

COMMUNITY MEETING REPORT
Petitioner: Quail Corners Associates, LLC
Rezoning Petition No. 2010-072

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-1 attached hereto by depositing such notice in the U.S. mail on October 8, 2010. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, October 18, 2010 at 7:00 PM at Forest Hill Church located at 7224 Park Road, Charlotte, North Carolina.

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 sheets attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Peter Pappas and Susan McGuire of Crosland Retail, and John Carmichael of K&L Gates, LLP.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by introducing himself and Peter Pappas, President of Crosland Retail, and Susan McGuire, Senior Vice President of Operations for Crosland Retail, to those in attendance. John Carmichael advised that this meeting is the official Community Meeting relating to Rezoning Petition No. 2010-072.

After providing the agenda for the Community Meeting, John Carmichael provided the schedule of events relating to this Rezoning Petition. John Carmichael stated that the Public Hearing will be held on Monday, November 15, 2010 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Tuesday, November 23, 2010 at 12:00 P.M. at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to make a decision on this Rezoning Petition on Monday, December 20, 2010 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that he will be taking notes of the Community Meeting and preparing a Community Meeting Report to file with the City. However, he advised that the Community Meeting Report will not be a verbatim transcript of tonight's meeting. Rather, it will merely be a summary of tonight's discussion.

Peter Pappas then discussed the redevelopment plans and proposed upgrades for Quail Corners Shopping Center relating to this rezoning request. In discussing the redevelopment plans and proposed upgrades, Peter Pappas utilized a PowerPoint presentation that contained slides depicting the renovated storefront elevations of the buildings located at Quail Corners Shopping Center, examples of freestanding buildings that could be located on the new parcels, parking lot renovations and the courtyard area to be located between the two in-line multi-tenant buildings.

With respect to the upgrades, Peter Pappas mentioned the following:

- An expanded Harris Teeter vestibule;
- Reconfiguring space to meet current and future tenant needs;
- Addition of two additional parcels for freestanding buildings;
- The addition of three new buildings;
- Removal of the berm primarily along Park Road;
- Relocation of the main entrance into the center from Park Road;
- Pedestrian connectivity from Park Road and Sharon Road West into the center;
- Updated parking lot lighting and landscaping;
- A courtyard area for outdoor dining; and
- Timeless exterior architecture.

John Carmichael then provided a summary of the Petitioner's current Conditional Rezoning Plan utilizing a slide of the current Conditional Rezoning Plan. John Carmichael stated that the site contains approximately 14.4 acres, and Quail Corners Shopping Center currently contains approximately 113,469 square feet of building area, including the two existing freestanding buildings. The site is currently zoned Commercial Center, and the Petitioner is seeking to amend the approved Conditional Rezoning Plan for the site to accommodate the Harris Teeter expansion and the shopping center expansion by adding two additional parcels, and to permit three new uses.

The three proposed new uses are a fast food restaurant with accessory drive-thru windows, a convenience store with accessory gasoline service and an ABC store. A fast food restaurant with accessory drive-thru windows and a convenience store with accessory gasoline service may only be located on Parcel 3 and Parcel 4 that are depicted on the Conditional Rezoning Plan. A tire store and an automotive service station have been eliminated as potential uses on the site under the current Conditional Rezoning Plan.

Parcel 5 as depicted on the Conditional Rezoning Plan may be developed with a multi-tenant or a single tenant building, and drive-thru windows would be permitted only in connection with a bank or a financial institution.

John Carmichael stated that the Petitioner is also seeking the flexibility to have a drive-thru window located between Buildings A-1 and A-2 or a drive-thru window integrated within Building B in connection with a pharmacy use only. The maximum size of the expanded shopping center, including all freestanding buildings, would be 123,547 square feet of building area. This would result in an overall increase in building area of 10,078 square feet.

John Carmichael further advised that only one restaurant with a drive-thru window could be located on the site, and it could only be located on Parcel 3 or Parcel 4. A maximum of one convenience store with accessory gasoline service could be located on the site, and it could only be located on Parcel 3 or Parcel 4.

If a building on Parcel 3 has drive-thru windows, the drive-thru windows could not be located on a side of the building that directly fronts Park Road or Hamlin Park Drive. Therefore, the drive-thru windows would have to be located on the side of the building facing the shopping center or the side of the building facing the access drive into the shopping center. If a convenience store with accessory gasoline service is located on Parcel 3, the gas pumps could not be located between the convenience store building and Hamlin Park Drive or between the convenience store building and Park Road.

If the building located on Parcel 4 has drive-thru windows, the drive-thru windows could not be located on the side of the building that directly fronts Park Road. If a convenience store with accessory gasoline services is located on Parcel 4, the gas pumps could not be located between the convenience store building and Park Road.

Regarding Parcel 5, if a bank or financial institution with drive-thru windows is located on Parcel 5, then the drive-thru windows must be located to the rear of the building, between the building and Building B, and the new building would be connected to Building B by a roof system. The drive-thru windows would have to be located under the roof system.

Regarding proposed architectural elements for buildings located on Parcels 3, 4 and 5, each side of the buildings, excluding glass and doorways, would be composed of 60% masonry with the remainder being EIFS. Buildings on Parcels 3, 4 and 5 would be required to be compatible to renovated Buildings A and B in appearance and quality through the use of similar building materials, colors, architectural features and styles. John Carmichael further stated that the maximum height of any building located on the site would be 40 feet and one story.

