

## COMMUNITY MEETING REPORT

**Petitioner: Harris Teeter, Inc.**

**Rezoning Petition No.: 2011-029**

**Property: Approximately 3.90 acres, located at the intersection of Providence Road and Queens Road and intersection of Huntley Place and Providence Road, in Charlotte NC**

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:**

This rezoning petition has involved extensive outreach to nearby residents, neighborhood associations, nearby churches and other stakeholders beginning over seven (7) months ago in November of 2010. A sample list of these meetings which are in addition to many more small group and one on one meetings with residents and interested parties is as follows (agenda and sign-in sheets for these many of the meetings are attached as Exhibit A):

- Meeting in November, 2011 with small group of residents of Huntley Place and Bolling Road who live close the site to get early input;
- Follow up meeting in December with small group of residents of Huntley Place and Bolling Road who live close to the site to obtain further early input;
- Meeting on January 31, 2011 with large number of residents of Huntley Place (all were invited) to share early plans and obtain input (see agenda & sign-in sheet attached);
- Meeting on February 2, 2011 with large number of residents of Bolling Road (all were invited) to share early plans and obtain input (see agenda & sign-in sheet attached);
- Meeting on February 7, 2011 with Eastover Neighborhood Association leadership (see agenda attached);
- Meeting on February 15, 2011 with the Myers Park Neighborhood Association leadership (see agenda & sign-in sheet attached);
- Lunch meeting in early February, 2011 with James Howell, Senior Minister of Myers Park United Methodist Church;
- Meeting on February 24, 2011 with leaders of Myers Park United Methodist Church;
- Meeting on March 1, 2011 with leaders of Myers Park Presbyterian Church;
- Meeting with Eastover Neighborhood Association leadership on March 22, 2011 (see agenda & sign-in sheet attached);
- Follow up meeting on April 4, 2011 with large group of residents of Bolling Road (all residents invited) to update & show plan changes (see agenda & sign-in sheet attached);
- Follow up meeting on April 5, 2011 with large group of residents of Huntley Place (all residents invited) to update & show plan changes (see agenda & sign-in sheet attached);

- Meeting for required community meeting on April 18, which included notices to hundreds of residents of the Eastover neighborhood with assistance of Eastover leaders as well as those on the City list of residents to review plans (see agenda & sign-in sheet attached on Attachment C)
- Follow-up meeting on May 4, 2011 with residents of Bolling Road to answer questions;
- Follow-up meeting on May 5, 2011 with residents of Huntley Place to answer questions;
- Follow-up meeting planned for May 10, 2011 with residents of Huntley Place to answer questions.

In addition to the above meetings, with respect to the meeting for the list of parties provided by the City, 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 B attached hereto by depositing the Community meeting Notice in the U.S. mail on April 7<sup>th</sup>, 2011. A copy of the written notice is attached hereto as Exhibit B-1.

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

In addition to the meetings described above, the required Community Meeting was held on Monday, April 18<sup>th</sup>, 2011 at 7:00 p.m. at Westminster Presbyterian Church, 101 Colville Road, Charlotte, North Carolina 28207.

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

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. As indicated, this was in addition to numerous other meetings as outlined above. At the required community meeting, the Petitioner's representatives were Dez MacSorley of Design Research Group PA and Anna Struthers with BHM Architects PA. and Jeff Brown and Keith MacVean of King & Spalding, and at most of the other meetings listed above Richard Bartlett, BHM Architects PA, and Bob Henderson, attorney for the property owner, also attended.

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

An agenda for the required Community Meeting and summary of the project is attached as Exhibit D and includes a general review of information that was shared at the required Community Meeting by way of a power point presentation led by Jeff Brown. The items listed are also part of the items that have been part of many other discussions during the extensive meeting process.

#### **CHANGES MADE TO THE PETITION AS A RESULT OF THE MEETINGS:**

As indicated there were numerous meetings that resulted in numerous modifications to the rezoning plan. Some the changes or enhancements to the rezoning plan are generally summarized on Exhibit D attached hereto. Other changes to the rezoning plan since the date of the attached Exhibit D include modifications to the front elevation of the new building to substantially reduce the height of the tower features in order to respond to some feedback regarding the height and scale of the proposed building as well as additional commitments regarding maintenance of certain landscaping features.

This has been one of the most intensive neighborhood outreach efforts that I have been a part of over the past 15 years of active rezoning work. We are very pleased to have had the opportunity to assist Harris Teeter on this project and along with our client we are very proud of the efforts to ensure community input and support.

