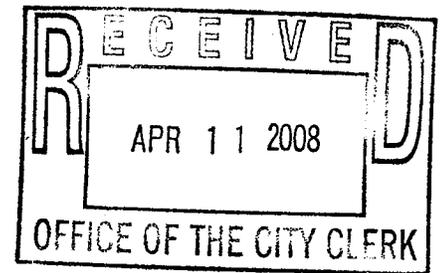


COMMUNITY MEETING REPORT



Petitioner: Liberate Financial, LLC

Rezoning Petition No. 2008-050

Subject: Minutes of a Community Meeting held to discuss this Rezoning Petition which seeks a change in zoning to accommodate the Petitioner's proposed Charles Avenue Village, a single-family residential development.

Existing Zoning: R-5

Proposed Zoning: UR-1

Property: 1.91 acres north of Charles Avenue

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

The Petitioner mailed written notices of the date, time and location of this Community Meeting to the individuals and organizations set forth on the attached Exhibit A. A copy of this notice is also attached as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

This Community Meeting was held at Moondog's restaurant, 3228 N. Davidson Street, Charlotte, North Carolina at 6:00 P.M. on Monday, April 7, 2008.

PERSONS IN ATTENDANCE AT MEETING

A list of individuals who attended this meeting is attached as Exhibit C. Also in attendance were Mike Linnert, from Liberate Financial LLC, Architect Peter Tart and Collin Brown with Kennedy Covington.

SUMMARY OF ISSUES DISCUSSED:

Mike Linnert, opened the meeting and introduced the parties. He explained that the purpose of this meeting was to provide residents within the community affected by this Rezoning Petition with information concerning the Petitioner's proposed Rezoning Plan and to respond to questions and concerns they might have.

Collin Brown, attorney for the Petitioner, described the property involved in the Rezoning Petition and briefly discussed the history of the property. Mr. Brown indicated that several of the subject properties are currently zoned R-5. He also explained the petition includes portions of "paper streets" or unopened right-of-ways that the petitioner is requesting that the City abandon. Mr. Brown explained that the Petitioner began this process by reviewing the North Charlotte Area Plan in great detail. He indicated that the Petitioner relied on the adopted area plan to

develop a vision for the property. He then reviewed the site plan with the audience explaining several conditions that the Petitioner has agreed to include. Mr. Brown explained that the Petitioner was committed to a development that would be consistent with the character of the neighborhood. He referred to an aerial photograph of the site to explain that the proposed lot layout of the project was roughly consistent with the lot count and lot widths of properties on the opposite side of Charles Avenue. Mr. Brown also explained that the Petitioner had retained the services of a respected Charlotte architect with significant experience designing homes in Charlotte's historic neighborhoods. He explained the significance of the architectural renderings that are included in the zoning materials. Mr. Brown then introduced architect Peter Tart who explained how he developed the site plan as well as how traditional mill village architecture influenced his architectural designs.

Mr. Brown outlined the Charlotte rezoning process and provided the following key dates for this Rezoning Petition:

Public Hearing: Monday, April 21, 2008 at 6:00 p.m. at the Government Center Meeting Chambers

Zoning Committee Work Session: Wednesday, April 30, 2008 at 4:30 p.m. at the Government Center on the 8th Floor

City Council decision: Monday, May 19, 2008

Mr. Linnert then spoke to the audience and attempted to address concerns regarding the project's density. This explanation was punctuated by questions from the audience regarding the appropriateness of the proposed number of lots. Mr. Linnert responded to questions and calculated the average lot width based on the total linear frontage on Charles Avenue. Mr. Linnert then discussed the Petitioner's plans regarding environmentally friendly development. He explained that they were considering pursuing LEED certification for the homes. He also indicated that Mr. Brown is a LEED accredited professional and that even if LEED certification was not obtained, the development would contain environmentally friendly aspects. Several audience members asked questions to clarify that the Petitioner had made no commitments in the zoning documents to pursue and obtain LEED certification. Mr. Linnert confirmed and explained that he did not mean to indicate that any commitments had been made regarding LEED certification.

Mr. Brown then opened the floor for comments and questions.

