



September 4, 2008

Ms. Brenda Freeze, City Clerk
Office of the City Clerk
600 E. Fourth Street 7th Floor
Charlotte, NC 28202

**VIA SAME DAY HAND DELIVERY WITH
SIGNATURE VERIFICATION**

RE: Community Meeting Report for
Rezoning Petition #2008-119
1327 S. Mint Street
Petitioner: Asset Management 1, LLC

Dear Ms. Freeze:

Please find enclosed the Community Meeting Report, as required, for Conditional Rezoning Petition #2008-119. This report summarizes the community meeting held by the Petitioners on Wednesday, September 3, 2008 at 6:00 PM at the Zagora Gear Warehouse building located on the parcel that is being rezoned.

Enclosed in this report is the Notice of a Community Meeting dated August 21, 2008 and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign In Sheet and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on September 15, 2008. I am also transmitting a copy of this report to the Planning Commission staff of the Charlotte Mecklenburg Planning Commission. Please let me know if you have any questions or need additional information.

Sincerely,

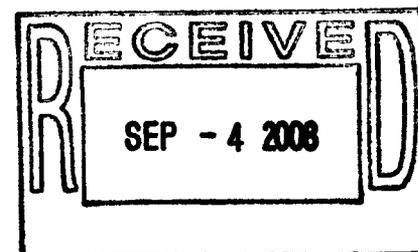
STEWART ENGINEERING, INC.

Teresa L. Hawkins, RLA, ASLA, LEED* AP
Vice President
Charlotte Branch Manager

Enclosures

CC/copy of Report: Tim Manes, CMPC
Penelope Cothran, CMPC
Jim Clements, Matrix Real Estate Services, LLC
Ryan Clayton, Asset Management, LLC
Roger Manley, BB+M

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09/04/08
SUMMARY MINUTES
FOR
COMMUNITY MEETING
FOR PETITION #2008-119 *JHA*
1327 S. MINT STREET
PETITIONER: ASSET MANAGEMENT I, LLC
Held On Wednesday, Sept 3, 2008 at 6:00 PM – 7:00 PM

1. All attendees are shown on the Meeting Sign In Sheet (see attached) and were asked to take an Agenda. Other than the development and design team, only 3 persons attended this meeting and all 3 were adjacent or nearby property owners. One of the attendees, Yolanda Johnson identified herself as a member of the Zoning Committee of the Planning Commission and a nearby property owner.
2. Teresa Hawkins with Stewart Engineering, Inc., the developer, and architect for this project, welcomed the attendees and introduced the project by giving an overview of the development program for this project.
3. Teresa Hawkins with Stewart Engineering, the developer's planning and engineering consultant, explained to all attendees the City of Charlotte's rezoning review process and then informed the attendees of upcoming dates specific to the project. They are as follows:
 - Sept 15 – Joint Public Hearing before City Council and the Zoning Committee of the Planning Commission in the Council Chambers at the Government Center, 6:00 PM. The agenda will be published the Friday before the hearing.
 - Sept. 24 – Zoning Committee Workshop (not a public hearing) to make recommendations to approve, deny or defer, 4:30 pm in the large Conference Room of the Planning Commission, the Floor in the City County Government Center.
 - October 20 – decision by City Council in the Council Chambers at the Government Center.
4. Roger Manley, the Project Architect with BB+M, reviewed the architectural components and design of the project for the demolition of the existing Zagora Gear Warehouse and construction of a new 100,000 SF 5 story office building, a 300 space parking deck and a 48,000 SF 120 foot office building over a section of the parking deck. Roger also reviewed an architectural rendering of the project that showed the architectural façade details and massing. He cautioned that the elevation was preliminary and would be adjusted based upon the budget.
5. Teresa Hawkins reviewed the Illustrative Rezoning Site Plan and pointed out the TOD-M streetscape improvements, vehicular circulation into and out of the parking deck, the urban open space areas and discussed the plans for the City's widening of S. Church Street and the fact that the developer would be dedicating additional right of way for these widening improvements.

Upon completion of project presentation the floor was opened for questions from the attendees as follows (answers are in bold type):

1. Will the 10' alley that runs along the rear of the subject property be kept or abandoned?



STEWART

The alley will be kept due to the wishes by CDOT and CMPC staff for connectivity. The subject project will provide a wide driveway connection to the alley.

2. Where will any retail located?

If market conditions allow, the developer will market both retail and office on the ground floor fronting on S. Mint Street. The development team has determined that there is really no market for ground floor retail along Lincoln Street, but to contribute to the pedestrian and streetscape environment along Lincoln Street, outdoor open space and streetscape improvement will be provided.

3. Why are we seeking the TOD-Optional request? What are the exceptions to the TOD requirements?

There are 2 primary exceptions to the TOD regulations: 1) the proposed parking deck exceeds the 35% maximum for the total lot width. The width of the deck along Lincoln Street measures a 41% of the lot width; 2) the parking deck on Lincoln Street will have 0% uses other than parking, where the TOD standards require a minimum of 50% dedicated to other uses.

The key issues as a result of this meeting are:

1. That this development will add a positive employment base, with some restaurant/retail opportunities, to the neighborhood.
2. That this development will have a positive impact on emerging residential development in this area.
3. That this development will most likely have a positive impact on property values and crime.

The development team thanked everyone for attending and the meeting was then adjourned.

END OF COMMUNITY MEETING

TLH

Q:/proj/2008/X8027/correspondence/090408_Neighborhood Mtg Mins.

SIGN IN SHEET

1327 S. MINT STREET
CONDITIONAL REZONING REQUEST
PETITION #2008-119
COMMUNITY MEETING

HELD ON WEDNESDAY, SEPTEMBER 3, 2008
AT 6:00 PM

MEETING HELD AT the warehouse area within the Zagora Gear Building located at 1327 S. Mint Street, Charlotte, NC 28203

NAME	ADDRESS	PHONE #
1. Teresa Hawkins	STUART FNG 2005. College St Smito 120 Char NC 28202	704/909-3505
2. RYAN CURTIS	1300 BAKER ST SUITE 218 CLT, NC 28204	704-927-4300
3. ROGER MANLEY	1713 JAMES DR CHAR. NC 28209	704-910-3778
4. JIM CLEMENTS	1990 Maryland Ave, CT, NC 28209	704 375 3724
5. Bob Peckham	6511 Chesapeake Ct CLT NC 28277	704 334 5781
6. Kenny Abner	715 N Church St. Ste 110 CLT 28202	704-348-1899
7. Yolanda Johnson	1300 Queens Rd # 212 CLT 28207	705 502 7627
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AGENDA

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PETITIONER: ASSET MANAGEMENT I, LLC

1. WELCOME & INTRODUCTIONS
2. REVIEW OF THE CONDITIONAL REZONING PLAN AND NATURE OF REZONING REQUEST
3. REZONING SCHEDULE
4. QUESTIONS & ANSWERS
5. ADJOURNMENT