

## COMMUNITY MEETING REPORT

### (MEETING #2)

**Petitioner: Sagla Grocery**

**Rezoning Petition No. 2015-023**

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 Exhibits A-A1 attached hereto by depositing such notice in the U.S. mail on February 12, 2015. This was the second community meeting for this petition. This meeting was held due to there being a group citizens with concerns that were not included on the mailing list provided by city planning staff. A copy of the written notice is attached hereto as Exhibit A2. On February 25<sup>th</sup> letters were distributed to the citizens on the list stating that the meeting will be rescheduled due to anticipated inclement weather. A few of the letters were sent via email to the citizens that had given their email address. A copy of the written notice is attached hereto as Exhibit A3.

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

The Community Meeting was held on Monday, March 2<sup>nd</sup> at 7:00 pm Eastside Church, located at 10132 Harrisburg Road.

#### **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 B. The Petitioner was represented at the Community Meeting by Brian Upton and William Pugh of The Isaacs Group, P.C.

#### **SUMMARY OF PRESENTATION/DISCUSSION:**

Brian Upton of The Isaacs Group welcomed the attendees and introduced himself and William Pugh as the Petitioner's representatives and stated that the owner/petitioner was not present due to an illness in the family.

Mr. Upton explained the rezoning process and provided dates for the upcoming public hearing before the City Council as well as how to get on the list to speak at the council meeting if so desired. He stated that this is an official Community Meeting relating to rezoning Petition No. 2015-023. Mr. Upton indicated that the Petitioner proposed to rezone and redevelop an approximately 1.25 acre site at the intersection of Harrisburg Road and Camp Stewart Road from a residential zoning district to a commercial zoning district. He explained 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.

Mr. Upton gave a presentation describing the proposed plans for the site. He explained that the current zoning for the site makes the present store an existing nonconforming use and that redevelopment requires rezoning the property to bring the site into compliance. He indicated that the existing store will be demolished and a new convenience store with gasoline pumps will be built on the lot. He then presented the site plan with elevations and pointed out that land from the adjacent lot which is also owned by the petitioner will be used to make the lot large enough to develop the new convenience store with gasoline pumps since right of way along both roads will be dedicated as part of the rezoning process. Mr. Upton explained that the rezoning was to allow the use for the property and was not a design process.

The first question asked will they be remodeling store or building a new store. Mr. Upton explained that the existing store will be demolished and a new store will be built on the property.

An individual asked if the driveways had been approved by the state. It was also asked if a traffic signal would be installed as part of this project. It was explained that the driveways would need to be reviewed by CDOT and NCDOT as part of the driveway permitting process which is separate from the rezoning.

Mr. Upton gave a brief description of the Land development process and outlined the various agencies involved in the plan review. He also explained that during this process the final determination of the driveway locations and road improvements required to develop the site will be made. It was also stated that NCDOT would determine if a traffic signal is warranted.

A few citizens asked, how the rezoning of the property would affect the surrounding property and where is the closest commercial zoned property in the area.

Mr. Upton explained that he could not determine how this would impact the surrounding property and the BP in Cambridge Commons is most likely the closest commercial zoned property to the site.

Mr. Gary Smith asked if the store will be a 24 hour store and he also expressed his concerns over how the developer would finance the project and if he could provide proof that he could afford to build the store. He stated he was appalled at the amount of litter at the existing store. He stated his displeasure for the loud music played in front of the store. Mr. Smith also questioned the validity of the ABC license of the existing store. He as well as a few other people in attendance have the impression the petitioner does not care about the surrounding community since he does not live in it. He also spoke of a list of police calls to the existing store. He also feels that there are enough gas stations in the area now and several attendees agreed.

Mr. Upton explained that he would relay the concerns to the owner and that the gasoline component of the redevelopment is needed in order to be competitive with other nearby convenience stores and the store would not be open 24 hours. It was also explained that the petitioner's finances did not fall under the purview of the rezoning and that the conditions of the rezoning would apply no matter who developed the property.

Mr. Polk asked if the proximity of the nearby cell phone tower was a safety concern.

Mr. Upton responded that he did not think so.

One citizen asked if any environmental testing had been done at the site.