Sincerely,

Jeff Brown and Keith MacVean, assisting Harris Teeter, Inc. as Petitioner

cc: Mayor Anthony Foxx  
Members of Charlotte City Council  
Members of the Zoning Committee  
Ms Debra Campbell, Planning Director  
Ms. Laura Harmon, Planning Commission  
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission  
Mr. Thomas W. Dickson, CEO Ruddick Corporation  
Mr. Fred Morgenthall, President Harris Teeter Inc.  
Mr. Al Lentz, Harris Teeter, Inc.  
Mr. Rod Antolock, Harris Teeter, Inc.  
Mr. Bob Henderson, Guthrie, Davis, Henderson & Staton, P.L.L.C.  
Mr. Danny Pleasant, CDOT  
Mr. Michael Davis, CDOT

**Harris Teeter Redevelopment  
Huntley Place Residents  
January 31, 2011**

**AGENDA**

- Welcome/Appreciation
- Overview/Background on Project & Rezoning Process
- Existing Conditions
- Site Design & Architectural Features
- Improvements to Huntley/Bolling Edge & R-4 Improvements
- Truck Traffic Improvements
- Providence Road Intersection Improvements
- Huntley Place Improvements
- Traffic Safety Considerations
- Overall Summary
- Questions & Answers



Harris Teeter Expansion @ Queens & Queens and Providence & Providence  
Monday, January 31, 2011 Huntley Place  
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Andy Hanson	143 Huntley Place		ahanson@gmail.com
2	John + Celeste Rudolph	172 Huntley Pl		JRudolph57@gmail.com
3	Winn + Chris Elliott	217 Huntley Pl.		cje@glendoncapital.com
4	Lee + Bruce Davis	150 H.P.		lee.davis@Imdavis
5	Sylvia + Roger Kuezy	153 HP	rkuezy@cedonia.m.com	consulting.com
6	Walter + Carol Samuels	137 HP	WSamuels@Bolsouth.NET	
7	GART + JESSICA MOUNTON	226 HP		gmoult@gmail.com
8	JOCHEN + ANNA TARTAK	147 Huntley Pl		JOCHEN@CHOCINA MOTORSPORTS.COM
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# Harris Teeter Expansion @ Queens & Queens and Providence & Providence

Monday, January 31, 2011

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
16	Mark Amy Ryan	<del>Cantab 90 @ vzw</del> 240 Huntley Pl	704-375-8191	cantab 90 @ vzw.blackberry.n
17	Amanda + Scott Lindh	200 Huntley Pl (1401 Nassau Bl. 28205)	704-339-5725	HILTONAL@msn.com
18	Ed + Shannon Ferguson	100 Huntley Pl	704-376-8202	ShannonFerguson@carolina.rr.com
19	Eric + Betsy Farmer	100 Huntley Pl.	704-335-7115	wsflea@ad.com
20	Blair + Ivan Pahrer	229 Huntley Pl	204-375-0692	brohrer77@gmail.com
21	Judy + Cal Bryson	237 Huntley Pl	" 375-1558	jhbryson@aol.com
22	Susan + Craig Sheridan	140 Huntley Pl	704 338-1991	ssheridan@aol.com
23	JOHN + JAMIE LINKER	156 HUNTLEY PL	704 366 8636	johnlinker@yahoo.com
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**Harris Teeter Redevelopment  
Bolling Road Residents  
February 2, 2011**

**AGENDA**

- Welcome/Appreciation
- Overview/Background of Project & Rezoning Process
- Existing Conditions
- Site Design & Architectural Features
- Improvements to Huntley/Bolling Edge & R-4 Improvements
- Truck Traffic Improvements
- Providence Road Intersection Improvements
- Huntley Place Improvements
- Traffic Safety Considerations
- Overall Summary
- Questions & Answers

Harris Teeter Expansion @ Queens & Queens and Providence & Providence  
 Wednesday, February 2, 2011 Bolling Road  
 7:00 p.m.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1	Shirley R. Allen & William C. Allen	1130 Bolling Rd, Chantilly, VA 20151	704/376-7057	W.A.A.L.E.N@MISN.COM
2	LARRY + JILL MARTIN	1111 Bowers Rd	704-375-3999	LMARTIN626@AOL.COM
3	Kristina + Joe Foster	1111 Bolling Rd	704-338-1410	SmallBusiness@yahoo.com
4	Betty and Kenneth Bridgman	1035 Bolling	704-597-0199	ken.betty.jawg@yahoo.com
5	Alibon & Gregg Adreana	1056 Bolling Rd.	704/373-2979	avadrana@gmail.com
6	Kyan & Georgi Dienst	1118 Bolling Rd	704 333 4028	kyan_dienst@yahoo.com
7	Harold Osburn	1142 Bolling	704 375 2965	haroldosburn@gmail.com
8	DALE RUFFIN	1134 Bolling	704-387-5864	druffin@Carrolla.rs.com
9	Elmer O'Brien	1042 Bolling Rd	704-375-5532	SFIEOB@AOL.COM
10	Lloyd & Joan Rawson	1119 Bolling Rd.	704-332-9121	JLFR62@AOL.COM
11	Dary Coffield	1043 Bolling Rd.	704-564-7783	meoffield@carolina.rr.com
12	Dianne & G Walker	1053 Bolling Rd	704-375-2472	MIALG@AOL.COM
13	Bailey Barnett	1038 "	704 373-1715	baileyba@aol.com
14	Betty Edwards	1030 Bolling Rd	704-333-5764	newer
15	Shoff Allison	1127 Bolling	333-77430	sallison@hawthorne

