

## COMMUNITY MEETING REPORT

**Petitioner: The Carolina Group Partner, LLC**

**Rezoning Petition No.: 2010-027**

**Property: Approximately 3.92 acres, located at 1412 East Boulevard**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS 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 attached hereto by depositing the Community meeting Notice in the U.S. mail on February 25, 2010. A copy of the written notice is attached hereto as Exhibit B. Prior to the required Community Meeting, Petitioners representatives met with members of the Dilworth Community Development Association Land Use Committee to present the proposed changes to the Dilworth Gardens shopping center.

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

The Community Meeting was held on Thursday, March 11, 2010 at 7:00 p.m. at Dilworth United Methodist Church, 605 East Boulevard, in Charlotte, North Carolina.

### **PERSONS IN ATTENDANCE AT MEETING:**

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C. attended the Community Meeting required by the Ordinance. The Petitioner's representatives at the Community Meeting were David Haggart of Childress Klein Properties, Brad Murr of the Carolina Group. Also in attendance representing the Petitioner was Keith MacVean of King & Spalding.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

The meeting was opened by Keith MacVean, who introduced the Petitioner's representatives and gave a brief overview of the rezoning petition. An explanation of why the rezoning petition had been filed was provided. A description of the proposed changes to the Site and an explanation of the areas of the Site to be affected were discussed. The Petitioner's representatives clarified that the new construction planned for the Site would be one story, similar in height to the existing center.

### **QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE AT COMMUNITY MEETING:**

After this introduction, the meeting was opened up to questions and comments. The majority of the questions focused on how the proposed changes at the shopping center would effect the residents on Floral Avenue during and after construction. Questions regarding the operation of the new tenant were also asked.

Requests that the Petitioner keep construction traffic on Floral Avenue to a minimum were made.

Several questions were asked regarding the impact of noise from the center on residents living on Floral Avenue. One question focused on the noise trucks would generate while idling when arriving at the center before the store was open. The other question about noise centered on the noise generated by new HVAC, freezer and refrigeration equipment located on the building. The Petitioner's representatives indicated that they would discuss these issues with the proposed tenant to see how they could be addressed. As indicated below conditional notes were added to the site plan to address these specific issues.

Questions regarding how trucks for the new tenant would access the site and where employees for the new tenant would park were asked. A request that the new tenant ask its employees to avoid parking on Floral Avenue was made. The Petitioner's representative indicated that they would work with the shopping center's tenants to instruct employees to avoid parking on Floral Avenue.

A question and request that the existing lighting fixtures located along the rear of the center be modified to reduce their impact on the residents on Floral was made. As indicated below the Petitioner agreed to replace the existing detached lights at the rear of center with fixtures that would be directed toward the center and designed to limit the amount of light leaving the Site.

Several questions focused on how the new construction would be screened from Floral Avenue. The attendees wanted to know how much of the existing vegetation would be preserved or removed and if new vegetation would be planted. Questions regarding the replacement of the existing wooden fences along Floral Avenue that screen the service area as well as the existing dumpsters were asked. The Petitioner has agreed to replace the existing wooden screen fences along Floral Avenue as well as provide new landscaping between the portions of the new building and Floral Avenue.

Several questions regarding the timing of the construction were asked. Some of the questions focused on how the building demolition would be implemented. A request that the demolition activity be coordinated and managed to minimize its impact on the Floral Avenue residents was made. The Petitioner explained that the demolition of the building would occur from the front of the store as well as the rear of the store and would require that trucks removing debris from the Site use the service area located behind the center that is accessed from Floral Avenue. It was estimated that the demolition would proceed quickly and would be completed in less than 30 days. It is anticipated that construction will begin late this summer and be completed within a year.

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

The Petitioner has made the following changes to address the comments and questions received during the community meeting.

Notes have been added that address the concerns of noise from new HVAC and freezer equipment as well as the noise generated by trucks that arrive at the Site to be unloaded after hours. A reference to the City's noise ordinance was also added to address when dumpsters could be emptied.

The Petitioner has agreed to replace the existing wooden screen fences along Floral Avenue with new fences made of synthetic wood. This will help screen the existing dumpsters and the service

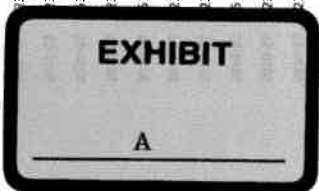
area at the rear of the Site. In addition new landscaping will be provided along Floral Avenue where the new building is constructed to screen the building.

Notes addressing the existing lighting at the rear of the center were added that will reduce the glare of the lights along Floral Avenue new lights will comply with PED ordinance requirements.

THE CAROLINA GROUP PARTNER, LLC

cc: Councilmember: Patsy Kinsey  
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Mr. David Haggart, Childress Klein  
Mr. Brad Murr, Carolina Group, LLC