Someone asked about the size of the homes. Mr. Linnert indicated that square footages would range from approximately 1800-2100.

Someone asked about the square footage price of the homes. Mr. Linnert indicated that pricing had not yet been determined.

Someone asked about the topography and the viability of one of the lots. Mr. Tart responded that the topography was indeed challenging but he believed that the lot would be attractive to a homeowner looking for a small, low maintenance yard.

Several questions were asked regarding LEED certification. Mr. Linnert and Mr. Brown responded to these questions.

Someone asked if dual ribbon driveways had been considered. Mr. Linnert indicated that they were being considered.

Several individuals indicated concerns with the density of the development. There was lengthy discussion regarding the number of homes and questions regarding how the Petitioner determined the number of proposed lots. One member of the audience indicated that she had anticipated fewer lots and was shocked to learn the number being proposed. Mr. Linnert and Mr. Brown explained that it was their opinion that this density was not out of character with the neighborhood. Both explained that this density would be significantly less than future developments if TOD zoning is introduced in NODA. Mr. Brown referenced a nearby property currently being developed and pointed out that single family lots in that development are substantially more narrow than the ones proposed by the Petitioner. Mr. Linnert again explained that the proposed lots roughly match the number of lots on the opposite side of the street.

Someone indicated that they did not believe that there were the same number of homes on the opposite side of Charles Avenue.

Someone asked about the bike/pedestrian easement and its impact on the privacy of the homes. Mr. Tart responded that the topography will provide some additional screening.

Someone asked Mr. Tart about the uniqueness of the homes. Mr. Tart responded that there were three basic designs but that all would contain variations. He also explained that traditional mill village homes in the neighborhood were very basic designs with minor variations. Mr. Brown added that many of NODA's characteristically "funky" homes began as plain mill houses but were transformed to reflect the individuality and creativity of their owners. He indicated that the Petitioner hoped to provide well designed, soundly built homes that may one day reflect the unique personality of their owners and the neighborhood.

Someone raised concerns regarding the paint and color schemes of the homes. Mr. Linnert and Mr. Tart shared a rendering that displayed a basic, neutral color palette. Mr. Brown indicated that the Petitioner would select initial colors but that the Petitioner did not have plans for an HOA that would control how the homes could be painted or modified in the future. There was some general discussion regarding home colors in the neighborhood.

Someone asked about the height of the structures. Mr. Brown indicated that 40' is the maximum height according to the zoning conditions. Mr. Tart explained that all of the proposed homes are two-story and that the sloping topography of the site may allow higher ceilings in some portions of the homes without increasing the overall height of the structures.

Someone expressed a concern that single width driveways might encourage residents to park on Charles Avenue. Another person commented that the potential of more cars parked on Charles Avenue was their main concern and the reason that they are opposed to proposed density and the project. There were several comments regarding parking and other traffic concerns along Charles Avenue. Mr. Tart pointed out that a majority of the comments seemed to focus on the speed of the traffic rather than the volume. He indicated that on-street parking has been shown to have a traffic calming effect and therefore increased on-street parking may actually help slow the Charles Avenue traffic down.

There was some general discussion regarding traffic on Charles Avenue. Someone in the audience indicated that CDOT had completed a traffic study and that City improvements were not planned at this time.

Someone asked whether CDOT planned on adding any improvements to the area where the new pedestrian connection crosses Charles Avenue to reach the park. Mr. Brown and Mr. Linnert indicated that the issue had not been discussed but that they would include this matter in their ongoing discussion with CDOT. There was a general consensus of support for any improvement such as striping or a raised crosswalk that might help slow down the traffic on Charles Avenue. Mr. Brown and Mr. Linnert indicated that they would follow up on this idea.

Someone asked about tree plantings on the site. Mr. Brown and Mr. Linnert indicated that the site plan reflected the City's request for new sidewalk, planting strip and tree plantings. Mr. Brown indicated that the Petitioner would prefer to maintain the existing monolithic sidewalk and would continue to seek an alternative that might allow the sidewalk to remain. However, he indicated that if an exception is not approved, the Petitioner would install the improvements shown on the plan.