1110  
 Bobbie Barber  
 374-9644  
 retail part time  
 Bobbie Barber@gmail.com



**Harris Teeter Redevelopment  
Eastover Board Leadership  
February 7, 2011**

**AGENDA**

- Welcome/Appreciation
- Overview/Background of Project & Rezoning Process
- Existing Conditions
- Site Design & Architectural Features
- Improvements to Huntley/Bolling Edge & R-4 Improvements
- Truck Traffic Improvements
- Providence Road Intersection Improvements
- Huntley Place Improvements
- Traffic Safety Considerations
- Overall Summary
- Questions & Answers

# Eastover Leadership Meeting

2-7-11

Name	Address	Phone/Email
JOHN ISENHOWER	132 CHEROKEE	isenhowerj@aol.com
Diana Carter	217 Middleton Dr.	dianacarter@carolina.rr.c
Bryan Crutcher	1515 <del>East</del> Scotland Ave	bryan.crutcher@cbre.com
Emily Ahlum	1426 Biltmore Drive	E.Ahlum@carolina.rr.ca
GREG JONES	204 COTTAGE PL	gjones@ altavistahealth.c

**Harris Teeter Redevelopment  
Myers Park Board Leadership Meeting  
February 15, 2011**

**AGENDA**

- Welcome/Appreciation
- Overview/Background of Project & Rezoning Process
- Existing Conditions
- Site Design & Architectural Features
- Improvements to Huntley/Bolling Edge & R-4 Improvements
- Truck Traffic Improvements
- Providence Road Intersection Improvements
- Huntley Place Improvements
- Traffic Safety Considerations
- Overall Summary
- Questions & Answers

**Harris Teeter Redevelopment**  
**Myers Park Neighborhood Association Leadership Meeting**  
**Tuesday, February 15, 2011**  
**7:00 p.m.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Guinea Raporte	2200 Sherwood Ave	704-375-2757	Guinea@Carolina.rr.com
2	Shirley Powell		704-375-2037	
3	Bonny Allen			DEVERLY4US@INTERLOCS.COM.ORG
4	Michaela Robinson	1751 Qaw	333-2417	michaela2bb@jplanning.com
5	Joye Lamberth	2054 Hastings Drive	(c) 578-0613	jlamberth@carolina.rr.com
6	Jim Schewt	2320 Croydon Road	(704) 333-6851	BuildMWell@aol.com
7	George Robinson	2332 Selwyn Ave	704-375-2090	grudis11001@Carolina.rr.com
8	Charles Smith	1234 WAREHAM CT.	704-334-6734	CHARLES@HARRISONSMITH.COM
9	Susan Shaver	1727 Queens Rd W	704-344-8158	zshaver@bellsouth.net
10	Charles Prendengast	1039 Queens Rd W.	704-763-6793	c.Prendengast@carolina.rr.com
11	Nick Beard	1625 Branndon Rd	703-375-1035	nbeard38att.net
12	Pamela May	2547 Portland Ave. 28007	704-376-3130	pamelamay@carolina.rr.com
13	Susan Pierce	1927 QRLW	704-377-4050	spierce@Crownmortgage-nc.com
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**Harris Teeter Redevelopment  
Eastover Board Meeting  
March 22, 2011**

**AGENDA**

- Welcome/Appreciation
- Overview/Background of Project & Rezoning Process
- Existing Conditions
- Site Design & Architectural Features
- Improvements to Huntley/Bolling Edge & R-4 Improvements
- Truck Traffic Improvements
- Providence Road Intersection Improvements
- Huntley Place Improvements
- Traffic Safety Considerations
- Overall Summary
- Questions & Answers

**Harris Teeter Redevelopment  
Eastover Neighborhood Association Board Meeting  
Tuesday, March 22, 2011  
6:30 p.m.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Cammie Wilkinson	710 Colville Rd	704-376-6221	CammieWilkinson@earthlink.net
2	CATHERINE WHITNEY	1308 BILTMORE DR -	704-363-3329	CATHERINE@HOMEMAIL.COM
3	PATRICK R. Kelly	234 Ferrin Pl	704-342-3830	pkelly5@carolina.rr.com
4	Janie Reynolds	400 Cherokee Road	704-657-6857	jreynolds12@carolina.rr.com
5	Bryan Crutcher	1515 Scotland Ave	704/49-2327	bryan_crutcher@charter.com
6	Alexis Kropp	201 S. Dotger Ave.	704-904-5800	lexyrose@gmail.com
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# **HARRIS TEETER PROVIDENCE ROAD REDEVELOPMENT/REZONING UPDATE ON STATUS/ADDITIONS/ENHANCEMENTS**

