

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-012

Petitioner: LIDL US Operations, LLC
Rezoning Petition No.: 2019-012
Property: ± 2.841 acres located along South Tryon Street between Moss Road and Savannah Point Drive (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Monday, March 4th, 2019, 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** by depositing the Community Meeting Notice in the U.S. mail on 2/13/2019. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, March 4th, 2019 at 6:30 PM, at Good Shepherd Church – Room 320, 13110 Moss Road, Charlotte, NC 28273.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Desmond Anyanwu and Michael Slavotinek with LIDL US Operations, LLC and Rad Hudson with Bohler Engineering. Also in attendance were Bridget Grant and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting and reviewed the site location. Ms. Grant introduced Michael Slavotinek with LIDL US Operations, LLC who gave a brief overview of LIDL. LIDL has 66 stores in 9 states that offer high quality goods at low prices. They strive to use local suppliers and give back to the community.

The proposed site plan includes sidewalk and street trees along Tryon Street and Moss Road. The building will be constructed with a substantial amount of glass on the S Tryon Street elevation.

Additional transportation improvements are still under consideration with CDOT and NCDOT.

Ms. Grant reviewed the conditional rezoning schedule and the meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

One attendee had concerns with traffic impact and safety at the intersection of Moss Road and South Tryon Street.

The Petitioner is working to mitigate the impacts and has had meetings with CDOT and NCDOT to provide dedicated right turn lanes into the site along S Tryon St and Moss Road. They are also working to include a left turn into the development from Moss Road towards South Tryon to mitigate traffic concerns.

Bridget Grant thanked everyone in attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner is continuing to work with CDOT to mitigate traffic impacts.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Don Keum, LIDL US Operations LLC
Michael Slavotinek, LIDL US Operations LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-012	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-012	20135179	GOOD SHEPHERD UNITED METHODIST	CHURCH (TRUSTEES)			13110 MOSS RD		CHARLOTTE	NC	28273
2019-012	20140106	PMT PARTNERS V LLC				1585 KAPIOLANI BV #1110		HONOLULU	HI	96814
2019-012	20320101	FOUNDERS FEDERAL CREDIT UNION				607 NORTH MAIN ST		LANCASTER	SC	29720
2019-012	20320110	CHANNEY PROPERTIES LLC				PO BOX 411409		CHARLOTTE	NC	28241
2019-012	20320117	UPE MANAGEMENT LLC				% UDO LUETZE		CHARLOTTE	NC	28278
2019-012	21901103	MEDINA-SERNA	DANIEL	ASUNCION D	GARCIA-MEDINA	13322 MOSS RD		CHARLOTTE	NC	28273
2019-012	21901104	STOWE	BENJAMIN MARSHALL		JR	13306 MOSS RD		CHARLOTTE	NC	28273
2019-012	21901105	YDG SOUTHPOINTE LLC				14021 COLAN CIRCLE STE B-10		CHARLOTTE	NC	28277
2019-012	21901107	MCALLISTER	DANIEL P JR			11331 S TRYON ST		CHARLOTTE	NC	28273
2019-012	21901132	SAVANNAH CHARLOTTE LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901133	SAVANNAH CHARLOTTE LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901134	SAVANNAH CHARLOTTE LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901135	EASTWOOD CONSTRUCTION LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901136	EASTWOOD CONSTRUCTION LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901137	EASTWOOD CONSTRUCTION LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901138	EASTWOOD CONSTRUCTION LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901139	EASTWOOD CONSTRUCTION LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901140	GOWINS	JOHN CARL	MARIBETH K	GOWINS	13243 SAVANNAH POINT DR		CHARLOTTE	NC	28214
2019-012	21901141	DANIEL	TROY LOGAN			13247 SAVANNAH POINT DR		CHARLOTTE	NC	28214
2019-012	21901142	COARD	RENEE MICHELLE			13251 SAVANNAH POINT DR		CHARLOTTE	NC	28273
2019-012	21901143	STANBRO	MAGGIE C	ANDY	THUAN	13255 SAVANNAH POINT DR		CHARLOTTE	NC	28214
2019-012	21901144	KHOSLA	RAJESH	MONIKA	KHOSLA	13259 SAVANNAH POINT DR		CHARLOTTE	NC	28273
2019-012	21901145	HANNAN	SUSAN ELIZABETH			13301 SAVANNAH POINT DR		CHARLOTTE	NC	28214
2019-012	21901146	STANDFORD	LEPERSHI RENICE			13305 SAVANNAH POINT DR		CHARLOTTE	NC	28273
2019-012	21901169	SAVANNAH CHARLOTTE LLC				2857 WESTPORT RD		CHARLOTTE	NC	28208
2019-012	21901493	SAVANNAH OWNERS ASSOC INC	% HOWARD NANCE CO			215 QUEENS RD		CHARLOTTE	NC	28204
2019-012	21901879	SHARMA	PARAG	SHIKHA	GUPTA	9619 ARDREY WOODS DR		CHARLOTTE	NC	28277
2019-012	21901880	WAKEFIELD	RACHEL A			11306 SAVANNAH POINT DR		CHARLOTTE	NC	28273
2019-012	21901881	BROWN	TERRIE L			11302 SAVANNAH POINT DR		CHARLOTTE	NC	28273

