

COMMUNITY MEETING REPORT

PETITIONER: ATWELL, LLC

REZONING PETITION NO. 2024-027

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

I. Community Meeting Notice

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 March 19, 2024. A copy of the written notice is attached hereto as **Exhibit A-2**.

II. Date, Time and Location of Meeting

The Community Meeting was held on Thursday, April 4, 2024, at 6:00 pm. The meeting was held virtually on the Zoom meeting platform.

III. Meeting Attendees

The Community Meeting was attended by those individuals identified on **Exhibit B** attached hereto. The Petitioner's representatives at the Community Meeting were Benjamin Vanager and Brian Pelham of the Petitioner, Kevin DiFrango, Rebecca Miranda and Hatem Mahbuba of MS Consultants (project Architect).

IV. Summary of Petitioner's Presentation

The Petitioner's representative utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as **Exhibit C**.

Benjamin Vanager welcomed the attendees to the Community Meeting and explained the purpose of the meeting was to discuss the proposed rezoning of the 18.66-acre Walmart Supercenter site located at 3850 East Independence Blvd Charlotte, NC from CC to CC SPA in order to allow for an 6,000 square foot expansion on the south side of the building that will facilitate operations for online grocery orders. Mr. Vanager then introduced the development team representatives from Atwell (civil engineer) and MS Consultants (architect).

Mr. Vanager presented site location maps and aerials to show the property location. Mr. Vanager then displayed the current rezoning map and pointed out the CC zoning of the site and zoning of adjacent parcels. Mr. Vanager then discussed the approved Rezoning Plan (Petition 2006-50) that stated the maximum allowable gross building floor area is 155,000 square feet. Mr. Vanager explained that this rezoning petition request to amend to the approved site plan to increase the allowable gross building floor area from 155,000 square feet to 175,000 square feet and rezone the site from CC to CC SPA.

Mr. Vanager presented the proposed Rezoning Plan for petition 2024-027, reviewing the building expansion, parking stalls dedicated for online grocery orders, parking island landscaping, new benches and bike racks for the Charlotte Area Transit System (CATS) waiting area and pedestrian

circulation from the Walmart to Pierson Dr. Mr. DiFrango then showed the building elevations and discussed the design of the proposed expansion.

Mr. Vanager reviewed the rezoning process outlining each step starting with the pre-submittal, rezoning plan submittal, community meeting, City staff recommendation, public hearing, Zoning Committee meeting and ending with City Council decision. Mr. Vanager stated the community would also have an opportunity to provide feedback at the public hearing and zoning committee meeting. Mr. Vanager then reviewed the rezoning schedule and provided dates of May 20, 2024 for the Public hearing, June 4, 2024 for the Zoning Committee meeting and June 17, 2024 for City Council decision.

Mr. Vanager then ended the presentation and asked the meeting attendees for questions.

V. Summary of Questions/Comments and Responses

The meeting attendees were not opposed to the proposed building expansion; however, the overall feeling is that Walmart has not been a good neighbor. The community expressed frustration with shopping carts that are taken off the Walmart property and left in the neighborhood. They also expressed the need for more trees to buffer the neighborhoods to the south of the site and to ensure the project address pedestrian safety and increased traffic on Pierson Dr. Questions from the meeting are provided below.

Question from Erika Pitman: Will there be additional lighting along the side and back and what will that look like? Response: Lighting study would be required to determine whether additional lighting would be needed.

Comment from Michelle Kruse: Property also backs up to Walmart, trees were removed when new greenway was put in. Shrubbery was supposed to be planted to block the light and sound. Wondering where all the storage trailers will go with the expansion into this space. Light pollution, trash and sound pollution are not appreciated. Concerns about the sharp turn at the end of Pierson with increased traffic and pedestrian safety in that area. Response: The storage containers will be removed from the side parking lot. Atwell will make the request to Walmart to plant additional trees along the southwest property boundary.

Question from Liz Millsaps Haigler: Also unhappy with Walmart as a neighbor. Chair of Oakhurst Neighborhood. Frustrated with parking at the store because of where the mulch is placed in the spring. Can the expansion be located in the parking lot away from the building? Response: Walmart's analysis of the proposed expansion location takes into account several factors including parking, vehicle circulation, associate safety and available space. Based on the analysis of this site Walmart feels the proposed location is the most feasible.

Question from Marjorie Molina: What is Walmart doing to be a good neighbor and address the issues that the neighbors already have with the development. 3 community presidents are on the call. What is the benefit to the community? Response: This meeting is the beginning stages of communication between Walmart and the community. We are here to listen to what concerns the community has with the proposed project and work to address them the best way possible.

Comment from Carolyn Millen: Carts off property in the neighborhoods, put the expansion in the parking lot – it's never full. Use existing space in the store for online services. Consider

adding locks to the shopping carts so they don't leave the lot. How much additional traffic is anticipated? Response: Atwell will determine how much additional traffic will be generated from the building expansion for online grocery pickup services. Some stores do use space within the store for online grocery pickup services, however because of the volume of online orders this store has been selected for an expansion. Atwell will discuss with Walmart about securing shopping carts on the property.

Question from Donna Fisher: Can shades be put on the site lights to limit the brightness that shines into the neighborhoods. Response: Atwell will confirm the existing lights has shields to reduce glare onto the adjacent residential properties. Any new lights installed shall also be shielded.

Comment from Donna Mowrey Thomas: The store manager (from several years ago and since retired) told her that they did not have the budget to order the carts with the locking mechanism. Target & Harris Teeter use this type of cart. Carts are found in neighborhoods in all directions and in the creek behind.

Question from Don Cooper: Asked about the stairs at Pierson Drive and what it would like after the project – no change. Does this also expand grocery delivery? *Response: This project is not proposing any changes to the stair leading to Pierson Drive. The existing crosswalk leading from the Walmart to the stairs will also remain.*

VI. **Discussions with Walmart and City Staff after Community Meeting**

Atwell meet with City staff and Walmart representatives to discuss several concerns raised by community members at the meeting.

- **Increased Traffic on Pierson Dr** – Charlotte Department of Transportation (CDOT) performed a trip generation analysis to estimate the additional number of vehicle trips expected after the Online Grocery Delivery building expansion. An additional 303 trips were estimated. The number of trips does not meet CDOT's threshold for a Traffic Impact Study. Wayfinding signage directing customers to the grocery pickup area is proposed along Walmart Supercenter Dr. The intent is that customers will use Walmart Supercenter Dr to pick up their orders instead of traveling west down Pierson Dr.
- **Pedestrian Safety on Pierson Dr** – Atwell discussed the potential of adding crosswalks at side streets along Pierson Dr with CDOT as requested by the members of the community at the meeting. CDOT's policy is to install crosswalks at signalized intersections. Any improvements along Pierson Dr will require CDOT approval and therefore it is unlikely that crosswalks would be approved.
- **Buffer Plantings along south property boundary** – Atwell discussed with City planning staff the removal of trees on an adjacent property along the south property line. Community members stated that since the removal of trees there has been more light glare from the Walmart into their homes and more noise can be heard from the store. The trees were removed for construction of the Oakhurst-Amity Garden Multi-Use Path, which is a City of Charlotte project. Atwell will reach out to the project manager for the multi-use path project to inquire about the landscaping plans for the project. Walmart is open to the idea of planting additional trees where feasible on its property.