## **BOLLING ROAD MEETING, APRIL 4, 2011**

### **Overview of Activity/Schedule**

- **Continued work of land planner/architect** on numerous design items such as the green space parcel improvements; screening from Bolling Road; treatment of Huntley Place (e.g. sidewalks, parallel parking, movement of P.O. drop box, driveway aspects, preservation of trees, etc.); visibility from Huntley Place intersection with Providence Rd; location of building along Providence and right turn onto Huntley from Providence Rd, etc.
- **Continued discussions with City of Charlotte Planning officials** regarding development proposal and specifics of the rezoning plan (e.g. limitations on square footage of components, new tree ordinance matters, parking and sidewalk aspects, stipulations on building heights, etc.).
- **Continued discussions with City Department of Transportation officials** regarding development proposal, design of Providence/Queens intersection, entrance to Huntley Place, etc.
- **Meetings with leadership of Eastover Association, Myers Park Association, Myers Park Methodist Church and Myers Park Presbyterian Church**, among others.
- **Filing of the rezoning plan** with detailed development standards, site plan, architectural renderings, intersection/transportation commitments, etc -- **in process of responding to Planning Staff comments** on the rezoning plan received last week.
- **Continued discussions with other interested residents** regarding details of the rezoning plan/development proposal including treatment of the green space parcel and approach to ensuring 1953 Restrictions Agreement is handled properly.
- **Huntley Place meeting on Tuesday, April 5<sup>th</sup> and a broader meeting per City requirements planned for Monday, April 18<sup>th</sup>.**
- **Public hearing scheduled for May 16<sup>th</sup>, Zoning Committee meeting on May 25<sup>th</sup>** (not a public hearing, no comments from attendees) and **City Council decision on June 20<sup>th</sup>.**

### **Summary of Enhancements/Commitments/Benefits.**

- Improvements/refinements to green space parcel per additional resident input, such as enhanced screening & landscaping along Bolling Road, addition of crytomerias, greater wall and planting detail, defined cross-walk across Bolling at Huntley intersection & improved site distance, etc.
- Follow up discussions/examinations by certified arborist to better assess trees with the green space area and approach to tree preservation and maintenance.
- Confirmation/refinements of Providence/Queens intersection such as new planting strip & sidewalk area to create slower turning radius for cars turning right & greater pedestrian safety.

- Improved visibility at Huntley/Providence intersection by moving building back 5- 7 feet, creating new planting strip area & moving stop bar for Providence Rd right turn lane closer to intersection.
- Improvements/refinements to Huntley Place “cross-section” including wider right turn radius from Providence (reducing truck turns beyond designated lane), widening cross-section for 2 parallel parking spaces (eliminating 3 others -- preserving an existing large tree), starting the 2 spaces 100 feet from intersection (not 60 feet), relocation of P.O. mailbox to area between new parallel spaces and entrance driveway.
- Improvements/refinements to Huntley Place entrance driveway with improved turning radius for right turns and widening of driveway, among other features.

**The above items are in addition to earlier plan commitments and benefits such as:**

- Higher quality center in keeping with surrounding neighborhoods and modest increase in Center size (increase of approx. 9,600 sf).
- Signature architecture replacing outdated building and reduced uncertainty of future land uses.
- Improved parking circulation & “walkability” within Center and along Providence Road by replacing unsafe spaces along Providence with minimum 8 foot planting strip and a sidewalk, improved parking field, cross-walks and specialty pavers.
- Enhanced quality of shopping experience and efficiency of the Harris Teeter store.
- Dramatically improved view from Bolling Road and Huntley Place along with increased screening.
- Preservation/enhancement of green space area as an amenity for neighborhood with no driveways from green space area onto Bolling Road.
- Significant improvement in approach to trucks and service area with Harris Teeter to monitor trucks to ensure exiting by Providence Road by way of right turns out of the Center.
- Willingness to fund enhanced speed humps on Huntley Place and support other traffic calming efforts.



Harris Teeter Redevelopment  
 Bolling Road Residents Meeting  
 Monday, April 4, 2011  
 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Shirley Allison	1127 Bolling	333-7430	sallison@harris
2	Tony Roberts	1139 "	347-1475	
3	Steven Sasz	1124 Bolling Rd.	704-763-2041	ssasz@yahoo.com
4	Lloyd & Joan Bacon	1119 Bolling Rd	704-332-9121	JLFB62@AOL.COM
5	Dianne & L.G. Walker	1053 "	704-375-2472	mialg@aol.com
6	Betty & Kenneth Bridges	1035 Bolling Rd	704-377-0749	Ken Betty Jra@yahoo.com
7	Jannet & Tom Roberts	1139 Bolling Rd	704-347-4475	jhr1139@yahoo.com
8	Bridley Bennett	1038 "	704-373-1715	baileybar@aol.com
9	Robbie Bolcos	1110 "	375-4866	bbolcos@kolo.com
10	Betty Edwards	1030 "	704-333-5764	
11	LARRY MARTIN	1111 Bolling	704-375-3999	L.MARTIN626@aol.com
12	DAT RUFFIN	1136 Bolling	704-347-1864	druffin@carolina.rr.com
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# HARRIS TEETER PROVIDENCE ROAD REDEVELOPMENT/REZONING UPDATE ON STATUS/ADDITIONS/ENHANCEMENTS