John Carmichael advised that all of the exterior renovations to Building A and to Building B must be completed prior to the issuance of the first certificate of occupancy for a new building located on Parcel 3, Parcel 4 or Parcel 5. This insures that the shopping center is renovated prior to the occupancy of any new freestanding building located on the site.

John Carmichael also advised that a right in, right out driveway on Sharon Road West has been added to the Conditional Rezoning Plan. John Carmichael also pointed out the pedestrian

connections and sidewalks throughout the site, and he stated that an 8 foot planting strip and a 6 foot sidewalk would be installed on Park Road.

At this time, the Community Meeting was devoted to questions and comments from attendees, and responses from the Petitioner's representatives. The following is a summary of the questions and responses thereto, and a summary of the comments and concerns expressed by attendees.

- An individual stated that the plans for the renovation of the shopping center are beautiful, however, this individual objects to the proposed fast food restaurant and convenience store. This individual is concerned that these uses would attract crime to the shopping center and to the surrounding area. In response, Susan McGuire stated that Crosland always evaluates how changes in uses affect the security needs of a shopping center, and that it is in Crosland's interest to have a secure and safe project. Crosland engages off duty police officers at Quail Corners to provide security, and Crosland also partners with a private security firm. Susan McGuire indicated that Mike McLaughlin, Crosland's security consultant, was present at the meeting. Mike McLaughlin then addressed the meeting and responded to some questions.
- Among other things, Mike McLaughlin stated that a fast food restaurant is a place for kids to meet and to hang out, and that it becomes more of a crowd issue than a crime issue. Criminals don't typically rob fast food restaurants because there are too many people around and not much cash. The key at a fast food restaurant is to manage the crowd by having someone on site to ask them to leave the premises after a certain amount of time has elapsed.
- In response to a question, Mike McLaughlin indicated that Crosland would pay for the security services provided at Quail Corners Shopping Center. Mike McLaughlin further stated that he is not aware of a fast food restaurant in South Charlotte that has been the victim of an armed robbery. Once again, it is more of a loitering issue.
- A neighbor indicated that kids are already walking through her neighborhood and that her property has been vandalized on at least two occasions. This neighbor lives on Brandon Forest Drive. This neighbor expressed the concern that attracting more kids to the property could cause more kids to travel through her neighborhood. In response to this comment, Mike McLaughlin stated that they only have the ability to make the kids leave private property. They do not have the authority to require them to leave public rights-of-way.
- A neighbor stated that if the kids are chased away from the shopping center, they will go to her neighborhood. In response, Mike McLaughlin

stated that the kids that drive to the shopping center property will drive away once asked to leave.

- Regarding a convenience store, Mike McLaughlin stated that the typical crime committed at convenience stores is larceny, including driving off and failing to pay for gasoline. Mike McLaughlin stated that convenience stores have a vested interest to provide excellent security to protect their business and customers. He stated that when an incident does occur at one of Crosland's shopping centers or properties, Crosland always deals with it in an effective manner.
- A neighbor stated that if these uses are added to the shopping center, they will only add problems to the community. Mike McLaughlin stated that this is not necessarily the case. He stated that there were 33 instances during the past year, 26 of which were larceny.
- An attendee stated that the idea of moving the driveway from Park Road into the site further south is a good idea from a traffic flow perspective. However, a convenience store and a fast food restaurant with drive-thru windows would defeat the purpose of moving the driveway because these uses will cause traffic congestion.
- An attendee expressed the opinion that Hamlin Park Drive is already a traffic disaster. In response to this comment, Peter Pappas stated that traffic engineers tell us the most appropriate locations for access drives and how deep the throats of the drives need to be from a safety and traffic flow standpoint. If the proposed uses cause traffic issues, then the City can make the owners of the shopping center construct and install traffic improvements. Moreover, we are not interested in creating a situation that detracts from the viability of the shopping center and we would not locate these uses at the shopping center if we thought they would create a traffic hazard.
- An attendee expressed the opinion that traffic is already backing up on Hamlin Park Drive.
- An attendee stated that the City's traffic engineers are the same group that designed I-485 South.
- An attendee requested that those individuals in attendance who object to the new proposed uses raise their hands so that Crosland knows how many people are opposed. This occurred and numerous attendees raised their hands in objection to this proposal. This attendee requested that Crosland's representatives count the number of hands raised in opposition to this rezoning request. However, rather than doing so, John Carmichael

indicated that he would just note in the Community Meeting Report that numerous hands were raised in opposition.

- An attendee expressed the opinion that she is not in favor of expanding the Harris Teeter.
- An attendee stated that the basis for the objections to this proposal is that the opponents feel that the proposed new uses will not benefit the neighborhood. Specifically, a tire store, a fast food restaurant and a convenience store will not benefit the neighborhood according to this attendee. This attendee stated that there are many restaurants with drive-thru windows and gas stations within two miles of the site. This attendee also expressed the opinion that Building E was not well located.
- An attendee stated that there is plenty to like about the proposal, such as the renovations to the center and the courtyard for outdoor dining. This attendee conceded that the shopping center is showing its age, but this attendee feels that the area has been stung before.
- An attendee stated that the zoning of the Quail Corners site is the same as the zoning of the Harris family's property. This attendee asked how long before the Harris family asks for the same type of uses on their site
- An attendee requested that Peter Pappas pass on the following comment to the current tenants of the shopping center: This attendee has been shopping at Quail Corners since the beginning, and if a fast food restaurant or a convenience store is located on the site, this attendee will no longer shop at the shopping center.
- An attendee asked what safety precautions are there for the visually impaired. In response to this question, it was noted that a 6 foot sidewalk and an 8 foot planting strip would be installed along Park Road, as well as new internal sidewalks.
- An attendee stated that he appreciated the balance between the need to have a viable and profitable shopping center and the neighborhood. However, there are two types of shopping centers according to this attendee. A shopping center next to other commercial developments, and a shopping center next to residential areas. Quail Corners is obviously located adjacent to residential areas. The proposed uses would force a cultural change on the surrounding residential areas. Why force this change?
- An attendee asked why Crosland feels that Park Road and Sharon Road West needs a convenience store. Harris Teeter is open 24 hours a day to

provide whatever the area needs, and the area residents can go elsewhere for gasoline.

