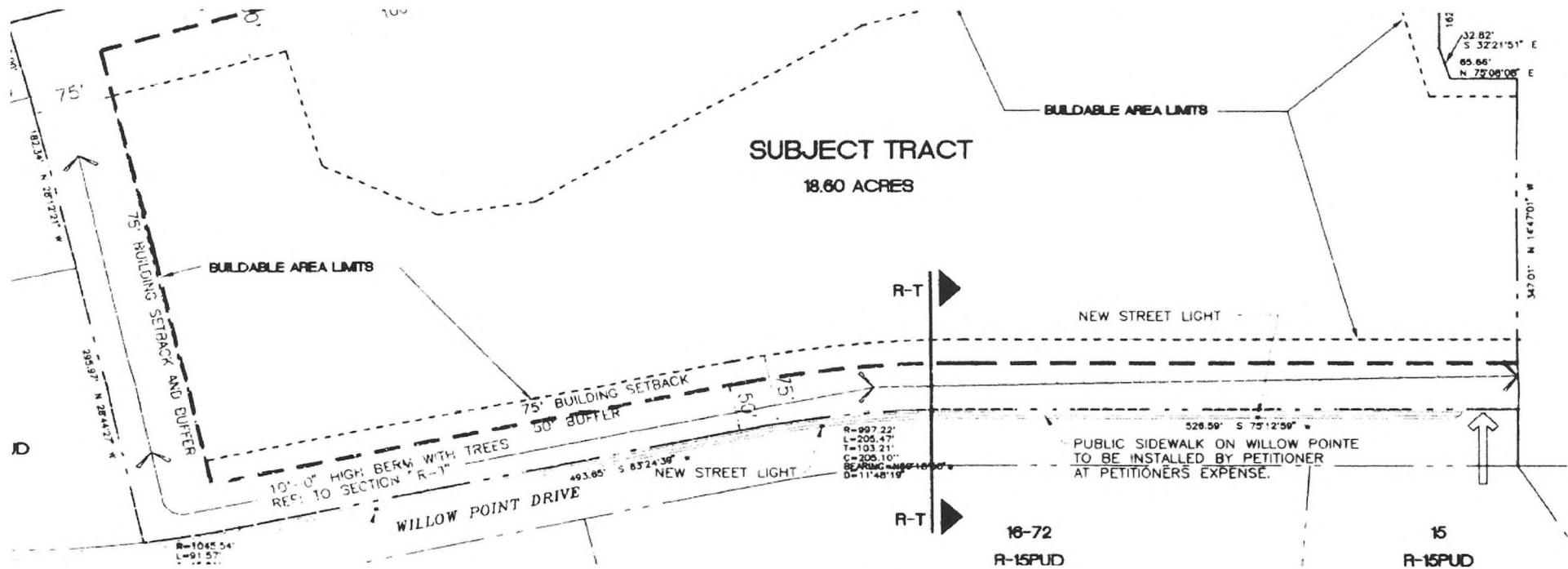
project no. 9400

drawn by: NO check by: GMD

date: 10-30-94

revision: 0-20-95

sheet: Z-1  
ADVANCED



## SECTION "R-T"



14. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE FIRE MARSHALL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 FT., AS THE FIRE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.

15. WITH RESPECT TO THE 75 FOOT BUFFER DEPICTED ALONG THE WESTERN BOUNDARY OF THE SITE, THE PETITIONER RESERVES THE RIGHT TO REDUCE THE WIDTH OF THAT BUFFER IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 12.302(8) AND 12.304 OF THE CHARLOTTE ZONING ORDINANCE.
16. NO PARKING WILL BE ALLOWED WITHIN THE BUFFER AREAS ESTABLISHED ON THIS PLAN. PROVIDED, HOWEVER, PARKING MAY TAKE PLACE OUTSIDE THE ULTIMATE BUFFER ALLOWED FOR THE WESTERN BOUNDARY, IF THE BUFFER IS REDUCED BELOW 75 FEET PURSUANT TO THE PROVISIONS OF PARAGRAPH 15 ABOVE.
17. ACCESS FROM WILLOW POINT DRIVE WILL BE PROHIBITED BETWEEN 9:00 P.M. AND 9:00 A.M. BY WAY OF A GATE OR OTHER SIMILAR TRAFFIC CONTROL MECHANISM.
18. A 50 FOOT LANDSCAPED BUFFER IS REQUIRED ADJACENT TO HIGHWAY 51.

