

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-118

Cotswold Partners, LLC/Stiles Corporation

Petitioner: Cotswold Partners, LLC

Rezoning

Petition No.: 2014-118

Property: 2.21 acres located at 4425 Randolph Road on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on November 18, 2014; 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** by depositing the Community Meeting Notice in the U.S. mail on October 28, 2014. A copy of the written notice is attached as **Exhibit B**. It is also noted that the Petitioner and its representatives met in advance of the Community meeting and after the meeting with other stakeholders including residents of the "Wicks", representatives of the Cotswold Elementary School PTA, and owners of numerous businesses and properties near the Site.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on November 18, 2014 at 7:00 PM, at Providence Baptist Church, 4921 Randolph Road, Fellowship Hall, Charlotte, North Carolina 28211.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were Scott MacLaren and Beth Middleton with Stiles Corporation, an affiliate of Cotswold Partners LLC, and Bob Burkett with Publix. Also in attendance assisting the Petitioner were Kevin Ammons with ColeJenest & Stone; Randy Goddard with Design Resource Group; and Jeff Brown and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction.

Scott MacLaren opened the meeting and thanked the attendees for coming out to discuss the rezoning request. He indicated that the process of meeting with neighborhood groups was already underway and a number of items of interest had already been discussed. Mr. MacLaren then provided background information on Stiles Corporation, the developer of the Site. Stiles Corporation is a privately owned full service real estate company that has been developing and managing real estate for 63 years. The company is based in Florida with offices in Tennessee and Charlotte. Stiles has worked with Publix on many of its developments throughout the southeast and considers Publix more of a

partner in its developments than a tenant. In fact Stiles has worked on several Publix projects in the Charlotte area.

Mr. MacLaren then introduced the development team to the attendees including Bob Burkett with Publix.

Overview of Development Plan.

Mr. MacLaren stated that an exciting development vision for a unique grocery store is planned for the Site. Publix, the proposed grocery store, has studied the area, the surrounding uses, roadways and the demographics and feels this is an excellent a location for a more urban designed store.

He then explained that the proposed grocery store would be located above two levels of parking; one level of parking would be located underground and the second level would be located at street grade. Customer access to the store would be provided from the parking areas via four large elevators capable of accommodating multiple customers and their shopping carts. Access to the store would also be available from Randolph Road via a set of grand stairs.

Vehicular access to the Site will be from Randolph Road via a new private street and a driveway. The private street would run through the Site and would link Randolph Road to Colwick where the private street would also provide access to the Site. There would also be a second driveway from Colwick that will provide access to the Site's parking area.

The private street that runs through the Site was not part of the original plan for the Site but was a requested by CDOT. The proposed private street creates the opportunity for new link in the Cotswold area street network.

Mr. MacLaren then explained that as part of the redevelopment of the Site, new wide sidewalks would be provided along the Site's frontage on Randolph Road, Colwick and along the new private street. He also described that along Randolph Road in addition to the grand stairs that provide access to the grocery store a small retail space will be constructed.

Mr. MacLaren then introduced Beth Middleton to the group. Ms. Middleton reviewed the building elevations for the Site and explained that a number of options had been studied for the Site based on the review of the existing architectural themes in the area. Little Architecture is working for Stiles on the development of the proposed building elevations. The proposed building materials will be a combination stucco, EIFS, tile, glass and wood. Ms. Middleton also explained how the Randolph Road street frontage would be activated with changes in building materials, store fronts and access points to the proposed retail uses.

The presentation was then turned over to Jeff Brown, who provided the attendees information on the current zoning of the Site and the rezoning process. He explained that the Site is currently zoned B-1 (neighborhood business) which is a zoning district that allows the grocery store use. However, due to the required setbacks and other development standards of the B-1 zoning district, the proposed store cannot be developed on the Site; therefore, a rezoning request to change the zoning to a zoning category that could accommodate the proposed developed was filed. Mr. Brown noted that the Site's current business zoning would allow restaurants (including fast food with drive-thru facilities) and branch bank uses, among other business uses and that the existing office building is quite old.

Mr. Brown explained that as part of the rezoning process the Petitioner had met with the Planning Department as well as CDOT to review the rezoning request. He explained that the rezoning request

was consistent with the land use recommendation of the South District Plan, which is the adopted community plan for the Cotswold area. The South District Plan recommends retail uses for this Site.