## HUNTLEY PLACE MEETING, APRIL 5, 2011

### Overview of Activity/Schedule

- **Continued work of land planner/architect** on numerous design items such as the green space parcel improvements; screening from Bolling Road; treatment of Huntley Place (e.g. sidewalks, parallel parking, movement of P.O. drop box, driveway aspects, preservation of trees, etc.); visibility from Huntley Place intersection with Providence Rd; location of building along Providence and right turn onto Huntley from Providence Rd, etc.
- **Continued discussions with City of Charlotte Planning officials** regarding development proposal and specifics of the rezoning plan (e.g. limitations on square footage of components, new tree ordinance matters, parking and sidewalk aspects, stipulations on building heights, etc.).
- **Continued discussions with City Department of Transportation officials** regarding development proposal, design of Providence/Queens intersection, entrance to Huntley Place, etc.
- **Meetings with leadership of Eastover Association, Myers Park Association, Myers Park Methodist Church and Myers Park Presbyterian Church**, among others.
- **Filing of the rezoning plan** with detailed development standards, site plan, architectural renderings, intersection/transportation commitments, etc -- **in process of responding to Planning Staff comments** on the rezoning plan received last week.
- **Continued discussions with other interested residents** regarding details of the rezoning plan/development proposal including treatment of the green space parcel and approach to ensuring 1953 Restrictions Agreement is handled properly.
- **Huntley Place meeting on Tuesday, April 5<sup>th</sup> and a broader meeting per City requirements planned for either Monday, April 18<sup>th</sup> or Monday, April 25<sup>th</sup> (pending confirmation).**
- **Public hearing scheduled for May 16<sup>th</sup>, Zoning Committee meeting on May 25<sup>th</sup>** (not a public hearing, no comments from attendees) and **City Council decision on June 20<sup>th</sup>.**

### Summary of Enhancements/Commitments/Benefits.

- Improvements/refinements to green space parcel per additional resident input, such as enhanced screening & landscaping along Bolling Road, addition of crytomerias, greater wall and planting detail, defined cross-walk across Bolling at Huntley intersection & improved site distance, etc.
- Follow up discussions/examinations by certified arborist to better assess trees with the green space area and approach to tree preservation and maintenance.
- Confirmation/refinements of Providence/Queens intersection such as new planting strip & sidewalk area to create slower turning radius for cars turning right & greater pedestrian safety.

- Improved visibility at Huntley/Providence intersection by moving building back 5- 7 feet, creating new planting strip area & moving stop bar for Providence Rd right turn lane closer to intersection.
- Improvements/refinements to Huntley Place “cross-section” including wider right turn radius from Providence (reducing truck turns beyond designated lane), widening cross-section for 2 parallel parking spaces (eliminating 3 others -- preserving an existing large tree), starting the 2 spaces 100 feet from intersection (not 60 feet), relocation of P.O. mailbox to area between new parallel spaces and entrance driveway.
- Improvements/refinements to Huntley Place entrance driveway with improved turning radius for right turns and widening of driveway, among other features.

**The above items are in addition to earlier plan commitments and benefits such as:**

- Higher quality center in keeping with surrounding neighborhoods and modest increase in Center size (increase of approx. 9,600 sf ).
- Signature architecture replacing outdated building and reduced uncertainty of future land uses.
- Improved parking circulation & “walkability” within Center and along Providence Road by replacing unsafe spaces along Providence with minimum 8 foot planting strip and a sidewalk, improved parking field, cross-walks and specialty pavers.
- Enhanced quality of shopping experience and efficiency of the Harris Teeter store.
- Dramatically improved view from Bolling Road and Huntley Place along with increased screening.
- Preservation/enhancement of green space area as an amenity for neighborhood with no driveways from green space area onto Bolling Road.
- Significant improvement in approach to trucks and service area with Harris Teeter to monitor trucks to ensure exiting by Providence Road by way of right turns out of the Center.
- Willingness to fund enhanced speed humps on Huntley Place and support other traffic calming efforts.

