

Oaks Commerce Open Forum Community Meeting

Major Development Plan #: 2022-04

Date: 9/12/2022 6:30 PM – 8:15 PM

Location: Centerview Baptist Church, 2300 Acme Road, Belmont, NC

Project Representatives:

- Crow Holdings
 - Matt Cochrane
 - Nick Thornton
- Orsborn Engineering
 - Lin Leslie
- City of Belmont
 - Tiffany Faro

Attendance: 18 neighbors (see attached)

Introduction:

Crow Holdings opened the meeting with introductions and an overview of the project, noting it would be an approximately 470,000 SF distribution/light manufacturing facility that is accessed off Hickory Grove Road. Mr. Cochrane gave a general overview of the development area, property zoning status, views of the development from plan east, west, and north, and traffic improvements/recommendations.

Following the overview, Crow Holdings opened the floor for a question-and-answer session. Note the questions and responses are categorized.

- Traffic

- What improvements will be made to roads to address additional traffic from this project?

Crow Holdings noted the traffic generated based on the proposed use did not warrant improvements to roads in the immediate area. This question was brought up again later in the meeting and Crow Holdings noted the daily traffic counts provided in Kimley Horn's report (781 total trips for passenger cars and tractor trailers). Ms. Faro noted that if the end user's end results in more intensive counts, the transportation technical memorandum (TTM) will need to be revised.

- What is the source of the traffic information that was accounted for in the transportation technical memorandum?

Crow Holdings noted the TTM was commissioned by the City of Belmont and prepared by Kimley Horn (a national engineering firm). Crow Holdings noted that Kimley Horn took traffic counts to establish a baseline and used historical data to project new traffic counts resulting from the project.

- Will there be enough time for vehicles to turn out of the project and onto Hickory Grove Road?

Crow Holdings noted Kimley Horn took sight distances and speed limits into account when preparing their recommendations.

- How will this project impact improvements to the I-85 overpass at Hickory Grove Road?

Crow Holdings noted they did not have knowledge of how Oaks Commerce would impact NCDOT projects for the overpass. Ms. Faro commented the plans are currently in a public outreach period and noted information would be sent to participants who provided an email address.

- How will tractor trailers be kept from parking on public streets?

Crow Holdings noted that tractor trailers cannot park on public streets and could be subject to fines for doing such. Crow Holdings agrees to post signage on what is currently shown as Oaks Crossing Lane (coming off Hickory Grove Road) stating there is no parking allowed.

- How will tractor trailer traffic be mitigated?

Crow Holdings noted there are areas on the western side of the site and on the northern side of the site that allow for tractor trailer queuing. Crow Holdings will show an area where guard sheds could be placed and demonstrate tractor trailers queuing.

- How will traffic on the new public road be controlled?

Crow Holdings noted there will be a stop sign at the intersection of the new public road and Hickory Grove Road. Kimley Horn outlined the installation of a stop sign at the new road which will have one inbound, one outbound lane, and should provide a 100' internal stem. Kimley Horn did not call for additional improvements to Hickory Grove Road. Crow Holdings noted they would update building plans to show stop signs.

- Community Benefit

- How will neighbors benefit?

Crow Holdings noted the project will create jobs for the community, add to Belmont's tax base to fund public projects, and provide better access to numerous families on Oak Street with a paved road.

Crow Holdings agreed to coordinate with Gaston County and the Crawford family on naming the new public road.

Crow Holdings noted there will be site lighting and the future tenant will have security systems in place that will deter loitering/dumping at the property.

Crow Holdings noted the stormwater management system will benefit neighbors who are currently experiencing runoff.

- *Crow Holdings noted the development has been designed to preserve existing trees and streams to preserve the natural environment where possible. How do we know this project will be successful when there is an empty industrial park nearby (RiverWest)?*

Crow Holdings noted there has been strong leasing activity throughout the Charlotte metro and vacancies are at an all-time low. Additionally, Crow Holdings noted that one of the two buildings referenced is fully leased but the tenants haven't taken occupancy.

- Additional Questions

- How has trash at the property been documented?

Crow Holdings noted there was both environmental and geotechnical testing performed at the site and trash was not of concern. Additionally, if there are areas with significant debris Crow Holdings and consultants will ensure the area is over-excavated so the development will be structurally sound.

- Will the railroad allow an at-grade crossing for the development?

Crow Holdings noted there has been correspondence with the railroad and while they would allow us to bore underneath the railroad to get utilities to the property, they would not permit an at-grade crossing.

- Can a bridge be built over the railroad?

Crow Holdings noted this would be prohibitively costly.

- How will home values be impacted?

Crow Holdings noted this is an unknown given different factors that influence home pricing.

When is the project expected to break ground?

