

COMMUNITY MEETING : Harris, Murr and Vermillion, LLC Petition 06-157

Date of original contact: October 25, 2006

Persons contacted and explanation of how contacted: Meeting invitees were contacted by first class mail. (See attached letter and mailing list).

Date, time and location of meeting: The meeting was scheduled for 7:00 PM on November 9, 2006 at the Statesville Road Baptist Church located at 4901 Statesville Road

Persons in attendance at the meeting: See attached Neighborhood Sign-In Sheet

Summary of discussion/issues discussed and changes to the petition as a result of the meeting:

The meeting began with an explanation of the site plan and the overall City of Charlotte rezoning process. The agent for the petitioner described the site plan, which proposes to expand and improve an older, aging shopping center. Only a small portion of the originally approved shopping center has been constructed; the new proposal will increase the size of the center to just over 300,000 sq feet, including out parcels. The expansion will permit an overall improvement to the center and allow a new major anchor tenant to locate here. The petition is a new version of one withdrawn about 2 years ago and includes approximately 8 new acres of land. In addition to the agent, the developer spent considerable time reviewing and answering questions from the audience.

The following are issues/questions from the audience:

- . What is the time table for construction? Probably 18-24 months minimum.
- . Will the grocery store be replaced? Hopefully; a new major anchor tenant will improve the prospects for a new grocery store.
- . There were several questions and discussion throughout the evening concerning the general state of the commercial marketplace in the vicinity, why the site was a candidate for commercial expansion, the types of tenants, etc. The developer responded that the property is along I-77 and Sunset Rd, which thousands of commuters pass by daily. The new mall north of the site continues to generate interest, but there will be limited commercial rezonings there, so the next best location is the subject site. The developer anticipates that some "big box" users will be attracted to the site and the key to the attraction is having the zoning in place to accommodate the user.
- . What about traffic and traffic improvements? The developer has hired a traffic consultant and preparing a report. CDOT has provided guidance for the study; the developer will make improvements per the traffic consultant.
- . What types of similar rezonings/shopping centers has the developer previously done? The developer explained that he had extensive experience in Charlotte for commercial and shopping center development.

During the course of the meeting there was a bit of occasional skepticism and doubt, but overall the reaction to the rezoning was generally very positive. Neighbors expressed a desire to upgrade the center and, especially, to replace the closed grocery store. Several neighbors commented on the positive aspect of a developer willing to promote the site and the neighborhood with the proposed expansion. Many openly embraced the proposal as a benefit for the area.

Changes or clarifications to the site plan resulted from staff/various departmental comments.

Neighborhood Sign-in

06-157

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Shirley Stalaker	4238 Saguache Dr.	704-596-60
Barbara L. Deane	4215 Wnamana Dr.	704-596-60
Jack + Barbara Ruman	3947 Nevin Rd	704-596-330
Joann Riggs	4140 Nevin Rd	704-596-09
PAUL EICH	3535 KEITH DR	704-596-680
Zerry Duke	3631 Atlas Dr	704-921-1058
Gloria Martin	4201 Hyde Park Dr 28216	(704) 399-000
Don Wright	5221 SUNSET RD	704-596-00
John W. Hittler	3017 I Middle Rd.	704-596-091
Jane + Buck Clappard	3737 Arv. NDR	704 596 6470
Larry J. Hall	3700 Atlas 20	704.599.154
Frank Lynn	3601 STARMOUNT ave.	704 596-5932
Nick + Judy Coats	2716 Boulden Lane	704-921-1611
Donna Jackson	6938 Alton Park	704 877-916
James G. Moton	2829 Dellinger DR,	704-596-79
Norma S. Paige	3025 Oakwood Dr.	704 596 172
✓ Art Gentile, Meadow Hill	2526 Cochran Dr. Char NC 28269	704-971-735
BERNIE SAMMONS	2600 ALLEN RD S. " 28269	704 596 477
Harold Fincher	3354 ATLAS DR - CHAR. NC 28269	704-597-111
Patricia Fincher	3354 Allen Dr Charlotte 28269	704 597 111
Paula Jones	5709 Nicholas Ave City 28269	704-201-634
J.C. + Eva Edwards	3433 Keith Dr. Charlotte 28269	704-596-0500
James Mitchell Jr	3425 Valerie Drive 28216	704-398-9480
KEITH HAYWOOD	3401-B ST. VARDEN LN 28217	704 608-871