



**Table Talk**  
Morton's celebrates a decade uptown; Baja Fresh goes stale in Charlotte.  
P2



**Energized**  
Duke Energy chief plots next steps in utility's rebound.  
P3

**New Heritage**  
Developer pieces together makeover of former PTL site.  
P7



**Star power**  
Nashville firm plans mix of celebrity and golf at club here.  
P3



**Charlotte Home**  
KB Home chief takes up residence.  
P22

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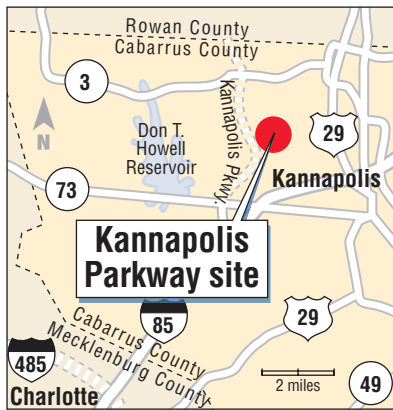
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**ALL ABOARD?**

How light-rail station plans could impact south corridor development.



P23



**Cabarrus gets \$150M mix**

**KEN ELKINS**  
STAFF WRITER

GLK Group, a Cabarrus County development company, plans to begin construction in December of a \$150 million project in Kannapolis modeled on some of the nation's leading mixed-use communities.

Located on 202 acres off the new Kannapolis Parkway, the unnamed development will contain almost 440 homes and a commercial district on its periphery.

GLK expects the first houses will be available during the second quarter of 2005.

"We saw that the western part

of Cabarrus County could be the next significant growth corridor out of Charlotte," says GLK Group President and Chief Executive George Kiser Jr.

The project will include six communities and a Town Center commercial area, along with a

CABARRUS, PAGE 56



PHOTO: SEAN BUSHNER

**IN PLAY:** Bobcats arena executive Barry Silberman says the arena and surrounding spinoff development must make a rational and scaled connection to First Ward projects.

**Back to drawing board**

First Ward development outpaces past studies

**ERIK SPANBERG**  
SENIOR STAFF WRITER

Before construction had even begun on the city's \$265 million arena, stakeholders — politicians, local developers and cultural leaders, among them — were intent on planning a cohesive neighborhood around the Charlotte Bobcats' new home.

Those intentions haven't changed, but the neighborhood is quickly growing before any of the plans can get off the drawing board. Since April, three separate condominium projects, worth a combined \$100 million and

located within blocks of the First Ward arena site, have been announced.

"What you're seeing with residential is the beginning of a shift in interest towards this part of uptown," says Barry Silberman, who as executive vice president of arena development, operations and entertainment for the Charlotte Bobcats has a vested interest in the soon-to-be revamped First Ward. "The fact that it's already occurring is a good thing. We have these assets and a framework, which

ARENA, PAGE 53

**QUICKINFO**

**MAKE A NEW PLAN:** Center City Partners is leading focus groups this month on First Ward. Urban Land Institute and LandDesign will start a new study of First Ward in October. Levine Properties, which owns substantial First Ward property, is revamping plans to match new development schemes.

**Housing plan targets tract in SouthPark for makeover**

**J. LEE HOWARD**  
SENIOR STAFF WRITER

A 9-acre public housing development in the SouthPark area is the first of a series of Charlotte Housing Authority communities targeted for mixed-use redevelopment.

Many more similar CHA-owned projects are expected to see dramatic makeovers, possibly led by some of Charlotte's top development companies, according to a list of approved bidders obtained by the *Charlotte Business Journal*.



Woodyard

Local developers among the 13 vying for sites include Crosland, Bank of America Community Development Corp., Lincoln Harris, Pappas Properties and Grubb Properties.