Pet. No.	taxpid	Owner-LastN	Owner-First	owner-last	owner-first	owner-last	MailAddr1	MailAddr2	City	State	ZipCode
2010-27	Petitioner	The Carolina Group Partner, LLC			Attn: B. Murr		1901 Rouborough Rd., Ste. 405		Charlotte	NC	28211
2010-27	Agent	King & Spalding, LLP			Attn: K. MacVean		227 W. Trade St., Ste. 600		Charlotte	NC	28202
2010-27	15101616	1815 KENILWORTH LLC					711 CENTRAL AV		CHARLOTTE	NC	28204
2010-27	15101641	AKERS	JUSTIN A		RACHEL S	AKERS	1903 KENILWORTH AVE #303A		CHARLOTTE	NC	28204
2010-27	15101513	ALEXANDER	JOHN P				2015 SCOTT AVE		CHARLOTTE	NC	28203
2010-27	12312925	ALEXANDER	VIOLA				1315 E. BLVD STE 511		CHARLOTTE	NC	28203
2010-27	15302415	ALPINE RECREATION INC			% TERESA SOUTH		3440 TYNECASTLE HWY # B		BANNER ELK	NC	28604-9750
2010-27	12312935	AMICK	ROBERT DON				1315 EAST 8V #521		CHARLOTTE	NC	28203
2010-27	15101638	AMOS	ALEX WARREN				1903 KENILWORTH AV #211A		CHARLOTTE	NC	28203
2010-27	15102605	ANDERSON	EDWIN BROOKS JR		KATHERINE P ANDERSON (H/W)		1521 IDEAL WAY		CHARLOTTE	NC	28203-6030
2010-27	15101655	ARONICA	DREW C				1829 KENILWORTH AVE UNIT 107		CHARLOTTE	NC	28203
2010-27	15101666	ASBURY	KELLY C				1829 KENILWORTH AV Unit 207		CHARLOTTE	NC	28203
2010-27	12312903	AURORA LOAN SERVICE LLC					2617 COLLEGE PARK		SCOTTSDUFF	NE	69361
2010-27	12312914	AYOROA	SABASTIAN	CLAUDIA MONTOYA		AYOROA	1315 EAST BLVD 437		CHARLOTTE	NC	28203
2010-27	12312956	BARBER	ANN B				1315 EAST BV #614		CHARLOTTE	NC	28204
2010-27	12312976	BARRINGER	THOMAS A				1315 EAST BLVD #811		CHARLOTTE	NC	28203
2010-27	12312276	BASEN	RYAN				1315 EAST BV		CHARLOTTE	NC	28203
2010-27	12312946	BEAM	JONATHAN DAVID				1315 EAST 8V		CHARLOTTE	NC	28203
2010-27	15101636	BELCASTRO	ANTHONY				1829 KENILWORTH AV # 209A		CHARLOTTE	NC	28203
2010-27	15101625	BELVEDERE GROUP LLC					1981 MARYLAND AVE		CHARLOTTE	NC	28209
2010-27	12312274	BENNETT	SWANSON DARYL		DORIS GRAGG	BENNETT	5051 CHES LN		KERNERSVILLE	NC	27284
2010-27	12312261	BLALOCK	PHILIP RYAN				1315 EAST BOULEVARD 326		CHARLOTTE	NC	28203
2010-27	12312937	BONFILI	DANIEL R				1315 EAST BLVD #523		CHARLOTTE	NC	28203
2010-27	12312962	BOSCHEN	JENNIFER C				1315 EAST 8V #621		CHARLOTTE	NC	28203
2010-27	12312965	BOYER	ADAM C		MELISSA S	BOYER	1315 EAST BV UNIT 712		CHARLOTTE	NC	28203
2010-27	12312249	BRADLEY	LEAH CATHERINE		TOBY SMITKIN	BRADLEY	1315 EAST BV #314		CHARLOTTE	NC	28203
2010-27	12312963	BREDELL	DANIEL H JR				1315 EAST BOULEVARD UNIT 710		CHARLOTTE	NC	28203
2010-27	12312930	BRIDGES	CLIFFORD D		ANN D	BRIDGES	2407 WOOD MEADOW RD		GREENSBORO	NC	27455
2010-27	15101519	BRIGGS	WILLIAM T		FRANCES N	BRIGGS	2002 FLORAL AVENUE		CHARLOTTE	NC	28203
2010-27	12312919	BROOKS	EMILY K				1315 EAST BLVD #505		CHARLOTTE	NC	28203
2010-27	12312291	BROOKS	LAUREN A				1315 EAST BLVD #419		CHARLOTTE	NC	28203
2010-27	12312250	BROWN	KYLE P		ALLISON B	CELEBRON-BROWN	1315 EAST BLVD #315		CHARLOTTE	NC	28203
2010-27	12312941	BRYDGES	DENNIS TODD				1315 EAST BV #527		CHARLOTTE	NC	28203
2010-27	15101711	BUCHANAN-CATES	EVELYN H		JOHN MARK	CATES	2031 SHERWOOD AVE		CHARLOTTE	NC	28207-2117
2010-27	12312984	BUNTING	JAMES ROBERT				1315 EAST BLVD #820		CHARLOTTE	NC	28203
2010-27	12312260	CAINS	PARKER		LAWRENCE GIBSON JR	CAIHOUN	1315 EAST BOULEVARD # 325		CHARLOTTE	NC	28203
2010-27	12312980	CALHOUN	MARY LYNNE				1315 EAST BLVD #816		CHARLOTTE	NC	28203
2010-27	12312934	CARPENTER	MARTHA ELIZABETH				1315 EAST BOULEVARD 520		CHARLOTTE	NC	28203
2010-27	15101506	CARROLL	KEVIN WILLIAM		KARA ANDRES	CARROLL	2006 FLORAL AVE		CHARLOTTE	NC	28203
2010-27	312236	CHANDO	JOHN T				1315 EAST 8V UNIT 301		CHARLOTTE	NC	28203
2010-27	312258	CHANDO	MICHAEL WETTE				1315 EAST BV #323		CHARLOTTE	NC	28203
2010-27	302520	CHARLOTTE-MECKLENBURG HOSPITAL	AUTHORITY THE				PO BOX 32861		CHARLOTTE	NC	28232
2010-27	312281	CHEN	PETER K		CHUAN	CHEN	7 OLMSTEAD CT		ROCKVILLE	MD	20854
2010-27	3101642	CHERRY	CHRISTIAN P				1903 KENILWORTH AV #304A		CHARLOTTE	NC	28203
2010-27	3312230	CHILES	ISAAC				1315 EAST BV		CHARLOTTE	NC	28203
2010-27	3312951	CHOI	DANIEL		KANAKO	HONDA	1315 EAST BOULEVARD 537		CHARLOTTE	NC	28203
2010-27	3101627	CHUNG	CHIA HSIN				1903 KENILWORTH AV Unit 111		CHARLOTTE	NC	28203
2010-27	3312282	CIANCARULO	JASON B		MILDRED K	LEATHAM	1315 EAST BV #410		CHARLOTTE	NC	28203
2010-27	3312922	CLABAUGH	MATTHEW MCCONNELL				1315 EAST BV #508		CHARLOTTE	NC	28203



