

COMMUNITY MEETING REPORT

Petitioner: Harris Teeter, Inc.

Rezoning Petition No.: 2011-046

Property: Approximately 3.20 acres, located at the intersection of Central Avenue and The Plaza, 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 outreach to nearby neighborhood associations, and other stakeholders beginning over four (4) months ago in April of 2011. A list of these meetings is as follows:

- Meeting on April 6th with the president and vice president of Plaza Midwood Neighborhood Associations, to get early input;
- Meeting on April 11th with representatives of the Plaza Midwood Merchants Association, to obtain further early input;
- Meeting on April 14th with the president of the Commonwealth Neighborhood Association, to share early plans and obtain input;
- Attended Commonwealth Morningside Neighborhood Meeting on April 25th to present proposed plans and gather input;
- Attended Meeting of Plaza Midwood Merchants Association on April 26th to present plans and obtain input;
- Meeting with Plaza Midwood Neighborhood Association board on April 26th to gather input on proposed plans;
- Participated in the Midwood Maynia festival sponsored by the Plaza Midwood Neighborhood on May 7th, attended festival to provide information and answer questions about new Harris Teeter store;
- Participated in the Country Club Heights Block Party on June 5th, attended the block party to answer questions about new Harris Teeter store;
- Meeting for required community meeting on June 28th, which included notices to property owners and neighborhood associations on the City list to review plans.

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 June 17th 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 Tuesday, June 28th, 2011 at 7:00 p.m. at Green Memorial Baptist Church, 1324 The Plaza, Charlotte, North Carolina 28205.

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 the other meetings as outlined above. At the required community meeting, the Petitioner's representatives were Richard Bartlett of BHM Architects PA, Dez MacSorley of Design Resource Group PA, and Keith MacVean and Jeff Brown of King & Spalding.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

Keith MacVean opened the meeting and thanked everyone for attending. He then outlined the rezoning schedule for the site and also gave a brief description of prior meetings and events where the proposed plans had been presented.

Richard Bartlett the architect for the project then provided a brief history of commercial development that had occurred on Central Avenue. He then provided a description of how the proposed Art Deco architectural style for the proposed store was developed. Mr. Bartlett gave examples of the various architectural styles found in the neighborhood today including the Art Deco style that is proposed for this new building. Mr. Bartlett then reviewed the proposed building elevations pointing out the Art Deco building elements and details.

Ms. Dez MacSorley then provided an overview of the proposed site plan. Ms. MacSorley described how the proposed building would be oriented toward the intersection of Central Avenue and The Plaza with the parking for the building located between the building and Nandina Street. Ms. MacSorley also reviewed other site elements of the proposed plans. She mentioned that the building has been designed to include two access points into the building, one located at the corner of Central Avenue and The Plaza and the other located on the portion of the building that faces the proposed parking area. A description of the proposed green roof that would be planted with sedums was provided. Also described was the second floor dining and seating area located at the corner of the building facing the intersection of The Plaza and Central. This upper level seating area is expected to have views of the green roof as well as views of down town.

The proposed streetscape improvements were then described. Along Central Avenue a 16 foot concrete paver sidewalk with street trees and parallel parking will be provided; along The Plaza a ten foot planting strip with street trees and a ten foot sidewalk as well as parallel parking spaces will be provided; and along Nandina and McClintock eight foot planting strips with street trees and eight foot sidewalks will be provided.

The location and the design of the proposed bicycle racks was described. The proposed bicycle racks are expected to be designed by a local artist and located at the two entrances into the building.

The attendees were invited to ask questions. One of the attendees wanted to know if it was possible to design the building to be LEED certified? The building is being designed with many energy efficient elements including enclosed coolers, but would not be LEED certified. Harris Teeter has found that the additional benefits to obtain a full LEED certified building is not currently justify by the cost. However, many of the cost effective building practices that are

encouraged by LEED are implemented by Harris Teeter. It was also mentioned that enclosing the coolers was the number one way to save energy.

A question about the location of the store check out counters was asked. The final design of the check out counters has not been determined but a check out counter would be located at both entrances. A question was asked about how the windows that faced the abutting streets would be designed. The windows would be designed to allow as much visibility into the store as possible but some of the windows will have selves and our posters in front of them among other features.