Harris Teeter Redevelopment  
Huntley Place Residents Meeting  
Tuesday, April 5, 2011  
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	David Erdman	251 Huntley	Day 704-333-7800	erdman@charlotte-nc-law.com
2	Judy Ranson	236 Huntley	704-326-5070	rvanson@carolina.1st.com
3	Walter Saville	137 Huntley	704/333-7609	WSPAVILLE@BellSouth.net
4	John Rudolph	172 Huntley	704-377-5757	JRudolph57@gmail.com
5	GP Ferguson	168 Huntley	704-376-8202	ERAND.ferguson@meridiankey.com
6	Scott Linch	200 Huntley	704-339-5725	swtlinch@gmail.com
7	Jim & Sara Ben Johnson	254 Huntley	704-334-9828	JR5505@ATT.NET
8	Sylvia ? Ralph Krueng	153 Huntley Place	704-375-5844	ralph.krueng@carolina.1st.com
9	JOHN LINKER	156 HUNTLEY	704 366 8636	john.linker@alumni.duke.edu
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## NOTICE TO INTERESTED PARTIES OF REZONING PETITIONS

Subject: Rezoning Petition No. 2011-029

Petitioner: Harris Teeter, Inc.

Property: Approximately 3.90 acres located at the corner of Providence Road and Queens Road and corner of Huntley Place and Providence Road in Charlotte, NC

Existing Zoning: B-1 and R-4

Rezoning Requested: **MUDD-O**

**Date and Time of Community Meeting:** April 18<sup>th</sup>, 2011 at 7:00 p.m.

Location of Community Meeting: Westminster Presbyterian Church, 101 Colville Road Charlotte, NC 28207

Date of Notice: April 7th, 2011

We are assisting Harris Teeter, Inc. (the "Petitioner") on a Rezoning Petition it recently filed regarding the redevelopment of a portion the Myers Park Shopping Center to allow the construction of a new Harris Teeter grocery store. We take this opportunity to furnish you with 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 Petition.

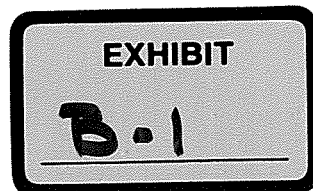
The Petitioner has had fruitful discussions regarding the proposed redevelopment with nearby residents and the leadership of several neighborhood associations. We wanted to provide an additional opportunity for interested residents and leaders to learn more about the plans.

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

This Petition involves a request to allow the redevelopment of a portion of the existing Myers Park Shopping center to allow the construction of a new Harris Teeter grocery store.

### **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 April 18, 2011 at 7:00 p.m. at Westminster Presbyterian Church in Charlotte.** 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 Jeff Brown (704-503-2564).

King & Spalding, L.L.P.

cc: Mayor Anthony Foxx, Members of Charlotte City Council  
Patsy Kinsey, City Council District 1  
Andy Dulin, City Council District 6  
Al Lentz, Harris Teeter, Inc.  
Rod Antolock, Harris Teeter, Inc.  
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Shad Spencer, Charlotte-Mecklenburg Planning Commission  
Bob Henderson, Guthrie, Davis, Henderson & Staton, P.L.L.C.

**Harris Teeter Redevelopment/Rezoning (Petition #2011-029)**  
**Community Meeting - Westminster Presbyterian Church**  
**April 18, 2011**

**AGENDA**

- Welcome/Appreciation
- Overview/Background of Project
- Community Outreach to Date
- Existing Conditions & Uses- B-1 Zoning District
- Site Design & Architectural Features
- Improvements to Huntley Place/Bolling Road Edge & Green Space Improvements
- Truck Traffic Improvements
- Providence Road Improvements
- Huntley Place Improvements
- Pedestrian & Traffic Safety Considerations
- Overall Summary
- **Questions & Answers**



Harris Teeter/Providence & Queens

Rezoning Petition No. 2011-029

Community Meeting Sign In Sheet

Monday, April 18, 2011

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
57	David L. Mueller	1194 Hartley Pl	704 940-6880	Mueller.sandra@comcast.com
58	LANDON WATT	250 HEMPSTEAD PL	704-343-4306	Com.
59	Zion Rohrer	222 Kuntz Pl	704-395-0892	
60	JIM JOHNSON	254 Hartley Pl	704-334-9828	
61	SANDRA BROWNING	138-1 CHEROKEE RD	704-377-5800	
62	Cathy Dawson	821 Howard	704 373 1923	
63	Joe & Betty Millsaps	#327 1323 Queens Rd.	704-374-1912	
64	William and Janie Nicks	209 Cottage Place	704-377-5894	
65	Ron & Natalie Zurinskas	6026 Cherokee Rd	704-372-1544	
66	Campbell Tucker	1329 B. 17 more		
67	Pat Pollard	1234 Bulmar Dr	" 377-1396	
68	Julie Babb	149 Middleton Dr	376-8833	jabb2@carolina.rr.com
69	Wesley Connette	145 Dunthley Pl	458-5211	
70				