Mr. Brown then provided additional information on the conditional rezoning process. He explained that the site plan and development standards that have been filed with the Petition will be binding on the property and become the standards under which the Site could be redeveloped. He indicated that as part of the rezoning process the Petitioner is required to hold a community, which is the reason for tonight's meeting. He also provided the audience the dates of the upcoming City Council and Zoning Committee meetings.

Transportation Aspects.

Mr. Brown then introduced Randy Goddard, traffic engineer/consultant with Design Resource Group. Mr. Goddard was hired to perform a traffic study for the proposed development. Mr. Goddard has worked with CDOT on a traffic study that looked at the roadways in the area and the existing traffic patterns. He then studied how the proposed development would utilize the existing roadways and what improvements should be made to accommodate Site traffic. The traffic study set forth certain recommendations on improvements to the area roadways, which were referenced.

Mr. Goddard explained that the traffic study had looked at the Site's access points as well as the surrounding intersections. He explained that the study had also looked at how the vehicular trips from and to the Site would be distributed on the area roadways.

Mr. Goddard also explained that the traffic study looked at the number of vehicular trips that could be generated from the existing office building located on the Site, as well as the number of trips that could be generated from the Site if it was developed with uses allowed under the current B-1 zoning. He indicated that when looking at the AM and PM hour trip generation from the existing office building, and comparing that to the proposed grocery store trip generation, the grocery store would generate less AM peak hour trips than the existing office building. He also mentioned that if the Site was developed with two fast food restaurants as allowed by the current zoning the number of trips in the PM Peak hour would be comparable to the number that the proposed redevelopment would be expected to generate.

Mr. Goddard provided the attendees an overview of the access points into the Site and the roadway improvements recommend by the traffic study. He indicated that the Site would have two (2) access points from Randolph Road; both these access points would be limited to right-in right-out movements. Medians would be constructed on Randolph Road to restrict these access points to right-in right-out driveways. He also indicated that the existing north and southbound left turn lanes at the signalized intersection of Randolph and Greenwich Road would be extended to create addition storage capacity for cars turning onto Greenwich and into Cotswold Mall.

The Site would also have two access points from Colwick Road. These access points would be full movement access points. Mr. Goddard explained that the intersection of Greenwich Road at Randolph Road would be improved with a separate right turn lane from Greenwich Road onto northbound Randolph Road.

Mr. Goddard referenced some possible options to address additional traffic calming measures in the "Wicks" neighborhood. He explained that a review of the existing traffic calming measures within the Wicks had been done, and discussions were underway with CDOT to explore additional traffic calming options, including the possibility of a "choker" street.

The presentation was then turned back over to Mr. Brown who indicated that it is not uncommon for a redevelopment of the kind proposed to be a catalyst to re-examining existing traffic and pedestrian issues in an area. He also indicated that Petitioner wanted to be part of the solution to addressing areas of interest in concert with stakeholders such as CDOT.

Mr. Brown then closed the presentation by providing a brief review of several positive aspects regarding the redevelopment of the Site contemplated by the Rezoning Petition.

- The Project helps to continue to elevate Cotswold by replacing older building with unique/quality architectural design.
- Brings innovative high-quality grocery store to the market.
- Avoids a lesser quality use in future redevelopment.
- Includes street improvements such as turn lanes to help address concerns.
- Supports sidewalks and refuge features that help improve pedestrian safety.
- Brings Publix's strong commitment to the Cotswold community.

The attendees were then invited to ask questions.

II. Summary of Questions and Responses

The meeting was then opened up to questions and answers and comments from those individuals in attendance. These items are summarized generally as follows:

Potential Impact on the "Wicks" Neighborhood. Various comments from the majority of attendees related to concerns about the potential impact of the development on the "Wicks" neighborhood. The attendees expressed concerns about customers to and from the Site cutting through the "Wicks" neighborhood. One attendee asked if the existing median on Sharon Amity at the intersection of Colwick could be removed. Others wanted to know if streets could be closed to prevent access to Colwick through the Wicks neighborhood. The Petitioner's representatives indicated that they had studied the potential impact of the development on the Wicks neighborhood and acknowledge there could be some increase in the use of the neighborhood streets in the PM peak hour. For this reason the Petitioner is working with CDOT to look at possible ways to address concerns. The Petitioner also explained that with the planned improvements at the signalized intersection of Greenwich Road and Randolph Road access to Randolph Road would provide a safer and better route to N. Sharon Amity.