- **Shopping Carts Taken off Walmart Property** – Atwell discussed with Walmart the community members frustration with shopping carts being taken off of the Walmart property and left around the neighborhood. Atwell has made Walmart aware that the community would like to see Walmart invest in shopping carts that lock when you try to take them out of the parking lot.
- **Light Shades** - Atwell discussed with Walmart the concerns about light glare onto the residential properties brought up at the community meeting by the neighbors to the south of the store. The existing lighting will be evaluated to see what improvements can be made. New lights will only be installed if warranted to meet building code requirements. All lights will meet City of Charlotte requirements.

The overall feeling from the neighbors that attended the meeting was that they care a great deal about their neighborhood and just want to be heard. If Walmart can address some of their complaints as a show of good faith, they will be satisfied and support the expansion.

One of the recurring complaints that I heard surrounded shopping carts leaving the property. Several neighbors referred to Target and Harris Teeter having the locking shopping carts. Although this style of shopping cart is more expensive, the gesture would go a long way in satisfying the neighbors and might also wrap up the community review portion very quickly.

VII. Changes to Rezoning Plan to address issues raised at Community Meeting

No changes have been made to the Rezoning plan as of the date of this Community Report. The petitioner has made Walmart aware of the community's concerns and will look for ways to address them.

Respectfully submitted this 8 day of April 2024.

cc: Claire Lyte-Graham, Planning Project Manager, Charlotte Planning, Design, & Development

EXHIBIT A-1
MAILING LIST

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2024-027	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-027	13109213	QUEEN CITY AUTO SALES INC				3824 N TRYON ST		CHARLOTTE	NC	28206
2024-027	13109215	FUTURE BROTHERS LLC				1933 LINKS LN		CHARLOTTE	NC	28214
2024-027	13109216	QUEEN CITY AUTO SALES INC				3765 E INDEPENDENCE BLVD		CHARLOTTE	NC	28205
2024-027	13109217	YAZAN ENTERPRISES INC			MEHASSEB SONS HOLDING LLC	617 STACCATO ST		CHARLOTTE	NC	28270
2024-027	13110115	PINCKNEY HARMON GROUP LLC				800 W HILL ST		CHARLOTTE	NC	28208
2024-027	13110117	ARISTA CHARLOTTE LLC				450 STATION AVE		SOUTH YARM MA		02664
2024-027	13110118	TULL	C CHRISTOPHER			1111 METROPOLITAN AV STE 700		CHARLOTTE	NC	28204
2024-027	13110119	AMMIREDDY LLC				457 WILCOX ST APT 844		CHARLOTTE	NC	28203
2024-027	13111113	THE ERVIN BUILDING LLC				8334 PINEVILLE MATTHEWS RD STE 103-256		CHARLOTTE	NC	28220
2024-027	16101238	OAKHURST BUILDING GROUP				4030 WAKE FOREST RD	STE 349	RALEIGH	NC	27609
2024-027	16101240	GW REAL ESTATE LLC				338 S SHARON AMITY RD STE 303		CHARLOTTE	NC	28211
2024-027	16101241	EFT	JOHN A	BONNIE B	EFT	4309 RANEY WAY		CHARLOTTE	NC	28205
2024-027	16101247	KLUZA	DANIEL			1707 SEIFERT CIR		CHARLOTTE	NC	28211
2024-027	16101248	PIETRAS	JOAN HEATH			1723 SEIFERT CR		CHARLOTTE	NC	28205
2024-027	16101251	LYONS	JUSTIN N	CRYSTAL J	REDFERN	1747 SEIFERT CR		CHARLOTTE	NC	28205
2024-027	16101252	CAWLEY	ANN	ANTHONY	MOSELEY	1757 SEIFERT CR		CHARLOTTE	NC	28205
2024-027	16101256	CORCORAN	JAMES M			1713 SEIFERT CIR		CHARLOTTE	NC	28205
2024-027	16101265	KISSEL	ROBERT ALAN	LINDSEY LEIGH	PETERS	1701 SEIFERT CIR		CHARLOTTE	NC	28205
2024-027	16101266	DINIZO FAMILY	TRUST			4405 RANEY WY		CHARLOTTE	NC	28205
2024-027	16101274	BAYROCK SEVEN COLISEUM LLC				PO BOX 7-11		DALLAS	TX	75221
2024-027	16101275	EP REALTY NC LLC				4401 COLWICK RD		CHARLOTTE	NC	28211
2024-027	16101276	COLISEUM CROSSING ASSOCIATION INC			C/O CLEAR CREEK BROTHERS MANAGEMENT	101 EAST MATTHEWS ST STE 500		MATTHEWS	NC	28105
2024-027	16101277	COTRUST WASH LLC			SANX DREAM WASH LLC	200 S BISCAYNE BLVD 7TH FL		MIAMI	FL	33131-5310
2024-027	16101279	SISK	BOBBY	PETER	VASSEUR	1320 LEVY WAY		CHARLOTTE	NC	28205
2024-027	16101280	WHITLEY-WILLIAMS	ANDREW D	BRADLEY D	WHITLEY-WILLIAMS	1739 SEIFERT CR		CHARLOTTE	NC	28205
2024-027	16102301	GONZALEZ-TORRES	JORGE E	JENNY A	VARGAS	800 PIERSON DR		CHARLOTTE	NC	28205
2024-027	16102302	CHATFIELD	SALLY A			1112 CUTLER PL		CHARLOTTE	NC	28205-7318
2024-027	16102303	HARNESS LLC				4925 CHARMAPEG AVE		CHARLOTTE	NC	28211
2024-027	16102327	LOUKOS	CHRISTOPHER A			4920 UNAKA AVE		CHARLOTTE	NC	28205-7334
2024-027	16102328	QC RENTALS LP				5130 MONROE RD		CHARLOTTE	NC	28205
2024-027	16102329	CARTER	MARSHAL DWAIN			800 WOODRUFF PL		CHARLOTTE	NC	28208
2024-027	16102330	MCRARY	ANDREW			4900 UNAKA AVE		CHARLOTTE	NC	28205
2024-027	16102331	RICE	AKYA SHANELLE			808 PIERSON DR		CHARLOTTE	NC	28205
2024-027	16102401	BUMGARNER	PAUL C	MARIE W	BUMGARNER	738 PIERSON DR		CHARLOTTE	NC	28205
2024-027	16102402	MARTIN F A ENTERPRISES INC				221 BROAD ST		LOCUST	NC	28097
2024-027	16102403	MIMS	MARC ZIEGLER			724 PIERSON DR		CHARLOTTE	NC	28205
2024-027	16102404	PEARL PROPERTIES LLC				108 E YORK ST STE 345		SAVANNAH	GA	31401
2024-027	16102501	HARKINS	PAYTON A	SARAH H	HARKINS	4900 RAYMOND PL		CHARLOTTE	NC	28205
2024-027	16102502	CHERRY	JILLIAN GRACE	KEITH CHRISTOPHER	TRAUT	4901 KISTLER AVE		CHARLOTTE	NC	28205
2024-027	16102503	WTJ INVESTMENT LLC				2438 OVERHILL RD		CHARLOTTE	NC	28211
2024-027	16102510	CALDWELL	JOSEPH ALEXANDER	JILLIAN	PERRY	4920 RAYMOND PL		CHARLOTTE	NC	28205
2024-027	16102511	CLARK	RICKY B			4914 RAYMOND PL		CHARLOTTE	NC	28205
2024-027	16102512	MALCEVIC	VLADIMIR			4908 RAYMOND PL		CHARLOTTE	NC	28205
2024-027	16102601	SCRUGGS	JOSEPH BRADLEY	MARY KATHRYN	SCRUGGS	512 PIERSON DR		CHARLOTTE	NC	28205
2024-027	16102602	URBANIK	CYNTHIA			504 PIERSON DR		CHARLOTTE	NC	28205
2024-027	16102605	ECHEVERRIA	EDWARD			1619 CHIPPENDALE RD		CHARLOTTE	NC	28205
2024-027	16102607	LATORRE	LUZ			237 SARDIS GROVE LN		MATTHEWS	NC	28105
2024-027	16102608	KRUSE	MICHELLE C			5001 ERICKSON RD		CHARLOTTE	NC	28205
2024-027	16102629	DAVIS	JONATHAN	LERAE	DAVIS	3901 SHARON VIEW RD		CHARLOTTE	NC	28226
2024-027	16102630	BEVIL	ASHLEY BROOKS	EVELYN PATRICIA	CARDENAS	4908 KISTLER AVE		CHARLOTTE	NC	28205
2024-027	16102631	KO	JOON	JENNIFER	KO	4900 KESTLER AVE		CHARLOTTE	NC	28205
2024-027	16102632	JUNG PROPERTIES, LLC				2231 RICHARDSON DR		CHARLOTTE	NC	28211
2024-027	16102633	TRY-STAR LLC				4218 CHEVINGTON ROAD		CHARLOTTE	NC	28226
2024-027	16102634	WILLIAMS	TOYA G			530 PIERSON DR		CHARLOTTE	NC	28205
2024-027	16102635	BARNHARDT	THOMAS LUCAS JR			520 PIERSON DR		CHARLOTTE	NC	28205
2024-027	16102701	BERGER	JACOB			1750 SEIFERT CIR		CHARLOTTE	NC	28205-7256
2024-027	16102702	MOLLOY	CONNOR	SARAH	WOLDUM	1742 SEIFERT CIR		CHARLOTTE	NC	28205
2024-027	16102703	WILSON	CHELSEA	MORGAN	RUSHNELL	1734 SEIFERT CIR		CHARLOTTE	NC	28205
2024-027	16102704	PITMAN	ERIKA MARSH			PO BOX 11171		CHARLOTTE	NC	28220
2024-027	16102705	SIGMON	CARMEN SPEAS			1726 SEIFERT CR		CHARLOTTE	NC	28205
2024-027	16102706	DALE	WILLIAM J			1724 SEIFERT CR		CHARLOTTE	NC	28205