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113	GRACE GRASTY	424 HEMPSTEAD PL	704 371 1596	grastygroup@aol.com
114	Jim Carson	806 Cherokee	371 4155	Private Do Not Know
115	JOHN JOHNSTON	209 ALTON AVE	704 377-2127	
116	June Rhyme	540 Hempstead Pl	704 376 9992	junerhyme@yahoo.com
117	FRANK WHITNEY	1308 BILTMORE DR	704-358-1044	fw1959@hotmail.com
118	MORGAN SPEIK	143 PERLIN PLACE	704-335-6393	mspeik@gmail.com
119	Dotty Candler	956 Cherokee Rd		
120	Jennings Snider	1323 Queens Road	704 907 2314	jsnider@firstlandmark.com
121	Lee Thomas	2222 Crescent Ave	704 377 6372	leethomas@gmail.com
122	<del>John Ruelph</del>	<del>172 Huntley Pl</del>	<del>704 358-9262</del>	<del>gig_rarrise@att.net</del>
123	John Ruelph	172 Huntley Pl	704-377-5757	rugolf@aoc.com
124	Catherine Bill Browning	232 Cottage Pl	704/372-7419	cathbrowning@carolina.rr.com
125	June Lockwood	610 Museum Dr	704/376-6978	jlockwood@providence.rr.com
126				

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15	m/m STRAWN CATHERINE	232 CHEROKEE RD	372-9816	
16	Jim & Linda Wallace	423 Cherokee Pl.	332-5411	Jgwale@aol.com
17	Walter Bridgeman	256 Hempstead Pl.	344-9494	
18	Deb & George Hanna	244 Hempstead Pl.	377-0618	debhanna@carolina.rr.com
19	Elizabeth Pitts	429 Eastover Rd	333-0407	itsthepink@caroline.rr.com
20	TOM LITTLE	725 HUNTERDALE PL.	372-1135	twl41@aol.com
21	Craig Sheridan	140 Huntley Pl.	364-1991	CSheridan@aol.com
22	Danna Bidene	2500 Montross Ct	332-3232	
23	Michael	↓	↓	
24	Jenny Merlo	201 Hempstead Pl.	704-333-9003	
25	Ernie Templeton	600 Colwell	704-375-0589	
26	David Erdman	251 Huntley	704-333-7800	
27				
28				

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1	Charles O. Hirscha	205 Perrin Place	704-334-1952	cohirsch@msh.com
2	Ed Locke	156 Perrin Place	704-342-9474	ee Locke@aol.com
3	JOE H. CAMP	718 HUNGERFORD PL	704-375-7631	JOECAMP@CAROLINA.RR.COM
4	Robert Howard	1340 Biltmore Dr.	704-333-6317	—
5	Michael Richey	—	—	—
6	Rodney E. Pitts	429 Eastover Rd.	704/354-4510	southern rodneyp@elevators.com
7	ANNY LOVETT	1324 Biltmore Dr	704.334.2888	
8	HENRY GOODMAN	1121 SCOTLAND AVE.	704-334-6868	henrygoodman@earthlink.net
9	GEORGE CAMPBELL	131 ALTONDALE AVE.	704-332-4454	JG
10	STEVE GARRETT	677 LEWELYN PL	704-335-8932	SDGARRETT@CAROLINA.RR.COM
11	Johnny Bell	201 Cherokee Rd	704 333 0028	Johnny-Bell@aol.com
12	John & Angelina Korinis	143 S. Laurel Ave	(704) 372-2224	ajkorini@bellsouth.net
13	KATY HOWE	512 MUSEUM	704.377.8825	khowe@cardina.rr.com
14	Wm T. Tyler	1605 Biltmore		wttyl@springco.com

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29	Susie Spauld	1163 Perrin Rd	275-4346	spauldard77@carolina.rr.com
30	JOAN ROBERT ZIMMERMAN	1134 SCOTLAND AVE		jhzimmerman@carolina.rr.com
31	Paige James	762 Museum Dr	332-3781	paigexjames@gmail.com
32	Shirley & Dick Holzworth	924 Chambers Rd	347-2444	
33	John & Chris Kirkland	707 Cherokee Rd		
34	Betsy Keiger	2637 Hampton Ave	372-2246	B5Keiger7@aol.com
35	Ann Lockhart	150 Perrin Pl	333-2288	annlockhart@carolina.rr.com
36	RUTH CHRISTIANMAN	400 Eastview Rd	342-4545	rkgrammond@carolina.rr.com
37	JOHN XONG	227 Colville Rd	372-2425	
38	Mayree Kay Miller	138-9 Cherokee Rd	376-6677	Mayreekay@BMail.Com
39	Mary Susan Campbell	1428 Scotland		
40	Diana Callaway	414 Gayview		
41	Margaret Dean	Colville		
42				