Mr. Upton and Mr. Pugh responded that it would be done if required during the site permitting process or if required by the developer's bank for financing purposes.

One attendee did not like the location of the building and that the signs were facing the houses across Harrisburg Road. Brian Upton explained that the placement of the building was dictated by the planning staff to be consistent with the small area plan.

The majority of the residents had major safety concerns with the traffic on Harrisburg Road and if there are future plans to improve Harrisburg Road to make it safer.

It was reiterated that CDOT and NCDOT would have to review and approve the driveways as part of the driveway permitting process.

Ms. Wedding asked how much of the adjacent residential lot will be acquired to make the lot large enough for the convenience store.

Mr. Upton gave her the approximate value of .36 acres and when asked by another resident if the lot was large enough for a car wash, Mr. Upton explained that a carwash will not be built on the site. It was also stated that the adjacent residential lot would still remain as a conforming lot even though its size would be reduced.

Mr. Smith mentioned that the original letter mentioned convenience store and not the gasoline pumps.

Mr. Upton informed Mr. Smith that the Isaacs group prepared the letters and there was no attempt to mislead anybody and a clarification letter was sent out immediately.

Mr. Smith stated that the store was not the problem, but it was the gas pumps that were the issue and several other attendees agreed.

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

No changes have been made to the rezoning plan as of the date of this Community Meeting Report solely as a result of the Community Meeting. The petitioner has been made aware of the concerns raised at the meeting. The Isaacs Group has contacted CDOT and NCDOT regarding traffic signal warrants for the intersection of Camp Stewart and Harrisburg Roads.

Respectfully submitted, this 5<sup>th</sup> day of March, 2015.  
William Pugh on the behalf of Sagla Grocery, Petitioner

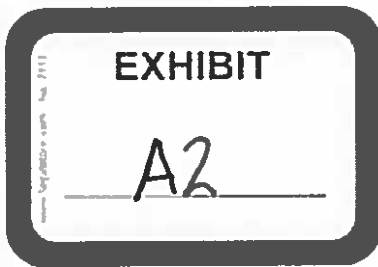
cc: Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)

Pct. No.	TaxID	Owner/Land	Owner/First	CDwner/Fin	CDowner/Land	MallAddr1	MallAddr2	City	State	ZipCode
2015-023	11131102	Overlarkin	SHARAH			10724 OLD WAYSIDE RD		CHARLOTTE	NC	28277
2015-023	11131101	CROSS TRAILS LLC				6619 WHEELER DR		CHARLOTTE	NC	28211
2015-023	11109305	FIRST KOREAN PRESBYTERIAN CHURCH OF CHARLOTTE				6930 WALLACE RD		CHARLOTTE	NC	28212
2015-023	11109305	FIRST KOREAN PRESBYTERIAN CHURCH OF CHARLOTTE				6930 WALLACE RD		CHARLOTTE	NC	28212
2015-023	11131137	JOSEPH	JEFFREY J			4012 EVELYN AVE		CHARLOTTE	NC	28213
2015-023	11109316	KATTSOUNIS	SPROS F			314 ABELIA RD		WASHAW	NC	28173-9310
2015-023	11108313	LONG	ROBERT EDWARD			10115 HARRISBURG ROAD		CHARLOTTE	NC	28215
2015-023	11131139	WEHRRIT	MICHAEL J			8640 HARRISBURG RD		CHARLOTTE	NC	28215
2015-023	11109107	MOORE	MICHAEL L			5530 CAMP STEWART RD		CHARLOTTE	NC	28215-7305
2015-023	11131138	NEW LIFE BAPTIST CHURCH OF	HARRISBURG ROAD			10137 HARRISBURG RD		CHARLOTTE	NC	28215
2015-023	11131120	O KANE	MARCE			8016 WINTERWOOD PL		CHARLOTTE	NC	28215
2015-023	11103120	PARK	JAC SIG			9921 HARRISBURG RD		CHARLOTTE	NC	28215
2015-023	11131146	POK	ROBERT			8012 WINTERWOOD PL		CHARLOTTE	NC	28227-3962
2015-023	11109304	PROFESSIONAL CHILD CARE				5309 IDLEWILD RD N		WINSTON-SALEM	NC	27104
2015-023	11109118	STELLE	RICHARD HUGH			3796 GUNCYER LANE		CHARLOTTE	NC	28215
2015-023	11103119	TURNER	WILLIAM PAUL			9901 HARRISBURG RD		CHARLOTTE	NC	28215
2015-023	11109117	UCBFA8	WEIDEGEMIEL			7611 CEDAR TREE LN		CHARLOTTE	NC	28227
2015-023	11109121	UCBFA8	WEIDEGEMIEL			7611 CEDAR TREE LN		CHARLOTTE	NC	28227



