

COMMUNITY MEETING REPORT

Applicant: Lidl US, LLC
Rezoning Application No. 2016-655

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED:

A representative of the Applicant 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 January 19, 2017. 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, January 30, 2017 at 6:30 PM at the Idlewild Volunteer Fire Department located at 10241 Idlewild Road in Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on the Sign-in-Sheet attached hereto as Exhibit B. The Applicant's representatives were Lindsay Locke of Lidl US, LLC, Jim Gamble and Brian Miller of Bohler Engineering and John Carmichael of Robinson, Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael welcomed everyone to the Community Meeting and introduced the Applicant's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2016-655. Lidl US, LLC is the Applicant.

John Carmichael stated that the site subject to this Rezoning Application is located at the southeastern corner of the intersection of Idlewild Road and Margaret Wallace Road. An older house is currently located on the site.

John Carmichael stated that the site is currently zoned R-15. The Applicant is requesting that the site be rezoned to the B-1 (CD) zoning district to accommodate the development of a maximum 40,000 square foot retail/commercial building on the site that could be devoted to a Lidl grocery store. Lidl US, LLC is requesting the rezoning of the site because it wants to operate a grocery store on the site.

John Carmichael then provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, February 13, 2017 at 7:00 PM at Matthews Town Hall. The Town of Matthews Planning Board is currently scheduled to consider this Rezoning Application at its meeting on Tuesday, February 28, 2017 at 7:00 PM at Matthews Town Hall, and the Town Board is scheduled to make a decision on this rezoning request on Monday, March 13, 2017 at 7:00 PM at Matthews Town Hall.

Lindsay Locke of Lidl US, LLC then addressed the meeting. Lindsay Locke stated that she is a development manager with Lidl. Lidl is the largest grocery retailer in Europe, and it has

approximately 10,000 stores located in 27 countries in Europe. Lidl's U.S. headquarters is located in Arlington, Virginia, and Lindsay Locke advised that she works in Lidl's Raleigh, North Carolina office.

An attendee asked how Lidl is different from Harris Teeter. Lindsay Locke stated that Lidl has a smaller building footprint, and Lidl offers one-stop shopping with a more niche experience. Lidl also provides high quality products with value pricing.

Lindsay Locke stated that she began her career with Lidl in acquisitions, and she now works in entitlements. Lindsay Locke stated that Lidl is very excited about the possibility of opening a store in Matthews. Lindsay Locke stated that this would be a new grocery concept to the area. Lindsay Locke stated that a 36,000 square foot building is Lidl's typical building. Lindsay Locke stated that Lidl does not offer a huge variety of products, but all the products offered are of high quality.

Lindsay Locke stated that Lidl has its own chocolate factory in Europe. Lindsay Locke stated that Lidl offers low prices with high quality products. Lindsay Locke stated that Lidl attempts to offer a unique shopping experience from the moment the customer drives into the site.

Lindsay Locke stated that the architecture for this proposed store has been altered so that it is more consistent with the Town of Matthews.

In response to a question, Lindsay Locke stated that Lidl would hope to open the store as soon as possible in the event that the rezoning request is approved.

In response to a question, Lindsay Locke stated that Lidl is a grocery store and that is its focus. Lindsay Locke stated that in the United States, a Lidl grocery store will be different from an Aldi grocery store.

Lindsay Locke stated that a great deal of care has been taken with respect to the interior design of Lidl stores.

Lindsay Locke stated that Lidl has one store under construction in Charlotte at this time and one site in the entitlement process in Charlotte. The only store currently being considered in Matthews is the store proposed for the site subject to this rezoning request.

In response to a question, Brian Miller stated that the site in Charlotte that is currently under construction is located on South Boulevard.

In response to a question, Lindsay Locke stated that the building would look like the building depicted in the architectural perspectives.

In response to a question, Lindsay Locke stated that the maximum size of the building would be approximately 36,000 square feet of floor area. The store would be bigger than an Aldi but smaller than a typical Harris Teeter store.

In response to a question, Lindsay Locke stated that there would be only one building constructed on the site if this rezoning request is approved.

Brian Miller then reviewed the site plan, including the building location, the multi-use path, the vehicular access points and the proposed outdoor amenity areas. Brian Miller stated that the access point from Margaret Wallace Road would be restricted to right-in, right-out movements, and the access point on Idlewild Road would be a full movement access point. Brian Miller pointed out the future access points to the adjoining parcels of land that would be opened when these parcels are redeveloped.

Brian Miller discussed the screening of the parking lot from Margaret Wallace Road.

Jim Gamble stated that the storm water management facilities would be located underground.

An attendee asked if there would be improvements to the intersection of Margaret Wallace Road and Idlewild Road. Brian Miller stated that the traffic study has been completed, and the transportation improvements would be a right turn lane into the site from Margaret Wallace Road, a right turn lane into the site from Idlewild Road and a left turn lane into the site from Idlewild Road.

In response to a question regarding pedestrian improvements, Brian Miller stated that a potential crosswalk at the intersection of Idlewild Road and Margaret Wallace Road is being considered.

Brian Miller then discussed the two amenity areas in more detail.

John Carmichael stated that it is possible that a "Welcome to Matthews" sign could be located on the site at the intersection of Idlewild Road and Margaret Wallace Road.

In response to a question, Brian Miller stated that a Lidl store is similar to a mix of a Harris Teeter and a Trader Joe's. In the United States, a Lidl store is not like an Aldi's grocery store.

Lindsay Locke stated that Lidl is new to the United States. This proposed store would be one of the first Lidl stores in the United States. Currently, Lidl has no stores that are open in the United States.

