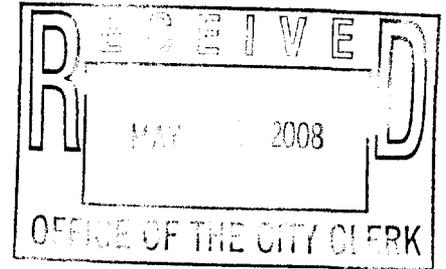


COMMUNITY MEETING REPORT



Petitioner: Myers Park Presbyterian Church

Rezoning Petition No. 2008-065

Subject: Minutes of a Community Meeting held to discuss this Rezoning Petition which seeks a change in the existing zoning to accommodate the Long Range Master Plans for Petitioner's West and East Campuses

Existing Zoning: R-3, R-43MF, O-2 and O-2(CD)

Proposed Zoning: MUDD-O

Property: Approximately 9.02 acres located on both sides of Providence Road at Oxford Place (the "Site")

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

The Petitioner, Myers Park Presbyterian Church, 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 the Myers Park Presbyterian Church in Room E-003, 2501 Oxford Road, Charlotte, North Carolina at 7:00 P.M. on Thursday, April 24, 2008.

PERSONS IN ATTENDANCE AT MEETING

A list of the individuals who attended this meeting is attached as Exhibit C. Also in attendance were Mr. Dale Allison, Henry Harkey and Jim Miller, representatives of the Petitioner, Mr. Jeff Sherer with Clark Patterson Lee and Bailey Patrick, Jr. with Kennedy Covington.

SUMMARY OF ISSUES DISCUSSED:

Bailey Patrick, Jr., the attorney for the Petitioner, opened the meeting. He explained that the purpose of this meeting was to provide residents within the area affected by this Rezoning Petition with information concerning the Petitioner's proposed Rezoning Plan and to respond to questions and concerns they might have.

Mr. Patrick explained that the property is currently subject to a variety of zoning districts and that the Petitioner is seeking to rezone the Property to the MUDD (O) District to accommodate its Campus Long Range Master Plan.

Mr. Patrick briefly described the Charlotte rezoning process and provided the following key dates for this Rezoning Petition:

Public Open House Forum: previously held on Monday, April 7, 2008 at 5:00 p.m. at the Government Center on the 8th Floor

Public Hearing: Monday, May 19, 2008 at 6:00 p.m. at the Government Center Meeting Chambers

Zoning Committee Work Session: Wednesday, May 28, 2008 at 4:30 p.m. at the Government Center on the 8th Floor

City Council decision: Monday, June 16, 2008

Mr. Patrick then introduced Henry Harkey, the Church's Clerk of Session, who briefly described the Church's Campus Long Range Master Plan and the needs it was intended to address. The plans included the addition of a Fellowship Hall and a new kitchen on the West Campus and an Outreach Center on the East Campus. Mr. Harkey then introduced Jeff Sherer, a member of Clark Patterson Lee, the Church's architect.

Mr. Sherer, with assistance from several boards and renderings, described the various components of the Church's Rezoning Plan that would affect its West Campus and its East Campus and outlined the main provisions of the Development Standards governing development of the Site which accompanied the Rezoning Plan. In his presentation he emphasized the Sections dealing with screening, dumpsters, buffer areas, lighting, stormwater and the burial of existing overhead utility lines near the eastern margin of the Site.

After recognizing Andy Dulin, the District Representative on the City Council, Mr. Patrick introduced Jim Miller, who was serving as Chairman of the Church's Campus Master Plan Committee, and then opened the floor for comments and questions.

Set forth are the principal questions and comments and the responses made by representatives of the Petitioner:

- Mr. Dulin led off by asking how the Church was addressing stormwater.
 - The Church's design will conform to the Charlotte Mecklenburg Stormwater Management Design Manual. The stormwater detention facility on the East Campus will be located underground and will be discharged by means of a grate and pipe system which presently is in place on the Site that runs to Bolling Road. The runoff onto a portion of 800 Cherokee is not expected to increase following construction.
- Has any underground rock been detected on the East Campus?
 - Some preliminary borings have been taken which did not detect rock, but all tests have not been concluded. If rock is found, Petitioner's contractor would make every reasonable attempt to avoid blasting by trying to dislodge the rock with rock moving equipment. However, if blasting is required, sophisticated technology would be employed to minimize noise.