- An attendee asked why an ABC store is needed at this location. There is already an ABC store approximately two miles down the road, and we have schools nearby. This attendee stated the opinion that an unsafe condition for children could be created by these proposed new uses.
- An attendee asked whether parking would be increased or decreased under this proposal. Peter Pappas stated that the existing parking lot would be maintained and that additional parking spaces would be added. Moving the driveway will improve traffic flow into and out of the shopping center. Peter Pappas said an additional 20 to 30 parking spaces would be added and that they would be required to have a minimum of 488 parking spaces on the site in any event.
- An attendee who lives in Hamlin Park asked why the convenience store and the fast food restaurant would be next to this residential area instead of in a more remote location away from Hamlin Park. This attendee also asked what use or uses could be located on Parcel 5. Peter Pappas stated that Parcel 5 could have all of the uses currently allowed on the site. If the building on Parcel 5 has a drive-thru window, it can only be in connection with a bank or financial institution.
- In response to a question, it was stated that the setback is at least 35 feet and the maximum building height is 40 feet and one story. However, the height of the buildings along Park Road would most likely be between 18 feet and 22 feet.
- An attendee asked if the setback would be the same as it exists today, and John Carmichael stated that he thought that it would be.
- An attendee provided the opinion that a convenience store, a fast food restaurant and an ABC store would detract from the neighborhood feel of Quail Corners. In response, Peter Pappas stated that he would show examples of other neighborhood centers in the Charlotte area that have these types of uses.
- An attendee asked whether Crosland had considered adding these uses to Olde Towne Village. Peter Pappas stated that Crosland no longer owns Olde Towne Village, but it does manage and lease the property for the owner.
- An attendee stated that many years ago, he heard there were plans to upgrade the shopping center. Now, Blockbuster and a Chinese restaurant have left. This attendee stated that if Crosland wants to make the

shopping center more upscale, it doesn't need to bring low rent stores such as convenience stores, an ABC store and Jason's Deli to the center. This attendee requested that Crosland get its act together with respect to this center. In response, Peter Pappas stated that shopping centers change over time, and markets change. Obviously, Crosland is not looking to destroy the value it created years ago, and is not looking to push out existing tenants and merchants. In fact, Crosland is trying to increase the value of the shopping center. Currently, there is approximately 18,000 square feet of vacant space, and if the vacancy rate increases, then that could have an effect on the criminal activity at the center. Shopping centers with more empty space can often have higher instances of crime. Operating merchants and people shopping at a shopping center make it more safe. If we don't want to raise the rent of existing tenants, then Crosland needs to explore other sources of revenue to help pay for the improvements that are proposed to the shopping center.

- An attendee asked where the ABC store could be located within the center. John Carmichael advised that there was no restriction on where the ABC store could locate in the shopping center. Peter Pappas advised that Crosland has had no discussions with the ABC Board regarding locating an ABC store at Quail Corners.
- An attendee asked if Crosland was willing to drop the ABC store as a potential use. In response, Peter Pappas stated that they will look at it and will refine the plan as the Rezoning Petition moves through the rezoning process.
- An attendee asked if this was a package deal. In other words, is it an all or nothing proposition or is Crosland willing to eliminate some of the proposed new uses. In response, Peter Pappas indicated that all of the neighbors comments would be considered as the uses are evaluated.
- An attendee asked if Rite-Aid Pharmacy could be a freestanding use. In response, Peter Pappas indicated that it would be difficult because of the size of a freestanding pharmacy building.
- An attendee asked if a restaurant could be located in a freestanding building. In response, Peter Pappas said that it is not precluded under the Conditional Rezoning Plan, and a freestanding restaurant could possibly be located on Parcel 3, Parcel 4 or Parcel 5.
- An attendee asked if a deceleration lane would be installed at the relocated driveway on Park Road. In response, Peter Pappas indicated that CDOT has not made such a request at this time.

- An attendee asked what impact the newly adopted Tree Ordinance would have on the site. In response, John Carmichael stated that this redevelopment proposal will not be subject to the newly adopted Tree Ordinance if the rezoning is approved by December 31, 2010. Even if the redevelopment is subject to the newly adopted Tree Ordinance, since the site is an existing development, it would not be subject to the 15% tree save requirement as we understand it. This site is subject to the Post Construction Controls Ordinance.
- In response to a question, Peter Pappas acknowledged that Crosland is requesting a right –in, right-out access point on Sharon Road West.
- An attendee asked why Crosland wanted to put an ABC store near two schools. This attendee stated that McMullen Creek Shopping Center is the safest center in town and it doesn't have a convenience store, an ABC store or a fast food restaurant. Peter Pappas stated that Ruby Tuesdays vacated its space at Morrocroft and an ABC store is now located in the former Ruby Tuesdays space.
- In response to a question about storm water drainage, Roger Manley, the project architect, stated that the new parcels would be subject to the Post Construction Controls Ordinance.
- An attendee stated that most people are opposed to the proposed convenience store and fast food restaurant. This attendee stated that area residents are concerned that these uses will attract an undesirable element to the shopping center. Peter Pappas stated that he will respectfully disagree with that comment. These types of uses are found in many neighborhood shopping centers. Peter Pappas stated that he understood that there are those that are opposed to these uses.
- An attendee asked how the convenience store or the fast food restaurant would create more customers for other tenants in the shopping center. Peter Pappas stated that these uses would allow Crosland to enhance the shopping center which in turn, would help the existing tenants in the shopping center and new tenants as well.
- An attendee stated that she doesn't want junk to be located in the shopping center.
- An attendee stated that the berms shield the center from adjoining properties, and this attendee was concerned that if the berms were removed, they will be looking at the back side of the shopping center. This attendee said that high berms and landscaping are needed to shield the center. Peter Pappas stated that the berm along Park Road would be removed except around the large oak tree, but that the majority of the