A few residents of the Wicks neighborhood stated that they see the rezoning request and the subsequent redevelopment of this Site as an opportunity to make a positive impact on the area and be better than what could be done "by right" on the Site and they seek an opportunity to work with the Petitioner to address traffic concerns raised.

Comments on Randolph Road Access. Some attendees asked questions about the proposed access points to Randolph Road and the medians that would be added to control access to Site. Attendees asked if the addition of the medians could create congestion on Randolph Road. Questions were raised about access to Cotswold Mall. The Petitioner responded that the proposed medians in Randolph Road were requested by CDOT and designed to provide safe and organized access into the Site while not compromising access to Cotswold Mall. Another attendee wanted to know how long the new right-

turn lane on Greenwich would be and how it would affect access to the existing uses on Greenwich Road. The Petitioner explained that the right-turn lane would be created by widening Greenwich Road and the lane would be 125 feet in length and would end at existing driveway to the First Citizens Bank.

Service/Loading Dock/Truck Aspects. One attendee wanted to know how the loading dock for the development would be accessed. The Petitioner explained that loading dock was located on the Colwick side of the store and would be accessed via Colwick Road. The anticipated route for trucks delivering merchandise to the store would be via Sharon Amity to Colwick then onto the Site's private street and then into the loading dock. Egress would be via the private street to Randolph Road and then north on Randolph Road. The compactor for waste from the Site will be located in the loading dock area, and trucks accessing the compactor would use the same route. The loading dock would have a set of doors that can be closed when the loading dock is not in use.

Parking and Other Operations. Questions about the proposed grocery store size, the number of parking spaces, the design of the parking deck, and storm water detention were asked. The sales area of the store is expected to around 49,000 square feet plus additional square footage for back of house operations. On-site parking is expected to be about 230 spaces, which Publix feels will provide the correct number of spaces for the volume of customers using their store. The parking deck is well illuminated and designed for the safety of its customers and employees. Access to the parking areas from the store is via elevators. The Site will comply with City's storm water ordinances. It is noted that the existing out of date office building on the Site does not have to provide on-site storm water detention so storm water aspects will be improved.

Schedule for Construction and Opening. Some attendees inquired about the anticipated schedule for the proposed roadway improvements, and if the development would require the closure of a lane on Randolph Road. Petitioner indicated that they would work with the contractor for the Site to find locations for staging and parking for construction workers; so that the impact of the development on the streets adjacent to the Site would be minimized. The Petitioner will also work with the City to coordinate the timing of the required roadway improvements to minimize the disruption on the area roadways, and if possible to make improvements during the time of year when school is not in session.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made to the rezoning plan as a result of the input received at the meeting, but overall awareness of desires and input were well-received and changes had already been made as a result of stakeholder input. In addition, changes are in the process of consideration based on further discussions with stakeholders including CDOT that will be supportive of comments received.

COTSWOLD PARTNERS

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Scott MacLaren, Stiles Corporation
Beth Middleton, Stiles Corporation
Kevin Ammons, ColeJenest & Stone, P.A.
Randy Goddard, Design Resource Group, P.A.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Case No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2014-118	Alan	Wells	Hunter Wood	236 Hunter Lane	Charlotte	NC 28211
2014-118	Albert	Busedu	Gaynor Arms HOA	4527 Gaynor Road, Unit 301	Charlotte	NC 28211
2014-118	Bill	Thorpe	Sedgewood Lake Drive HOA	514 Sedgewood Lake Drive	Charlotte	NC 28211
2014-118	Eric	Banks	Providence Park Neighborhood Watch	4619 Montclair Avenue	Charlotte	NC 28211
2014-118	Heather	Renner	Cotswold/Sheraton Park NO	2611 Danbury Street	Charlotte	NC 28211
2014-118	Jan	Abrams	Cotswold Homes Condominiums HOA	110 Wonderwood Drive	Charlotte	NC 28211
2014-118	John	Carmichael	Randolph Park HOA	4910 Hardwick Road	Charlotte	NC 28211
2014-118	John	Voler	Churchill Downs	4808 Walker Road	Charlotte	NC 28211
2014-118	Kelly	Lee	Olde Cotswold NO	2627 Danbury Street	Charlotte	NC 28211
2014-118	Mary Caroline	Cherry	Randolph Park Civic Assoc.	4733 Gaynor Road	Charlotte	NC 28211
2014-118	Maureen	Long Nguyen	Vietnamese Assoc. of Charlotte	338 S Sharon Amity Road, Unit 305	Charlotte	NC 28211
2014-118	Michael	Lammond	Randolph Park NA	516 Chillingworth Lane	Charlotte	NC 28211
2014-118	Nelson	Alexander	Sedgewood Circle/Meadowbrook	3853 Sedgewood Circle	Charlotte	NC 28211
2014-118	Richard	Weis	Wendover Hills NO	325 Meadowbrook Road	Charlotte	NC 28211
2014-118	Robert	Payne	Providence Park Neighborhood	242 Beckham Court	Charlotte	NC 28211
2014-118	Ross	Wallace	Greentree NA	951 Greentree Drive	Charlotte	NC 28211
2014-118	Scott	Mungo	Hillsboro Acres Neigh. Watch	1114 Nancy Drive	Charlotte	NC 28211
2014-118	Thelma	William	Sedgewood Place HOA	1111 Sedgewood Place Court	Charlotte	NC 28211