2010-27	12312294	CLARK	JOHN C III	LIABILITY COMPANY	JOYCE J	CONNERAT	1315 EAST BV #422	CHARLOTTE	NC	28203
2010-27	12312234	COCKER	LAURA A				1315 EAST BLVD #229	CHARLOTTE	NC	28203
2010-27	15302516	COLLIAS DEV CO					1901 ROXBOROUGH RD #405	CHARLOTTE	NC	28211
2010-27	15102518	COLLIAS FAMILY LIMITED					6601 SHARON HILLS RD	CHARLOTTE	NC	28210
2010-27	15101668	CONNERAT	FRANK A				1829 KENILWORTH AVE #209B	CHARLOTTE	NC	28203
2010-27	15101707	CONRAD	ASHLEY VEALE				2088 SCOTT AVE	CHARLOTTE	NC	28203-6048
2010-27	15101620	CONTI	PATRICIA A				933 PARK SLOPE DR	CHARLOTTE	NC	28209
2010-27	12312262	CORDER	GREGORY A				1315 EAST BV #327	CHARLOTTE	NC	28203
2010-27	15101709	COUGHLAN	JOHN				2001 KENILWORTH AV	CHARLOTTE	NC	28203
2010-27	12312942	COUSINS	THOMAS BURT				1315 EAST BLVD #528	CHARLOTTE	NC	28203
2010-27	12312288	COWMAN	BRIAN H				1315 EAST BV #416	CHARLOTTE	NC	28202
2010-27	12312245	CRAFT	MARJORIE MANN				1315 EAST BV #310	CHARLOTTE	NC	28203
2010-27	12312286	CRIST	DANIEL M				1315 EAST BOULEVARD #414	CHARLOTTE	NC	28203
2010-27	12312959	CUSIC	BRUCE T			BETSON	1315 EAST BLVD #618	CHARLOTTE	NC	28203
2010-27	15102519	CUTTER	BRYANT W			CUTTER	123 BREVARD CT	CHARLOTTE	NC	28202
2010-27	15101640	D AGATE	MICHAEL			D AGATE	14880 RESOLVES LN	CHARLOTTE	NC	28277
2010-27	15102604	DABESTANI	MASOOD				1517 IDEAL WY	CHARLOTTE	NC	28203
2010-27	12312915	DAIL	PARKER GRIMES				1315 EAST BV #501	CHARLOTTE	NC	28203
2010-27	12312235	DAVIS	WILLIAM VAN-ASHLEY				1315 E BLVD #230	CHARLOTTE	NC	28203
2010-27	12312978	DELUCA	MARC				1315 EAST BLVD #813	CHARLOTTE	NC	28203
2010-27	15101507	DILWORTH GARDENS LLC				LLC	1901 ROXBOROUGH RD SUITE 405	CHARLOTTE	NC	28211
2010-27	12312985	DONATO	DAVID PHILIP				1315 EAST BV #821	CHARLOTTE	NC	28203
2010-27	12312929	DORMINEY	JUDITH W				4340 SEQUOIA RED LN	CHARLOTTE	NC	28226-9223
2010-27	15101713	DOYLE	JAMES MICHAEL				2015 KENILWORTH AVE	CHARLOTTE	NC	28203-6035
2010-27	12312945	DREW	STEVEN WILLIS			DREW	18 BROAD ST #702	CHARLESTON	SC	29401
2010-27	12312968	DROLET	JAMES B				1315 EAST BLVD #716	CHARLOTTE	NC	28203
2010-27	15101621	DUNDON	THOMAS D				1903 KENILWORTH AV #105	CHARLOTTE	NC	28203
2010-27	15101632	DYER	LINDSAY A			DYER	1903 KENILWORTH AVE UNIT 205A	CHARLOTTE	NC	28203
2010-27	12312988	EAST BLVD RESTAURANT PARTNERS	LLC				9624 BAILEY RD #270	CORNELIUS	NC	28031
2010-27	15101703	EDALATKHAH	MANSOUR				1201 RICHARD BARRY DR	CHARLOTTE	NC	28270
2010-27	15101704	EDALATKHAH	MANSOUR				2022 SCOTT AV	CHARLOTTE	NC	28203
2010-27	15101705	EDALATKHAH	MANSOUR				2016 SCOTT AVE	CHARLOTTE	NC	28203-6048
2010-27	12312901	EHLER	PATRICIA				1315 EAST BLVD #424	CHARLOTTE	NC	28203
2010-27	12312223	ELY	JIMMY E III				1315 EAST BLVD #204	CHARLOTTE	NC	28203
2010-27	15101504	FAIRFIELD	RICHARD H JR			AMY L	2020 FLORAL AVE	CHARLOTTE	NC	28203
2010-27	15101515	FAMILY LLC					3105 RIDGESTONE PKWY	DURHAM	NC	27712
2010-27	15101656	FARRELL	RICHARD A			MARY E	10132 BUGGY HORSE RD	CHARLOTTE	NC	28277
2010-27	12312295	FAVREAU	MATTHEW DAVID				1315 EAST BV #423	CHARLOTTE	NC	28203
2010-27	12312241	FEDERAL NATIONAL MORGAGE	ASSOCIATION				2617 COLLEGE PARK	CHARLOTTE	NC	69361
2010-27	12312220	FGR DILWORTH LLC					PO BOX 1420	SCOTTSBLUFF	NE	27292-1420
2010-27	15101223	FISHEL	ESTHER L				1516 LYNWAY DR	CHARLOTTE	NC	28203
2010-27	15101664	FLEISCHER	JANE T				755 LANDFALL DR	ROCK HILL	SC	29732
2010-27	12312293	FLO	MYRON III			FLO	1115 HANSLER LN	WAXHAW	NC	28173
2010-27	15101662	FOLEY	KEVIN T				1829 KENILWORTH AV 203B	CHARLOTTE	NC	28203
2010-27	12312257	FRAZIER	ELIZABETH MCKENZIE				1315 EAST BV #322	CHARLOTTE	NC	28203
2010-27	15102618	FRYE	TRENA S				1508 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2010-27	15102703	FULLER	RUTH C				1515 LYNWAY DR	CHARLOTTE	NC	28203
2010-27	12312232	FURCHNER	WESLEY				1315 EAST BV #227	CHARLOTTE	NC	28203
2010-27	15102506	GALLAGHER	DAVID P			JODICE	1519 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2010-27	12312947	GAVIN	GREGORY H				1315 EAST BLVD #533	CHARLOTTE	NC	28203