Crow Holdings noted there is an approval process with the City of Belmont for the project in addition to a permitting process but would hope the project could start before the end of the year. Ms. Faro noted there will be a planning board meeting in October to address the project.

- How will the project get access to water and sewer?

Crow Holdings has worked with engineers, landowners, and the railroad to design an extension from the back of The Oaks Commerce Center to the southwest corner of the property and Crow will fund the extension.

POST MEETING NOTES: Belmont is performing tests to quantify capacity of the utility lines. All utility extensions would be reviewed with the City's Water and Sewer Extension Policy (see "W&S Extension Policy Revised...." attachment).

- How will soil/water issues be dealt with?

Crow Holdings noted no concerns were raised during the environmental study completed by ECS. . Crow Holdings will comply with local, state, and federal mandated practices and all site erosion control and grading activity will meet North Carolina Department of Environmental Quality (NCDEQ) requirements.

POST MEETING NOTES: The Hickory Grove Landfill is not located on the site.

- How will access be provided to Russell land given ROW on Oak Street?

Crow Holdings noted their title search and surveying did not indicate an access easement to the Russell property on Oak Street. Russell to work with the Gaston County Register of Deeds.

Project changes resulting from the community meeting:

1. Crow Holdings agrees to post signage on what is currently shown as Oaks Crossing Lane (coming off Hickory Grove Road) stating there is no parking allowed.
2. Crow Holdings will show an area where guard shacks could be placed and showing tractor trailers queuing.
3. Crow Holdings proposed coordinating with Gaston County and the Crawford family on naming the new public road.

