

COMMUNITY MEETING REPORT **Petitioner:**

**NCDG, LLC**

Rezoning Petition No. 2013-17

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 (11/). A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on November 14, 2013 at 7pm at Mulberry Baptist Church located at 6450 Tuckaseegee Road, Charlotte NC 28214.

**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 was represented at the Community Meeting by Brian Hines and Jeff Watson.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Example of minutes: The Petitioner's agent, Brian Hines, welcomed the attendees and introduced the Petitioner's team. Brian Hines indicated that the Petitioner proposed to rezone an approximately 5.5 acres site (the "Dollar General Site") 2450 Little Rock Road, from the (R-3) to (B-1 CD). Brian 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.

Brian Hines provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Brian Hines showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

Detailed Questions and Answers (Q&A) are attached hereto.

Respectfully submitted, this 23rd day of (November, 2013).

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Questions and Answers from Community Meeting on November 14, 2013 at 7pm  
Rezoning: 2013-17

Q: Where is the front entrance?

A: The entrance is a corner entry, facing the driveway entrance, which also helps with those that are walking via the sidewalk

Q: What are you going to do with the rest of the property?

A: We do not have any plans. We would love to work with the community on their needs and wants.

Q: Why did the shopping center close up the street (i.e. Winn Dixie)?

A: To the best of our knowledge, it's a result of retail traffic patterns. You have you 2 Food Lions in either direction (Moore's Chapel and Little Rock) that catches all traffic exiting the interstate first. Further, markets shift and change just like what has happened at Freedom Mall and also the redevelopment along Wilkinson near Ashley.

Q: What do you see the old Winn Dixie being used for?

A: It depends on zoning, but it would be a better multi-family development than a retail establishment.

Q: What is the architectural going to look like?

A: It will be similar to the pictures provided (of a previously developed Dollar General in Denver, NC) except it will have a corner entry.

Q: Why another dollar store?

A: Dollar General and us feel there is a need, we provide a better product than Family Dollar, and tend to take better care of stocking our shelves and keeping the interior and exterior more clean. Petitioner asked would you shop here? Answer from one attendant was no; otherwise didn't respond.

Q: Will Dollar General close down the Moore's Chapel location?

A: We are not privileged with that information and they did extend their lease to our knowledge a few years ago.

Q: Can you assist in getting Dollar General to clean up the Moore's Chapel store?

A: That is probably a landlord problem and Dollar General can only do so much. It's the landlord to pickup the trash in the parking lot, etc., not the tenant. Given we will be the landlord, we want to make sure the properties are taken well cared for, so we will definitely let Dollar General know if there is something wrong with

Q: Why can't we (Little Rock Road) get a nice sit down restaurant or better retailers?

A: Please explain further.

Q: Why can't we get a better restaurant like Panera or retailer like Harris Teeter?

A: We feel it's important to spend dollars local, not drive 20 minutes to Northlake Mall or downtown Charlotte because then it takes sales dollars from the area and most retailers look at what other retailers are doing to determine if they want to put a store in the immediate location. Further, we feel if the area wants to change, a lot of starts with design and architectural. We are sliding the building up on the street, the first in the corridor, with an all brick building and sidewalks.

Q: Why does Dollar General permit garbage cans from being outside the store for customers use?

A: We do not know if they don't allow them or not. We will ask Dollar General corporate what their policy is on garbage cans.