2010-27	12312228	GHOBIADIAN	MOHAMMAD	1315 EAST BV	CHARLOTTE	NC	28203
2010-27	15101607	GIBSON	REECE	4512 RIVER RD	STANFIELD	NC	28163
2010-27	12312972	GONZALEZ	ALEJANDRO	1315 EAST BV	CHARLOTTE	NC	28203
2010-27	12312255	GRAND	MICHAEL J	1315 E BLVD #320	CHARLOTTE	NC	28203
2010-27	15101718	GREEN	PAMELA	1921 KENILWORTH AVE	CHARLOTTE	NC	28203
2010-27	12312926	GRIFFITH	JAMES E	PO BOX 26434	JACKSONVILLE	FL	32226
2010-27	15102503	GRISDAL	JEANE M	1509 E WORTHINGTON AVE	CHARLOTTE	NC	28203-6051
2010-27	12312273	GRONER	JENNIFER LOUISE	1315 EAST BLVD #401	CHARLOTTE	NC	28203
2010-27	12312982	GTG MS VENTURES LLC		15 EAST CENTER ST	LEXINGTON	NC	27292
2010-27	15101512	GUICE	STEPHEN LEE	2009 SCOTT AVE	CHARLOTTE	NC	28205
2010-27	15102620	HACKNEY	HOYT M	1500 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2010-27	15302513	HAFEZI	ARSALAN	201 WEST MOREHEAD ST SUITE 500	CHARLOTTE	NC	28202
2010-27	12312923	HAMILTON	MARK ROBERT	1315 EAST BV #509	CHARLOTTE	NC	28203
2010-27	15101502	HARBACEVICH	DANIEL	2028 FLORAL AVE	CHARLOTTE	NC	28203
2010-27	12312969	HARLAN	BRETT T	1315 EAST BLVD UNIT 717	CHARLOTTE	NC	28203
2010-27	12312936	HARRIS	ERIN E	1315 EAST BLVD #522	CHARLOTTE	NC	28203
2010-27	12312266	HENDERSON	CHEVON DANIELLE	1315 EAST BV UNIT 331	CHARLOTTE	NC	28203
2010-27	12312270	HILL	CHARLES A	1315 EAST BLVD UNIT 335	CHARLOTTE	NC	28203
2010-27	12312932	HILL	KAREN MELISSA	1315 EAST BLVD #518	CHARLOTTE	NC	28203
2010-27	12312285	HOCKMAN	PAUL	1509 CHURCHILL DOWNS DR	WAXHAW	NC	28173
2010-27	15101518	HOGUE	SEAN CYRIL-RAYMOND	2008 FLORAL AVE	CHARLOTTE	NC	28203
2010-27	15102517	HONEY PROPERTIES INC		1014 S TRYON ST	CHARLOTTE	NC	28203
2010-27	12312940	HOOKER	CRAIG S	1315 EAST BOULEVARD 526	CHARLOTTE	NC	28203
2010-27	12312909	HORTON	ANNA M	1315 EAST BLVD 432	CHARLOTTE	NC	28203
2010-27	15101672	HORTON	P DOUGHTON	1829 KENILWORTH AV #302B	CHARLOTTE	NC	28203
2010-27	15101623	HOWE	CYNTHIA K	1903 KENILWORTH AV Unit 107A	CHARLOTTE	NC	28202
2010-27	12312931	HUDSON	JOHN D	12 CHAPIN CIR	MYRTLE BEACH	SC	29752
2010-27	12312222	HUFF	DAVID ANDREW	1315 EAST BV UNIT 203	CHARLOTTE	NC	28203
2010-27	15101671	HUGHES	CHRISTOPHER W	1829 KENILWORTH AVE UNIT 301B	CHARLOTTE	NC	28203
2010-27	12312921	HUPE	DONALD JOHN	209 SHADY BROOK TRAIL	HENDERSONVILLE	NC	28739
2010-27	12312287	HYATT	MITCHELL GREY	1315 EAST BV	CHARLOTTE	NC	28203
2010-27	12312290	HYDEN	JAMES ANTHONY	1315 EAST BV #418	CHARLOTTE	NC	28203
2010-27	12312239	HYLTON	JOSEPH C	1315 EAST BLVD #304	CHARLOTTE	NC	28203
2010-27	12312974	INGRAM	PETER GRAHAM	1 FAIRLAWN GREEN	CHARLOTTE	NC	28203
2010-27	15101708	ISHEE	MARK K	READING RG2 8EG	UNITED KINGDOM		
2010-27	12312977	JEAN-BAPTISTE	NANCY	2004 SCOTT AVE	CHARLOTTE	NC	28203-6048
2010-27	15101603	JNC PROPERTIES LLC		1315 EAST BLVD#812	CHARLOTTE	NC	28203
2010-27	15101618	JONES	MICHELLE	4212 WINDWOOD CIR	CHARLOTTE	NC	28226
2010-27	15102505	JORDAN	TIMOTHY JOHN	1903 KENILWORTH AVE #102A	CHARLOTTE	NC	28203
2010-27	15101660	JOSEPH	CHRISTOPHER M	1517 E WORTHINGTON AVE	CHARLOTTE	NC	28203-6051
2010-27	12312243	KAIRIS	LEAH D	1829 KENILWORTH AVE #201B	CHARLOTTE	NC	28203
2010-27	15101505	KAPLAN	MARCIA E	1315 EAST BLVD #308	CHARLOTTE	NC	28203
2010-27	15101676	KEGERREIS	RANDALL S	2016 FLORAL AVE	CHARLOTTE	NC	28203-6022
2010-27	12312269	KELLY	PATRICK B	1576 CHAPMAN CT	CHAMBERSBURG	PA	17201
2010-27	12312253	KENEFFICK	CHRISTIAN JOHN	1315 EAST BLVD #334	CHARLOTTE	NC	28203
2010-27	15101637	KENIWORTH AVENUE	LLC	2809 CAVAN CT	CHARLOTTE	NC	28270
2010-27	12312227	KHANDELWAL	KISAN	9716-A REA RD #187	CHARLOTTE	NC	28277
2010-27	12312284	KILBURN	DEREK	1315 EAST BLVD #222	CHARLOTTE	NC	28211
2010-27	12312251	KING	DONALD R	1315 EAST BV, UNIT 412	CHARLOTTE	NC	28203
2010-27	12312910	KNOWLES	HEATHER HULGAN	1315 EAST BOULEVARD #316	CHARLOTTE	NC	28203
2010-27	12312910	KNOWLES	JEREMY	1315 EAST BV	CHARLOTTE	NC	28203