"Our overall game plan is to make public housing more financially self-sustaining for the long term," says Charles Woodyard, CHA president and chief executive. "We believe that if we go with mixed-use, that we can generate

AUTHORITY, PAGE 53

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**THE LIST**



**Largest area residential real estate agencies**

P40

**Next week: North Carolina television stations**

**INSIDE**

AROUND THE REGION	11	SMALL BUSINESS	15
CLASSIFIEDS	52	SPECIAL REPORT	22
CREDITS & DEBITS	9	TABLE TALK	2
LEADS	41	TOP 25 LIST	40
OPINION PAGE	59	WASHINGTON WATCH	10
PEOPLE ON THE MOVE	18	WEEK IN REVIEW	58
REAL ESTATE	12		

# TABLE TALK: Orr wants to make case for rail line to airport

FROM PAGE 2

ments followed a suggestion by committee member **Stan Campbell** that CATS Executive Director **Ron Tober** meet with the airport group.

Orr said that he's tried unsuccessfully in recent months to get Tober to the committee's monthly meeting. Campbell, a former city councilman and a light-rail skeptic, urged Orr to keep trying.

Nearly two years ago, CATS planners concluded that light rail to the airport would be rarely used and cost so much that federal authorities wouldn't pay for it. Instead they propose using fixed busways, which tend to cost at least 30% less than light rail.

Orr thinks most cities understand the value of light-rail connections to airports and that Charlotte is missing a big opportunity to boost the west side.

former Triangle affiliate is owned by Clear Channel, which also happens to be the parent company of John Boy and Billy's flagship, WRFX-FM in Charlotte, as well as the show's syndication parent, Premiere Radio Networks. Lambert says 80% of the show's affiliates aren't owned by Clear Channel, as Rock 96 is not. The show is in 100 markets.

Local photographer **Sean Busher**, a regular *CBJ* shooter, won first place in The Light Factory's Members Show this year. The contest drew 102 entries from members, many of whom are veteran commercial photographers in Charlotte. "I'm honored to be recognized among such great photographers," Busher says. "These are all the people I respect."

At 24, Busher is just getting his career started. He graduated with a degree in photojournalism from UNC Chapel Hill in 2001. The Member's Show will be on display at The Light Factory at Spirit Square until Sept. 2.

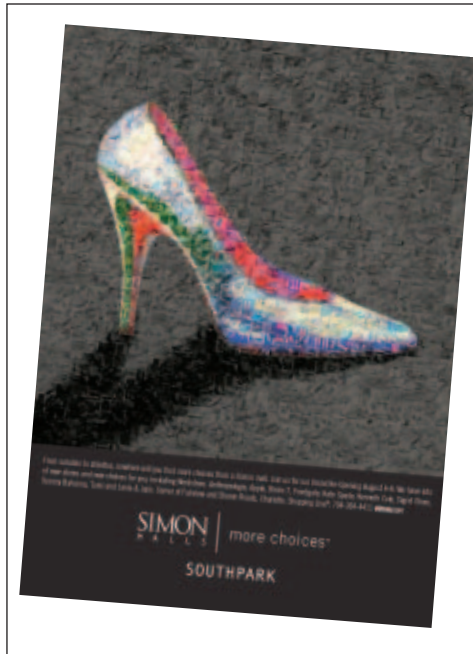
NBA Hall of Famer and former Los Angeles Lakers star **James Worthy** is returning to his native Gaston County for a fund-raiser benefiting the Gaston



John Boy and Billy

Radio duo **John Boy and Billy** are on the move in the Triangle, ditching affiliate station WTRG-FM, an oldies format, in favor of WRDU-FM, known as "Rock 96." The redneck morning duo left WTRG July 30, with a debut on the new rock affiliate set for Aug. 16.

**Marty Lambert**, director of affiliate sales for the *John Boy & Billy Big Show*, says the move stemmed from the show's desire to get away from the oldies format. The



Fashionistas across the country are learning about SouthPark mall in a new campaign now hitting such magazines as *Glamour*, *Town & Country*, *Cosmopolitan*, *Good Housekeeping*, *Lucky*, *Jane* and *Vogue*.

