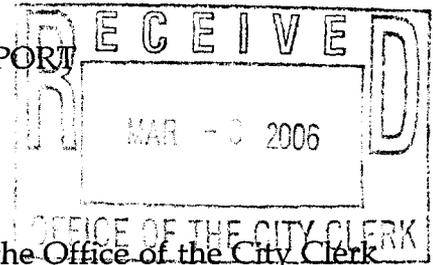


SECOND COMMUNITY MEETING REPORT

Petitioner: Charter Properties
Rezoning Petition No. 2005-167



This Second 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 Second 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 February 17, 2006. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Thursday, March 2, 2006 at 7:00 p.m. at Unity Baptist Church, 9432 Mount Holly-Huntersville Road, Huntersville, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Second Community Meeting were John Porter of Charter Properties, Randy Goddard of Kubilins Transportation Group, Inc. and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone in attendance, and by introducing the Petitioner's representatives. John Carmichael advised that Charter Properties had previously held a Community Meeting regarding this Rezoning Petition on November 29, 2005, and the Public Hearing was originally scheduled to be held on December 21, 2005. However, Charter deferred the Public Hearing until March 20, 2006 because it amended its Rezoning Petition and its Rezoning Plan by adding a .92 acre parcel of land to the site, by adding a childcare center to the rezoning request and by reducing the proposed maximum number of apartment units from 632 to 588. Because of these changes to Charter's rezoning request, we are holding this Second Community Meeting tonight. John Carmichael further advised that he will prepare a written report

on the Second Community Meeting and file it with the City Clerk's office and the Planning Commission's office on or before March 10, 2006.

John Carmichael then advised that the meeting will be organized as follows:

1. A schedule of events relating to this Rezoning Petition will be provided.
2. A review of the site and the Rezoning Plan.
3. A question and answer session.

John Carmichael then provided the following schedule of events:

1. The Public Hearing before City Council and the Zoning Committee will be held on Monday, March 20, 2006 at 6:00 p.m. at the Government Center.
2. The Zoning Committee Work Session will be held on Wednesday, March 29, 2006 at 4:30 p.m. on the 8th floor of the Government Center.
3. City Council will render a decision on this Rezoning Petition on Monday, April 17, 2006 at 6:00 p.m. at the Government Center.

John Carmichael then discussed the site and the Rezoning Plan. He stated that the site now contains approximately 55.03 acres and it is located on Reames Road, south of Perimeter Woods and across from Prestbury Boulevard. The site is currently zoned a combination of R-3, R-5 (CD) and R-8 MF (CD). Pursuant to this Rezoning Petition, Charter seeks to rezone the site to the R-12 MF (CD) and the Institutional (CD) zoning districts to accommodate the development of a multifamily residential community that would contain a maximum of 588 apartment units and a childcare center. That portion of the site that would contain the apartment community contains 51.52 acres, and the childcare center site contains 3.51 acres.

The residential portion of the site would be developed in two phases. Phase 2 would be architecturally distinct from Phase 1. John Carmichael then pointed out the phase lines.

At least 50 percent of the residential community would be devoted to common open space. The common open space would include the greenway area, the amenity areas, the tree save areas and any water quality ponds. Each phase of the residential community would contain a recreational amenity area and each recreational amenity area would contain a swimming pool.

17.5 percent of the residential site would be devoted to tree save areas.

Charter would convey the greenway area to Mecklenburg County for greenway purposes, and two pedestrian connections from the residential area to the greenway area would be provided. Charter would donate \$140,000 to Partners for Parks, Inc. to be used by the County to construct that portion of the greenway located adjacent to the residential portion of the site.

The maximum height of any freestanding lighting fixture, including its base, would be 20 feet. However, pedestrian scale street lights not to exceed 15 feet in height would be installed along the site's internal spine road. Charter would construct a concrete bus stop pad on Reames Road for a CATS bus stop, and a stub street connection would be provided to the property to the south.

The childcare center could contain up to 200 children.

A 30 foot setback would be provided along Reames Road. A 26 foot Class C buffer would be provided on the childcare center site and a 50 foot Class C buffer would be located on portions of the residential site.

Two access points would be provided from Reames Road into the residential community, and one access point would be provided from Reames Road into the childcare center site.

Charter would install left turn lanes on southbound Reames Road at each access point into the site, as well as a left turn lane on northbound Reames Road at Prestbury Boulevard. Charter would install curb, gutter, a 6 foot sidewalk and an 8 foot planting strip along the site's frontage on Reames Road. Charter would also install a 6 foot sidewalk from the site's northern boundary line to the southern edge of the Perimeter Woods development. Finally, Charter would install curb, gutter, a 6 foot sidewalk and an 8 foot planting strip along the nursing home site if there is sufficient existing right-of-way, or if the City obtains additional right-of-way.

The question and answer portion of the Second Community Meeting then took place. Set out below is a brief summary of the topics that were discussed during the question and answer portion of the Second Community Meeting. Since it was a Second Community Meeting, the number of questions was less than the number of questions posed during the first Community Meeting relating to this Rezoning Petition.

An area resident asked if there would be traffic congestion as a result of the childcare center. Randy Goddard indicated that there would be more traffic generated as a result of the childcare center, but the increased traffic would be limited primarily to the morning and afternoon peak periods. Randy Goddard further advised that the additional traffic generated by the childcare center would not result in a change in the

traffic mitigation improvements recommended to be installed by Charter in the traffic study due to the existing conditions and capacity of the area roads and intersections.