# Site Plan Amendment Request

Requesting the following amendments to the approved conditional rezoning plan for the site:

- (1) Reduce the width of the buffer located along an approximately 255 foot-long portion of the site's frontage on Willow Point Drive from 50 feet to 15 feet. A 6-foot-tall opaque screening fence would be installed along the inner edge of the 15-foot-wide buffer
- (2) Reduce the setback along an approximately 255-foot-long portion of the site's frontage on Willow Point Drive
- (3) Eliminate the hourly restrictions on the Willow Point Drive access drive



## Site Plan Amendment Request - Continued

These amendments are being requested for the purpose of allowing additional parking spaces to be located on the site behind Sephora, Barnes and Noble and a portion of Harris Teeter that would be utilized by visitors to the Arboretum Shopping Center, employees and Park N' Ride users

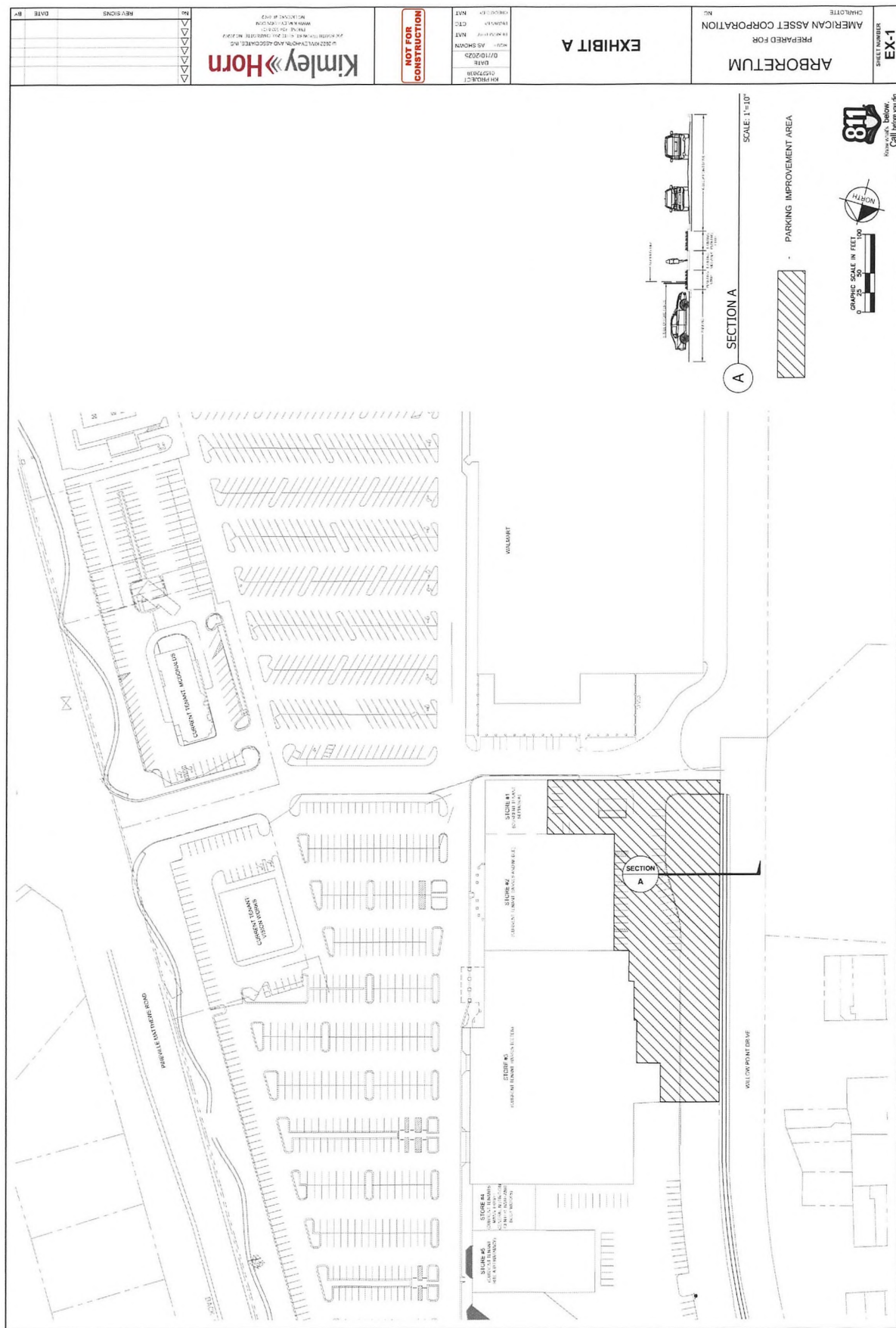
No other amendments are being requested

City buses would utilize the Willow Point Drive access point to enter the site





# Plans



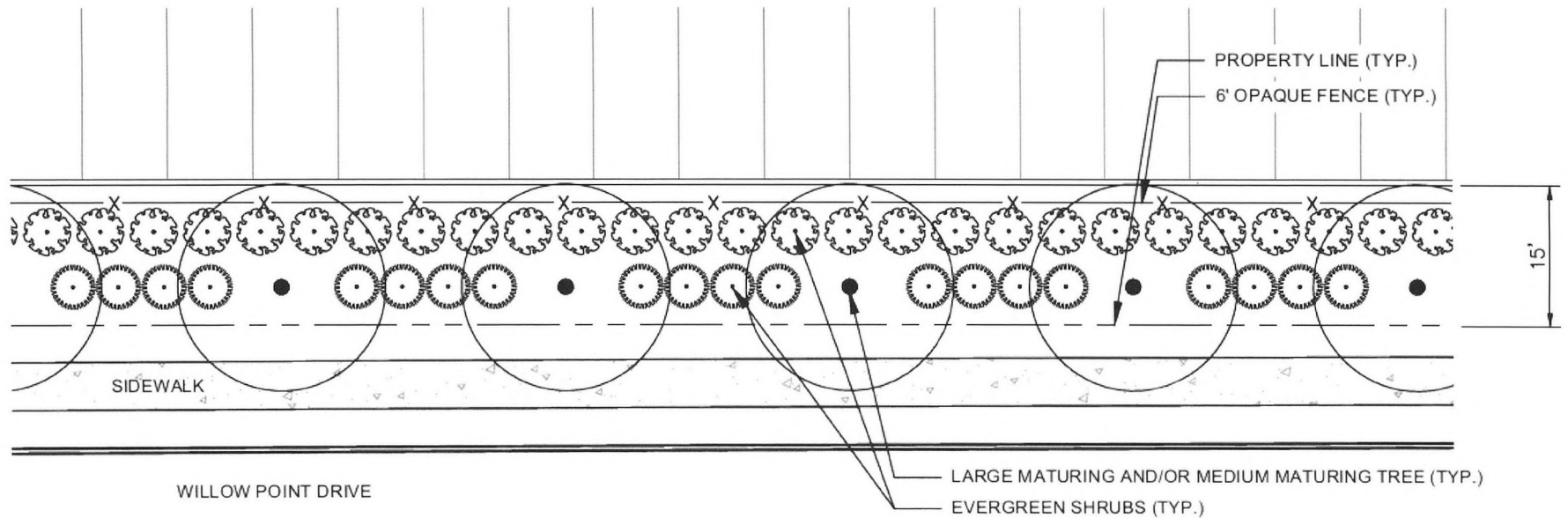








# 15-Foot-Wide Buffer Section



## REQUIREMENTS (15' TYPE B LANDSCAPE YARD):

- 1 LARGE MATURING OR MEDIUM MATURING TREE PER 30 LF.
- 1 EVERGREEN SHRUB PER 3 LF.
- 6' OPAQUE TALL FENCE



# Bus Stop Location







# Questions