MAILING LIST FOR COMMUNITY MEETING NOTICE

PID#	PROPERTY ADDRESS	CURR_NAME1	CURR_NAME2	MAILING ADDRESS	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE
223077	706 HICKORY GROVE RD	ACOSTA ALEJANDRA ARRIOLA		706 HICKORY GROVE RD		GASTONIA	NC	28056
183208	NO ASSIGNED ADDRESS							
183210	912 HICKORY GROVE RD	ADAMS GEORGE T	ADAMS JESSIE C	912 HICKORY GROVE RD		GASTONIA	NC	280560000
222742	115 PEPPER LN	ANDRES JESUS RAMIREZ	DARIO INDRA SANCHEZ	115 PEPPER LN		GASTONIA	NC	28056
183207	908 HICKORY GROVE RD	ARROWOOD GARY K &	ARROWOOD ELIZABETH A	908 HICKORY GROVE RD		GASTONIA	NC	280569419
183348	NO ASSIGNED ADDRESS	BANNER JAMES H	BANNER MARGIE L	203 PARK TERRACE DR		BELMONT	NC	280120000
183350	203 PARK TERRACE DR	BANNER MARGIE L		203 PARK TERRACE DR		BELMONT	NC	280120000
183187	617 HICKORY GROVE RD	BLACK TERESA DIANE		264 BESS RD		KINGS MTN	NC	280869374
183213	808 HICKORY GROVE RD	BRAFFORD MELANIE BEACH		808 HICKORY GROVE RD		GASTONIA	NC	28056
183354	220 PARK TERRACE DR	CAROLINAS PROPERTIES LLC		9520 ALICE MCGINN DR		CHARLOTTE	NC	28277
183349	217 PARK TERRACE DR	CHANEY STEVE M	CHANEY PATSY	217 PARK TERRACE		BELMONT	NC	280120000
183200								
223075	1108 OAK ST	CHAPMAN BRENDA POPE		P O BOX 83		MCADENVILLE	NC	281010083
185041	NO ASSIGNED ADDRESS	CHH PROPERTIES LP		1030 HEATHERLOCH DR		GASTONIA	NC	280540000
183363	1102 OAKWOOD DR	CHILDERS CYNTHIA HOFFMAN		1102 OAKWOOD DRIVE		BELMONT	NC	28012
183355	306 PARK TERRACE DR	COLLINS CONSTANCE A		306 PARK TERRACE		BELMONT	NC	280120000
183161	1159 OAK ST	CRAWFORD PATRICIA		3215 MINTLEAF DR		CHARLOTTE	NC	28269
183334	100 SPRINGWOOD DR	CRIDER SALLY SUE LIFE EST		100 SPRINGWOOD DR		BELMONT	NC	28012
183162								
183163	1157 OAK ST	CRUMP CAROLINA C & OTHERS	CRAWFORD RON C	C/O EDNA HARRISON	3110 DUNN AVE	CHARLOTTE	NC	28205
183166	1149 OAK ST	CRUMP PAUL TAYLOR		PO BOX 839		MCADENVILLE	NC	281010839
183165								
183167	NO ASSIGNED ADDRESS	CRUMP WALTER HEIR OF		C/O PATRICIA BEST	7001 LUDWIG DR	CHARLOTTE	NC	28215
183317	3112 CEDAR ST	DAUGHTERY SCARLETT S		3112 CEDAR ST		GASTONIA	NC	28056
183361								
183362	313 PARK TERRACE DR	DAVENPORT JOEY L	DAVENPORT MEREDITH C	2655 CASTLEHILL RD		GASTONIA	NC	280525078
183195	NO ASSIGNED ADDRESS	DMG ROAD WORKS LLC		14600 SW 136 ST		MIAMI	FL	33186
183196	630 HICKORY GROVE RD	DMG ROAD WORKS LLC		14600 SW 136 ST		MIAMI	FL	33186
306476	2021 THE OAKS PKWY	DMG ROAD WORKS LLC		14600 SW 136 ST		MIAMI	FL	33186
183351	200 PARK TERRACE DR	FREEMAN BETTY J		200 PARK TERRACE		BELMONT	NC	280120000
183193	100 REYNOLDS DR	FRETWELL MARK S	FRETWELL ROBIN S	104 DAVIS ST		BELMONT	NC	280120000
183359	NO ASSIGNED ADDRESS	GOBLE LINDA		623 JASIN DR		GASTONIA	NC	280545916
183316	3108 CEDAR ST	GORDON DORIS F & OTHERS	FARMER GARY DEAN .0417	301 WALK A LONG WAY		MT HOLLY	NC	281200000
183164	1158 OAK ST	GRAHAM DWAYNE N & OTHERS		1158 OAK STREET		GASTONIA	NC	28054
183353	214 PARK TERRACE DR	GRINDSTAFF DARRIN MICHAEL	GRINDSTAFF KELLY MICHELLE	214 PARK TERRACE DR		BELMONT	NC	280122113
183310	3105 CEDAR ST	GRISSMAN JOANIE M		PO BOX 104		MT HOLLY	NC	281200000
183159								
183160	1136 OAK ST	HALL GERTRUDE CURRENCE HEIRS		11110 SANDBOAR ST		CHARLOTTE	NC	282158900
183314	205 KIRKLEY ST	HAMBRICK KAREN ROBERSON		1112 OLLIS LANE		GASTONIA	NC	280560000
183189	623 HICKORY GROVE RD	HARRIS SALLIE JANE		623 HICKORY GROVE RD		GASTONIA	NC	28056
183312	1000 HICKORY GROVE RD	HORD JOAN M	HORD THOMAS A	PO BOX 104		MOUNT HOLLY	NC	28120
183311	3109 CEDAR ST	HORD THOMAS A		PO BOX 104		MOUNT HOLLY	NC	28120
183360	NO ASSIGNED ADDRESS	HUNT JERRY H	HUNT LINDA H	1110 OAKWOOD DR		BELMONT	NC	280120000
183215	801 HICKORY GROVE RD	KANNON ISACC MITCHELL		924 CATHEDRAL DR		BELMONT	NC	280122870
183305	3113 CEDAR ST	KMA PROPERTIES ONE LLC		2015 SOUTH POIN RD		BELMONT	NC	28012
183318	3114 CEDAR ST	LAWS GINGER KAY		3114 CEDAR ST		GASTONIA	NC	28056
183217	701 HICKORY GROVE RD	LEIGH EVELYN		701 HICKORY GROVE RD		GASTONIA	NC	28056
222744								
183155	604 HICKORY GROVE RD	MASON STEVE P	MASON MARIA R	4210 SPRINGVIEW DR		DALLAS	NC	280347717
183198	700 HICKORY GROVE RD	MCMANUS DONALD		700 HICKORY GROVE RD		GASTONIA	NC	280569417
183313	201 KIRKLEY ST	MEYERS GILBERT	GILCHRIST ANGELA D	201 KIRKLEY ST		GASTONIA	NC	28056
183320	3118 CEDAR ST	MILLER ESTATE LLC		245 W MAIN AVE		GASTONIA	NC	28052
183218	206 LINN ST	MOORE KENNETH		206 LINN ST		GASTONIA	NC	28056
183304	3115 CEDAR ST	PEGUES PAXTON LANIER	PEGUES EMILY NAUMAN	1217 MORNINGSIDE DR UNIT 102		CHARLOTTE	NC	28205
183203	1011 OAK ST	PENNINGTON JAMES M LIFE ESTATE		1011 OAK ST		GASTONIA	NC	28056
183202	800 HICKORY GROVE RD	PRICE JOHNNY M	PRICE TERESA L	800 HICKORY GROVE RD		GASTONIA	NC	28056
183352	208 PARK TERRACE DR	PROPTST JERRY DEAN		208 PARK TERRACE DR		BELMONT	NC	280120000
183204	906 HICKORY GROVE RD	RICHARDS CYNTHIA M		906 HICKORY GROVE RD		GASTONIA	NC	280560000
183357	NO ASSIGNED ADDRESS	RIKARD HERBERT PINKNEY		314 PARK TERRACE		BELMONT	NC	28012
183216	707 HICKORY GROVE RD	RUDISELL WILLIE R JR		920 MCDONALD ROAD		CHARLOTTE	NC	28214
305058	622 HICKORY GROVE RD	RUSSELL RANDY DEAN		812 HONEYWOOD LN		GASTONIA	NC	28056
183192	201 LINN ST	SALAZAR GERARDO		3316 PINEY GROVE RD		CHARLOTTE	NC	282126534
183358	314 PARK TERRACE DR	SANDERS JUDITH RIKARD		314 PARK TERRACE		BELMONT	NC	280120000
183209	200 KIRKLEY ST							
183315	3106 CEDAR ST	SANDERS MELVIN D	SANDERS EVELYN P	PO BOX 427		MCADENVILLE	NC	28101
183347	1107 OAKWOOD DR	SELLERS TED HERBERT		3703 POND PINE CT		SOUTHPORT	NC	28461
183205	902 HICKORY GROVE RD	STARR JAMES JR		902 HICKORY GROVE RD		GASTONIA	NC	280569419
183319	3116 CEDAR ST	STEWART JAMES STEPHEN		3116 CEDAR ST		GASTONIA	NC	280569143
183157	108 TIMOTHY CT	STRICKLAND PAULA C		PO BOX 1431		BELMONT	NC	280120000
183188	1020 FERRELL GROVE AVE	TEAGUE JOHN L	TEAGUE ANITA S	119 HARMONY HILL DR		ALEXIS	NC	280060000
183201	1012 OAK ST	TEARRY WILLIAM		1012 OAK STREET		GASTONIA	NC	28056
305366	2022 THE OAKS PKWY	TKC CCLXXIII LLC		4500 CAMERON VALLEY PARKWAY	SUITE 400	CHARLOTTE	NC	28211
183153	612 HICKORY GROVE RD	UNITED OIL OF CAROLINAS INC		PO BOX 68		GASTONIA	NC	280530000
183301	3121 CEDAR ST	WALDEN TRENT D	WALDEN DEBRA A	109 PINWOOD CIRCLE		BELMONT	NC	280120000
183300								
183321	1032 HICKORY GROVE RD	WALTERS ROGER D SR		1032 HICKORY GROVE RD		GASTONIA	NC	280560000
183211	709 WELCH LN							
183212	900 HICKORY GROVE RD	WELCH PATSY C		PO BOX 526		BELMONT	NC	280120526
183185	611 HICKORY GROVE RD	WILCOX RICKY &	WILCOX JOAN C	611 HICKORY GROVE RD		GASTONIA	NC	280560000
183156	112 TIMOTHY CT	ZAMORA AGUSTIN AGUILAR		1503 POSTON CIR		GASTONIA	NC	28054

