

COMMUNITY MEETING REPORT
Petitioner: Venture Properties VII, LLC
Rezoning Petition No. 2013-084

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:

Shea Davis of Venture Properties mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by sending such notice via Certified U.S. mail on 10/23/2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday November 6th 2013 at 7:00 PM at Hampton Inn Charlotte- University Place 8419 N. Tryon Street, Charlotte, North Carolina 28262.

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 C. Venture Properties was represented at the Community Meeting by Ronnie Walsh, Shea Davis, Danny Barrero, and Josh McMillan.

SUMMARY OF PRESENTATION/DISCUSSION:

At 7:05 PM Ronnie Walsh of Venture Properties welcomed all those in attendance and introduced John Autry, the District 5 City Council Member. Shea Davis, Josh McMillan, and Danny Barrero introduced themselves and gave their job description within Venture Properties. Ronnie Walsh informed those in attendance that Venture Properties seeks to rezone approximately 1.76 acres at 7420 The Plaza, Charlotte, NC 28215 from the Single Family/Residential Zoning District, to the B-1 Zoning District for the purpose of constructing a Dollar General. Ronnie Walsh explained the rezoning process and informed those in attendance the purpose of the meeting was to discuss this request and answer any questions in regards to the rezoning and or construction of the proposed Dollar General.

Ronnie Walsh explained who Dollar General is, and the type of products they sell. He explained that Dollar General chooses their locations with convenience to local residents in mind. Ronnie Walsh then presented a photo board with a completed Dollar General by Venture Properties located in Vilas, NC. He explained that the Vilas store was the closest representation to the proposed Dollar General at this location. Shea Davis then explained the key differences between the Vilas location and the proposed Dollar General at this location. The two main differences being the color of the brick being used and the soldier course would be more far more pronounced than the Vilas location.

Shea Davis then presented the proposed site plan for the Dollar General, emphasizing that Venture Properties had presented this to The City of Charlotte and revised the site plan based upon the comments from that meeting. Shea Davis explained that the site would have sod installed to create a much more appealing look than that of grass seed and explained that sod is much better for erosion control. Shea Davis then explained the storm water retention pond is based on the City of Charlotte's requirements. Assuring that this system was designed to prevent the site from draining storm water any faster after

completion, than it does in its current undisturbed state. At this point the floor was opened for questions.

The following questions and statements were presented by those in attendance:

John Autry- Have you considered moving the building to the front corner line of the property?

Shea Davis- Yes, the City asked if we could attempt to put the building in this location. We had our engineers lay out a site plan with the building in this location, but due to the property line configurations the site plan did not work for vehicular and truck traffic. That is why we have the building at the current location.

John Autry- Why is Dollar General leaving its current location in the Plaza?

Ronnie Walsh- It is Dollar General's Request. Dollar General feels they will have more success in free standing prototypes. Dollar General also desires to have a uniformity in their stores which is easier obtained in a prototypical building.

Kay Stegall- Will the proposed Dollar General have a new driveway?

Ronnie Walsh- Yes, the Dollar General will have a separate driveway, with a stub on the western property line that could allow access to the Plaza Park Shopping Center in the future.

Billy Stegall- Will the current Dollar General in the Plaza Park Shopping Center close upon completion of the new Dollar General?

Shea Davis- Yes, once the new store is complete they (Dollar General) will leave their current location in the shopping center.

Roger McGraw- Will fencing will be installed between my property and the proposed Dollar General property?

Ronnie Walsh- Yes, we will install it per our agreement in the purchase contract.

John Autry- Will the plants being installed while landscaping be native?

Shea Davis- Yes, per Charlotte Ordinance the plants must be native, and we will strictly adhere to those guidelines of the Charlotte Ordinance.

John Autry- Will the sides and rear of the building be brick to match the front?

Shea Davis- Yes, the entire building, and the dumpster enclosure will be brick to uniformly match the building face. Ronnie Walsh added that the proposed store would be similar in appearance to the existing Dollar General, west of our location on Tyron St.

John Autry- How many will be employed at this new location?

Shea Davis- We are not exactly sure, but generally it is around 20 full and part time employees.

John Autry- When is construction on the proposed Dollar General set to begin?

Shea Davis- Once the rezoning is completed, we will submit our plans for review, and pending approval within the next few months following. We would like to start immediately after zoning and permit approvals.

Billy Stegall added that he "felt this was a great opportunity for the community to grow in this part of town", He hoped that this would be the start of expansion in this area.

John Autry- Who are you (Venture Properties) dealing with in the planning office?

Shea Davis- Solomon Fortune

John Autry- Have we been before the Planning Commission.

Shea Davis- Yes, we have had one meeting with planning and have submitted the information as required by Charlotte, and are following their guidelines.

John Autry- What was the required mailing radius that you (Venture Properties) had to send a letter to property owners informing them of the meeting tonight?

Shea Davis- The radius is 300ft but we also mailed certified letters to all those that were on a list provided to us in an email from Penny Cothran that came from Solomon Fortune.

There being no further questions, Ronnie Walsh thanked all the property owners and representatives for coming out. Those who attended had nothing but positive remarks about the proposed Dollar General. The Venture team thanked John Autry for his attendance, insight, and helpful information he provided.

The meeting was adjourned at 7:50 PM.

Respectfully submitted Thursday, November 7th 2013.

Exhibit C

**COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: Venture Properties VII, LLC
REZONING PETITION NO.: 2013-084
11-06-2013**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

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