berm on Sharon Road West would remain in place. Peter Pappas also stated that the building located at the corner of Sharon Road West and Park Road would shield the rear of the shopping center. Roger Manley stated that the berm removal would turn the corner onto Sharon Road West from Park Road, but the large majority of the berm would be left intact.

- In response to a question, Peter Pappas stated that Crosland would not be burying utility lines.
- An attendee offered the opinion that the fast food restaurant, the convenience store and the ABC store would turn the shopping center into a South Boulevard type shopping center
- An attendee stated that a sidewalk was needed at the entrance into the center from Brandon Forest Drive at the four-way stop sign.
- An attendee stated that if this rezoning is approved, the Harris family would be forced to compete with Quail Corners and ask for a fast food restaurant to be approved for their site. In this event, fast food will end up at two corners of the Park Road/Sharon Road West intersection. Peter Pappas responded that the free hand of the market may not support that scenario.
- An attendee asked if this rezoning applies only to the Quail Corners site. Peter Pappas stated that yes, this rezoning request only involves the Quail Corners site.
- An attendee asked if the proposed renovations to the shopping center are economically viable without the convenience store and fast food restaurant uses. In other words, can Crosland afford to make the renovations without these uses. Peter Pappas responded, maybe not. Peter Pappas stated that it was the goal of Crosland to keep the existing merchants in the shopping center.
- An attendee asked what the views of the existing tenants in the shopping center were with respect to the rezoning request. Susan McGuire said that a majority of them are in favor of it and supportive of the renovations. The renovations would offer more exposure for these tenants and provide a much needed facelift to the shopping center. Not one tenant has stated that it is opposed to the proposed new uses for the shopping center. Susan McGuire indicated that she had spoken with the existing tenants prior to the filing of the Rezoning Petition.
- An attendee stated that he is having trouble understanding how a fast food restaurant and a convenience store would bring additional customers to

other tenants in the center. Susan McGuire stated that these uses would increase the number of customers coming to the center and provide greater exposure for tenants, and they would build a habit of coming to the center for these customers.

- An attendee asked for examples of other neighborhood centers with fast food restaurants and convenience stores. Peter Pappas shared slides on the PowerPoint that depicted neighborhood shopping centers in the Charlotte area with these types of uses. Examples included Rea Village located on Providence Road at its intersection with Ardrey Kell Road, Hunter's Crossing and Plantation Marketplace. Peter Pappas stated that Plantation Marketplace has a Harris Teeter, an ABC store, a convenience store and a bank. Peter Pappas stated that the vehicular traffic on Park Road at the site is approximately 36,000 trips per day.
- An attendee stated that all of the neighborhood shopping centers having fast food and convenience store uses that you showed us are not comparable to Quail Corners because the shopping centers you showed us are in new communities, whereas Quail Corners is located in an older community. This attendee stated that she likes things the way they are at present.
- An attendee stated that she is worried about groundwater and leakage from gas tanks in connection with a convenience store with accessory gasoline service. She also stated that she is worried about the impact on the area schools of the fast food and convenience store uses. She stated that Quail Hollows Estates has over 400 homes. She stated that when Park Road was expanded, they were ensured by the City of Charlotte that the integrity of the neighborhood would be preserved. She stated that she is worried that the additional uses would add traffic congestion to the immediate area. She also stated that the increased traffic would impact the ease of access to and from her neighborhood.
- An attendee stated that she wished all the tenants currently located in the shopping center were present at the Community Meeting to hear the concerns being expressed. This attendee asked what if we boycott Harris Teeter as a result of this rezoning request.
- An attendee expressed concern regarding the existing tenants at Quail Corners. Specifically, will the tenants be able to benefit from the improvements before Crosland increases the rent? Peter Pappas responded by saying that tenants pay base rent and a percentage rent. If the size of their space is reduced, then the gross rent may be the same or less as they are currently paying. Susan McGuire stated that Crosland will actively attempt to retain tenants and to help them grow their businesses.