The colorful and artsy ads are running just in time for the mall's grand re-opening festivities today. In the August edition of *Glamour*, an advertisement for Capitol at Phillips Place is running.

"The ad buys were placed to reach a variety of audiences, including a range of consumer publications that will inevitably reach SouthPark shoppers," says **Julie Harrell**, SouthPark marketing director. "We know that SouthPark is a draw throughout the Southeast — and Simon has developed an advertising campaign to be far-reaching as well."

Boys and Girls Club. Worthy will host a celebrity golf tournament Aug. 30 at Cramer Mountain Country Club in Cramerton, with fellow hometown hoopsters Eric "Sleepy" Floyd, formerly of the Houston Rockets, and Darrell Armstrong of the New Orleans Hornets. Some playing slots remain open; details at (704) 868-7178.

Charlotte's own entertainment impresario **Steve Caldwell**, a 13-year veteran of the Charlotte Chamber, has pitched the suit and tie in exchange for a full-time job pitching good times.

Caldwell, 40, nationally recognized for his chamber recruiting prowess, has

always been the first at any party and usually the last to leave.

Caldwell recently began publishing a magazine called *Elevate Entertainment & Magazine* to publicize the city's nightlife and social scene. He's now devoting all of his energies to the free, 12,000-circulation monthly digest and to keeping its pages filled. "Things are looking good," Caldwell says. "I'm getting out there and plugging away. It's a brave new world, man."



Caldwell

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# CABARRUS: Mixed-use plan for tract in Kannapolis follows major models

FROM PAGE 1

recreation center, two pools, parks, natural areas and recreation areas for basketball, volleyball and a soccer field.

Condos and townhomes will likely sell in the \$200,000 to \$300,000 range. Single-family homes will be priced at \$220,000 to \$500,000, Kiser says.

The neo-traditional development would contain about 320 single-family homes and about 120 multifamily units.

Kiser originally planned a subdivision with median-priced homes on the land before he toured Bedford at Falls River, a neo-traditional mixed-use neighborhood developed by Wakefield Development, located north of Raleigh.

"We fell in love with Bedford," he says. GLK Group executives decided to incorporate features of Bedford and Celebration in Orlando, Fla., Walt Disney Co.'s pioneering new urbanism community.

Kiser believes the development could be built out within three years.

Kannapolis officials say they welcome development on the city's west side, closest to Charlotte. Former Kannapolis City Manager Mike Mahaney called the development "Afton on steroids," referring to Afton Village, the 600-home mixed-use project located across Interstate 85 from the GLK site.

Parking in most of the neighborhoods will be in the rear of the homes, accessible from mews, or streets connecting secondary roads in the development. "We wanted to design this neighborhood for people not cars," Kiser says.

Commercial development will be

restricted to an area closest to Kannapolis Parkway, which is scheduled for completion in 2006. That design plan is another way to calm traffic in the subdivision, says Donald Wagstaff Jr., chief financial officer of GLK Group.

Some of the multifamily units will be built in townhome buildings, which will also have rear parking access.

Trees on the circumference of the property will be preserved to give the development the appearance of a more mature neighborhood, planners says. "We can focus on where the trees are and build around them and not through them," Wagstaff says.

GLK Group, a limited liability corporation, will develop the property made up of farmland bought from descendants of Walter Lee Overcash.

Planners have reserved 34 acres for retail and other commercial development that will be called Town Center and will contain a bank, restaurants, a small grocery store, offices and other "light commercial operations," says Wagstaff.

The execs are looking for a retail development firm as a partner or consultant to attract commercial development to the property.

On Monday, GLK Group officials filed to have the land rezoned to a Kannapolis mixed-use classification from its current agricultural designation. Kiser believes that process will be complete no later than September.

Kiser, a Kannapolis native, has built other traditional neighborhoods in town including Lantern Green, Wentworth and Woodmoore.