2024-027	16102707	DALE	WILLIAM			1716 SEIFERT CIR	CHARLOTTE	NC	28205-7256
2024-027	16102708	BARKER	DAVID M	HOLLY M	BARKER	436 GREYSTONE RD	CHARLOTTE	NC	28209-1917
2024-027	16102709	DAVANT	E MILBURN			338 S SHARON AMITY RD UNIT 179	CHARLOTTE	NC	28211
2024-027	16102710	HUYNH	NANCY			535 PIERSON DR	CHARLOTTE	NC	28205
2024-027	16102711	WAL-MART STORES EAST LP		(STORE #1666-04)	C/O WAL-MART PROPERTY TAX DEPT	PO BOX 8050 ATTN: 0555	BENTONVILLE	AK	72712-8050
2024-027	16103603	HOLLIDAY-MILLARD	JORDAN DANIEL	PAUL STEVENSON	HOLLIDAY-MILLARD	4911 UNAKA AVE	CHARLOTTE	NC	28205
2024-027	16103604	HARTLEY	JILL C			4113 COMMONWEALTH AVE	CHARLOTTE	NC	28205
2024-027	16103605	SAVEDGE	KYNA	JAMES SCOTT	SAVEDGE	300 CHILLINGWORTH LANE	CHARLOTTE	NC	28211

