

**COMMUNITY MEETING REPORT
(MEETING #1)**

**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 January 16, 2015. A copy of the written notice is attached hereto as Exhibit A2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, January 29th at 7:00 pm at Logan Chapel CME Church, located at 9505 Parkton 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 introduced the petitioner Mr. Weldegebriel Uebeab. Mr. Upton explained the rezoning process and provided dates for the upcoming public hearing before the City Council. He stated that this is an official Community Meeting relating to rezoning Petition No. 2015-023. Mr. Upton indicated that the purpose of the rezoning is to redevelop an existing convenience store with frontage along Harrisburg Road and Camp Stewart Road. 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.

A brief presentation was made by Brian Upton to explain that the purpose of the rezoning is to redevelop an existing convenience store with frontage along Harrisburg Road and Camp Stewart Road. The current zoning of the property where the existing convenience store with one pump is located is R-3 which means that the site is an existing non-conforming use. The proposed rezoning classification for the property will be NS. The NS classification will bring the property into compliance because a convenience store with gas pumps is a permitted use.

Mr. Upton explained that the re-development of the site shall include off-site road improvements along both streets, storm water detention and site lighting. It was also discussed that sidewalks will be provided along road frontages to allow safe pedestrian access to the site, a screening wall with shrubs will be provided to enhance the appearance and the driveways will be located to allow the drivers exiting the site to have the best possible sight distance. Additionally the attendees were informed that the future car wash has been eliminated from the project.

The attendees inquired about how the traffic will be handled on the already busy Harrisburg Road especially during construction and if the improvements will help improve traffic conditions. It was explained that part of the driveway permitting process includes submittals to CDOT and NCDOT and that they must approve the driveway locations, off-site road improvements, driver sight distance and traffic control plans.

There were also questions asked if there were any plans to rezone the existing home adjacent to the proposed convenience store.

Mr. Upton answered “no”, then explained that the property is to remain residential according to the City of Charlotte’s future development plan.

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 attendees at the meeting appeared receptive of the development and also inquired about the future development of the nearby vacant parcels. One attendee sent a letter in favor of the petition. A copy of the written notice is attached hereto as Exhibit C.

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

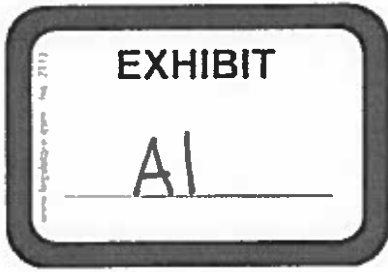
cc: Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)

Ref. No.	TARIPO	Owner/Lastin	Owner/First	Commer/Fin	Commer/Land	Mall/Adm1	Mall/Adm2	CITY	State	Zip/Code
2015-023	11131102	BONMADAN	SHARANEH			1074 OLD WAYSIDE RD		CHARLOTTE	NC	28277
2015-023	11131101	CROSS TRAILS LLC				1074 OLD WAYSIDE RD		CHARLOTTE	NC	28277
2015-023	11109205	FIRST KOREAN PRESBYTERIAN CHURCH OF CHARLOTTE				6619 WHEELER DR		CHARLOTTE	NC	28211
2015-023	11109205E	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	11109126	KALISQUINIS	SPROS E			314 ABELIA RD		WAXHAW	NC	28173-9310
2015-023	11106125	LONG	ROBERT EDWARD			10115 HARRISBURG ROAD		CHARLOTTE	NC	28215
2015-023	11131139	MERHITT	MICHAEL J			8640 HARRISBURG RD		CHARLOTTE	NC	28215
2015-023	11109107	MOONE	MICHAEL			5530 CAMP STEWART RD		CHARLOTTE	NC	28215-7305
2015-023	11109119	NEW LIFE BAPTIST CHURCH OF	HARRISBURG ROAD			10132 HARRISBURG RD		CHARLOTTE	NC	28215
2015-023	11131138	O'KANE	MARCE			8016 WINTERWOOD PL		CHARLOTTE	NC	28215
2015-023	11103120	PARK	JAE-SIG			9921 HARRISBURG RD		CHARLOTTE	NC	28215
2015-023	11131146	POLK	ROBERT			8012 WINTERWOOD PL		CHARLOTTE	NC	28215
2015-023	11109204	PROFESSIONAL CHILD CARE				5209 IDLEWILD RD N		CHARLOTTE	NC	28227-3962
2015-023	11109118	STEELE	RICHARD HUGH			3796 GUINCYFEE LANE		WINSTON-SALEM	NC	27104
2015-023	11103119	TUNNER	WILLIAM PAUL			9901 HARRISBURG RD		CHARLOTTE	NC	28215
2015-023	11109117	UCREAB	WELDEGEBRIEL			7611 CEDAR TREE LN		CHARLOTTE	NC	28227
2015-023	11109121	UCREAB	WELDEGEBRIEL			7611 CEDAR TREE LN		CHARLOTTE	NC	28227