Case No	PID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MallAddr1	MallAddr2	City	State	ZipCode
2014-118	18112612	ABRAMS	KENNETH BARRY		JAN HARRISON	110 WONDERWOOD DR		CHARLOTTE	NC	28211
2014-118	18112605	AGLE	WILLIAM EURY		JANICE TOOL	8017 CROCKETT LN		CHARLOTTE	NC	28270
2014-118	18112632	ANDERSEN	JASON R	CARRIE R	SCHULZ	4559 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	15717222	ANTREY LLC			C/O SONIC AUTOMOTIVE INC	4401 COWDARD RD		CHARLOTTE	NC	28211
2014-118	18112668	BARKER	ANNE			154 N CANTERBURY RD		HIGH POINT	NC	27762
2014-118	15717307	BIB LLC				903 ROCKFORD RD		CHARLOTTE	NC	28224
2014-118	15717310	BI DEVELOPMENT CORP				PO BOX 240239		CHARLOTTE	NC	28211
2014-118	18112608	BLACK	COREY K			4310 RANDOLPH RD		CHARLOTTE	NC	28211
2014-118	18112607	BROADY	GERARD H			4302 RANDOLPH RD		CHARLOTTE	NC	28211
2014-118	15717218	BROWDER	NEIL J			2889 ORCHARD RD		SHADY VALLEY	TN	37688
2014-118	15717216	BROWN	AMY H			1000 ANDOVER RD, UNIT A3		CHARLOTTE	NC	28211-2340
2014-118	18112651	BROWN	RICHARD F		MARY ANN SINDER	4615 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112660	BRYANT	FLORENCE B		(REVOCABLE TRUST)	2005 BRANDON CIR		CHARLOTTE	NC	28211-1614
2014-118	18112633	BURNS	STANLEY S III			4561 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112643	BUSH	CAROLYN L			525 EAST 6TH ST, #406		CHARLOTTE	NC	28202
2014-118	15717233	BWR PARTNERS				4335 COLWICK RD STE A		CHARLOTTE	NC	28211-2347
2014-118	18112625	CASE	RUSSELL L	BONNIE J	CASE	701 E 2ND ST		CHARLOTTE	NC	28270
2014-118	15717332	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			4335 COLWICK RD UNIT C		CHARLOTTE	NC	28206
2014-118	15717235	CHRISTENBERRY	W DAVID			4539 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112624	CHU	YOU QIANG	KELLY D	COCHRANE	1739 DAYLILY DR		TRINITY	FL	34655
2014-118	18112658	COCHRANE	SCOTT R	SHARI W	COCKERHAM	828 LONGBOW RD		CHARLOTTE	NC	28211
2014-118	18112618	COCKERHAM	REX A			PO BOX 221423		CHARLOTTE	NC	28222-2423
2014-118	15717211	COWICK CENTER LLC			ATTN: PROPERTY MANAGEMENT	200 GREENWICH RD		CHARLOTTE	NC	28207
2014-118	15717221	COTSWOLD MEDICAL HOLDINGS LLC				2201 HOPEDALE AVE		CHARLOTTE	NC	28211
2014-118	15717305	COTSWOLD MEDICAL HOLDINGS LLC			REMAINDERMAN	4547 WOODLARK LN		CHARLOTTE	NC	28207
2014-118	18112627	COX	MARY ALYCE			315 CIRCLE AV		CHARLOTTE	NC	28211
2014-118	18112634	CRANE	DEBBIE H			PMB 353 4017 WASHINGTON RD		MC MURRAY	PA	15317
2014-118	15717216A	CROWN ATLANTIC CO LLC				4308 RANDOLPH ROAD #4308		CHARLOTTE	NC	28211
2014-118	18112604	DAVIS	TERRY G			4611 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112650	DAY	ALLAND H			3300 ENTERPRISES PY		BEACHWOOD	OH	44122
2014-118	18112405	DDR COTSWOLD LLC				4427 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	15717208	DDR COTSWOLD LLC	HUNTER S	ASHLEY A	C/O DDR CORP	2409 CUTHBERTSON		WAXHAW	NC	28178
2014-118	15717208	EDWARDS	IRENE ELIZABETH	CLAYTON S	C/O DDR CORP	4557 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	15717236	EDWARDS	RACHEL M		EDWARDS	4519 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112623	ELDRIDGE	CARMENCITA M		OWENS	121 GREENWICH RD		CHARLOTTE	NC	28211
2014-118	18112616	ELIAH	-VELOUCHI- INC			4629 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	15717215	EURYTANIAN ASSOCIATION	THOMAS			1010 ANDOVER RD		RALEIGH	NC	27611-7131