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2024-027	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-027	Amity Gardens Neighborhood Asso	Amy	Harris	5101 KISTLER AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Amity Gardens Neighborhood Asso	Donna	Fisher	2421 EATON RD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Amity Gardens Neighborhood Asso	Donna	Thomas	5362 BUENA VISTA AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Amity Gardens Neighborhood Asso	Luke	Carter	5237 LYNNVILLE AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Amity Gardens Neighborhood Asso	Suzanne	Guimond	5368 BUENA VISTA AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Back Creek I Homeowners Associa	Management		4957 ALBEMARLE RD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Briar Creek-Commonwealth	Seth	Martin	3625 COMMONWEALTH AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Cedar Knoll Apartments	Angela	Dunn	4800 ALBEMARLE RD, CHARLOTTE, NC, 28205	SUITE 110-B MAILBOX 82	CHARLOTTE	28205
2024-027	Commonwealth Park Neighborhood	Brian	Green	3616 COMMONWEALTH AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Commonwealth Park Neighborhood	Deborah	Gilbert	1360 CAROLYN DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Commonwealth Park Neighborhood	Mary	Mansfield	1308 ROLLINS AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Commonwealth Park Neighborhood	Matthew	Hickey	1411 CAROLYN DRIVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Cotswold Neighborhood Associati	Will	Geter	1021 CHURCHILL DOWNS CT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-027	Country Walk Homeowners Associa	Constance	Smith	1240 WOODLAND DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Coventry Woods Neighborhood Ass	John	Bordsen	4810 BEECHKNOLL CT, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2024-027	Coventry Woods Neighborhood Ass	Therese	Bohn	5032 GLENBRIER DR., CHARLOTTE, NC, 28212		CHARLOTTE	28212
2024-027	Easthaven Neighborhood Associat	Sue	McKenzie	3733 DRIFTWOOD DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Eastway Park/Sheffield Park Nei	Amir	Behdani	4049 SOUTHGATE DR., CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Eastway Park/Sheffield Park Nei	Carolyn	Millen	1121 WESTCHESTER BV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Eastway Park/Sheffield Park Nei	Nathan	Karow	3319 DIFTWOOD DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Echo Hills Neighborhood Organiz	Lori	Polite	800 FUGATE AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Hubbard Glen Homeowners Associa	Sandra	Vazquez	1114 NANCY DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2024-027	Independence	James	Lee	3501 EAST INDEPENDENCE BOULEVARD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Medford Acres Homeowners Associ	Roberta	Farman	3944 BELCROSS DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Medford Acres Neighborhood Asso	Atisha	Patel	3945 LANGHORNE AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Medford Acres Neighborhood Asso	Gretchen	Theresa	4140 SHERIDAN DR., CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Medford Acres Neighborhood Asso	Tarik	Hameed	4019 Langhorne Ave, Charlotte, NC, 28205, USA		Charlotte	28205
2024-027	Oakhurst Community Neighborhood	Elizabeth	Bradford	4414 CARTERET ST., CHARLOTTE, NC,		CHARLOTTE	
2024-027	Oakhurst Community Neighborhood	Grace	Watkins	4317 COMMONWEALTH AV, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Oakhurst Community Neighborhood	Liz	MillsapsHaig	1420 CHIPPENDALE ROAD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Oakhurst Community Neighborhood	Will	Johnson	1646 CHIPPENDALE ROAD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Sheffield Park Neighborhood Ass	Sandy	Weaver	5129 GREENBROOK DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Starmount Neighborhood Associat	Craig	Harmon	5514 STARKWOOD DR, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2024-027	The Oaks Condominiums	Holly	Adkisson	1511 Lansdale Dr, Charlotte, North Carolina, 28205	A	Charlotte	28205
2024-027	Villages Of Leacroft Homeowners	Julie	Shadrick	919 NORLAND RD, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Winterfield Neighborhood Associ	Diane	Langevin	3825 WINTERFIELD PL, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Winterfield Neighborhood Associ	John	Griffith	3514 ROSEHAVEN DR, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2024-027	Winterfield Neighborhood Associ	Karen	MacKenzie	3601 WINTERFIELD PL, CHARLOTTE, NC, 28205		CHARLOTTE	28205

EXHIBIT A-2
COMMUNITY MEETING NOTICE



March 18, 2024

Meeting Date & Time: Thursday, April 4, 2024, at 6:00pm

Location: Virtual Meeting, RSVP for link (details provided below)

Petitioner: Atwell

Petition No: 2024-027

RE: NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Dear Charlotte Neighbor,

Atwell (the "Petitioner") is representing Walmart with its Rezoning Petition filed with the Charlotte Planning, Design and Development Department seeking to rezone an approximately 18.66-acre property located at 3800 East Independence Blvd, Charlotte, North Carolina. The Petitioner is requesting a rezoning from the CC (Community Center) zoning district to the CC SPA (Community Center, Site Plan Amendment) zoning district. The purpose of the rezoning is to permit a 6,000-square-foot expansion of the existing store for an online grocery pickup service.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Thursday, April 4, 2024, at 6:00 pm**. If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to rsvpcharlotte@atwell-group.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the rezoning petition number (2023-027) or the store (Walmart 1666) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact rsvpcharlotte@atwell-group.com or call 770-423-0807 and we can make alternative arrangements for you to receive the rezoning information.

Respectfully,

Benjamin Vanager, Associate Project Manager

ATWELL, LLC

Marietta, GA

1850 Parkway Place, Suite 650, Marietta, GA 30067

www.atwell-group.com

2024-027: Benjamin Vanager

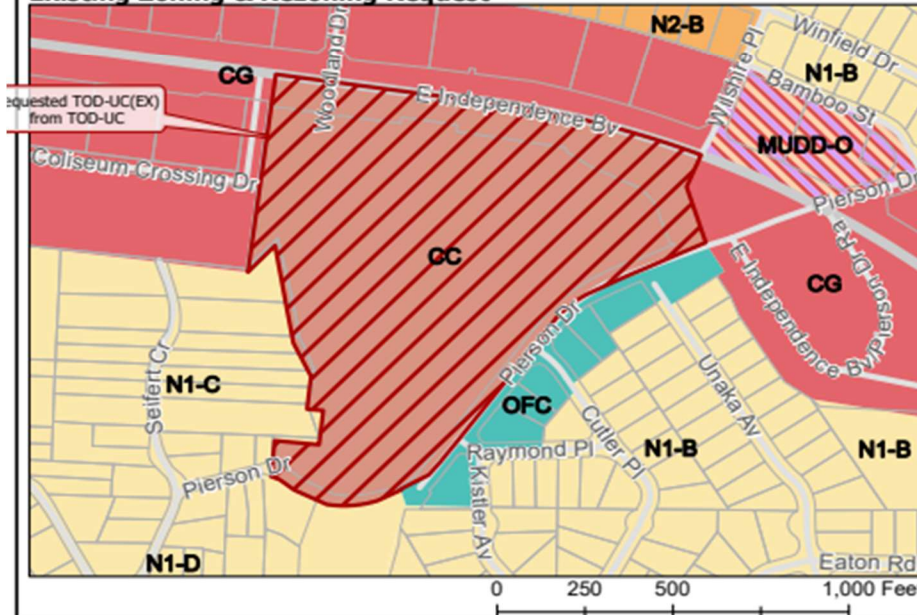
Current Zoning CC (Community Center)
Requested Zoning CC SPA (Community Center, Site Plan Amendment)

Approximately 18.66 acres

Location of Requested Rezoning

Rezoning Map


- 2024-027
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Marjorie Molina


Existing Zoning & Rezoning Request


- Requested CC(SPA) from CC
- Neighborhood 1
- Neighborhood 2
- Campus
- Commercial
- Commercial Center
- Mixed Use



Map Created 3/5/2024

EXHIBIT B
MEETING ATTENDANCE LIST

MARJORIE MOLINA	Marjorie.molina@charlottenc.gov
DON COOPER	cooperaudio@yahoo.com
CAROLYN MILLEN	epsna.president@outlook.com
DONNA MOWREY	thriftyblonde@gmail.com
ERIKA PITMAN	pitmangrouprealty@gmail.com
DONNA FISHER	dfisher53@yahoo.com
LIZ MILLSAPS HAIGLER	activateliz123@gmail.com
MARY SHELBY MILLS	mshelby13@gmail.com
MICHELLE KRUSE	dogsbymichelle@gmail.com

EXHIBIT C
POWER POINT PRESENTATION

Walmart


Rezoning

Community meeting

April 4, 2024, 6 pm

Rezoning petition

2024-027



DEVELOPMENT TEAM

OWNER/DEVELOPER: WAL-MART STORES INC.



CIVIL ENGINEER: ATWELL, LLC



ARCHITECT: MS CONSULTANTS, INC.