Harris Teeter/Providence & Queens

Rezoning Petition No. 2011-029  
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
85	Martha Buckner	134 Fern Pl	704.375.1983	Msbuckner@carolina.rr.com
86	Barbara M. Zund	134 Mulliken Dr.	704.375.1052	
87	Tommy Anthony	133 Middleton Dr	704.560.1469	Tommy.Anthony@EX.com
88	Ralph Kunsies	153 Huntley Place		
89	Jane M. Goll	1241 Scotland Ave	704.376.1019	Sprat@Carolina.rr.com
90	Jamie + Tom Cottingham	836 Colville Rd	704.377-6380	Cottingham@carolina.rr.com
91	Judy + Ned Martin	224 Perrin Place	704-333-8404	
92	Lamar Spratt	1042 Quary Rd. W.	704.384.0012	
93	Don Clene Wall	2038 Queens Rd. E	704.335.0606	
94	Billy Mull	1323 Queens Rd. E	704.214.7809	mull.ashley@gmail.com
95	<del>Shirley Hampton</del>	<del>9234 N. Ardwick Rd</del>	<del>704.872.9217</del>	<del>carthampton@carolina.rr.com</del>
96	John Campbell	1428 Scotland		
97	John Campbell	214 Homestead Pl		
98	Ned Curran	1418 Dilhorne Dr.		

# COMMUNITY MEETING ON HARRIS TEETER REDEVELOPMENT

April 18, 2011, Westminster Presbyterian Church

## Rezoning/Project Summary Information

### **A. Rezoning/Project Overview/Benefits**

- Existing Shopping Center is zoned B-1 for range of business uses.
- Proposed to replace existing Harris Teeter (built in 1938) & existing old hardware building (built in 1940s) with new Harris Teeter at corner of Providence and Huntley Place. Design aspects call for MUDD-O zoning (conditional zoning district).
- Small shops portion to remain essentially as is; total square footage only increasing by  $\pm 9,600$  sf.
- Harris Teeter store will have total of  $\pm 42,200$  sf with  $\pm 12,000$  upstairs in mezzanine (with elevator access and stairs).
- Ground floor footprint of new store at  $\pm 30,200$  sf is comparable to combined footprint of existing store & old hardware building;  $\pm 45\%$  smaller than Cotswold store footprint.
- Harris Teeter seeks to enhance quality of store, Shopping Center and shopping experience, with signature architecture replacing out of date buildings and reducing uncertainty of future uses at corner.
- Improved parking circulation & “walkability” within Center and along Providence Rd by replacing unsafe spaces along Providence with 8 foot planting strip and 6 foot sidewalk, improved parking field, cross-walks and specialty pavers.
- Enhanced quality of shopping experience and efficiency of the Harris Teeter store.
- Dramatically improved view from Bolling Rd & Huntley Place with increased screening.
- Preservation/enhancement of green space area as amenity for neighborhood with no driveways from green space area onto Bolling Road.
- Significant improvement in approach to trucks/service area with Harris Teeter to monitor trucks to ensure exiting by Providence Rd by way of right turns out of Center.
- Willingness to fund enhanced speed humps on Huntley Place and support other traffic calming efforts.

### **B. Outreach/Activity with Stakeholders (Nearby residents, Eastover Assn Leadership, Myers Park Assn Leadership, City Planning/CDOT, NCDOT, Church Leadership.**

- Early meetings with small group of Huntley/Bolling residents given proximity to Center.
- Several meetings with all Huntley Place and Bolling Road residents.
- Follow up meetings (e.g. one on one, small groups) with Huntley & Bolling residents.
- Meetings with leadership of the Eastover Neighborhood Association.
- Meeting with leadership of the Myers Park Neighborhood Association.



- Numerous discussions with Planning Staff both prior to and after rezoning filing (Planning Staff supports the rezoning and redevelopment).
- Numerous discussions with CDOT & NCDOT on improved traffic/pedestrian safety with proposed improvements (CDOT/NCDOT support rezoning/redevelopment).
- Meetings with leadership of Myers Park Methodist & Myers Park Presbyterian Churches.
- Meeting with leadership of Common Market on timing of project & numerous other meetings/discussions with interested residents and stakeholders.

**C. Sample of Enhancements/Commitments Resulting from Input**

- Improvements/refinements to green space parcel per input, such as enhanced screening & landscaping along Bolling, addition of crytomerias, greater wall and planting detail, defined cross-walk across Bolling at Huntley intersection & improved site distance, etc.
- Follow up discussions/examinations by certified arborist to better assess trees with the green space area and approach to tree preservation and maintenance.
- Confirmation/refinements of Providence/Queens intersection such as new planting strip & sidewalk area to create slower turning radius for cars turning right & greater pedestrian safety.
- Improved visibility at Huntley/Providence intersection by moving building back 5- 7 feet, creating new planting strip area & moving stop bar for Providence right turn lane closer to intersection.
- Improvements/refinements to Huntley Place “cross-section” including wider right turn radius from Providence (reducing truck turns beyond designated lane), widening cross-section for 2 parallel parking spaces (eliminating 3 others to preserve large tree), starting the 2 parallel spaces 100 feet from intersection (not 60 feet), relocation of P.O. mailbox to area between new parallel spaces and entrance driveway.
- Improvements/refinements to Huntley Place entrance driveway with improved turning radius for right turns and widening of driveway, among other features.