- An attendee asked if any more traffic studies had been done. Peter Pappas responded by saying that he is not aware that any traffic studies had been done.
- An attendee asked about the construction time frame in the event this rezoning is approved. Peter Pappas responded by saying that in the event the rezoning is approved, construction could start in the first quarter of 2011, and finish in the third quarter of 2011. It would be an approximately 7 to 8 month construction process.
- An attendee stated that she bought her home in Hamlin Park 13 years ago, and had there been a convenience store at Quail Corners, she would not have purchased her home. She is concerned about the impact on property values of a convenience store. She asked if there were studies on the impact on property values of convenience stores.
- An attendee asked why they should support this rezoning request. Why do we need a convenience store and a fast food restaurant at Quail Corners? Peter Pappas reiterated that convenience stores and fast food restaurants are found in grocery anchored neighborhood shopping centers. Crosland will handle safety issues, because Crosland doesn't want to create any problems that would impact this asset. With respect to traffic, traffic counts are provided by CDOT. These uses will allow Crosland to spend money on renovating the shopping center, and help attract tenants to the shopping center.
- Peter Pappas stated that Quail Corners is a large neighborhood shopping center. It has a grocer who has expanded twice and we need to find a way to rent space to other tenants. We don't want empty tenant spaces at the shopping center. Our challenge is not necessarily your challenge. With respect to the sizes of neighborhood shopping centers, Olde Towne Village is approximately 70,000 square feet in size, Foxcroft is approximately 36,000 square feet in size and Rea Village is approximately 72,000 square feet in size.
- An attendee asked if Crosland could not get the convenience store and the fast food restaurant, would Harris Teeter still desire to expand. In response, Peter Pappas stated that he doesn't know that outcome if the rezoning is unsuccessful. Peter Pappas stated that he did not really want Harris Teeter to remodel if the remainder of the center is not remodeled.
- In response to a question, Peter Pappas said it would be problematic to move the pharmacy to either Parcel 3 or Parcel 4 because a freestanding drugstore is approximately 13,000 to 15,000 square feet in size. Harris Teeter may not want a building of that size in front of it.

- An attendee stated that Quail Corners is a viable shopping center, maybe not as viable as everyone would like, but viable nonetheless. This attendee stated that people are against all three of the proposed new uses.
- An attendee stated that Carmel Commons has the approval to expand and that there are struggling shopping centers all along Highway 51. This attendee said that a concern would be if Quail Corners expands, it may not be able to fill the additional square footage with new tenants. Peter Pappas responded by saying that Quail Corners would be expanded by only approximately 9,000 square feet under this proposal.
- An attendee stated that there is a concern about vacancy in the shopping center, and this attendee stated that the three proposed new uses are not needed.
- An attendee expressed the concern that if a fast food restaurant and a convenience store are approved at Quail Corners, it would set a precedent for the property located across Park Road.
- An attendee stated the opinion that a broader zoning classification for the property would increase the value of the property, so that if a fast food restaurant, a convenience store and an ABC store are permitted, the value of the property would be enhanced. In response, Peter Pappas stated that the more uses that are permitted does add value. However, the real value is if the new space and freestanding buildings are actually leased.
- An attendee asked if Crosland desired to sell the property, would the value of the property be higher because of the new uses. Peter Pappas responded by saying that only if you can actually lease the new space to the proposed uses. Crosland is not trying to rezone the site to sell the shopping center.
- An attendee asked if Crosland already had secured operators for the three new uses proposed for the shopping center. Peter Pappas responded that Crosland has not signed agreements with anyone at this point. However, with as many shopping centers as Crosland has, representatives of Crosland are constantly in touch with such users.
- An attendee asked if Crosland cannot afford to spend \$6 million on the renovations on the center, what are its options. Peter Pappas responded by saying there are several scenarios, including simply painting the shopping center.
- An attendee said there is much to like in your proposal, but this attendee did not like the three new uses that are proposed. This attendee asked if a study had been done regarding underground storage tanks and whether

they could leak into Quail Hollow's lakes. Peter Pappas responded that a study had not been done at this time.

- An attendee asked if there is a difference in the rate of return to Crosland between a fast food restaurant and a convenience store versus a McAllister's Deli. Peter Pappas indicated that there was a difference and then explained it to the attendees. Peter Pappas explained that the new uses would be paying for the renovations.
- An attendee asked what portion of the renovation costs are for the new facade on the existing structures and what portion is for the new freestanding buildings. Peter Pappas indicated that the biggest single item in the budget is the reskinning of the existing buildings.
- In response to a question, Peter Pappas indicated that the \$6 million renovation cost is at Crosland's expense. Peter Pappas also indicated that the \$6 million includes the new 7,200 square foot building that is proposed.
- An attendee asked if there had been any interest expressed from banks. Peter Pappas responded by saying that a representative of Crosland has been communicated with several banks.
- An attendee asked with respect to other Crosland shopping centers, does Crosland ever go to the community to obtain feedback on proposed uses. Peter Pappas responded that Crosland has done so on occasion.
- An attendee asked if Crosland could leverage the community to get new tenants other than the three new uses proposed under this rezoning. This attendee indicated that Crosland should have done this first.
- A brief discussion then ensued regarding other uses that could potentially locate in the shopping center.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING
AS OF THE DATE HEREOF:**

As of the date of the filing of this Community Meeting Report, no changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition solely as a result of the Community Meeting. However, changes are being contemplated at this time.

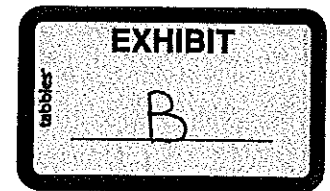
Respectfully submitted, this 5th day of November, 2010.

QUAIL CORNERS ASSOCIATES, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)
Ms. Penelope Cothran, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Peter Pappas, Crosland Retail (via email)
Ms. Susan McGuire, Crosland Retail (via email)

Quail Corners Associates, LLC, Petitioner
Rezoning Petition No. 2010-072

Community Meeting Sign-in Sheet
Forest Hill Church
Monday, October 18, 2010
7:00 P.M.