AGENDA

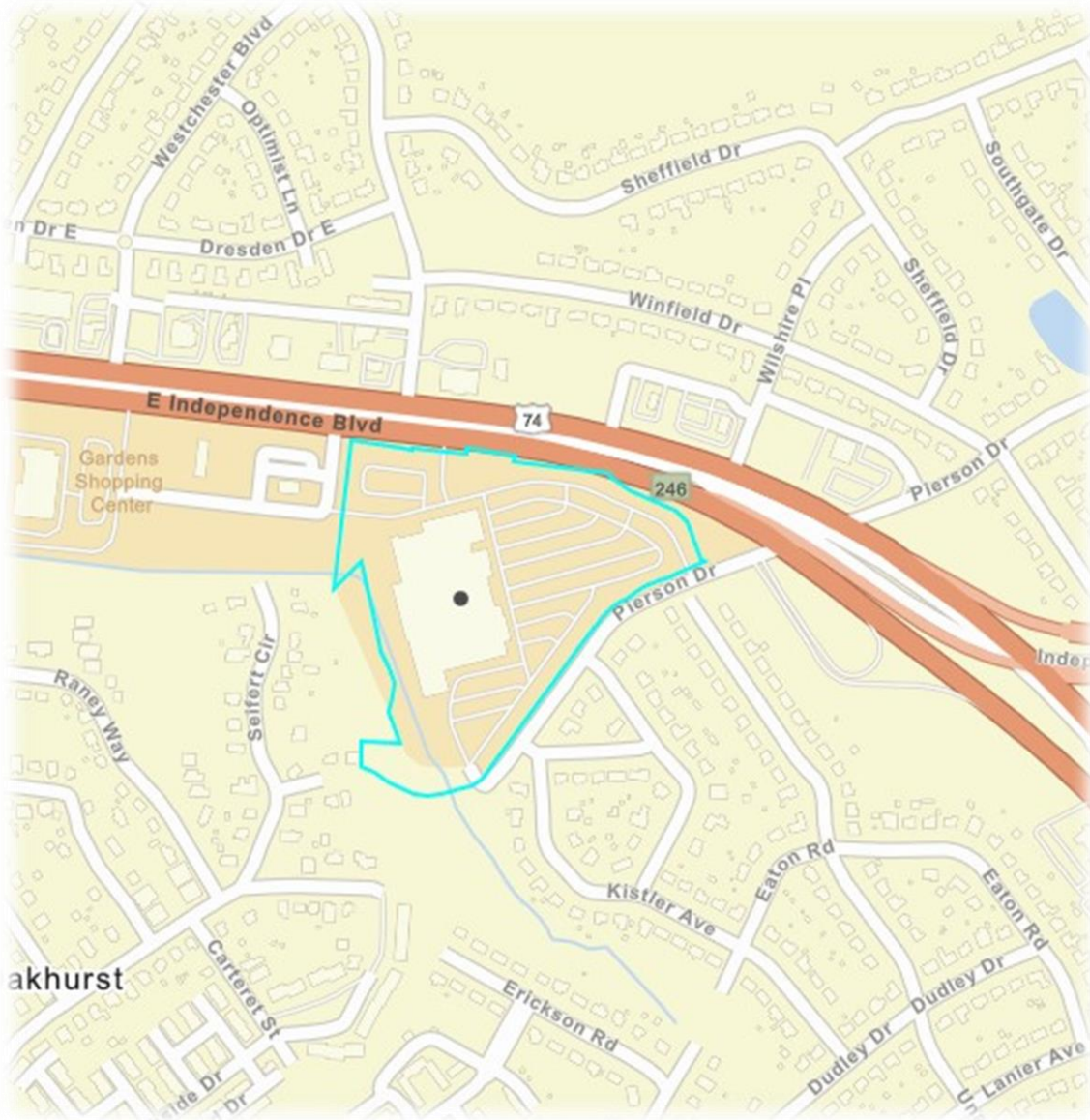
- SITE LOCATION
- CURRENT ZONING
- REQUESTED ZONING
- SITE & LANDSCAPE PLAN
- BUILDING ELEVATIONS
- REZONING PROCESS
- QUESTIONS