2010-27	12312943	KOEBEL	CHRISTOPHER CHARLES	1315 EAST BLVD #529	CHARLOTTE	NC	28203
2010-27	12312279	KOENIG	GUY D.	1315 EAST BV # 407	CHARLOTTE	NC	28203
2010-27	12312256	KOHL	ANITA	1315 EAST BLVD #3215	CHARLOTTE	NC	28203
2010-27	15101673	KRITZ	KYLE A	1829 KENILWORTH AVE UNIT 303B	CHARLOTTE	NC	28203
2010-27	12312975	LADD	ROBERT C	4916 LOCKSVIEW RD	LYNCHBURG	VA	24503
2010-27	12312277	LANDRETH	KELLY JO	1315 EAST BV UNIT 405	CHARLOTTE	NC	28203
2010-27	12312240	LANGLEY	ROSELYN	1315 EAST BV #305	CHARLOTTE	NC	28203
2010-27	15101624	LAUGHLIN	DANIEL T	1903 KENILWORTH AV #108A	CHARLOTTE	NC	28203
2010-27	15102616	LEASURE	STEPHEN D	1516 E WORTHINGTON AVE	CHARLOTTE	NC	28203-6052
2010-27	15101652	LEMONDS	AMANDA	1829 KENILWORTH AVE UNIT 104B	CHARLOTTE	NC	28203
2010-27	12312907	LIN	KAI CHUN	1315 EAST BLVD #430	CHARLOTTE	NC	28203
2010-27	15101712	LINDAHL	ERIK	2009 KENILWORTH AVE	CHARLOTTE	NC	28203
2010-27	12312902	LITTLE	KYLE ALEXANDER	1315 EAST BV #425	CHARLOTTE	NC	28203
2010-27	15102516	LKS PROPERTIES INC	EDWARD J	819 BROMLEY RD	CHARLOTTE	NC	28207
2010-27	12312221	LLAMBIAS	WILLIAM RAY JR	1315 EAST BLVD #202	CHARLOTTE	NC	28203
2010-27	12312271	LONG	RICHARD EDWARD JR	1315 EAST BLVD #336	CHARLOTTE	NC	28203
2010-27	12312225	LOWE	EDWARD J	160 LILAC MIST LOOP	MOORESVILLE	NC	28115
2010-27	12312954	LUCERNE HOLDINGS, LLC	JULIA	1315 EAST BOULEVARD 612	CHARLOTTE	NC	28203
2010-27	12312939	MAGALKA	ANN	1315 EAST BV #525	CHARLOTTE	NC	28203
2010-27	15102702	MACON	HELEN E	1507 LYNWAY DR	CHARLOTTE	NC	28203
2010-27	15101224	MAHAIRAS	JUAN MIGUEL	1510 LYNWAY DR	CHARLOTTE	NC	28203
2010-27	15101631	MARIN	DEAS L	1903 KENILWORTH AV #204	CHARLOTTE	NC	28203
2010-27	12312906	MARKLEY	PATRICK J II	1315 EAST BV UNIT 429	Charlotte	NC	28203
2010-27	12312924	MARTIN	NICHOLAS	1315 EAST BV #510	Charlotte	NC	28203
2010-27	15102602	MARTUCCI	MICHAEL	6621 HYANNIS WAY	WILMINGTON	NC	28409
2010-27	15101520	MASCIA	NICOLE L	2012 FLORAL AV	CHARLOTTE	NC	28203
2010-27	12312263	MASSIE	FLATOW E	1315 E BLVD #328	CHARLOTTE	NC	27203
2010-27	12312272	MATTHEW	ROLEL	1315 EAST BLVD #337	CHARLOTTE	NC	28203
2010-27	12312958	MBALIDIOL KABRA	WILLIAM ALAN	1315 EAST BV #617	CHARLOTTE	NC	28203
2010-27	12312986	MCCONNELL	JENNIFER ELIZABETH	1315 EAST BV #713	CHARLOTTE	NC	28203
2010-27	12312967	MCGETTIGAN	COY LANEAU III	1315 EAST BV #714	CHARLOTTE	NC	28203
2010-27	12312948	MCKENZIE	TERRY LYNN	1315 EAST BV #534	CHARLOTTE	NC	28203
2010-27	12312955	MCMANUS	MICHAEL HUGH	1315 EAST BV #613	CHARLOTTE	NC	28203
2010-27	12312952	MCMABB	KAREN E	1315 EAST BV #610	CHARLOTTE	NC	28203
2010-27	15101516	MEADOWS	BENJAMIN	2025 SCOTT AVE	CHARLOTTE	NC	28203
2010-27	15101658	MILLER	AVICK G	1829 KENILWORTH AV #110B	CHARLOTTE	NC	28203
2010-27	15102619	MITRA	EDGAR BURWELL III	1504 E WORTHINGTON AVE	CHARLOTTE	NC	28203-6052
2010-27	12312957	MONTAGUE	JOSHUA TAYLOR	1315 EAST BV #616	CHARLOTTE	NC	28203
2010-27	12312247	MOORE	KATHERINE L	1315 EAST BLVD #312	CHARLOTTE	NC	28203
2010-27	15101654	MORGAN	ROBERT H	1829 KENILWORTH AVE	CHARLOTTE	NC	28203
2010-27	15302510	MORRISON	WILLIAM R	1373 E MOREHEAD ST SUITE #2	CHARLOTTE	NC	28204
2010-27	15102501	MORTON	LINDSEY MARIE	1501 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2010-27	15101651	MULLINS	DARIN	1829 KENILWORTH AV #108B	CHARLOTTE	NC	28203
2010-27	15102502	MULLIS	JAMES	1505 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2010-27	12312278	NABWANGU	HELEN N	1315 EAST BV UNIT 406	CHARLOTTE	NC	28203
2010-27	12312275	NACHENBERG	CLAIRE	1315 EAST BLVD #403	CHARLOTTE	NC	28203
2010-27	12312283	NAAGY	JACQUELINE W	1315 EAST BLVD #411	CHARLOTTE	NC	28203
2010-27	15101714	NCH PROPERTIES LLC	JILL A	4800 MONTIBELLO DR	CHARLOTTE	NC	28226
2010-27	15101639	NESBIT		1903 KENILWORTH AVE UNIT 301A	CHARLOTTE	NC	28203
2010-27	12312916	NEW50M		1315 EAST BV #502	CHARLOTTE	NC	28203