	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Robert H. Smathers	3000 Walker Way 28210	704-551-0907	bsmather@bellsouth.net
2.	Peggy Smathers	" " "	" " "	psmather@bellsouth.net
3.	Joe and Mary Shear	2521 Dryden Lane 28210	704-552-1685	Not E
4.	Sarahy Renss	2529 Dryden Lane 28210	704-553-0832	—
5.	Jerry Focht	7918 Parentford Dr. 28210	704-554-1263	fochtj@demac.com
6.	Brian Hamblen	2521A Stockmores " "	704-552-2334	BrianHamblen@Zoo.org
7.	FRITZ GERLACH	5116 WINDING BROOK RD	704-365-4698	F.L. GERLACH 8 Ball South
8.	Bernice Jones	8335 Meadow Lake Dr. 28210		
9.	Daniel Robinson	7217 Quail Meadow Ln. 28210	704-643-7917	
10.	Rita Reed	" "	" "	
11.	PAT Wyant	7233 Q M L N 28210	704-502-2185	
12.	Marv Wyant	7233 Quail Meadow Ln 28210	704-552-2286	
13.	Penny Barr	2435 Dryden Ln, 28210	704-556-9621	pbarr@McGuirewoods.com
14.	Gary Tate	2435 Dryden Lane 28210	704-356-9621	gtate@carrollco.net
15.	Belores Caldwell	2537 Quail Lake Dr 28210	704-553-0287	
16.	Jeray Littlejohn	2535 Quail Lane Dr. 28210	704-554-1254	jc@coffeenetwork.com
17.	Kathryn Black	2711 Tiergarten Ln 28210	704-556-0809	
18.	MICHAEL Fadden	2718 New Hamlin Way 28210	704-552-0904	fadden@belkouth.com
19.	MIKE McLAUGHLIN	16043 ASHKNORTH LN	704-953-2485	
20.	Ross Zachary	9255 Heydon Hall Circle	704-554-1122	
21.	Frank Conner	3429 Indian Meadows	704-643-1312	
22.	Debra Watt	9138 Heydon Hall Cir	704-877-5440	dwatt1@carolina.rr.com
23.	John Townsend	7311 Hopton Road	704-557-5915	clmznts@bellsouth.net
24.	Mary Powers	6815 Honors Ct.	704-643-0244	yoga@marypowers.com
25.	MAX ECKELMAN	2408 DRYDEN LN.	704-552-5999	mjeckelman@carrollco.net
26.	Mary Settemyre	7632 Quail Hill Rd	704-554-8164	marysettemyre@carrollco.net
27.	Richard Stone	8604 Aldergate Ct 28210	980-253-1926	rstone1@carrollco.net
28.	BETTY ROGERS	7215 QUAIL MEADOW LN.	704-554-6252	

Quail Corners Associates, LLC, Petitioner
Rezoning Petition No. 2010-072

Community Meeting Sign-in Sheet
Forest Hill Church
Monday, October 18, 2010
7:00 P.M.

(cont.)

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
29.	Nancy McMahon	7205 Quail Meadow Lane	704 609 6240	nancymcmahon742@
30.	IVAN GILLAND	2536 DALSTON LN.	704 534 4879	JIG 505@earthlink.
31.	WT Hopkins	2400 Wolfe Ridge Rd	704 553-1471	p66@2p66.com
32.	MARGARET M. McClutchen	2515 Dalston Lane	704-553-9158	magpie72@bellsouth
33.	BARBARA MALCOLM	2500 DALSTON LN.	704.553.2104	bum28210@bellsouth
34.	DIANE CAMPBELL	2507 DALSTON LN	704-554-8926	dcampbell2507@
35.	Angela Boost	2547 Stockbridge Dr.	704-556-0796	abooost@carolina.rr.com
36.	Steve Killian	2549 B Stockbridge Dr.	704-553-8149	Killiansteve@Bellso
37.	STEPHANIE EWING	2537 B STOCKBRIDGE DR.	704-910-0724	SEWING005@CAROLINA.rr.com
38.	Jenny Johnson	2539 A Stockbridge Dr. 28210	704-554-7019	JTtoothfairy7@
39.	Ketnea McKinney	2531-B Stockbridge Dr.	704-556-7031	amckinney24@yahoo.com
40.	Delana Turner	2725 Quail Lane	704-919-0979	dturner23@Carolina.
41.	April Gunning	2521 Breuster Dr.	704-554-8544	april@homefashions Tailoring
42.	Walker Flanary	2219 Wittstock Dr.	704-643-6700	w6Flanary@40L.C
43.	PATTY FLANARY	2219 Wittstock Dr	704643-6700	PTFLANARY@aol
44.	Rick Bennett	2539 Dalston Lane	7046432220	RBBENNETT37@
45.	ED BARNHART	9962 FOX OAK PL		
46.	Ken Lindholm	9854 Palisades Terr		
47.	DOUGLAS JURET	9823 PALISADES TR.	704.657.9085	
48.	Sarah Ann Israel	8713 Gainsford Ct.		Sarahann2345@aol.com
49.	Barbara Eudy	10312 Avondale Ave	704-543-8621	bareudy@aol.com
50.	JOHN ROGERS	2728 WHIFFLETREE RD	7045546187	JROGERS58@CAROLINA.rr.com
51.	LINDA ROGERS	2728 WHIFFLETREE RD.	7045546187	
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Quail Corners Associates, LLC, Petitioner
Rezoning Petition No. 2010-072

