

COMMUNITY MEETING REPORT  
**Petitioner: Second Harvest Food Bank of Metrolina, Inc.**  
Rezoning Petition No. 2013-096

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 November 1, 2013. 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, November 11, 2013 at 6:30 PM in the Conference Room at Second Harvest Food Bank of Metrolina, Inc. located at 500-B Spratt Street in 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 sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Kay Carter of the Petitioner, Chris Todd of ColeJenest & Stone and John Carmichael of Robinson Bradshaw & Hinson, P.A. Also in attendance were representatives of the owners of the property subject to this rezoning request, Tim O'Brien of the City of Charlotte and Mark Hahn of Mecklenburg County.

**SUMMARY OF ISSUES DISCUSSED:**

John Carmichael opened the meeting by introducing himself, Kay Carter, Executive Director of Second Harvest Food Bank of Metrolina, Inc., and Chris Todd of ColeJenest & Stone. Chris Todd is the engineer working on the proposed expansion of Second Harvest Food Bank's facility. John Carmichael also introduced Tim O'Brien of the City of Charlotte and Mark Hahn of Mecklenburg County. The City of Charlotte and Mecklenburg County own the site subject to this rezoning request.

John Carmichael stated that the site contains approximately 15 acres, and that we are located on the site tonight. John Carmichael stated that Second Harvest Food Bank is seeking to rezone the site from the I-1 and I-1 CD zoning districts to the I-1 CD and I-1 CD SPA zoning districts to accommodate an expansion of Second Harvest Food Bank's existing facility on the site.

John Carmichael stated that prior to sharing the rezoning plan, he will provide the schedule of events relating to this rezoning request. John Carmichael stated that the Public Hearing will be

held on Monday, December 16, 2013 at 6:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. The Zoning Committee Work Session will be held on Monday, January 6, 2014 at 9:00 AM at the Charlotte-Mecklenburg Government Center, and City Council will make a decision on this rezoning request on Tuesday, January 21, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael then reviewed the rezoning plan. John Carmichael stated that the existing Second Harvest Food Bank facility contains approximately 37,000 square feet of floor area and it is devoted to office, warehouse and distribution uses. Crisis Assistance is also located on the site, and its building contains approximately 36,000 square feet of floor area. The City of Charlotte has a facility on the site, and the City's building contains approximately 52,436 square feet of floor area. However, under the existing zoning of the site, the City's building may contain up to 82,000 square feet of floor area.

In addition to the approximately 38,000 square feet of expansion area requested by Second Harvest Food Bank, this rezoning request, if approved, would allow an additional 14,000 square feet of floor area on the site, which floor area could be utilized by Crisis Assistance.

John Carmichael stated that the approved conditional rezoning plan for the site will not permit the desired expansion space, because the amount of floor area allowed on the site is capped on the approved conditional rezoning plan.

Kay Carter then described the mission and purpose of Second Harvest Food Bank. Second Harvest Food Bank works with over 200 agencies and it provides food to people in need. Kay Carter stated that she has been with Second Harvest Food Bank for approximately ten years, and when she first arrived, Second Harvest Food Bank provided 7 million pounds of food to people in need. Today, it is providing over 40 million pounds of food. Second Harvest Food Bank needs the expansion space to be able to serve the community. The expansion space would provide additional warehouse space, cooler space and office space. The expansion space would also enable Second Harvest Food Bank to improve the safety of its operations.

Kay Carter stated that Second Harvest Food Bank will have to raise approximately 8 million dollars to pay for the expansion space, and it has already raised about 2 million dollars. Kay Carter stated that she would love to have the support of the neighborhood.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments that were received and made at the meeting.

- In response to a question, Kay Carter stated that she understands that Crisis Assistance, among other things, provides rental and utility assistance to individuals, and that the demand for its services has increased. Kay Carter stated that she does not work for Crisis Assistance.
- An individual asked about the expansion space shown on the rezoning plan for Crisis Assistance. Mark Hahn of Mecklenburg County stated that the expansion space is being requested only in the event that Crisis Assistance determines that it needs expansion

space in the future. Crisis Assistance has not requested that Mecklenburg County provide it with more space at this time.

- An individual asked if on-site housing is provided by Crisis Assistance. Mark Hahn stated that housing and shelter is not provided at the Crisis Assistance facility located on the site. Kay Carter stated that additional shelter space is needed for the homeless, but that does not affect this site.
- An individual asked how close Second Harvest Food Bank's expansion space would be located to the railroad tracks. Chris Todd stated that the proposed building addition will not and cannot encroach into the railroad right of way, which is 100 feet in width. The location of the proposed building addition was pointed out on the rezoning plan.
- An individual asked how the rezoning would affect her and other neighbors. Mark Hahn stated that it would not. This rezoning request is only for the subject site.
- An individual stated that there is a concern about noise that would be generated from the construction of the proposed building addition, and this individual asked if sound barriers would be constructed. Kay Carter stated that in connection with the construction of the proposed building addition, Second Harvest Food Bank will be required to meet all noise ordinances and other requirements.
- In response to a question, Kay Carter stated that she does not know when Second Harvest Food Bank will break ground on the building addition. It depends on the success of the fundraising efforts. Kay Carter stated that she prefers to construct the building addition as soon as possible.
- In connection with the expansion space shown on the rezoning plan for Crisis Assistance, an individual asked when it is expected that this expansion space could be constructed. Mark Hahn stated that there is no time table for an expansion of the Crisis Assistance facility. Expansion of that facility is not in the County's five year capital plan.

John Carmichael thanked everyone for attending the Community Meeting, and the meeting was adjourned.

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

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 6<sup>th</sup> day of December, 2013.

**Second Harvest Food Bank of Metrolina, Inc., Petitioner**

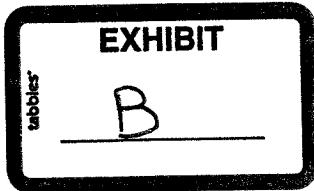
cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Kay Carter, Second Harvest Food Bank of Metrolina, Inc. (via email)

Second Harvest Food Bank of Metrolina, Inc., Petitioner  
Rezoning Petition No. 2013-096

Community Meeting Sign-in Sheet

Second Harvest Food Bank of Metrolina, Inc.  
500-B Spratt Street  
Charlotte, NC 28206

Monday, November 11, 2013  
6:30 P.M.



|     | <u>NAME</u>       | <u>ADDRESS</u>                                   | <u>TELEPHONE</u> | <u>EMAIL ADDRESS</u>     |
|-----|-------------------|--|------------------|--------------------------|
| 1.  | Carolyn Straute   | 504 Wearn Court, Chit, NC 28206                  | 704-372-6470     | stratetme4@gmail.com     |
| 2.  | Joyde Anderson    | 520 Wearn Court                                  | 704-332-0487     |                          |
| 3.  | Jacquelyn Davis   | 1101 Polk Street                                 | 704-293-7716     |                          |
| 4.  | William I. Gaston | 2313 Edison Street                               | 704 3751051      | william.gaston@gmail.com |
| 5.  | Kay Carter        | SECOND HARVEST                                   |                  |                          |
| 6.  | Dallas Waddell    | 501 Wearn Ct                                     | 704.201-91621    |                          |
| 7.  | Jackie Asher      | Conser   |                  |                          |
| 8.  | Chris Todd        | 200 South Tryon Street, Ste 1100 Charlotte 28202 | 704-971-4529     | ctodd@cokejenestone.com  |
| 9.  |                   |  |                  |                          |
| 10. |                   |  |                  |                          |
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