CROW HOLDINGS

DEVELOPMENT

OAKS COMMERCE PUBLIC MEETING 9/12/22

SIGN-IN SHEET

First Name	Last Name	Address	City	Zip Code	Telephone	Email
1 Cynthia	Richards	906 Hickorybrow Rd	Gastonia	28056	7047064785	crichards57@gmail.com
2 Delores Evelyn	Sanders	3106 Cedar St	Gastonia	28056	980-721-5976	—
3 Linda	Bolin	623 Jasin Dr	Gastonia	28054	7048069968	—
4 Randy	Russell	812 Honeywood Lane	Gastonia, NC	28056	704-718-5695	
5 Carolina	Crump	1057 Capel Court	Gastonia	28056	704-891-5461	
6 Patricia	Williams	3215 mintleaf Dr.	Charlotte NC	28269		pwilliams33@gmail.com
7 Ron C.	Crawford	2535 Shaw Ave	GASTONIA NC	28054		
8 Dennis	Bolin	623 Jasin Dr	Gastonia	NC 28054		
9 Denise	Bolin	"	"	28054	7048069968	
10 Pruett	Black	264 Bess Rd.	King mtn, NC	28086	704-435-5725	
11 Teresa	Black	264 Bess Rd.	King mtn, NC	28086	704-435-5725	
12 Tom	Hood	3109 Cedar St.	Gastonia		304-268-1653	
13 Joan	Hood	3109 Cedar	St Gastonia		704-506-0889	
14 Mable	Crawford	1159 oak st	Gastonia NC	28056		
15 Dwayne + Dianne	Graham	1158 oak st	Gastonia NC	28056		
16 Lori	Pore					alexdamianmon@gmail.com
17 Melvin + Evelyn	Sanders	P.O. Box 427	Wk Adenville, NC	28101	980721-5976	
18 Carolina	Crump	Emul Pesterump@gmail.com				
19 Ron	Crawford	000@gmail.com				