2014-118	18112657	FARRELL	ROBIN D			PO BOX 271131		CHARLOTTE	NC	28211
2014-118	18112665	FINKLESTEIN	CHRISTIAN H	PAMELA	FRYE	93 SUMAC DR		CHARLOTTE	NC	28211
2014-118	15717214	FIRST CITIZENS BANK & TRUST CO	LUNDA D		% BANK OF AMERICA	NCL-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28211
2014-118	18112652	GRAHAM				PMB 353 4017 WASHINGTON RD		MC MURRAY	PA	15317
2014-118	15717202	GREEN-RAN ASSOCIATES	NICHOLAS A			4411 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	15717208	GTE WIRELESS INC	JAMES L JR			4577 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	15717206	HAHN	RAND T	CHRISTINE P	HUFF	3925 SUFFOLK PL		CHARLOTTE	NC	28211
2014-118	18112659	HUDSON	SUE P			4545 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112614	HUFF	CHARLES A	JANET L	JONES	4811 HADRIN WY		CHARLOTTE	NC	28211
2014-118	18112617	JONES	CHARLES A			4881 HADRIN WAY		CHARLOTTE	NC	28211
2014-118	18112667	JONES	CHARLES ANDREW			4589 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112666	JONES	NANCY LYNN			4601 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112644	KALLIE	REBECCA RENCHER			1948 CLEMATIS DR		CHARLOTTE	NC	28211
2014-118	18112645	KELLY	HARMON JOE JR	PATSY T	KING	4623 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112645	KING	SHIRLEY M	LOIS B	LAURION	4507 WOODLARK LANE		CHARLOTTE	NC	28211
2014-118	18112654	LARSON	KENNETH V			4603 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112611	LAURION	SANDRA			4503 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112646	LESLIE	A TEGAN	MATTHEW C	BROWN	4304 RANDOLPH RD		CHARLOTTE	NC	28211
2014-118	18112610	LOVE	LAURA KATHLEEN	MATTHEW RYAN	DAGETT	718 FREDRICKSBURG RD		MATTHEWS	NC	28105
2014-118	18112606	MATSON	KATHY W		(BY MARRIAGE)	219 GREENWICH RD		MATTHEWS	NC	28211
2014-118	18112664	MC ELWEE	A STUART III	ROBERTA H	MCKAIG	4627 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	15717220	MCKAIG	CHARLOTTE ANNE			4555 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112656	MCNEILL	JOHN M	JOHN H	MEYER	6240 DEVERON DR		CHARLOTTE	NC	28211
2014-118	18112630	MEYER				2200 MECKLENBURG AVE		CHARLOTTE	NC	28205
2014-118	18112653	MEYER HOMES LLC				4631 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112655	MYRA McDONALD LANGSTON S CORP	CANDICE	CHRISTINE R	O BOYLE	4535 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112658	O BOYLE	THOMAS G			5503 DUNEDIN LN		CHARLOTTE	NC	28211
2014-118	18112652	PATTERSON	MATTHEW R	KATHRYN P (TRUSTEE)	PROSCH	2240 NORTH POLLARD ST		ARLINGTON	VA	22207
2014-118	18112647	PHILIPS	ANNETTE B			4527 WOODLARK LN		CHARLOTTE	NC	28211
2014-118	18112648	PROSCH	GEORGEY (TRUSTEE)			3727 CYPRESS CLUB DR		CHARLOTTE	NC	28211
2014-118	18112619	ROSS	BARBARA JANE			4314 RANDOLPH RD		CHARLOTTE	NC	28211
2014-118	18112609	ROSS	MARGARET W			1201 RUTLEDGE AVE		CHARLOTTE	NC	28211-2925
2014-118	18112601	SAUNDERS	JOHNNY RAY	DIANE J	SEPART	807 ISABEL CT		CHARLOTTE	NC	28211
2014-118	18112659	SEFART	CURT JR		SHULL	4312 RANDOLPH RD		CHARLOTTE	NC	28211
2014-118	18112649	SHULL	ANDREW R	KERI H	SIDES	1016 ANDOVER RD, UNIT A2		CHARLOTTE	NC	28211-2340
2014-118	18112602	SHULL	ANDREW R	KERI H				CHARLOTTE	NC	28211
2014-118	18112662	SIDES	CHRISTOPHER K	SHARON S				CHARLOTTE	NC	28211

