

COMMUNITY MEETING REPORT

Petitioner: Prime Business, LLC

Rezoning Petition No. 2015-043

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:

David W. Murray, 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 March 6, 2015. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, March 19, 2015, at 6:00 p.m. at Hickory Grove Baptist Church at 2350 Odell School Road, Charlotte, NC 28262, which is approximately one (1) mile from the property subject to rezoning.

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 David W. Murray (agent and attorney for Prime Business, LLC) and Shailesh Panara (manager/member of Prime Business, LLC).

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Murray and Mr. Panara ("Petitioners") were met by Pam Galagan who is the facilities director at Hickory Grove Baptist Church (North Campus). Ultimately, Ms. Galagan was the only attendee at the community meeting.

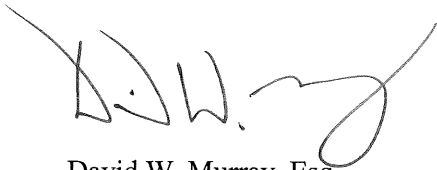
The Petitioners met with Ms. Galagan from 6:00 p.m. until approximately 7:15 p.m. to discuss the proposed rezoning and show her the revised rezoning plan and colored elevations of the proposed buildings to be constructed on the property. The Petitioners indicated that they proposed to rezone an approximately 4.98 acre site (the "Site") at the intersection of Mallard Creek Road and Carolina Lilly Lane from R-3 to NS. The Petitioners 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. The Petitioners informed Ms. Galagan that the site would be for a small neighborhood center with a convenience store gas station. The Petitioners also pointed out the areas on the plan where sidewalks would be installed, the road access points, and the road connection between this proposed center and the new King's Grant apartments which are currently being built on the adjacent property.

Mr. Panara provided background information about his experience and typical operation of convenience store gas station facilities operated by Prime Business, LLC. Ms. Galagan was familiar with one or two other locations that the Petitioner operated in Cabarrus County. Mr. Panara also discussed the design of the proposed convenience store gas station and noted that the site may have one restaurant with a drive-

thru. Mr. Murray reviewed the site plan and pointed out various commitments made by the Petitioner in the notes to the plan.

The Petitioners asked Ms. Galagan if she or any of the church members she had talked to prior to the meeting had any questions or concerns about the rezoning petition. Ms. Galagan did not have any concerns about the rezoning and but did ask if the Petitioner's plan was being developed as part of the King's Grant apartments. The Petitioners informed her that it is not. Ms. Galagan noted that it would be nice to have a convenience store gas station in the area around the church since there currently are not any.

Submitted, this 30th day of March, 2015.

A handwritten signature in black ink, appearing to read 'D.W. Murray', with a large, sweeping flourish extending to the right.

David W. Murray, Esq.
The Odom Firm, PLLC

Hon. Claire G. Fallon
NorthEast Coalition of Neighborhoods
8879 Legacy Lake Lane
Charlotte, NC 28269

Guy Eberhart
Dominion Village HOA
10025 Dominion Village Drive
Charlotte, NC 28269

Hon. Gregory Phipps
Charlotte City Council Office
600 East 4th Street
Charlotte, NC 28202

David W. Murray
The Odom Firm, PLLC
1109 Greenwood Cliff
Charlotte, NC 28270

Shailesh Panara
Prime Business, LLC
1534 Copperplate Road
Charlotte, NC 28262

CDS Family Limited Partnership
14424 Mallard Creek Road
Charlotte, NC 28262

Frank & Joan Helms
515 Farragut Commons Drive
Knoxville, TN 37834

The Holland Living Trust
c/o Hoyle N. Holland
1435 Ridge Rd.
Charlotte, NC 28262

King's Grant Apartments, LLC
c/o Brantley White
1400 W. Northwood St.
Greensboro, NC 27408

James Cecil Massey, Jr.
M. Elizabeth Craig Massey
13601 Mallard Creek Rd.
Charlotte, NC 28262

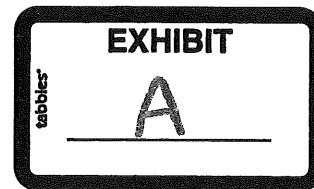
Odell School Highway Investment
Traders, LLC c/o Buddy Baker
200 McKinney Ave., Suite 1000
Dallas, TX 75201

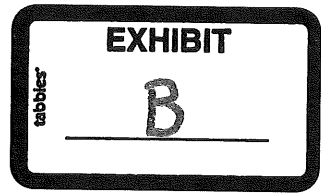
Palisades Properties, Inc.
c/o Providence Land Advisors, LLC
7301 Carmel Executive Park, Suite 222
Charlotte, NC 28226

Terry C. Phillips
Deborah F. Phillips
13401 Hiwassee Rd.
Huntersville, NC 28078

WMCI Charlotte VI, LLC
c/o Weinstein Properties
3951-A Stillman Parkway
Glen Allen, VA 23060

Walter Fields, III
Walter Fields Group, Inc.
1919 South Blvd., Suite 101
Charlotte, NC 28203





NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2015-043 filed by Prime Business, LLC, to rezone approximately 4.98 acres located on the south side of Mallard Creek Road between Kings Grant Drive and Carolina Lily Lane to allow the development of a small center to accommodate neighborhood services and retail uses.

Date and Time of Meeting: Thursday, March 19, 2015, at 6:00 pm

Place of Meeting: Hickory Grove Baptist Church (North Campus)
2350 Odell School Road, Charlotte, NC 28262
Room 219

Petitioner: Prime Business, LLC

Petition No.: 2015-043

We are assisting Prime Business, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 4.98 acre site (the "Site") located on the south side of Mallard Creek Road between Kings Grant Drive and Carolina Lily Lane from the R-3 zoning district to NS zoning district. The purpose of the rezoning is to permit the development of a small center to accommodate neighborhood services and retail uses.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, March 19, 2015 at 6:00 pm at the Hickory Grove Baptist Church (North Campus) located at 2350 Odell School Road, Charlotte, NC 28262. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call David W. Murray, attorney at The Odom Firm, PLLC, at 704-377-7333.

Council District: Outside City Limits

Date Mailed: March 6, 2015