2010-27	12312248	NU	KAO NU				1315 EAST BV #313	CHARLOTTE	NC	28203
2010-27	12312918	NUSSBAUM	MARCY LAUREN				1315 EAST BV	CHARLOTTE	NC	28203
2010-27	12312244	OLIVE	LAURENCE L	ALLISON	OLIVE		2135 BROOKWOOD RD	CHARLOTTE	NC	28211
2010-27	12312917	ORDONEZ	FRANCISCO	LIZA W	BETH		1315 EAST BV	CHARLOTTE	NC	28203
2010-27	12312259	PEDERSEN	JENNIFER SEDLAK				1315 EAST BLVD #324	CHARLOTTE	NC	28203
2010-27	15102716	PHILLIPS	BENJAMIN J	KATHLEEN R	PHILLIPS		2301 FLORAL AVE #A	CHARLOTTE	NC	28203
2010-27	15102715	PHILLIPS	MARK E	CELESTE B	PHILLIPS		1512 IDEAL WAY	CHARLOTTE	NC	28203
2010-27	15101511	POTTER	WILLIAM KENNEY	HEATHER WILLIAMS	POTTER		2005 SCOTT AVE	CHARLOTTE	NC	28203-6047
2010-27	15101514	PUGH	MTU	LISA	GIVENS		2017 SCOTT AVE	CHARLOTTE	NC	28203-6047
2010-27	15101645	PUJOL	ALEXANDER	MICHELLE RENEE	PUJOL		1929 GROVE BLUFF CIRCLE E	CHARLOTTE	NC	28203
2010-27	15101628	PUJOL	ANTONIO J	MAYLE	BARZAGAS		936 GORHAM CT	ST JOHNS	FL	32259
2010-27	15101634	PUJOL	CELIA	ALEXANDER	PUJOL		2850 SW 1ST ST	MIDLOTHIAN	VA	23114
2010-27	12312960	REA	RYAN				1315 EAST BLVD #619	MIAMI	FL	33135
2010-27	15101646	REEVES	ROBERT	TRACY	REEVES		1903 KENILWORTH AVE UNIT 308A	CHARLOTTE	NC	28203
2010-27	12312911	REEVES	ROBERT JOHN				1315 EAST BLVD #224	CHARLOTTE	NC	28203
2010-27	12312268	RENTAS	LERISSA Y				1315 EAST BOULEVARD 333	CHARLOTTE	NC	28203
2010-27	12312904	RESNIK	MARK THOMAS				1315 EAST BV #427	CHARLOTTE	NC	28203
2010-27	12312987	RETAIL AT LATTA	LLC				1523 ELIZABETH AV # 220	CHARLOTTE	NC	28204
2010-27	12312252	REYNOLDS	MEREDITH L				1315 EAST BV #317	CHARLOTTE	NC	28203
2010-27	12312267	RICHTER	DENNIS A				4200 ARBOR WAY	CHARLOTTE	NC	28211
2010-27	12312970	RILEY	REBEL ANN				1315 EAST BLVD 718	CHARLOTTE	NC	28203
2010-27	15101626	RILEY	ROBERT C				2853 HILLSDALE AVE	CHARLOTTE	NC	28209
2010-27	12312908	ROBERTS	CRAIG R				1315 EAST BV #431	CHARLOTTE	NC	28203
2010-27	15101661	ROBINSON	NASTARAN				400 GLEN OAKS RD	CHARLOTTE	NC	28270
2010-27	12312254	RODRIGUEZ	DANE				1315 EAST BLVD #319	CHARLOTTE	NC	28203
2010-27	12312979	ROGERS-WITTE	MARY ANN				1315 EAST BV #814	CHARLOTTE	NC	28203
2010-27	12312983	ROTI	GREGORY JUDE				1315 EAST BV #819	CHARLOTTE	NC	28203
2010-27	15101508	RUCHTI	HEIDI K				2024 FLORAL AVE	CHARLOTTE	NC	28203
2010-27	12312224	RUSSELL	RANDALL LEE	MARY M	RUSSELL		1315 EAST BLVD #214	CHARLOTTE	NC	28203
2010-27	15101677	SANFORD	LOWELL A	SANDRA S	SANFORD		601 CARPENTER TOWN LN	CHARLOTTE	NC	28203
2010-27	12312242	SANTANA	HECTOR RAUL	MARTHA CRISTINA	SANTANA		1315 EAST BV #307	CARY	NC	27516
2010-27	12312238	SANTANA	VANESSA	PETER	SPRINGER		1315 EAST BLD #303	CHARLOTTE	NC	28203
2010-27	15302417	SAT/DT LLC					600 JEFFERSON DR	CHARLOTTE	NC	28270-5348
2010-27	15101715	SCHAEFER	RACHEL P				409 WEST BLVD	CHARLOTTE	NC	28203
2010-27	12312913	SCHEXNAYDER	APRIL				1315 EAST BV #436	CHARLOTTE	NC	28203
2010-27	15101663	SCHMITT	LOUIS ALLAN				1829 KENILWORTH AV #204B	CHARLOTTE	NC	28203
2010-27	15101602	SCHOLTZ II LTD PARTNERSHIP					2342 WHILDEN CT	CHARLOTTE	NC	28211
2010-27	15302512	SCOTT EAST LLC					2503 ROSEWELL AVE # 201	CHARLOTTE	NC	28209
2010-27	15101667	SEGGETTI	DAMON	TIM	% BRUMM		1829 KENILWORTH AVE #208B	CHARLOTTE	NC	28203
2010-27	12312950	SELBY	SARA D				1315 EAST BLVD #536	CHARLOTTE	NC	28203
2010-27	12312961	SESLER	RICHARD	BETSEY M	SESLER		1315 EAST BV #620	CHARLOTTE	NC	28203
2010-27	15101629	SHALAUROV	ANDREW A				1903 KENILWORTH AV	CHARLOTTE	NC	28203
2010-27	15101670	SHARPE	JASON T				1829 KENILWORTH AVE #211B	CHARLOTTE	NC	28203
2010-27	12312944	SHAW	BRIAN	CATHERINE A	VANATTA		1315 EAST BV #530	CHARLOTTE	NC	28203
2010-27	12312971	SLOSSON	JOHN S	JENNIFER L	SLOSSON		1315 EAST BV #719	CHARLOTTE	NC	28202
2010-27	12312233	SMITH	EDWARD LYON				1315 EAST BLVD #228	CHARLOTTE	NC	28203
2010-27	15102704	SMITH	JOHN PAUL	MARYBETH M	SMITH		1519 LYNWAY DR	CHARLOTTE	NC	28203
2010-27	15101225	SMITH	MARK JAMES				1500 LYNWAY DR	CHARLOTTE	NC	28203
2010-27	15101657	SPEARS	LINDSAY V				1829 KENILWORTH AV # 109B	CHARLOTTE	NC	28203
2010-27	12312920	STAMATAKOS	GEORGE				3000 FLORIDA BLVD #203D	CHARLOTTE	NC	28203
								DELRAY BEACH	FL	33483



