



Shearon Farms Single Family HOA Board Meeting April 27, 2015 7:00pm – 8:00pm: Richland Creek Community Center

Board Member Attendees: Tom Paonessa – President, Ed Kato – Vice President, Guy Hays – Board Member-at-large, Stacy McKinnes – Secretary

Homeowner Attendees: Dan Wiegall, Ronny Wieyz, Robert Thum, Brad Altice, Jim Thompson, Eric Ward, Andy Kennell, Mr & Mrs. Campbell, Cory Viklund, Christina Behringer, Veronica Brown, John Ulrich, Eddie Rogosich, Jhair Williams

Topic	Discussion Leader	Time
1. Welcome/Purpose of Meeting	Board	1 min
2. Bobby Murray Chevrolet	Board	40 min
3. Questions/Concerns	All	19 min

Upcoming Events

- Saturday, May 30, 2015 at 3pm – Rainsong and Overglen Intersection: Spring Event
- Tuesday, June 2, 2015 at 7pm – Richland Creek Community Center: SF HOA Meeting
- Tuesday, September 1, 2015 at 7pm – Richland Creek Community Center: SF HOA Meeting
- Saturday, September 19, 2015 time TBD – Rainsong and Overglen Intersection: Fall Event
- Saturday, October 3, 2015 time TBD – Shearon Farms Community: Fall Yard Sale
- Tuesday, December 1, 2015 at 7pm – Richland Creek Community Center: SF HOA Meeting

Discussion Notes 4/27/15:**1. Welcome/Purpose of Meeting:**

- a. To discuss Bobby Murray Chevrolet meeting with the SF Board

2. Bobby Murray Chevrolet:

- a. Reached out to Tom by email, asking if they could meet
- b. Jim Thompson met in the am, Tom & Ed met in the afternoon
- c. Met with three people
 - i. Bobby Murray
 - ii. Attorney representing firm
 - iii. General Manager
- d. Bobby Murray let us know from the start that his intentions are to be a good neighbor
- e. They have been looking for a piece of property for the last 6-8 months, found the driving range (Capital Golf) off of Shearon Farms Ave and Capital Blvd
- f. They are getting approvals and building plans
 - i. Building plans were dictated by Chevrolet, colors and such, so there weren't many things they could change
- g. Brought up Shearon Farms initial concerns in meeting
 - i. Lighting — there will be LED lights that will be pointing downward
 - ii. Noise — no outdoor PA system, would not play music (didn't even hear music at the existing dealership in Raleigh)
 - iii. Access by them on Shearon Farms Ave — occasional truck delivering parts and automobiles; make a left turn from dealership onto Shearon Farms Ave., which will eventually become a service road; Rear entrance to dealership from Middletown Road
 - iv. Drainage — retention pond; will be designed to handle dramatic situations; if it goes over, it will go into drainage system
 - v. Paint system, -- OSHA enforces certain guidelines; have air purifiers
- h. Plans show 6-7 years from now, there will be a service road that will go out to Burlington Mills
- i. Main entrance will be from Capital Blvd., which is the current entrance to the driving range
- j. They reached out to us; they want to set up a meeting for all homeowners (both for single family and townhomes, at once) and a public hearing that everyone can attend
 - i. Required to do a meeting with adjacent owners
- k. Being rezoned because it's part of the county; annexed it into Wake County; commercial to highway business use
- l. Decorative fence on Shearon Farms Ave. so you won't necessarily see car lot
- m. Buffer behind the dealership, 40 feet with trees and shrubbery; adding more to the trees that already separate the driving range from the new townhouses being built



- n. Land is going to be built up where dealership is so water doesn't flow to townhouses; will be a retention area
- o. Assured us they will not cut through Shearon Farms for test drives
- p. Will use Middletown Town
- q. Delivering cars – only once a week
- r. The current Bobby Murray dealership in Raleigh is next to two subdivisions, and there are no issues there; dealership here for 50 years in Raleigh
- s. Not coming here to step on anyone's toes; want to be part of Wake Forest's growth
- t. There will be two parcels, with the same architectural design, that are included on the land Bobby Murray is purchasing, but they will not be occupied at first – they will sell at a later time
- u. Average sales = 50-60 people on a Saturday
 - i. Sales are going to online sales for the preliminary process, then customers come to the store to buy the car... less volume/traffic
- v. Formal entrance/exit off of Capital Blvd.
- w. No signage on the entrance on Burlington Mills for the dealer
- x. Any issues that we have, can make them conditions of developer