An attendee asked if the market could support the Harris Teeter and a Lidl grocery store. John Carmichael stated that having both stores would provide choices to consumers, and that a Publix is opening across the street from a Harris Teeter in his neighborhood.

An attendee stated that she feels that the proposed use is a good idea, and she likes the design of the building. The design of the building is very progressive. This individual also liked the outdoor amenity areas that are proposed for the site. This individual sees this proposed use as an advantage and benefit to the community.

Another attendee stated that he feels that this is a good use and an attractive site plan and building design.

Lindsay Locke stated that the site plan and the building elevations have been tailored for the Matthews community.

Jim Gamble stated that the design team has been working with the Town and the Department of Transportation on this matter for months.

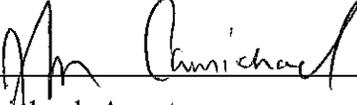
In response to a question, Lindsay Locke stated that Lidl owns its store locations.

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

CHANGES MADE TO THE APPLICATION 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 Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 3rd day of February, 2017.



John Carmichael, Agent
Lidl US, LLC, Applicant

cc: Ms. Lindsay Locke (via email)

EXHIBIT A-1

Parcel ID 193-043-08

Zula Express Inc.
7020 Lawyers Road
Charlotte, NC 28277

Parcel ID 193-043-09

James E. Henderson
15035 Davis Trace Drive
Mint Hill, NC 28227

Parcel ID 193-043-67

Mintworth Commons, LLC
4725 Piedmont Row Drive #800
Charlotte, NC 28210

Parcel ID 193-043-68

BBR Mintworth, LLC
2109 Borden Avenue
Long Island City, NY 11101

Parcel ID 193-051-20

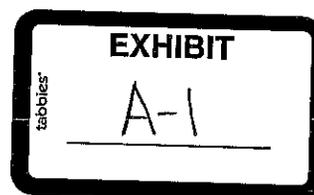
Jo Anne & Katherine Lilly
4420 Margaret Wallace Road
Matthews, NC 28105

Parcel ID 193-051-18

The Dolores James Dusanenko Living Trust
9106 Skipaway Drive
Waxhaw, NC 28173

Parcel ID 135-211-55

Kamlesh P. Shah
603 Wednesbury Boulevard
Charlotte, NC 28262



Parcel ID 135-211-35

Candelaria Barron
8018 King Road
Charlotte, NC 28215

Parcel ID 135-211-39

Buffalo River Realty LLC
PO Box 471472
Charlotte, NC 28247

Parcel ID 135-211-33

Time Warner Cable Southeast LLC
7820 Crescent Executive Drive
Charlotte, NC 28217

Parcel ID 135-211-32

LLP Assoc LLC
304 E. Morehead Street
Charlotte, NC 28202

Parcel ID 135-211-28

Frank L Hoffecker Sr.
2807 Propst Road
Clover, SC 29710

Parcel ID 135-162-08

GCG Investments
3101 E. Independence Blvd.
Charlotte, NC 28205

Parcel ID 135-162-04

Steven L. Gordon
7935 Council Place Unit 200
Matthews, NC 28105

Parcel ID 135-162-07

Jamie H. Tarlton
10006 Elibren Lane
Matthews, NC 28105

Parcel ID 135-211-07

Verlene Beatrice Price
Franklin Wayne Huntley
4710 Margaret Wallace Road
Matthews, NC 28105

Parcel ID 135-211-39

Buffalo Realty LLC
PO Box 471472
Charlotte, NC 28247

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Application No. 2016-655** filed by Lidl US, LLC to request the rezoning of an approximately 4.92 acre site located on the southeast corner of the intersection of Idlewild Road and Margaret Wallace Road from the R-15 zoning district to the B-1 (CD) zoning district

Date and Time of Meeting: Monday, January 30, 2017 at 6:30 p.m.

Place of Meeting: Idlewild Volunteer Fire Department
10241 Idlewild Road
Matthews, NC 28105

We are assisting Lidl US, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 4.92 acre site located on the southeast corner of the intersection of Idlewild Road and Margaret Wallace Road from the R-15 zoning district to the B-1 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a maximum 40,000 square foot building on the site that would be devoted to a Lidl Grocery Store or other retail or commercial use.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

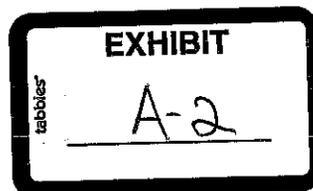
Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Monday, January 30, 2017 at 6:30 p.m. at the Idlewild Volunteer Fire Department located at 10241 Idlewild Road in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)
Ms. Lindsay Locke (via email)

Date Mailed: January 19, 2017



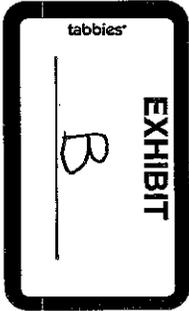
Lidl US, LLC, Applicant
Rezoning Application No. 2016-655

Community Meeting Sign-in Sheet

Idlewild Volunteer Fire Department
10241 Idlewild Road
Matthews, NC

Monday, January 30, 2017

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Bill STRAIN	625 Allister Ln Charlotte NC	704 536-0317	STRAINBILL@YAHOO.COM
2.	Sharon Bond	10006 Elibren Lane Matthews (704)	844-6640	sharon.bond@efb.it.org
3.	Jerrie Tarlton	10006 Elibren Lane Matthews		jhtarlton@yahoo.com
4.	WESS CASON	REMAX Gold. 616-H MATTHEWS	Matthews, NC 28105	WESS.CASON@REMAX.NET
5.	Hildane Haile	7020 Lawyers Rd.	704-641-4253	HildaneHaile@gmail.com
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