

COMMUNITY MEETING REPORT

Petitioner: Allen Tate, Jr.

Rezoning Petition No. 2010-062

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 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 attached hereto by depositing such notice in the U.S. mail on September 7, 2010. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, September 22, 2010 at 6:30 p.m. at the Allen Tate Office located at 7824 Pineville-Matthews Road, Charlotte.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C.

The Petitioner attended the meeting and was represented by the Petitioner's agents, Bailey Patrick and Collin Brown with K&L Gates. Fred Hines and Allen Tate with Allen Tate Company, Marc Houle with Yarbrough, Williams & Houle, Paisley Gordon with CPG, and Charles Morgan, Trey Morgan and Rich Magner with Morgan Property Group also attended on behalf of the Petitioner.

Several residents from the Treva Woods townhome development attended the Community Meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner welcomed the attendees and provided background information about the history of the property. Collin Brown introduced the rezoning team and explained that that the Petitioner proposed to rezone the approximately 1.3 acre property located at the northeast corner of the intersection of Johnston Road and NC-51 (the "Site") from the O-1 Zoning District to the NS Zoning District to accommodate the development of a Walgreens retail pharmacy with a drive-through window. Mr. Brown explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and

respond to questions and concerns from nearby residents and property owners. Mr. Brown then provided an overview of the site plan.

Trey Morgan explained his company's experience with similar Walgreens projects and described the operations of a typical Walgreens. Mr. Brown indicated that the Petitioner was continuing to work with CDOT staff to resolve concerns related to driveway access to NC-51. Mr. Tate thanked the attendees for taking the time to attend the Community Meeting. Following the presentation the Petitioner's representatives continued conversations with attendees individually.

Respectfully submitted, this 8th day of October, 2010.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
The Honorable Andy Dulin, Charlotte City Council
Mr. Allen Tate, Jr.
Mr. Paisley Gordon
Mr. Trey Morgan
Clerk to City Council