Pet No	FirstName	LastName	OrgName	MailAddress	MailCity
2015-023	Vernetta	Mitchell	TURTLE ROCK HOMEOWNERS ASSOCIATION	5123 Timbertop Lane	Charlotte
2015-023	Debbie	Durrell	AVENSONG	9816 Avensong Crossing Drive	Charlotte
2015-023	Dave	Parker	CASTLE GARDENS REPRESENTATIVE	1001B Drawbridge Drive	Charlotte
2015-023	Janilla	Giffey	LARKHAVEN HOMEOWNERS ASSOCIATION	12333 Hamilton Jones Drive	Charlotte
2015-023	Vernetta	Mitchell	TURTLE ROCK OWNERS ASSOCIATION	5520 Suncrest Court	Charlotte
2015-023	Brent	Gilpin	CAMBRIDGE HOMEOWNERS ASSOCIATION	8400 Hornwood Court	Charlotte
2015-023				5014 Grafton Drive	Charlotte
2015-023				610 East Morehead Street, Suite 21	Charlotte

Charlotte East Community Partners
Eastland Area Strategy Team (EAST)





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

January 15, 2015

Weldegebriel Uebeab
7611 Cedar Tree Lane
Charlotte, NC 28227

Re: Rezoning Petition 2015-023

Sharreh Bonakdar
10724 Old Wayside Rd
Charlotte, NC 28277

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 January 29th, from 7:00 pm to 8:00 pm at Logan Chapel CME Church, located at 9505 Parkton 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.

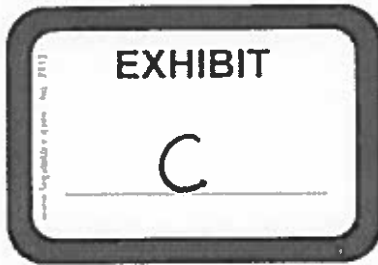
Sincerely,

Weldegebriel Uebeab
Sagala Grocery

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

B

[illegible]



CROSS TRAILS, LLC.

6619 Wheeler Drive

Charlotte, NC 28211

February 1, 2015

The Isaacs Group

8720 Red Oak Blvd, Ste 420

Charlotte, NC 28217

Re: Rezoning Petition 2015-023

Dear Mr. Upton and Mr. Pugh,

Thank you for holding a community meeting on January 29, 2015 to discuss the proposed rezoning petition pertaining to the property at the intersection of Harrisburg Road and Camp Stewart Road. During and at the conclusion of the meeting everyone in attendance was in favor of the proposed land use and no one objected to the proposal. In fact, adjacent property owners voiced their opinion that they are hopeful that additional properties near and at the intersection will soon be rezoned from residential use to commercial and business use. Such uses are very much needed for this community at that location.

We will not be able to attend the public meeting(s) coming up but would appreciate it very much if you would relay our position on this matter at the public meeting(s).

Sincerely yours,

A handwritten signature in black ink, appearing to read "Wiley W. Jones".

Wiley W. Jones, Manager

Cross Trails, LLC