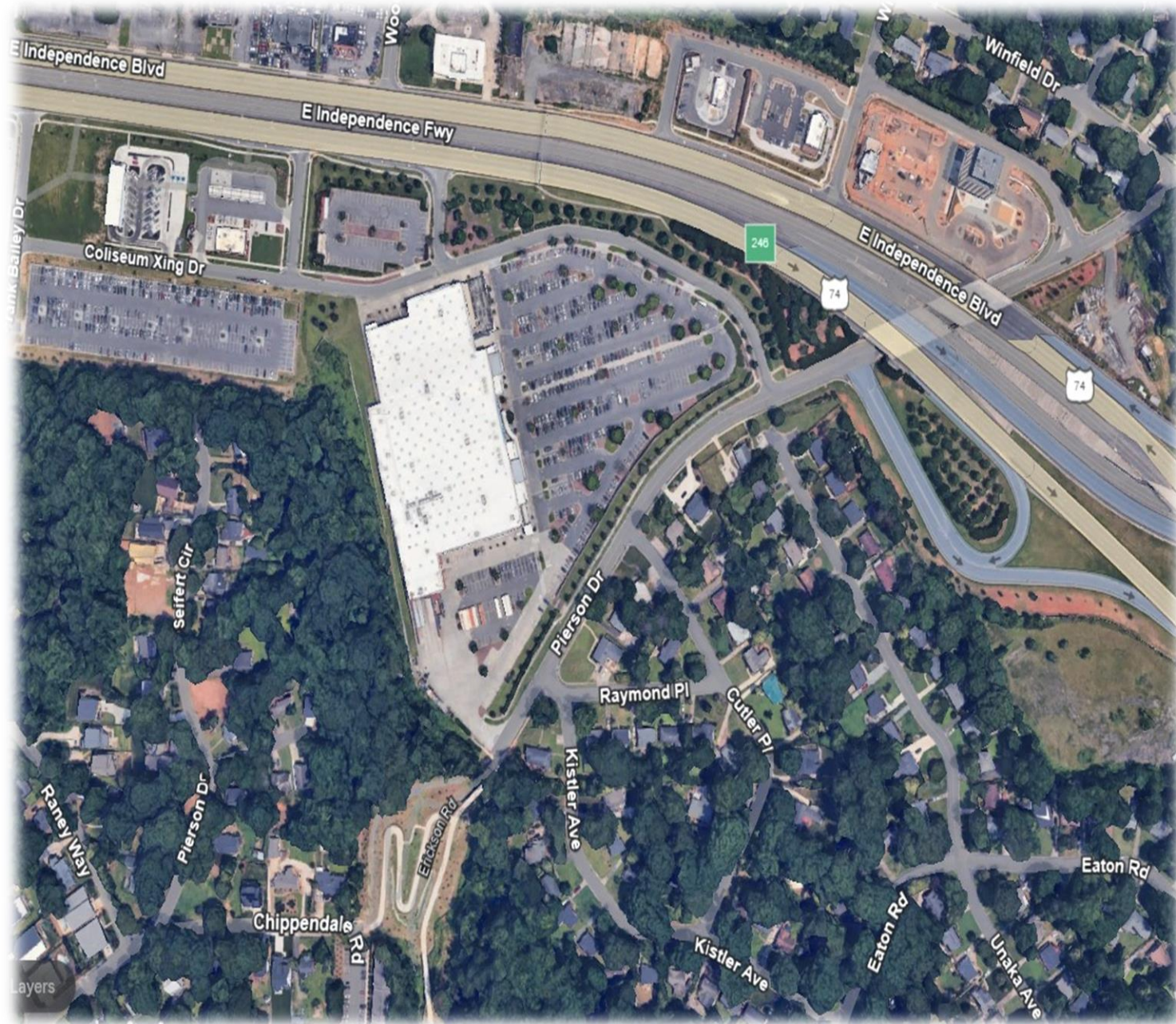
LOCATION MAP

SITE ADDRESS:

- 3850 EAST INDEPENDENCE BLVD
CHARLOTTE, NC 28205
WALMART SUPERCENTER 1666

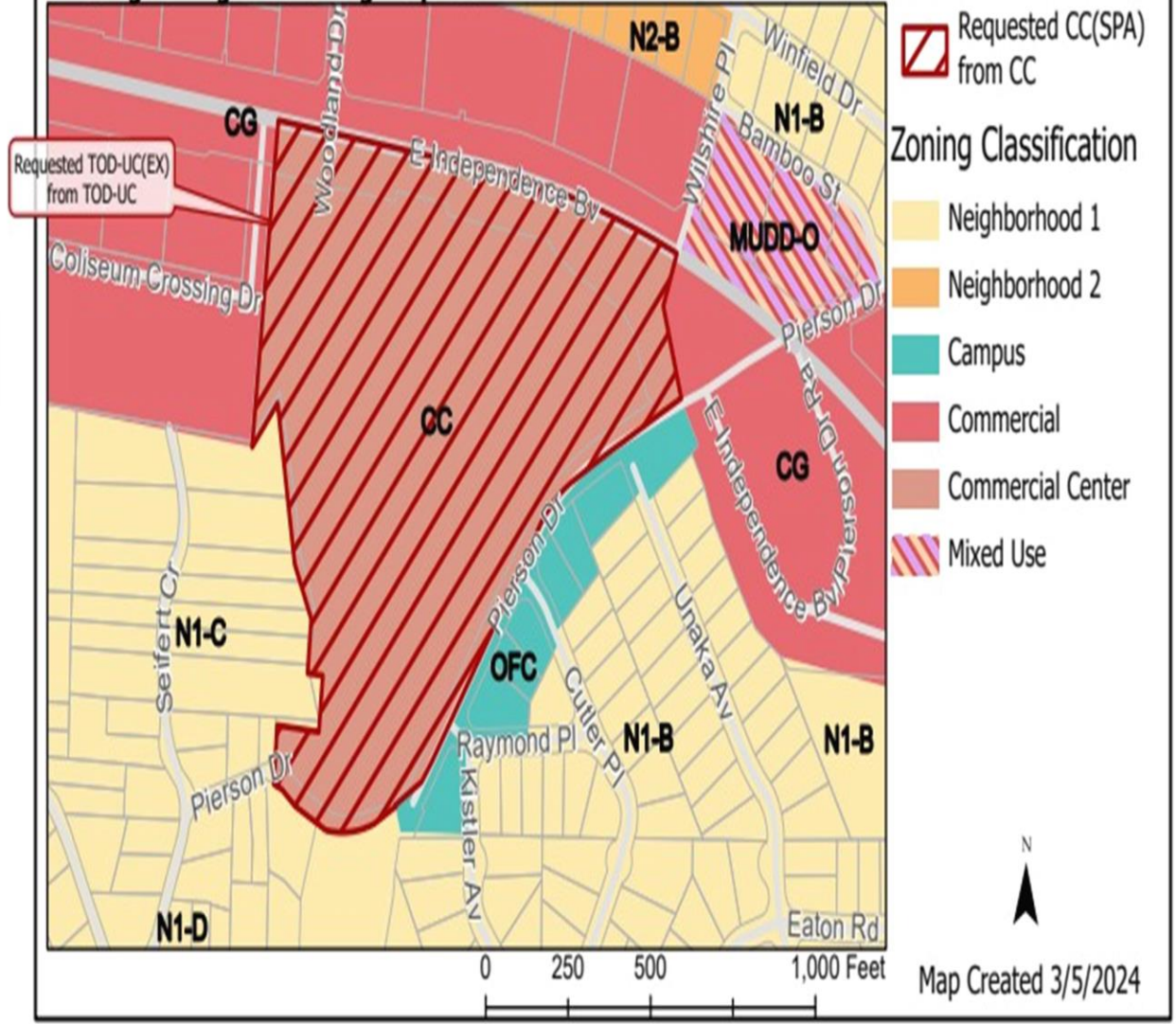
APPROXIMATELY 18.66 ACRES





SITE AERIAL

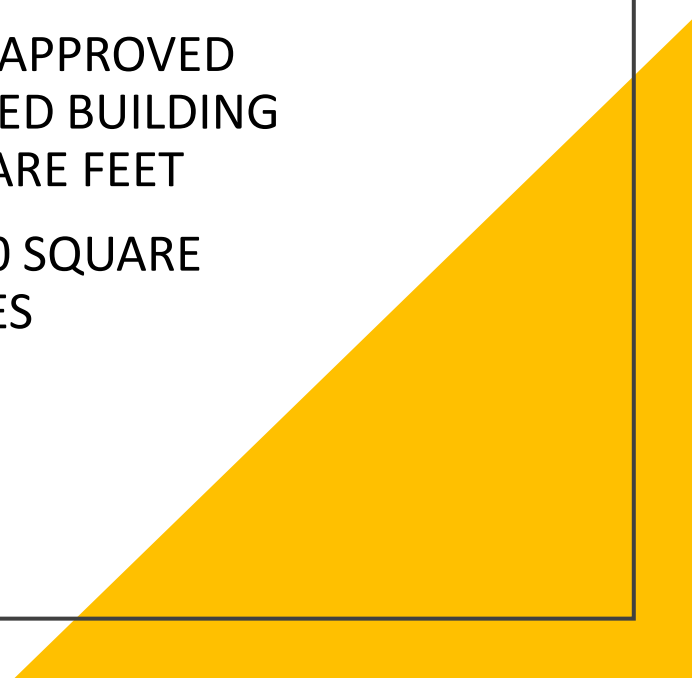
Existing Zoning & Rezoning Request



CURRENT ZONING

- CC (COMMUNITY CENTER)
- ORIGINAL REZONING PLAN APPROVED 2006
- MAXIMUM BUILDING FLOOR AREA ALLOWED UNDER APPROVED PLAN – 155,000 SF
- CURRENT BUILDING FLOOR AREA 154,050 SF