- What green space would remain after construction?
 - Mr. Sherer pointed out on Rezoning Plan the areas committed to permanent green space
- Are the number of parking spaces sufficient?
 - The Church will be providing a few more off street parking spaces than the Code requires through new spaces placed on Site and easements with nearby banking institutions.
- Why rezone the existing house on Queens Road?
 - Because it is a part of the West Campus. Deed restrictions are in place which insure that its residential appearance will be preserved.
- Do you plan to build a parking deck on either Campus?
 - No.
- Will the parking lot on Oxford remain?
 - Yes, but handicap spaces near the main Sanctuary will be relocated to the Oxford Hall lot.
- It will not be convenient to your older members to have your handicap parking spaces so far away from the Sanctuary.
 - We will look into providing help on Sunday morning.
- Is it too late for the 800 Cherokee Board to change its mind and request a brick wall instead of the berm the Board first requested along its common property line?
 - If the 800 Cherokee Board votes to request a brick wall let us know and we will get back in touch with you.
- How long will it take to build the wall?
 - If a wall is ok'd, we commit to commencing construction of the wall during the grading phase.
- What would be the hours of operation for the new gym on the East Campus?
 - No set hours are in place for its current gym and the Church would be reluctant to commit to fixed hours of operation for the new gym.

- Tell us about lighting on the East Campus.
 - All newly installed, free-standing light fixtures will be fully capped, full cut off light fixtures which are shielded from and directed away from adjoining residential properties. The light fixtures on the East Campus will be installed in such fashion as to ensure that zero foot candles cross the property lines adjacent to residential properties bordering the East Campus to the north, east and south.
- Where will HVAC equipment be installed on your East Campus?
 - HVAC equipment serving new buildings on the East Campus will be located inside buildings to the extent practical and feasible and where external mechanical equipment is required it will be shielded from view by Bolling Road and 800 Cherokee residents.
- What is your estimated construction period for your first phase of development on the East Campus?
 - October 2008 to November 2009.
- Can you provide us with the sizes and locations of the two new transformers that will be required as a part of the agreed-upon burial of utility lines running across the eastern margin of the East Campus?
 - It is unknown at this time because we are waiting to hear back from Duke Power. We will pass this information on once we hear back from Duke Power.

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

The Petitioner has agreed to make the following modifications to its Rezoning Plan:

- To substitute a 8-foot tall brick screen wall in place of the landscaped berm its initial Rezoning Plan called for along an alignment on or near the East Campus's common property line with the 800 Cherokee condominium project;
- To provide that off-street parking on its Site must take place at grade so as to give assurances that structured parking could not be built on the Site unless the Petitioner by some future rezoning petition was able to obtain approval from the City Council for this type of parking building; and

- To establish a two-story height limitation for the residential-type building within its West Campus which fronts on Queens Road.

Respectfully submitted this 9th day of May, 2008.

Myers Park Presbyterian Church, Petitioner

cc: Tom Drake, Charlotte-Mecklenburg Planning Commission
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Dale Allison, Myers Park Presbyterian Church
Mr. Jim Miller, YLI Corporation
Mr. C. Daniel Hartenstine, Clark Patterson Associates
Henry A. Harkey Esq., Harkey Lambeth, LLC

Myers Park Presbyterian Church, Petitioner
Rezoning Petition No. 2008-065

Community Meeting Sign-in Sheet
Myers Park Presbyterian Church
Thursday, April 24, 2008
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	John Glover	910 Cherokee	704-334-0810	
2.	Sudy Stinson	852 Cherokee	704-348-4553	
3.	Lindsay Hayes	820 Cherokee	704-375-1607	
4.	Norman & Juliette	856 Cherokee	704-372-9402	
5.	Syble & Jim Larson	806 Cherokee Rd	704-371-4511	
6.	GREGG ADZEMA	1056 Bolling Rd	704-337-2975	
7.	Steven P. Sasz	1124 Boiling Rd	(704) 263-2041	
8.	Joanna Roberts	1139 Bolling Rd	704-347-1415	
9.	Bobbie Baker	1110 Bolling Rd	375-4826	
10.	Bailey Patrick, Jr	434 Featon Plac		
11.	Ken Conti	5021 Sunkyside Ct	704-295-4875	
12.	Liz & Bill Medeiros	834 Cherokee Rd	704-332-7416	
13.	Charles & Judy Schabel	870 Cherokee Rd	704-375-3618	
14.	Michael & Ann Marie ALEXANDER	862 Cherokee Rd	704-333-5421	
15.	ANDY DULIN	3200 WICKERSHAM RD 28211	704-968-8776	(C)
16.	KEN & NANCY WHELCHER	2418 OXFORD PL. 28207	704-372-1325	
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