2014-118	18112621	SIDES	RYAN	SHARON S	SIDES	300 BURLING ST	CHARLOTTE	NC	28211
2014-118	18112640	SIKORA	MARGARET GERALDINE			4579 WOODLARK LN	CHARLOTTE	NC	28211
2014-118	15717203	SILVER FAMILY LLC		TONYA W	SORGE	PO BOX 6383	HIGH POINT	NC	27262
2014-118	15717207	SORGE	STEVEN W			4419 WOODLARK LN	CHARLOTTE	NC	28211
2014-118	15717301	SOUTHGROUP 120 GREENWICH, LLC		GRANTOR TRUST	THE HERBERT SPAUGH JR	120 GREENWICH ROAD	CHARLOTTE	NC	28211
2014-118	18112635	SPAUGH	HERBERT JR	DIANE S	SPIEGLER	6000 FAIRVIEW RD #400	CHARLOTTE	NC	28210
2014-118	18112608	SPIEGLER	STEPHEN C			420 CHILLINGWORTH LN	CHARLOTTE	NC	28211
2014-118	18112628	STEFFENSEN	ERIC			4551 WOODLARK LN	CHARLOTTE	NC	28211
2014-118	18112637	THOMAS	MARGARET M			4573 WOODLARK LN	CHARLOTTE	NC	28210-6338
2014-118	18112643	TOMLINSON	DINAE C			4587 WOODLARK LN # W3	CHARLOTTE	NC	28211-1954
2014-118	18112604	TUSCO TRUST NO 1999-C	(BNY WESTERN TRUST CO TS1)			PO BOX 52085 DC-17	PHOENIX	AZ	85072-2085
2014-118	18112651	TRULL	DAVID H			2908 CLOVER RD	CHARLOTTE	NC	28211
2014-118	18112638	TURNER	FAYE S			4575 WOODLARK LN	CHARLOTTE	NC	28211
2014-118	18112641	VAN BRUNT	INDIA K	MICHAEL	LONGHURST	4581 WOODLARK LN	CHARLOTTE	NC	28211
2014-118	18112613	WARD	PEGGY			4511 WOODLARK LN	CHARLOTTE	NC	28211
2014-118	18112663	WHITE	PRESTON G JR			1014 ANDOVER RD	CHARLOTTE	NC	28211
2014-118	18112669	WHITNER	JAMES H III	C/O WELLS FARGO		PO BOX 13519	ARLINGTON	TX	76094
2014-118	18112620	WINGO	PATRICIA BROOKE			4531 WOODLARK LN	CHARLOTTE	NC	28211
2014-118	18112631	WOODARD	JUDY B			901 HARVARD PL	CHARLOTTE	NC	28207