A question was asked about the size of the clearstory windows and would the light from the windows reach the first floor. The clearstory windows are expected to be 15 feet tall which will allow the light to reach the first floor.

One of the attendees commented that they liked how the building mass, especially along Central Avenue, had been broken up. An other attendee commented that they like the current diversity of the employees at the store and hoped that could be maintained when the new store was opened.

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

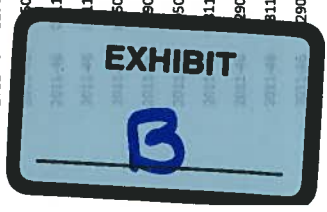
As indicated there were several meetings that resulted in numerous modifications to the rezoning plan. Some of these modifications included a redesign of the corner of the building that faces The Plaza and Central Avenue, the inclusion of a Art Deco marquee, the commitment to provide bike racks that are designed by a local artist and the addition of a speed table to driveway from Central Avenue.

Sincerely,

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

cc: Patsy Kinsey, City Council Member District One
Members of Charlotte City Council
Ms. Laura Harmon, Planning Commission
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
Mr. Rick Grochoske, City of Charlotte Department of Transportation
Mr. Al Lentz, Harris Teeter, Inc.
Mr. Rod Antolock, Harris Teeter, Inc.

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2011-46	Agent	King & Spalding		Atrn- K. MacVean		100 N. Tryon St., Ste. 3900		Charlotte	NC	28202
2011-46	12901715	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2011-46	12901233	ADEN	JEFFRY S			2116 MCCLINTOCK RD UNIT 213		CHARLOTTE	NC	28205
2011-46	12901235	AGAJANIAN	JACOB			215 OVERHILL DR #100		MOORESVILLE	NC	28117
2011-46	12901213	AUSTIN EQUITY LLC				PO BOX 415		PINEVILLE	NC	28134
2011-46	12901714	BARKLEY	KENNEDY E	PAMELA B	BARKLEY	1339 SAINT JULIAN ST		CHARLOTTE	NC	28205-5119
2011-46	08117344	BARRIER	RAY D			1611 CENTRAL AVE UNIT 407		CHARLOTTE	NC	28205
2011-46	08117626	BARWICK & ASSOCIATES LLC				704 E BLVD #100		CHARLOTTE	NC	28203
2011-46	12901234	BISHA	TRACY L			2116 MCCLINTOCK RD #214		CHARLOTTE	NC	28205
2011-46	08117625	C & M PROPERTIES OF CHARLOTTE	LLC			PO BOX 1624		MATTHEWS	NC	28106
2011-46	12901226	CARABALLO	WENDI L			2116 MCCLINTOCK ROAD #124		CHARLOTTE	NC	28205
2011-46	08117331	CENTRAL 22 LLC				PO BOX 30816		CHARLOTTE	NC	28230
2011-46	09507803	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28202
2011-46	12901239	CLARK	COLIN G			2116 MCCLINTOCK RD #231		CHARLOTTE	NC	28205
2011-46	12901236	CLEVENGER	R BRENT III			2116 MCCLINTOCK RD UNIT 222		CHARLOTTE	NC	28205
2011-46	12901205	COMMONWEALTH AVENUE LLC				PO. BOX 5510		CHARLOTTE	NC	28299-5510