Community Meeting Sign-in Sheet
Forest Hill Church
Monday, October 18, 2010
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Stephanie Keating	10141 Hanover Glen Rd, 28210		stephaniekeating@phoenix.com
2.	Ashlynn Kellert	2741 Pencoyd Ln 28210	704-553-9429	akellert@phoc
3.	GARY HARRIS	SEVEN EAGLES	704-643-8811	
4.	Laura Fichboese	7143 Meeting St.		laurafichboese@gmail.com
5.	Amanda Houston	8253 LeGare Ct.		houstonamanda@hotmail.com
6.	Com Harris	3247 Seven Eagles	704-553-0167	
7.	Bryan Turner	2932 Notchview Ct		
8.	Jay Hugginsbotham	4916 Palisiers Terrace		
9.	Bill Unferth	8323 Meadow Lakes Dr	704-907-7579	uswu@aol.com
10.	Neil Carmichael	8900 Jenna Marie Lane	704-552-8632	
11.	BARBARA CARMICHAEL	" " " "	"	
12.	Scotty Mallamou	3220 Frederick Pl.	704/552-2196	
13.	Bruce Edman	8238 Legne Ct.		bruceedman@hotmail.com
14.	Gail Lewyn	3117 Deep Meadow Ln	759/1481	flamingo-gail@
15.	LINDA ALLEY	2502 BRUNSTER DR		
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Quail Corners Associates, LLC, Petitioner
Rezoning Petition No. 2010-072

Community Meeting Sign-in Sheet
Forest Hill Church
Monday, October 18, 2010
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Mrs. Barbara Krueger	2725 Pencoyd Lane ^{Chad} 28210	704-554-6667	Bkrueger17cd@carolma.net
2.	NANCY OLIVER	2716 PENCYD LN 28210	704-554-1533	NO@CAROLMA.net
3.	Ms Sharon Ginty	7924 Wellston Dr. 28210	704-553-2679	sharonnbobl@carolma.net
4.	R & S SPINKS	8701 Kirchenbaum Dr, 28210	704-554-1281	david-spinks@aatt.net
5.	Glenn Dykman	7048 Quail Hill Rd 28210	704-554-8323	N/A
6.	Ruth M. Colman	7020 Quail Hill Rd 28210	704-552-1499	
7.	Kyle Sorensen	2434 Dryden Ln 28210	253-230-269	
8.	Kathy Mascavage	2434 Dryden Ln 28210	704-733-3569	K-Mascavage@hotmail.com
9.	Lesley Reitzel	8242 Legare Ct 28210	704-651-6108	lreitzeldesign@yahoo.com
10.	Chris Othman	8242 Legare Ct 28210	704-578-2983	Clothman77@yahoo.com
11.	NOEL THOMAS	7711 Quail Hill Rd	704-552-8592	
12.	Mary Sherburne	8919 Park Rd	704-551-708	Southnerb@carolma.net
13.	Jill Shuford	2501 Brewster Dr, 28210	704-552-6731	jill-shuford@carolma.net
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Quail Corners Associates, LLC, Petitioner
Rezoning Petition No. 2010-072

Community Meeting Sign-in Sheet
Forest Hill Church
Monday, October 18, 2010
7:00 P.M.

FOR
Attendance
ONLY

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	T G Collins	8245 TRADD CT	552 7593	—
2.	MIKE STIEGLITZ	9719 CHATHAM OAKS TRAIL	(704) 540-1136	—
3.	Brian Cameron	9103 Covey Hollow Court	704 4583372	—
4.	Meg Turner	8600 Aldergate Court	704 554 9679	—
5.	Sally Green	2408 Dryden Lane	542 0796	sallygreen1@aol.com
6.	JAM HARE	8236 LEGARE CT.	704-556-9888	—
7.	Isattare	8236 Legare Court	704-556-9800	lhare@wcsr.com
8.	PEGGY MARKT	8224 LEGARE CT.	704-553-8999	—
9.	DALE WARREN	3124 SPRING VALLEY RD.	704-553-0321	uncdale@bellsouth.net
10.	Marie Warren	3124 Spring Valley Rd	704 553 0321	uncmarie@bellsouth.net
11.	Debi Harkins	7211 Quail Meadow Lane	704-554-7806	debi.harkins@comcast.net
12.	Barry Emmert	Heydon Hall	704-552-9104	N.A.
13.	GERALDINE EMMERT	3512 BLACKHORSE LN	704 552 9504	—
14.	Cindy Alvarez	8809 Leipzig Dr	704-571-2794	cysalvarez@carlisle.com
15.	Eileen Alexander	2547 Heidelberg Ln	704-554-7041	eileenalex@aol.com
16.	JAY SHAPIRO	7122 Quail Meadow Ln	980-355-0718	MRJAYLEWIS_40@comcast.net
17.	JOHN CACCHIONE	2415 WOLFE RIDGE RD	704 554 8484	JOHN@PROBANCORP.com
18.	Matt Hucko	8305 MERRIMACK CT.	704-719-1584	mhucko@earthlink.net
19.	Norm Cohen	9055 Wenged Boune	704 556-9555	unitec@pol.com
20.	Doc. Doc Harris	3247 88th Oaks	704 553-0167	—
21.	Carole Greene	2412 Ramblewood Ln	704 554-0977	—
22.	Mark Allison	2411 Decing Dr 28210	704 553 8999	markallison@caroline.com
23.	Bette Jacobs	3526 A Stradbrook DR	704-604-3079	hummingbird44@gmail.com
24.	Lorri Blarnd	2522-C Stradbrook Dr.	—	lblarnd@novanthealth.com
25.	Erica Woolard	7930 Bradenton Dr	704-552-7267	zeswolderx@mlndspring.com
26.	Danny Stronge	7910 Bradenton Dr	704 552 6487	dansto@carolinarr.com
27.	Jack F. Felt	7904 Foxchmont PL	704 553-8366	—
28.	Steve Phillips	7909 Byromont PL	704-556-1287	Steve790@bellsouth.net

Quail Corners Associates, LLC, Petitioner
Rezoning Petition No. 2010-072

Community Meeting Sign-in Sheet
Forest Hill Church
Monday, October 18, 2010
7:00 P.M.