A discussion was then held about the two lane bridge on Reames Road, and several neighbors asked if the bridge would be widened. Randy Goddard indicated that the traffic study did not recommend the widening of the bridge. He stated that the bridge was the responsibility of the North Carolina Department of Transportation. Randy Goddard advised that by providing turn lanes, Charter would be taking the turn movements out of the through lanes on Reames Road, which will help the flow of traffic in this area. Randy Goddard indicated that choke points in traffic occur at intersections rather than on through lanes and that the existing intersections can accommodate the traffic to be generated by this proposed development.

Randy Goddard stated that Reames Road does not warrant four lanes at this time, therefore, the State has no immediate plans to widen the bridge on Reames Road. Randy Goddard stated that Charter is dedicating right-of-way and setting up Reames Road adjacent to the site as a thoroughfare.

A brief discussion then ensued about the transportation improvements to be installed in connection with the Perimeter Woods development. An area resident indicated that she was still concerned about the two lane bridge on Reames Road.

A question was then posed regarding additional traffic lights on Reames Road, and Randy Goddard indicated that the traffic would have to meet certain warrants to get an additional traffic signal.

In response to a question, Randy Goddard then described the traffic study process required by the North Carolina Department of Transportation and the Charlotte Department of Transportation.

An area resident then asked when Phase 1 of the residential community would be completed, and John Porter indicated that he thought that Phase 1 would be completed in 2008. However, the childcare center could be completed in advance of 2008. John Porter stated that he would sell the childcare center site to a third party for the development and operation of the childcare center. John Porter stated that he felt that the childcare center would be a good amenity for the area, and that there is a need for a quality childcare center in this area.

John Porter then advised that by reducing the number of units on the site, the size of two of the buildings located adjacent to Reames Road has been reduced, and these buildings are now perpendicular to Reames Road, thereby reducing the visual impact of these buildings on Reames Road. John Porter also advised that due to the

topography of the site, portions of these buildings would actually be lower than the elevation of Reames Road, which should further reduce their visibility.

A discussion then ensued about whether the small existing lake on the site would remain, and John Porter indicated that he did not know at this time whether the lake would remain. However, he did state that if the lake does not remain in its entirety, then the spring or creek feeding such lake would continue to remain on the site. A discussion then ensued regarding storm water runoff and flooding concerns in the area.

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

No changes have been made to this Rezoning Petition or to the Rezoning Plan as a result of the Second Community Meeting.

Respectfully submitted, this 8th day of March, 2006.

Charter Properties, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. John Porter, Charter Properties

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by Charter Properties, Inc. to rezone an approximately 55.03 acre site located on Reames Road, South of Perimeter Parkway

Date of Meeting: Thursday, March 2, 2006 at 7:00 P.M.

Place of Meeting: Unity Baptist Church
9432 Mount Holly Huntersville Road
Huntersville, NC

Petitioner: Charter Properties, Inc.

Petition No.: 2005-167

We are assisting Charter Properties, Inc. ("Charter") in connection with an Amended Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 55.03 acre site located on Reames Road, South of Perimeter Parkway, from the R-3, R-5(CD) and R-8MF(CD) zoning districts to the R-12MF(CD) and Institutional(CD) zoning districts. You may recall that we previously held a Community Meeting regarding this Rezoning Petition on November 29, 2005. However, since that meeting, Charter has amended its Rezoning Petition by adding a .92 acre parcel of land to the Site (Tax Parcel No. 025-113-03), by requesting that a 3.51 acre portion of the Site be rezoned to the Institutional(CD) zoning district to accommodate a large childcare center (as that term is defined in the Zoning Ordinance), and by requesting that the remaining 51.52 acre portion of the Site be rezoned to the R-12MF(CD) zoning district to accommodate a multi-family residential community containing a maximum of 588 units.

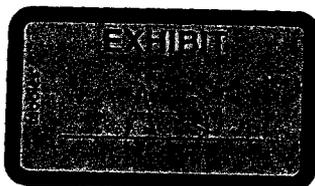
In accordance with the City of Charlotte Zoning Ordinance, Charter will hold another Community Meeting prior to the March 20th Public Hearing to discuss its amended rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of Charter, we give you notice that representatives of Charter will hold a Community Meeting regarding its Amended Rezoning Petition on Thursday, March 2, 2006 at 7:00 P.M. at Unity Baptist Church, 9432 Mount Holly Huntersville Road, Huntersville, NC. Charter's representatives look forward to sharing this amended rezoning proposal with you and to answering any questions you may have with respect to its Amended Rezoning Petition. Charter may subsequently amend the conditional rezoning plan that was filed with the Amended Rezoning Petition as a result of comments received at the Community Meeting, comments received from the Charlotte-Mecklenburg Planning Commission Staff and/or the Charlotte Department of Transportation, or as a result of modifications deemed necessary by Charter for any other reason.

In the meantime, should you have any questions or comments about this matter, please call John Carmichael at (704) 331-7509.

Kennedy Covington Lobdell & Hickman, L.L.P.

cc: Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Mr. John Porter
Mr. Brian Sigmon
James Mitchell, City Council District 2
Mr. Randy Goddard
Ms. Pam Russ, Unity Baptist Church



CHARTER PROPERTIES, INC.

Community Meeting Sign-in Sheet
 Unity Baptist Church
 Thursday, March 2, 2006
 7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	NEIL SERDINSKY	9613 SECRETARIAT DR	599-0279	N.SERDINSKY@ATT.NET
2.	DOUG BROWN	9620 SECRETARIAT DR	596-7132	-
3.	Peg Roburchek	8031 Westhope St	704-509-4683	coachpeg@bcl.c
4.	Trish Vige	Spring Street Realty	704-996-0571	
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