2010-27	12312928	STAWICK	THADELUS M	BARBARA G	STAWICK	6150 WEST SURREY	BLOOMFIELD	MI	48301
2010-27	12312986	STEELE	RYAN C			210 N CHURCH ST UNIT 2702	CHARLOTTE	NC	28202
2010-27	15101665	STELL	STEVEN M			1829 KENILWORTH AVE UNIT 206B	CHARLOTTE	NC	28203
2010-27	15101659	STENSING-GIBSON	DIANE	KEVIN	GIBSON	13903 APPLING LN	CHARLOTTE	NC	28278
2010-27	12312280	STEPHENS-FLO	WYN LOUISE			153 RIVER BEND DR	GRANITE FALLS	NC	28630
2010-27	12312964	STORM	GARY A	SUSAN W	STORM	1770 MEADOW VALLEY DR	ANNAPOLIS	MDCQ214MD	27792-1420
2010-27	15102504	SULLIVAN	DANIEL F	ELIZABETH A	CALLIGIURI	1513 E WORTHINGTON AVE	CHARLOTTE	NC	28203-6051
2010-27	12312912	SUPER	BRETT RICKY	KAREN	SUPER	1064 BLACK RUSH CIR	MT PLEASANT	NC	29466
2010-27	12312265	SUTTON	ANDREW HOWARD			1315 EAST BV SUITE 330	CHARLOTTE	NC	28203
2010-27	15101669	TAFFARO	KENNETH V			272 ELYSIAN RD	MOORESVILLE	NC	28117
2010-27	15102601	TARLETON	BRENT G	DEBRA K	TARLETON	1921 FLORAL AVE	CHARLOTTE	NC	28203
2010-27	15302413	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY			PO BOX 32861	CHARLOTTE	NC	28232-2861
2010-27	12312953	THEAN	PATRICK	PEYEE	CHENG	1315 EAST BV UNIT 611	CHARLOTTE	NC	28203
2010-27	12312938	THORNTON	GORDON L	MARGARET	THORNTON	1315 EAST BV #524	CHARLOTTE	NC	28202
2010-27	12312289	TINM	MATTHEW D.			1315 EAST BV #417	CHARLOTTE	NC	28202
2010-27	15302412	TURNER	JOSEPH R	ELIZABETH S	TURNER	1713 FOUNTAIN VIEW ST	CHARLOTTE	NC	28203-5831
2010-27	15102615	VARNEY	PETER M			1520 E WORTHINGTON AVE	CHARLOTTE	NC	28203-6052
2010-27	12312949	VOLPE	ROCCO JR	AMY A	VOLPE	807 HERMITAGE CT DR	DURHAM	NC	27707
2010-27	15102617	WALKER	GINGER MARGAERT E			1512 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2010-27	15101653	WARGO	JUDY	ANNE	NEWCOMB	1800 CAMDEN RD STE 107 box 18	CHARLOTTE	NC	28203
2010-27	15101679	WASHINGTON	ANNE			2956 ST ANDREWS #309B	CHARLOTTE	NC	28205
2010-27	15101674	WATSON	ROBERT E	GAIL J	WATSON	1210 BOTANICAL PKWY	WEST COLUMBIA	SC	29169
2010-27	12312237	WATTS	JAMES WILLIAM			1315 EAST BV #302	CHARLOTTE	NC	28203
2010-27	15102515	WEBB	G HOWARD JR			PO BOX 38367	CHARLOTTE	NC	28278
2010-27	15102603	WEL	WILLIAM RUSSELL II			1513 IDEAL WAY	CHARLOTTE	NC	28203-6030
2010-27	12312933	WELLS	JULIE CHRISTINE			1315 EAST BLVD #519	CHARLOTTE	NC	28203
2010-27	15101678	WEYHRICH	BRIAN R			1829 KENILWORTH AV UNIT 3088	CHARLOTTE	NC	28203
2010-27	12312981	WHANG	JAMES	SUSANNA	LAGUNA-WHANG	1315 EAST BV	CHARLOTTE	NC	28203
2010-27	12312905	WHITE	THOMAS L III			1315 EAST BV UNIT 428	CHARLOTTE	NC	28203
2010-27	15102717	WIERMAN	MARK	CASSANDRA	WIERMAN	1503 LYNWAY DR	CHARLOTTE	NC	28203
2010-27	12312226	WINN	KENNETH RABIN	MELANIE ANN	JEBB	1315 EAST BOULEVARD 221	CHARLOTTE	NC	28203
2010-27	12312292	WISE	HALIM			381 HALL CT	SOUTH ORANGE	NJ	07079
2010-27	15101650	WOOD	CHRISTOPHER J			1829 KENILWORTH AV # 102B	CHARLOTTE	NC	28203
2010-27	12312231	YACABUCCI	VIVIAN CLAIRE	NICHOLAS CHARLES	YACABUCCI	1315 EAST BV #226	CHARLOTTE	NC	28203
2010-27	12312973	YARBROUGH	MAYUMI			1315 EAST BV #721	CHARLOTTE	NC	28203
2010-27	15101649	YOUNG	DAVID T	TERRI D	YOUNG	1906 EAST BLVD	CHARLOTTE	NC	28203
2010-27	12312264	ZELLNER	PETER DONALD			227 N SPRING ST #B	GREENSBORO	NC	27401