3. Questions/Concerns:

- a. Where will the dealership of vehicles and parts be? – Entrance off of Shearon Farms Ave.
- b. Where will the main entrance of the dealership be? – Off of Capital Blvd., where the entrance is to the driving range now
- c. Will they be using Clover Bank? – No, they should not be going up to the circle on Clover Bank
- d. Will they have to change the Shearon Farms entrance? – Signage will stay the same at the entrances
- e. Will anything be done for the traffic concerns? – They were told by the state that what is currently there suits the needs for the intersection
- f. Is Jenko going away? – No, they will stay. There are two parcels that they are not developing yet, but will in the future
- g. Currently, the driving range floods now. Are there plans to try and fix that? – Yes, they will have a retention pond. What they are going to have, will be better than what we have now.
- h. Are they going to cut down the existing trees that are currently separating the driving range from the new townhouses being build? – No, most of it is on the townhouse side (versus land that Bobby Murray would own), but they may want to add to it. They would rather save money and not have to knock them down to build something else, so they probably won't touch it.
- i. Will there be landscaping or trees? – Yes, there will be landscaping on Shearon Farms Ave. near dealership service entrance, curbs, and dirt area/grass areas have to have a certain number of trees.

- j. How unappealing could it be? – They are trying to make it look appealing. It will probably be an improvement from what we have now. There will be a nice fence along Shearon Farms Ave.
 - k. Is the elevation on the sidewalk along Shearon Farms Ave. going to rise? – No, they are going to dig a level lot from Shearon Farms Ave. into the north side. They will use the level of the sidewalk as a starting point for the rest of the lot.
 - l. Will they close Shearon Farms Ave. during construction? – No, they can't.
 - m. Can we widen any roads within Shearon Farms? – No, it's NCDOT. Roads around Shearon Farms will eventually be a service road with the Capital Blvd. NCDOT project.
 - n. Capital Blvd. is NCDOT. Could we move the turn up so we can go left out of Shearon Farms? – Tom will ask.
 - o. What are the hours of operation of the business? – Showroom hours at the Raleigh location are:
 - i. Monday-Friday: 8:30am – 7:30pm
 - ii. Saturday: 9:00am – 6:00pm
 - iii. Sunday: closed
 - p. Can we make this a gated community? – No, it's a county ordinance.
 - q. How close will they be to Shearon Farms Ave.? – You will see the fence when driving into Shearon Farms Ave.
 - r. What is the timeline? – September 2016? Town agenda just last week to annex it, still going through planning process; don't have final drawings yet
 - s. Have they bought the lot already? – Yes.
 - t. Where will the test drive route be? – Capital Blvd. north towards 98.
 - u. When is the NCDOT traffic project taking place? – Not until like 2025, started around 2006.
 - v. Are there plans to widen Burlington Mill? – Not anytime soon.
 - w. Could we do anything in the neighborhood to deter people from driving though? Speed bumps? – Tom to look into this.
 - x. Does this change the value to our property? – Guy's opinion: The traffic pattern is the biggest issue. If someone is looking to buy a house in Shearon Farms, and they find out that traffic is a problem, they may decide to not buy in here. This will make the property values will go down since no one will want to buy.
 - y. Entrance from Shearon Farms Ave., is it gated? – Not sure, think it's open? Is it closed at night? Is there a gate? Can customers go in that way? Tom to follow-up.
 - z. Can we see the retention pond from round-a-bout? – No, because it will be low.
 - aa. What's the chance of fighting it at all? – None. They are extending an olive branch.
 - bb. Should we be at the hearing? – Yes, if you feel you have something to say.
 - cc. Why do they need to access roads within Shearon Farms at all? – It is a public road.
4. Meeting adjourned at 8:00pm.