2019-012	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-012		Carlton	Whidby	14200 King Eider Dr		Charlotte	NC	28273
2019-012	Bennington Place II Homeowners Association, Inc.	Andrew	Page	14221 Tranters Creek Ln		Charlotte	NC	28273
2019-012	Foxboro Neighborhood Association	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2019-012	Hunter's Ridge II In The Crossing Community Watch	David	Willard	12309 Shadow Ridge Ln		Charlotte	NC	28273
2019-012	Ramblewood Neighborhood Association	Bertha	Fee	12301 Port Rush Ln		Charlotte	NC	28273
2019-012	Ramblewood Neighborhood Association	Patricia	Jefferson	12301 Portrush Ln		Charlotte	NC	28273
2019-012	Savannah Townhomes	Renee	Coard	13251 Savannah Point Dr		Charlotte	NC	28273
2019-012	South Charlotte-The Crossings	Christopher	Cathcart	12503 Ivey Creek Dr		Charlotte	NC	28273
2019-012	Southwest Area Neighborhood Coalition	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2019-012	Steele Creek Residents Association	Curtisia Renee	Jarrett	12962 Sickles Dr		Charlotte	NC	28273
2019-012	The Crossing Homeowners Association	Kevin	silver	11507 Ridge Oak Dr		Charlotte	NC	28273
2019-012	The Crossings Community Association	Christina	Ladd	11303 Laurel View Dr		Charlotte	NC	28273
2019-012	The Crossings Community Association	Scott	Braun	11412 Laurel View Dr.		Charlotte	NC	28273
2019-012	Yorkshire HOA	James	Eskew	11907 Tanton Ln		Charlotte	NC	28203
2019-012	Yorkshire HOA	Jim	Obi	13607 Stephendale Dr.		Charlotte	NC	28273

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-012 – LIDL US Operations LLC**

Subject: Rezoning Petition No. 2019-012
Petitioner/Developer: LIDL US Operations LLC
Current Land Use: vacant
Existing Zoning: NS
Rezoning Requested: NS(SPA)
Date and Time of Meeting: **Monday, March 4th, 2019 at 6:30 p.m.**
Location of Meeting: Good Shepherd Church – Room 320
13110 Moss Road
Charlotte, NC 28273
Date of Notice: 2/13/2019

We are assisting LIDL US Operations LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located along South Tryon St between Moss Road and Savannah Point Dr (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ± 2.841 acre Site from NS to NS(SPA). The proposed development will include up to 30,500 square feet of retail uses in a single building. Vehicular access to the site will be from South Tryon Street and Moss Road.