2011-46	12901240	CORBIN	MATTHEW T	LYNN M	CORBIN	2116 MCCLINTOCK RD #232		CHARLOTTE	NC	28205
2011-46	12901221	COX	KAREN L			2116 MCCLINTOCK RD		CHARLOTTE	NC	28205
2011-46	12901203	CROWN BUILDERS SIDING &	WINDOWS INC			PO BOX 9307		CHARLOTTE	NC	28299
2011-46	08117304	CURETON	LELA M			1320 THOMAS AVE		CHARLOTTE	NC	28205
2011-46	12901705	CURRY FAMILY PARTNERSHIP LLC				1001 BERKELEY AV		CHARLOTTE	NC	28203
2011-46	08117330	DETRICH	STEPHANIE A			1611 CENTRAL AVE #302		CHARLOTTE	NC	28205
2011-46	08117320	DEW	SHANNON R			1611 CENTRAL AVE #201		CHARLOTTE	NC	28205
2011-46	12901223	DODEL	ALEJANDRO	ANNA CATHERINE	DODEL	2116 MCCLINTOCK RD UNIT 121		CHARLOTTE	NC	28205
2011-46	08117316	DOH INC				1319 THE PLZ		CHARLOTTE	NC	28205-3427
2011-46	12901232	DREYER	JULIANNE J			2116 MCCLINTOCK RD #212		CHARLOTTE	NC	28205
2011-46	08117638	DRUM	EZRA B	JESSIE	DRUM	3985 NC HWY 16 SOUTH		MAIDEN	NC	28650
2011-46	08117317	DWELLE	JOHN MYERS JR			2126 CONISTON PL		CHARLOTTE	NC	28207
2011-46	08117341	FANNIE MAE				PO BOX 650043		DALLAS	TX	75265-0043
2011-46	08117339	FARRIS	RAY SIMPSON III	BLAIR	FARRIS	1919 KENSAL CT		CHARLOTTE	NC	28211
2011-46	08117333	FEDERAL HOME LOAN MORTGAGE COR				8250 JONES BRANCH DR		MCLEAN	VA	22102
2011-46	08117632	FIRST UNION NATIONAL BANK	OF NC			PO BOX 36246		CHARLOTTE	NC	28236
2011-46	08117322	FLEMAN	BRADLEY	CHRISTOPHER	C/O WACHOVIA BANK	2910 SELWYN AVE SUITE 247		CHARLOTTE	NC	28209-1762
2011-46	12901702	FLOYD	CARL FREDERICK			1320 NANDINA ST		CHARLOTTE	NC	28205-5118
2011-46	08117324	FORD	SHARON	MARTINE E	WURST	2310 CLUB RD		CHARLOTTE	NC	28205
2011-46	12901220	FOSTER	LEROY L			2116 MCCLINTOCK RD #112		CHARLOTTE	NC	28205-5114
2011-46	12901228	GANT	TYLER J			2116 MCCLINTOCK RD #132		CHARLOTTE	NC	28205
2011-46	12901703	GARAGE DOOR DOCTOR LLC				1316 NANDINA ST		CHARLOTTE	NC	28205
2011-46	12901224	GRANGER	JODI C			2116 MCCLINTOCK RD UNIT 122		CHARLOTTE	NC	28205-3428
2011-46	507801	GREEN MEMORIAL BAPTIST CHURCH				1324 THE PLAZA		CHARLOTTE	NC	28205
2011-46	17336	GREER	CATHERINE G			1611 CENTRAL AVE UNIT 308		CHARLOTTE	NC	28205
2011-46	17628	GUTHEIM	HENRIETTA			9037 J M KEYNES DR #29		CHARLOTTE	NC	28262
2011-46	507705	HAMILTON	ASSOCIATES LLC			1901 CENTRAL AV		CHARLOTTE	NC	28205
2011-46	501209	HARP	PATRICK IVAN			2137 COMMONWEALTH AVE		CHARLOTTE	NC	28205-5125
2011-46	507802	HATCHER	JOHN COLE	HARP		7525 VALLEYBROOK RD		CHARLOTTE	NC	28270-6550
2011-46	1117307	HEATH LAND COMPANY LLC				2755 ROLLING HILLS DR		MONROE	NC	28110
2011-46	2901101	HTP PLAZA LLC				701 CRESTDALE RD		MATTHEWS	NC	28105
2011-46	8117326	IRVINE	KENZIE E			1611 CENTRAL AVE		CHARLOTTE	NC	28205
2011-46	2901206	J E H & ASSOCIATES INC				PO BOX 470086		CHARLOTTE	NC	28247



