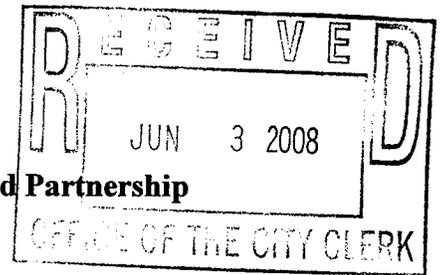


COMMUNITY MEETING REPORT
Petitioner: Moody Lake Office Park Development Limited Partnership
Rezoning Petition No. 2008-090



This 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 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 April 28, 2008. 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 Wednesday, May 7, 2008 at 7:00 p.m. in the building formerly known as the Steele Creek Masonic Lodge located at 9424 Steele Creek Road.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Barry James of the Petitioner, Heth Kendrick of LandDesign, the Petitioner's land planner, and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by introducing Barry James of the Petitioner, Heth Kendrick of LandDesign and himself. John Carmichael stated that the Site subject to this Rezoning Petition contains approximately 7 acres, and it is located at the southeast corner of West Arrowood Road and Sandy Porter Road. The Site is a portion of the 18 acre Centre Green at Whitehall Development, which is adjacent to Whitehall Corporate Center. The Centre Green at Whitehall Development is currently zoned B-1(CD) and O-2(CD).

Pursuant to this Rezoning Petition, the Petitioner is seeking to rezone the Site to the B-2(CD) and the O-2(CD) S.P.A. zoning districts. The purpose of the rezoning request is to provide the owner of the Site with the option of locating a hotel use on that portion of the Site designated as Parcel A on the Conditional Rezoning Plan, and to revise the height limitations for the Site contained on the currently approved Conditional Rezoning Plan.

John Carmichael advised that the Site was rezoned in 2006 and he recalls meeting several folks in attendance at this meeting at the Community Meeting relating to the prior Rezoning Petition.

John Carmichael stated that if this Rezoning Petition is approved, that portion of the Site designated as Parcel A could contain a maximum 135 room hotel, and that the hotel could have a

maximum height of 60 feet. Additionally, a maximum 7,500 square foot building devoted to uses allowed in the B-1 zoning district could be located on Parcel A as well. The maximum height of any building located on Parcel A other than a hotel building would be 24 feet. Parcel B could contain a maximum 20,000 square foot building, and it could be devoted to uses allowed in the O-2 zoning district. Barry James advised that this building could well be a conference center to serve the tenants in Whitehall Corporate Center. The maximum height of the building located on Parcel B would be 24 feet.

John Carmichael advised that under the current approved Conditional Rezoning Plan for the Site, the maximum height of any building located on Parcel A is 1 story, and the maximum height of any building located on Parcel B is 3 stories if it is an office building, and 1 story if it is a retail building.

John Carmichael stated that other than the hotel use, the Petitioner is not seeking to change the uses that are permitted on the Site under this Rezoning Petition. More specifically, under the Conditional Rezoning Plan, Parcel A could be devoted to any use permitted by right or under prescribed conditions in the B-1 zoning district and to a hotel use, and Parcel B could be devoted to any use permitted by right or under prescribed conditions in the O-2 zoning district. Uses that would not be permitted on the Site would be restaurants with drive-thru windows; convenience stores; car washes; automobiles service stations; dwellings, detached or multi-family; boarding houses; and funeral homes. The buffers required under the existing Conditional Rezoning Plan would remain in place.

John Carmichael then provided those in attendance with a schedule of the remaining events relating to this Rezoning Petition. He advised that the Public Hearing before City Council and the Zoning Committee is scheduled for Monday, June 16, 2008 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session is scheduled for Wednesday, June 25, 2008 at 4:30 P.M. on the 8th Floor of the Charlotte-Mecklenburg Government Center. City Council is scheduled to render a decision on this Rezoning Petition on Monday, July 21, 2008 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center.

Barry James then advised those in attendance that the Petitioner is seeking to amend the existing approved plan for the purposes described by John Carmichael. Barry James then provided background in terms of the need for a hotel use on the Site. Among other things, Barry James stated that the hotel would serve the tenants located in Whitehall Corporate Center as well as other businesses in the area.

The floor was then opened to questions from the individuals in attendance at the meeting. Set out below is a summary of the responses to and the information provided as a result of those questions, as well as any comments expressed by those in attendance.

- With respect to those uses that would not be permitted on the Site, an individual asked who is seeking to prevent those uses, such as a convenience store and a gas station, because some of those uses are needed in the area. Barry James said that those uses are excluded often in response to comments from the Planning Staff, and in this case, the Petitioner did not desire to have those uses on the Site.

- In response to a question, Heth Kendrick advised that a 6 foot sidewalk and an 8 foot planting strip would be installed along the Site's frontage on Sandy Porter Road.
- Barry James stated that once the required transportation improvements are installed, you will not be able to make a left turn from Whitehall Park Drive onto West Arrowood Road, and you will not be able to make a left turn from the Site onto Sandy Porter Road.
- In response to a question, Barry James indicated that the Merrifield Development site across West Arrowood Road does have a hotel site. Barry James indicated that it is his understanding that Merrifield is marketing the site to potential hotel users, but he does not know if the Merrifield group has secured a hotel user for its site.
- In response to a question about scheduling, Barry James indicated that they would obtain a grading permit for the Site and they may well grade out the entire Site within the next several months. Construction of the vehicular connection to Sandy Porter Road may be started within the next 6 months.
- A neighbor indicated that the only complaint that he has is that when other portions of the Site were being developed, a great deal of dust was generated, and that late one night concrete was poured. However, he indicated that the contractor had worked pretty diligently to remedy the dust problem.
- In response to a question, Barry James indicated that if this Rezoning Petition is approved, construction of the hotel could begin within a year of the date of approval.
- An area resident reiterated that once the traffic improvements were installed, you would not be able to make a left turn from Whitehall Park Drive onto West Arrowood Road, and that you would not be able to make a left turn onto Sandy Porter Road from the Site.
- In response to a question, Barry James stated that you will be able to make a left turn from West Arrowood Road into the Merrifield Development Site.

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

- No changes were made to the Conditional Rezoning Plan or to the Rezoning Petition as a result of the Community Meeting.

Respectfully submitted, this 3rd day of June, 2008.

MOODY LAKE OFFICE PARK DEVELOPMENT
LIMITED PARTNERSHIP, Petitioner

cc: Mr. Tim Manes, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Barry James, Moody Lake Office Park Development Limited Partnership
Mr. Heth Kendrick, LandDesign

Mood Lake Office Park Development Limited Partnership, Petitioner
Rezoning Petition No. 2008-0090

Community Meeting Sign-in Sheet
Old Steele Creek Masonic Lodge
Wednesday, May 07, 2008
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	DAVE HUNT	3638 BROAD OAK DR CHL 28223	704-588-5929	HUNT4648@BELL-SOUTH-NET
2.	STAFF GORDON	9725 HATFIELD RD.	704-641-8344	
3.	DAVE WIGGINS	13938 DINGESS RD CLT 28273	704-564-5463	info@steelcreekresidents.org
4.	ALICE GORDON	9928 HATFIELD RD	704-588-2472	
5.	JEFF GORDON	3632 SANDY PORTER KJ	704-588-7446	
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