Pet No	FirstName	LastName	OrgName	MailAddress	MailCity
2015-023	Vernetta	Mitchell	TURTLE ROCK HOMEOWNERS ASSOCIATION	5123 Timberltop Lane	Charlotte
2015-023	Dabble	Durrell	AVENSONG	9816 Avensong Crossing Drive	Charlotte
2015-023	Dave	Parker	CASTLE GARDENS REPRESENTATIVE	10018 Drawbridge Drive	Charlotte
2015-023	Jamila	Giffey	LARKHAVEN HOMEOWNERS ASSOCIATION	12333 Hamilton Jones Drive	Charlotte
2015-023	Vernetta	Mitchell	TURTLE ROCK OWNERS ASSOCIATION	5520 Suncrest Court	Charlotte
2015-023	Brent	Gillpin	CAMBRIDGE HOMEOWNERS ASSOCIATION	8400 Hornwood Court	Charlotte
2015-023		Charlotte East Community Partners		5014 Grafton Drive	Charlotte
2015-023		Eastland Area Strategy Team (EAST)		610 East Morehead Street, Suite 21	Charlotte





**THE ISAACS GROUP**  
CIVIL ENGINEERING DESIGN & LAND SURVEYING  
8720 RED OAK BOULEVARD, STE. 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8335

February 10, 2015

Weldegebriel Ucheab  
7611 Cedar Tree Lane  
Charlotte, NC 28227

Re: Rezoning Petition 2015-023

Weldegebriel Ucheab  
7611 Cedar Tree Lane  
Charlotte, NC 28227

Dear Adjacent Land Owner,

This letter is to invite you to a community meeting about a proposed commercial development planned for the property referenced above in your neighborhood. The proposed development is for a future convenience store to be located along at the intersection of Harrisburg Road and Camp Stewart Road. The informal community meeting will be held on Thursday February 26<sup>th</sup>, from 7:00 pm to 8:00 pm at Eastside Church, located at 10132 Harrisburg Road. Plans for the proposed development will be shown and you will have the opportunity to review the plan and ask questions of people knowledgeable about the details of the project. No public decision makers will be in attendance; this meeting is for informational purposes only.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you can direct them to The Isaacs Group, P.C. 704-527-3440 attention Brian Upton or William Pugh.

Sincerely,

Weldegebriel Ucheab  
Sagala Grocery

Brian Upton, P.E.  
The Isaacs Group, P.C.



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February 25, 2015

Weldegebriel Ucheab  
7611 Cedar Tree Lane  
Charlotte, NC 28227

Re: Rezoning Petition 2015-023

Dear Adjacent Land Owner,

This letter is to inform you that the informal community meeting to discuss the proposed convenience store with gasoline pumps scheduled for Thursday February 26<sup>th</sup>, from 7:00 pm to 8:00 pm at Eastside Church, located at 10132 Harrisburg Road will be rescheduled due to anticipated inclement weather.

The new date for the informal community meeting will be held on Monday March 2<sup>nd</sup>, from 7:00 pm to 8:00 pm at Eastside Church, located at 10132 Harrisburg Road. Plans for the proposed development will be shown and you will have the opportunity to review the plan and ask questions of people knowledgeable about the details of the project. No decision will be made at this time; this meeting is for informational purposes only.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you can direct them to The Isaacs Group, P.C. 704-527-3440 attention Brian Upton or William Pugh.

Sincerely,

Weldegebriel Ucheab  
Sagala Grocery

Brian Upton, P.E.  
The Isaacs Group, P.C.

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# SAGLA GROCERY

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