

COMMUNITY MEETING REPORT

Petitioner: Planet 5 Development, LLC

Rezoning Petition No.: 2008-137

Property: Approximately 1.3 acres, Morehead Street & Harding Place

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 DATES AND EXPLANATIONS 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 attached hereto by depositing the Community meeting Notice in the U.S. mail on August 18, 2008. A copy of the written notice is attached hereto as Exhibit B.

DATES, TIMES AND LOCATIONS OF MEETINGS:

The Community Meeting was held on Monday, September 8, 2008 at 7:00 p.m. at Covenant Presbyterian Church, 1000 East Morehead Street, in Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETINGS:

The Community Meeting was attended by any individuals as indicated on the sign-in sheet attached hereto as Exhibit C. The Petitioner's representative at the Community Meeting was Jeff Brown and Keith MacVean of King & Spalding. The Neighborhood Forum sign-in sheet is attached hereto as Exhibit D.

SUMMARY OF ISSUES DISCUSSED:

Meeting was opened by Keith MacVean and those attending from the community were asked to sign in. The development team was introduced and the rezoning application process schedule and status was reviewed by Keith MacVean. Keith MacVean briefly summarized previous meetings with the City Planning Staff and CDOT. Brunson Russum presented an overview of the location and the surrounding development activity. Brunson Russum described the existing structure and its condition. Brunson Russum reviewed the proposed site, building design and elevations.

QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:

The development team answered the following questions from the floor.

- 1) What will the size of the building floor plates be?
Response- Each floor will have approximately 17,000sf
- 2) How many stories/floors will the office building have?
Response- The proposed office building can have up to nine (9) stories/floors.
- 3) What is the proposed tenant mix for the building?
Response- The proposed tenant mix will be market driven. The rezoning application requests office uses with retail/restaurant limited to 22,000sf.

4) Will a traffic study be done?

Response- The City Department of Transportation has not requested a traffic study.

5) What type of road improvements are to be completed as part of the development of the site?

Response- The developer of the property will relocate the existing curb on Kenilworth Avenue to install a four (4) foot bike lane and to allow for the future extension of the existing left turn lane. The developer will dedicate additional right-of-way, along Kenilworth Avenue to accommodate the bike lane, the extension of the left-turn lane and a eight (8) foot planting strip. New sidewalks and street trees will be installed along all the public streets. New aligned handicapped ramps will be provided on both sides of Harding Place.

6) How will the power line that runs through property be accommodated?

Response- Developer and developers representatives have met with DukeEnergy about burying the line and relocating it down Kenilworth, up Harding and back across easement.

7) What type of foundation design will the building use?

Response- Expect piles will be required but further investigation and additional geotech reports will be needed before the extent is known.

A representative for the Lutheran Church, located across Kenilworth Avenue from the site, expressed and interested in coordinating with the developer and DukeEnergy to bury the power lines located on their property.

The project was well received by the attendees and questions fully answered

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

No changes were made to the Rezoning Petition or to the Petitioner's MUDD-O rezoning plan as a result of the Community Meeting.

PLANET 5 DEVELOPMENT, LLC

cc: Councilmember Patsy Kinsey
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Bob Gillander, Dana B. Kenyon Company
Mr. Greg Laubach, Planet Five Development Group, LLC
Mr. Will Gardner, Dana B. Kenyon Company

Planet 5, LLC, Petitioner
 Rezoning Petition No. 2008-137
 Community Meeting Sign-in Sheet
 Monday, September 8, 2008
 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Kenny Smith	1701 E Third	375-1000	KSmith@SREAC.com
2	Al Broome	1225 E. Morehead	704-377-4614	abroome@schondros.com
3	B. Yi Rowe	CATAWBA Rd M.C. 7045 LANE 150	254-8488 828	LIBERTY @ lightleaf.net
4	Sarah Fisher	1329 E Morehead	704-362-2400	sfisher@mcginnis.com
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