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2011-46	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
2011-46	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte	NC	28205
2011-46	Diane	English	Belmont Neighborhood Strategy Force	1401 Kennon Street	Charlotte	NC	28205
2011-46	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
2011-46	Lincoln	Baxter	Chantilly NA	Post Office Box 9514	Charlotte	NC	28299
2011-46	Bernice	Washington	Christmas Everyday Outreach	1728 Hawthorn Lane	Charlotte	NC	28205
2011-46	Shane	Johnson	Commonwealth and Morningside NA	1308 Morninside Drive	Charlotte	NC	28205
2011-46	Cheryl	Miller	Commonwealth Morningside NA	1318 Saint Julien Street	Charlotte	NC	28205
2011-46	Leslie	Dwyer	Dwyer Solutions	2528 Laburnum Avenue	Charlotte	NC	28205
2011-46	Melanie	Sizemore	Elizabeth Comm. Assoc.	2309 Vail Avenue	Charlotte	NC	28207
2011-46	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC	28204
2011-46	Babak	Emadi	Elizabeth Comm. Assoc.	725 Clement Avenue	Charlotte	NC	28204
2011-46	Matt	Nurkin	Elizabeth Comm. Assoc.	2114 Greenway Avenue	Charlotte	NC	28204
2011-46	Monte	Ritchey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte	NC	28204
2011-46	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC	28299
2011-46	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC	28205
2011-46	Lesa	Kastanas	Plaza Midwood	9101 Covey Hollow Court	Charlotte	NC	28210
2011-46	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC	28205
2011-46	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2011-46	Tom	Eagan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2011-46	Annette	Gee	Shadowood Appartments	1719 Eastcrest Drive	Charlotte	NC	28205
2011-46	Michael	Gella	Villa Heights NA	1613 Grace Street	Charlotte	NC	28208

NOTICE TO INTERESTED PARTIES OF REZONING PETITION

Subject: Rezoning Petition No. 2011-046

Petitioner: Harris Teeter, Inc.

Property: ± 3.2 acres located on the south side of Central Avenue and bounded by The Plaza, McClintock Road and Nandina Street.

Existing Zoning: B-2 PED

Rezoning Requested: B-2 PED-O

Date and Time of Community Meeting: June 28th, 2011 at 7:00 p.m.

Location of Community Meeting: 1324 The Plaza
Green Memorial Baptist Church
Charlotte, NC 28205
Phone Number 704-332-3191

Date of Notice: June 17th, 2011

We are assisting Harris Teeter, Inc. (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for ±3.2 acres at the intersection of Central Avenue and The Plaza (the site of the current Harris Teeter store). We take this opportunity to furnish you with basic information concerning the rezoning and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This rezoning Petition will allow Harris Teeter to redevelop the 3.2 acres located at the intersection of The Plaza and Central Avenue with a new Harris Teeter grocery store. The new store will be oriented toward the intersection of The Plaza and Central Avenue with parking located behind the building. An entrance to the store from Central Avenue at its intersection with The Plaza will be provided. The building has been designed with a two story element facing the intersection which will include an indoor and outdoor seating area on the second floor; this seating area will be available to customers to enjoy. A portion of the roof of the building will be designed with a "green roof" which will be visible from the second floor seating area. The building architectural style proposed for this store is an Art Deco style inspired by the Art Deco buildings constructed along Central Ave.

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 June 28, 2011 at 7:00 pm. at Green Memorial Baptist Church in Charlotte.**

Representatives of Harris Teeter look forward to discussing this rezoning proposal with you at the 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) or Jeff Brown (704-503-2564) who are assisting Harris Teeter on the rezoning.

King & Spalding, L.L.P.

cc: Mayor Anthony Foxx, Members of Charlotte City Council
Patsy Kinsey, City Council District 1
Al Lentz, Harris Teeter, Inc.
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Sonja Sanders, Charlotte-Mecklenburg Planning Commission
Rick Grochoske, CDOT

Harris Teeter, Inc.

Rezoning Petition No. 2011-046
Community Meeting Sign In Sheet
Wednesday, June 28, 2011
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	Peter Tant	1517 E. 8th St	704 372 4147	Petant@carolina.ri.com
16	Andria Krewson	2132 Arnold Dr.	704.451.7870	akrewson45c@mac.com
17	Nancy Krewson	"Merry Oaks	704-451-1540	NKrewson@earthlink.net
18	LINCOLN BAXTER	2524 KINGSBURY DR	704-831-0838	lab@lincolnbaxter.com
19				
20				
21				
22				
23				
24				
25				
26				



Harris Teeter, Inc.

Rezoning Petition No. 2011-046
Community Meeting Sign In Sheet
Wednesday, June 28, 2011
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Matthew Earles	1324 The Plaza	704 332-3191	earles1324@gmail.com
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				