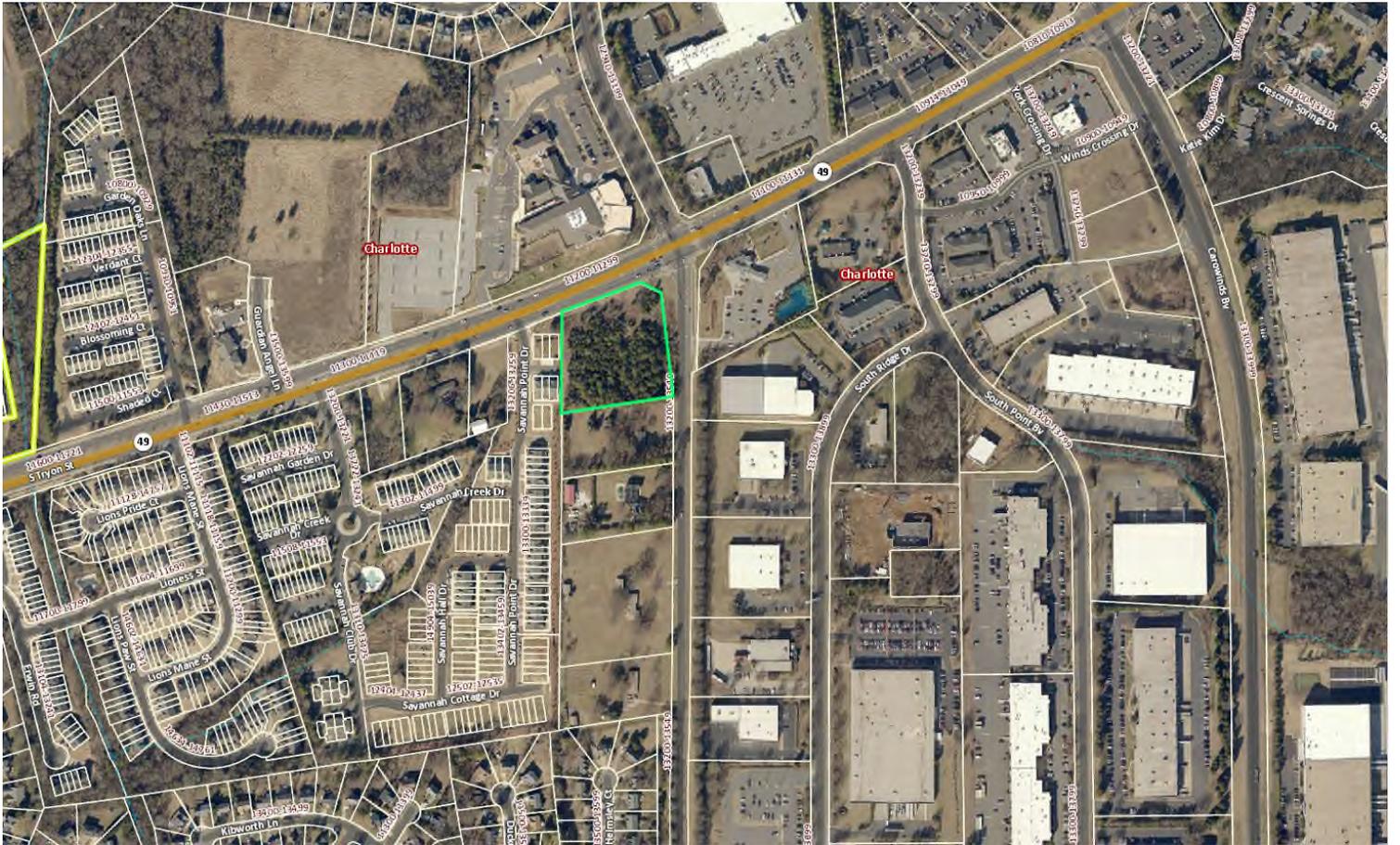
Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, March 4th, 2019, at 6:30 p.m. at Good Shepherd Church – Room 320, 13110 Moss Road, Charlotte, NC 28273.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Don Keum, LIDL US Operations LLC
Michael Slavotinek, LIDL US Operations LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



LIDL US Operations, LLC Rezoning Petition No. 2019-012
 Community Meeting – 3/4/2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
15	Desmond Anyanwu	Lidl	703-851-7880	desmond.Anyanwu@Lidl.US
16	B. Marshall Stone, Jr.	13306 MOSS RD.	704-588-6324	
17	Michael Clayton	13437 Kibworth Ln.	704-583-8369	mclayton@morrisouth.com
18	McLean Offord		704-42-7773	McLeaneYorkdevelopmentgroup.com
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