As questions ended several people indicated their concerns regarding the number of homes proposed. Someone asked if the Petitioner could reduce the number of lots. The Mr. Linnert explained that the site design was carefully conceived and that he did not believe the number and size of the lots would be out of character with the neighborhood. He indicated that the current plan would allow the Petitioner to build high quality homes with significant detailing. He asked Mr. Tart to explain some of the features and floorplans of the homes. Mr. Tart explained that the Petitioner wanted to make sure that the sides of the homes contained articulated elements in order to avoid a flat-sided, shotgun appearance. Mr. Linnert explained that the Petitioner believed that the added expense was necessary for the details that will make their homes unique.

Someone from the audience stated that if the Petitioner's zoning request was denied by the City Council the Petitioner could not bring this plan back for two years. She further indicated that if the zoning was not approved someone could develop eight lots without consulting the neighborhood. A few members of the audience indicated that they would prefer the Petitioner's proposal to eight lots with homes that were too large or otherwise out of character with the neighborhood.

Mr. Brown asked the audience to consider the proposal objectively. He reminded everyone to compare the Petitioner's proposal with a variety of other development types that could be developed on the property. He indicated that the current proposal is an opportunity to have single-family homes with quality designs rather than multi-family development.

Mr. Linnert concluded the meeting by thanking everyone for spending so much time learning about the development. He reminded the audience that the membership of the neighborhood association had already voted not to support the proposal but that the ultimate decision would be made by the association's board. He encouraged audience members to speak with board members and ask them to vote in support of the petition.

Several audience members indicated that they were initially opposed to the plan but had spent time with the Petitioner and were now supportive of the project. Other audience members indicated that while they may not be completely satisfied with the proposal, they appreciated the amount of time that had been spent by the Petitioners and would support the petition.

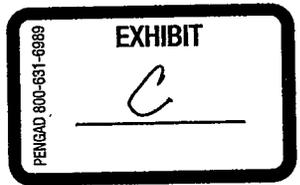
Following the conclusion of the meeting one-on-one discussions continued for some time.

PETITIONER'S ACTION ITEMS BASED ON INPUT FROM THE COMMUNITY MEETING

1. At the request of neighboring property owners the Petitioner will discuss with CDOT the possibility of striping or other pedestrian friendly improvements to connect the proposed pedestrian/bike path to the existing park across Charles Avenue.

Respectfully submitted this 10th day of April, 2008.

Liberate Financial, LLC, Petitioner
Rezoning Petition No. 2008-050



Community Meeting Sign-in Sheet
Moondog's
Monday, April 07, 2008
6:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	M. Holt	720 Charles Ave	9735086726	madeleineholt@gmail.com
2.	E. Snyder	728 Charles Ave	7049754900	epsnyder@gmail.com
3.	B. Kirby	712 CHARLES AVE	7043754830	
4.	F. Suddeth	716 Charles Ave.	204-5956173	
5.	M. Bullach	2879 W Alexander St	784-969-5861	Maribullach
6.	Chad Maupin	1109 E 35 th St	704-999-6124	bullach@contractor.com
7.	PAT Heller	3534 Card St		
8.	Fred Caithen	3534 Card St.		
9.	Shannon Haringx	430 Faison Ave	585-5766450	Sharingx31@jagmail.com
10.	STEVE MACOMBER	3101 N. McDOWELL STREET	980-722-1530	macomberse@earthlink.net
11.	KEVIN GAVAGIN	2921 whitiny Ave.	704-596-5394	KGavagin@carolina.rr.com
12.	EVAN BRINKMAN	913 SWEETBRIAR ST	980-233-1130	evan-brinkman@carolina.rr.com
13.	DOROTHEE ALSENTZER	913 SWEETBRIAR ST	980-233-1131	dalsentze@post.harvard.edu
14.	DARREN THOMPSON	2984 TEXTILEWAY	7049688180	DMONDEACE@HOTMAIL.COM
15.	Verisha Gault	" " "	704277-5548	VEGUILER@HOTMAIL.COM
16.	Kendra Gades	3119 Tappan Place	7044917944	klegade@carolina.rr.com
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