(cont.)

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
29.	AMANDA ANNUNZIATA	8240 LEGARE CT	704 575-9323	
30.	ANDREW ANNUNZIATA	8240 LEGARE CT		
31.	TOM COOK	7800 BRADENTON DR.	980275415	thomas.cook@att.net
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Quail Corners Associates, LLC, Petitioner
Rezoning Petition No. 2010-072

Community Meeting Sign-in Sheet
Forest Hill Church
Monday, October 18, 2010
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Kiki T. Hill	2440 Dryden Lane	704.502.6102	Kikit@finghill.com
2.	MARC DURICA	7914 Sunnyvale AN	704-553-1253	mdurica@carolina
3.	Diane Durica	7914 Sunnyvale Ln.	704-553-1253	bookdust@carolina
4.	John TEACHAY	1143 Hopeton Rd	704 737 9674	
5.	PAUL SMITH	7400 Quail Hill Rd	704 749 4038	pdsmith57@carolina
6.	Taffney Smith	7400 Quail Hill Rd	704.554.6700	taffneysmith@yahoo
7.	Faye Tate	7200 Hopeton Rd	704-552-5772	fayetate@yahoo
8.	Carole M. Can	2547A STOCKBRIDGE	704 236 9273	CaroleM.Can
9.	Joe Harris	10226 Handover Woods Place		
10.	Rebecca Masters	2539 Quail Lake Dr.	704.643.5952	mastersr@winthrop
11.	DAVID S. BURKART	8950 Heydon Hall Circle	704-552-0129	david.burkart@gmail.com
12.	FRED STUBBS	8525 Double Eagle Dr		
13.	ELINOR BURNS	2433 Quail Lake Dr. ^{2nd} Estate	704-970-8594	
14.	Peggy Lyles	2425 Quail Lake Dr.	704-552-0447	peggyhub@yahoo
15.	Josee Taylor	2415 Quail Lake Dr	704 307 3135	
16.	Lynne O. Cole	2419 Quail Lake Dr.	704-552-0104	
17.	Robert Cochine	2542A Stradbroke Dr	704-599-4175	
18.	Ann Cochine	2542A STRADBROKE DR	704-599-4175	
19.	Dan Cochine	2502A Stradbroke Dr.	704-726-0829	
20.	Jan Bartels	2501 Dalston Ln.	704-552-0571	
21.	STEVE BARTELS	2501 DALSTON LANE	704-552-0571	SBARTELS2@ATT.NET
22.	Ray Sitton	1819 Bradenton Dr.	704-553-2796	
23.	David MALLAS	7719 Quail Hill Rd	704-552-1379	
24.	Tom PAUL	7200 Quail Hill Rd	704 552 7207	
25.	Chris Gardner	7119 Hopeton Rd	704-339-4483	
26.	LOIS MAZER	7019 Quail Hill RD	704-554-6551-	
27.	Donna S. Dunbar	7320 Quail Meadow Dr	- 643-2423	
28.	Ronald Dunbar	7320 Q M A	704-643-2423	

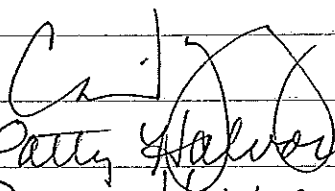
Quail Corners Associates, LLC, Petitioner
Rezoning Petition No. 2010-072

Community Meeting Sign-in Sheet
Forest Hill Church
Monday, October 18, 2010
7:00 P.M.

(cont.)

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
29.	Bill Ingram	6811 Honors Ct 28210	704-554-6030	Bill Ingram
30.	Jenni Ingram	6811 Honors Ct 28210	↓	
31.	Holly & Ted Grundheber	7115 Quail Meadow Ln 28210	704-552-6796	
32.	Emily Patrick	2733 Von Thuringer Ct 28210		emilyp2000@hotmail.com
33.	DONNA ROTH	2723 VON THURINGER CT 28210		
34.	MARK MATTHEWS	7042 Quail Hill Rd	704-942-8272	MARK.T. MATTHEWS
35.	Dave Leme	Spring Valley	704-502-3818	@BAMC
36.	Kay McGowan	Spring Valley	704-512-3818	
37.	Betty Barmen	Spring Valley	704-241-0937	
38.	Barbara Bookout	3137 Frederick Place	704-554-9017	Faith
39.	Faith Barnshaw	3916 Riverbend Rd 28210	704-554-7827	Faith Barnshaw @gmail.com
40.	Gertrude Devore	3600 Ashton Dr. 28210	704-534-6776	—
41.	ELIZABETH Apple	3900 RIVERBEND RD 28210	704-556-9945	gldnrb@aol.com
42.	Aime M. Kille	7230 Quail Meadow Lane	704-643-4958	
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10/18 QUAIL CORNERS REZONING # 2010-072


Patty Halvorsen
Doug Halvorsen
Mimi Conner
Karen Sharp
Roberta Tremain
Carolyn S. Jones
ELIZABETH A Apple
Gertrude Devore
Grace Barnshaw
Barbara Bookout
Betty Harmon
Dane Lane