Pet. No.	ORG_LABEL	FIRST_NAME	LAST_NAME	MAIL_ADDRE	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2010-27	Amherst Place HOA & NA	June	Watts-Mistri	1730 Amherst Place	Charlotte	NC	28204
2010-27	Charlottetown Terrace (CHA)	Grace	Ridgeway	1000 Baxter Street, Unit 715	Charlotte	NC	28204
2010-27	Cherry Comm. Assoc.	Justin	Nevill	1912 Baxter Street	Charlotte	NC	28204
2010-27	Dilworth CA	Wes	Kenney	1920 Dilworth Road East	Charlotte	NC	28203
2010-27	Freedom Park NA	Bill	Farnsworth	1433 Townes Road	Charlotte	NC	28209
2010-27	Friends & Residents of Historic Cherry	Karen	Jensen	311 Baldwin Avenue	Charlotte	NC	28204
2010-27	Olmsted Park HOA	David	Winters	409 Meacham Street	Charlotte	NC	28203
2010-27	Sedgefield NA	Chris	Byers	3255 Sunset Drive	Charlotte	NC	28209
2010-27	Sedgefield NA	Mary Beth	Fields	728 Wriston Place	Charlotte	NC	28209

## NOTICE TO INTERESTED PARTIES OF REZONING PETITIONS

Subject: Rezoning Petition No. 2010-027

Petitioner: The Carolina Group Partner, LLC

Property: Approximately 3.92 acres located on East Boulevard, Charlotte, NC

Existing Zoning: B-1(PED)

Rezoning Requested: **B-1(PED-O)**

Date and Time of Community Meeting: March 11, 2010 at 7:00 p.m.

Location of Community Meeting: Dilworth United Methodist Church  
605 East Boulevard  
Charlotte, NC 28203, (704) 333-4173

Date of Notice: February 25, 2010

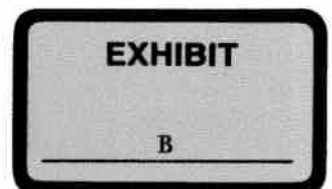
We are assisting The Carolina Group Partner, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding the redevelopment of a portion of the existing Dilworth Gardens Shopping Center located at 1412 East Boulevard. We take this opportunity to furnish you with the following basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it. The Petitioner wants to ensure that residents and business owners in the area have a chance to learn about the development plans.

### **Background and Summary of Request:**

This rezoning request relates to the redevelopment of an interior portion of the existing Dilworth Gardens Shopping Center located at 1412 East Boulevard. The adoption of the Pedestrian Overlay District many years after construction of the Dilworth Gardens Center makes this petition necessary to allow the proposed redevelopment. This will allow the demolition and the reconstruction of a portion of the center within the existing footprint to accommodate an exciting new tenant, thereby ensuring the continued quality of the Center.

### **Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on March 11, 2010 at 7:00 p.m. at Dilworth United Methodist Church located at 605 East Boulevard, Charlotte, North Carolina.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.



The Petitioner may later amend the conditional rezoning plans as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704- 503-2637).

King & Spalding, L.L.P.

cc: Mayor Anthony Foxx, Members of Charlotte City Council  
Patsy Kinsey, City Council District 1  
Brad Murr, The Carolina Group  
Tom Drake, Charlotte-Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission

The Carolina Group Partner, LLC  
 Rezoning Petition No. 2010-027  
 Community Meeting Sign-in Sheet  
 Dilworth United Methodist Church  
 605 East Boulevard, Charlotte, NC  
 March 11, 2010  
 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Concetta R. Cafarella	1512 Eastworthington	704-334-5683	FATCETTA@AOL.COM
2	Debbie Smith	1500 Lynway Dr.		
3	Nus Kenny	1920 Dilworth Road East	704 264 6306	
4				
5				
6				
7				
8				
9				
10				

EXHIBIT  
 C

The Carolina Group Partner, LLC  
 Rezoning Petition No. 2010-027  
 Community Meeting Sign-in Sheet  
 Dilworth United Methodist Church  
 605 East Boulevard, Charlotte, NC  
 March 11, 2010  
 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	GINGER WALKER	1512 EAST WORTHINGTON AVE	704-334-5683	
2	Hoyt HACKNEY	1500 EAST WORTHINGTON	704-374-9196	<del>hoyt-hackney@chartrain.com</del>
3	ANN MACON-EUBS	1507 GUNWAY	704-332-8679	AME1507@BunSouth.NET
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