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2014-118 – Cotswold Partners, LLC

Subject: Rezoning Petition No. 2014-118

Petitioner/Developer: Cotswold Partners, LLC

Property: 2.21 acres located at 4425 Randolph Road on the east side of Randolph Road between Greenwich Road and North Sharon Amity Road

Existing Zoning: B-1

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Tuesday, November 18, 2014 at 7:00 p.m.**

Location of Meeting: Providence Baptist Church
4921 Randolph Road
Fellowship Hall
Charlotte, NC 28211

Date of Notice: Mailed on October 28, 2014

We are assisting Cotswold Partners, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 2.21 acres (the "Site") located at 4425 Randolph Road; on the east side of Randolph Road between Greenwich Road & North Sharon Amity Road. 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.

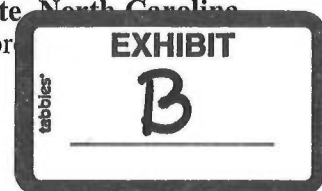
Background and Summary of Request:

This Petition involves a request to rezone a 2.21 acre Site from B-1 (Business) to MUDD-O (Mixed Use Development District – Optional) to allow the Site to be redeveloped with a neighborhood grocery store and a small amount of additional retail/personal service and restaurants. While the Site is currently occupied by an existing old office building, the B-1 (Business) zoning allows by right uses such as fast food restaurants, banks and other retail uses. The existing old office building on the Site will be demolished to allow the redevelopment of the Site for the grocery store use under the Mixed Use zoning, which will result in a much higher quality use for the Site than the existing old office building or the fast food type uses that could be built now on the Site.

The proposed building for the Site will front on Randolph Road. Parking for the proposed uses will be located behind the small liner shops retail that will front Randolph Road as well as underneath the proposed building. Access to the Site will be from Randolph Road as well as Colwick Road. One of the access points from Randolph Road will be designed as a private street with access to Randolph Road as well as Colwick Road. This private street will provide access to the Site's parking areas along with other driveways that will serve the building. Parking will not be visible from public streets.

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 Tuesday, November 18 at 7:00 p.m. at Providence Baptist Church at 4921 Randolph Road, Fellowship Hall, Charlotte, North Carolina 28211.** Representatives of the Petitioner look forward to discussing this exciting rezoning project at the Community Meeting.



In the meantime, should you have questions about this matter, you may call Jeff Brown (704-331-1144) or Keith MacVean (704-331-3531). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Mike Davis, Charlotte Department of Transportation (CDOT)
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Scott MacLaren, Stiles Corporation
Beth Middleton, Stiles Corporation
Kevin Ammons, ColeJenest & Stone, P.A.
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Cotswold Partners, LLC (Stiles)

Rezoning Petition 2014-118

Community Meeting @ 7:00 PM

Tuesday, November 18, 2014

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	JIM DIMARTINO	4417 Barwick Rd	704 365 6631	jim.dimartino@gmail.com
2	Laura Cardno	453 Merwick Cir	704 231 9047	lauracardno@gmail.com
3	Shawn Cardno	453 Merwick Cir	704 451 9634	shawn.cardno@quibbpartners.com
4	DARYL SMITH	318 Chiswick Rd	704 367-5415	Daryl.w.smith@accesstocare.org
5	REV Richard Lenders	4921 Randolph Rd	704 366.2784	rlenders@providencebc.org
6	James Deerkoski	4510 Barwick Rd	704 442 2881	deerkos@gmail.com
7	COREY BLACK	430 RANDOLPH	704 369 1775	@PATRICKSONNET COREY.BLACK.COM
8	Jeri Stencil	500 Merwick Circle	704 996-9200	jstencil@ghpoo.com
9	Josh Davis	4524 FAYVILLE RD	704-906-5869	joshdavis76@gmail.com
10	Max Curlee	310 CHISWICK RD	704-364-5288	maxiecurlee@att.net
11	DAVID TRULL	4639 Woodlark LN	704 363 7311	DATrull@earthlink.net
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tabbles