REQUESTED ZONING

- CC SPA – COMMUNITY CENTER, SITE PLAN AMENDMENT
 - REQUESTING A SITE PLAN AMENDMENT TO THE REZONING PLAN APPROVED UNDER PREVIOUS PETITION NO. 2006-50 TO INCREASE THE ALLOWED BUILDING GROSS FLOOR AREA FROM 155,000 SQUARE FEET TO 175,000 SQUARE FEET
 - INCREASE IN FLOOR AREA TO ALLOW FOR CONSTRUCTION OF 6,000 SQUARE FOOT BUILDING EXPANSION FOR ONLINE GROCERY PICKUP SERVICES
- 
- A large yellow triangle is positioned in the bottom right corner of the slide, pointing towards the top right.



OVERALL SITE PLAN



PROPOSED BUILDING
EXPANSION
5,982 SF
FFE = 712.80

SITE PLAN

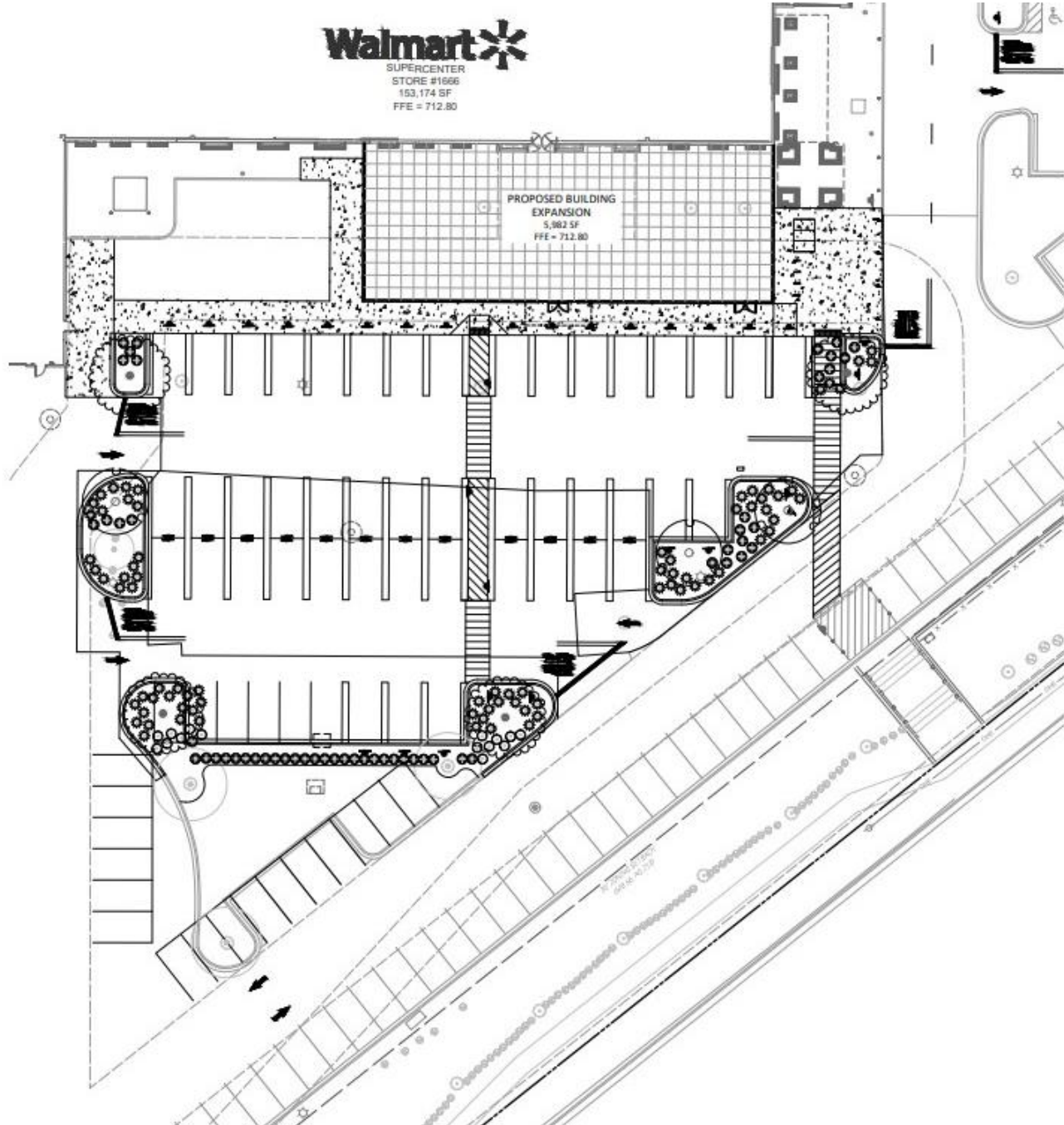
- BUILDING EXPANSION FOR ONLINE GROCERY ORDERS
- 45 CUSTOMER PICKUP STALLS
- CHARLOTTE AREA TRANSIT SYSTEM (CATS) WAITING AREA INCLUDING BENCHES AND BIKE RACK
- PEDESTRIAN ACCESS TO PIERSON RD

PIERSON RD
(60' PUBLIC R.O.W.)



SUPERCENTER
STORE #1666
153,174 SF
FFE = 712.80

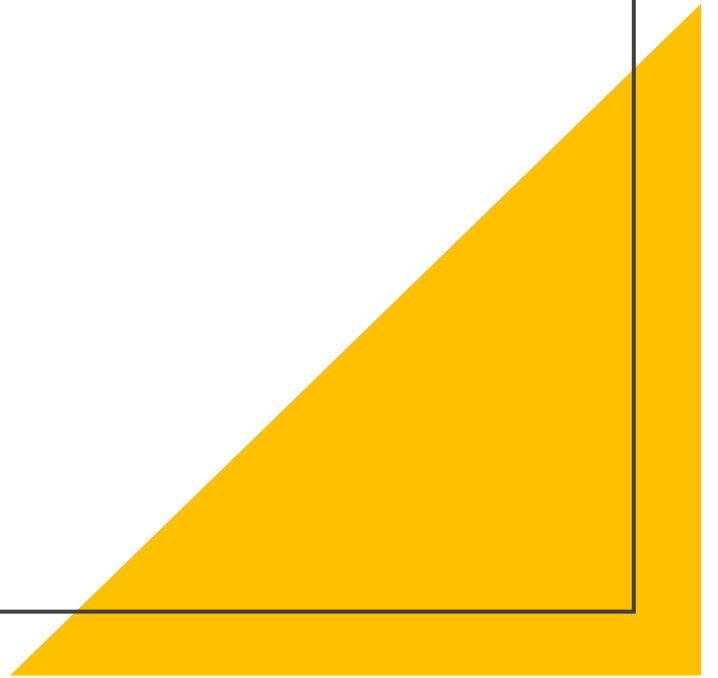
PROPOSED BUILDING
EXPANSION
5,982 SF
FFE = 712.80