EXHIBIT

479682v1

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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Sam Barden	4417 Barwick Rd	704 651 0286	Samuelgardner3@gmail.com
15	Catherine Merkel	4447 merwick circle	980 355-0889	theminiholmes@yahoo.com
16	MARK merkel	4447 merwick circle	980 355 0889	theminiholmes@yahoo.com
17	Jon Tinker	4465 Merwick Cir	704 367 0630	thefinkes@carolina.rr.com
18	Mike Ruben	1295 Chandler Pl	704 502 8471	ordubsonco2@aol.net
19	Evelyn Tarjor	401 Chillingworth th	704-502-1024	Sjajour@carolina.rr.com
20	Steve Shoemaker	519 Merwick Circle	704-591-0192	shoe848@yahoo.com
21	Sherece Smith	294 N. Canterbury Rd	704-609-8898	ShereceCMathewsSmith@gmail.com
22	Tracey Roberts	4414 Barwick RD	704-242-9943	I AM TROB@GMAIL.COM
23	Michael Peacock	4414 Barwick RD	704-442-9943	Michael.peacock@wellstogo.com
24	Joli Culbertson	2005 Nyan St Apt 16	704 953 5516	
25	Carrie Baartmans	4500 Barwick Rd	704 756 5288	cbaartmans@carolina.rr.com
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27	JOE CHRISTENBURY	4422 BARWICK RD	704 364 6685	JOECHRISTENBURY@BALLSOUTH.NET
28	Collin Brown	214 N. TAYLOR ST.	704 331-7531	Collin.Brown@WLAATES.CA
29	Giulia Cveti	MC CABELL WAY	580-258-9632	FLICURTI@HOTMAIL.COM
30	Jason Watson	230 CHISWICK RD	704 516 2288	Jason@DublinDog.com
31	Rob Tessup	217 Chiswick Rd	336-339-3040	RTessup1@cox.net
32	Tony Mecia	4835 Gaynor Rd.	704-364-4053	tonymecia@gmail.com
33	Lillian Richards	4401 Barwick Rd	704-905-3928	richardslil65@gmail.com
34	De Luether	222 CHISWICK RD	577-2459	deluether@gmail.com
35	Hugh Humphreys	525 MORWICK CDE	704 491 0382	h.humphreys2006@gmail.com
36	Steve Hitzmann	572 Morwick Cir	704 442-1427	Steve.Hitzmann@gmail.com
37	Tony Steve Sarge	4419 Woodlark Lane	704-367-5443	Sarge4419@gmail.com
38	Sue Eldridge	301 Chiswick Rd	704-364-8858	eldridge.m@ballsouth.net
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53	Charles Gewino	Patterson 4815 Montclair	704 365-0260	GSELM@aol.com
54	LINDA FRITH	459 Merwick Cr	704-364-1499	linda@carolina.rr.com
55	HALINA ROBERTSON	1245 CHANDLER PL		
56	Dick Winters	4714 MONTCLAIR AV	704 367-9181	rkwinter@a4.net
57	Janet + Rich Lyman	401 Merwick Cir	204-365-6586	jblyman@bellsouth.net
58	Allen Robinson	1420 Cavendish Ct.	704-232-3340	wdeallen@gmail.com
59	Gavin Rex	511 Merwick Circle	704-936-6298	gavinrex11@gmail.com
60	MIKE ORLUT	2616 BEVERLYCRE RD	704-609-1509	martbp@grandbridge.ca
61	Ben Vernon	409 Merwick Circle	704-904-6161	bvernon@bnc.com
62	Joe Smith	200 Merwick Rd		
63	Jay Fulcher	4518 Barwick Rd	704 962 9123	jfulcher@mi-nc.com
64	Liana Humphrey	4415 Barwick Rd	919-321-8537	liana.humphrey@gmail.com
65	Bryan & Kimberly Tyson	4501 Barwick Rd.	704 497 1346	bryan@yourcattorney.com

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66	Eileen Dartlett	551 Merwick Cir.	704-641-8282	eilcentutor@netnet.com
67	Mary Ellen Whitaker	Cotswold Medical Clinic 800 Greenwich Rd Charlotte NC 28211	704-384-8664	MELWHITAKER@havent health.org
68	Carrie Stead	421 Merwick Circle Charlotte, NC 28211	678-770-8582	carriedhope@charmail.com
69	Wilton Silver	1438 1438 Wady Ridge Rd	704.606.1081	m.silver@att.net
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79	Chris Huff	3925 Suffolk Pl.	704-364-9553	✓
80	STUART MCKAIG	219 GREENWICH RD	704-365-0390	smckaig@bellsouth.net
81	Michael Gabriel	225 Chiswick Rd	704-516-7766	nick.gabriel@gmail.com
82	Robert Boyd	225 Chiswick Rd	704-819-0836	robert.boyd@yahoo
83	Dustin Taylor	400 Chillingworth Ln		adhtaylor3@gmail.com
84	Caryn Cruise	5018 Jorrell Ct	704-904-9757	craigc@gmail.com
85	Mike Kastner	-	216-755-5300	mkastrn@ddr.com
86	Evans Veeneybek	-	"	CVL@emvacke@ddr.com
87	Amy Harrison	1542 Coventry Rd		Amyharr@hotmail.com
88	Joe Polite Jr	1537 Ferncliffe Rd		JOE.POLITEJR@GMAIL.COM
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