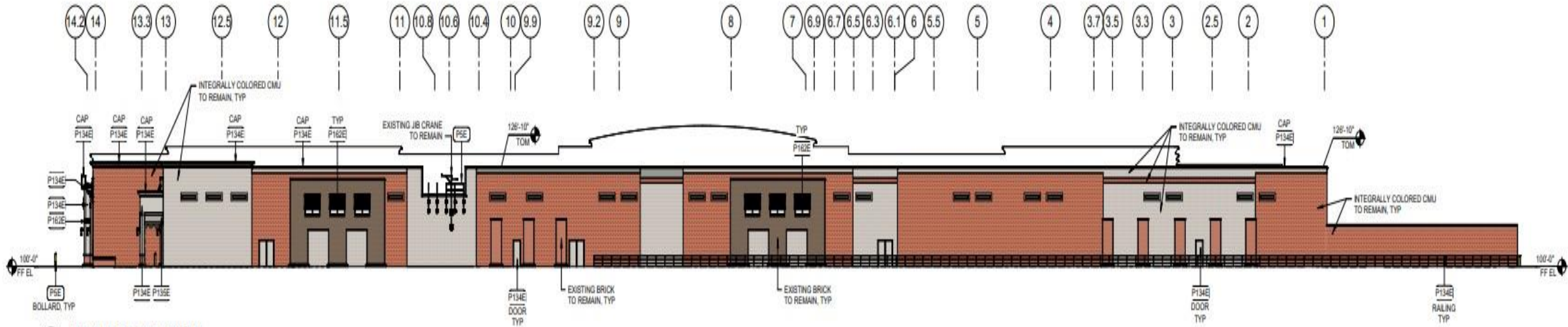


LANDSCAPE PLAN

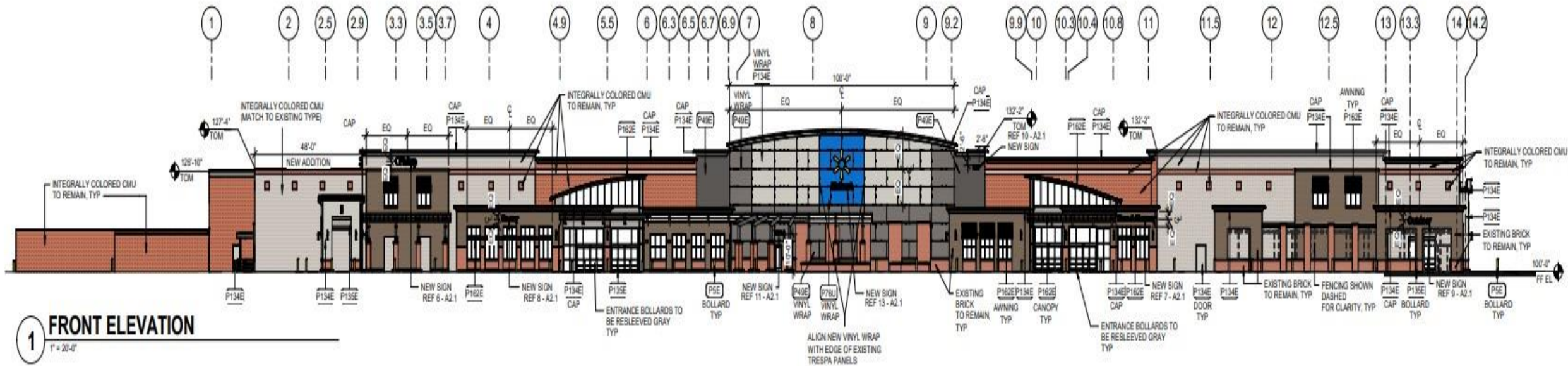
- CODE REQUIRED SHURBS AND TREES

BUILDING ELEVATIONS



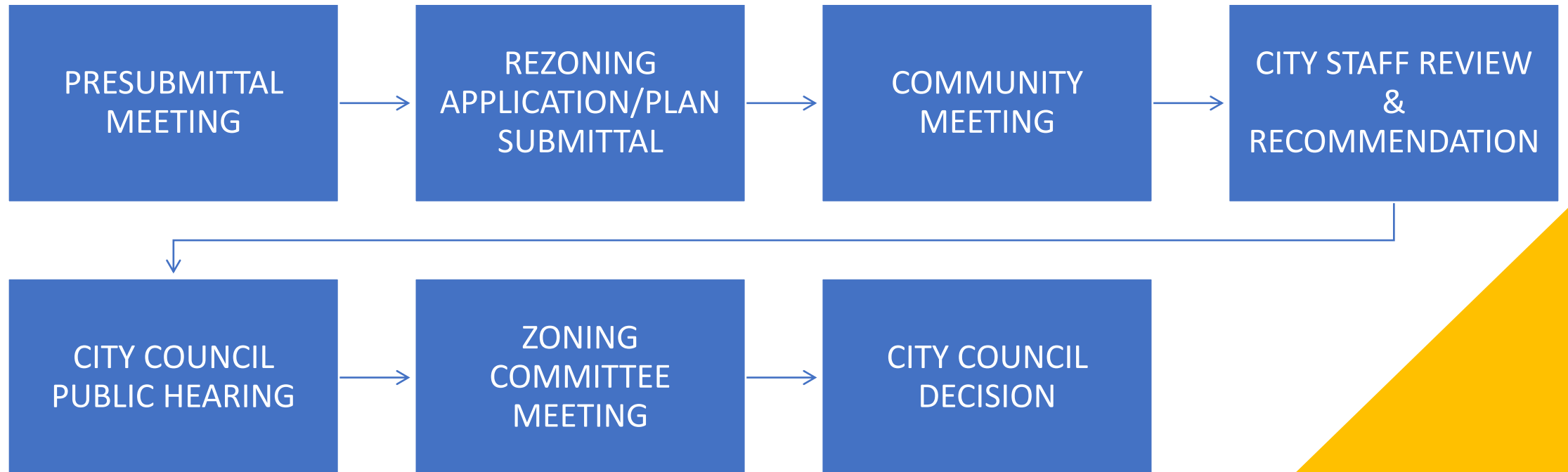


2 REAR ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

REZONING PROCESS



KEY DATES

CITY COUNCIL
PUBLIC HEARING
5/20/2024

ZONING
COMMITTEE
MEETING
6/4/2024

CITY COUNCIL
DECISION
6/17/2024

QUESTIONS

