

COMMUNITY MEETING REPORT

Petitioner: Crosland Greens, LLC

Rezoning Petition No.: 2009-036

Property: Approximately 36.00 acres, Scaleybark Road and South Boulevard

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 March 31, 2009. A copy of the written notice is attached hereto as Exhibit B.

DATES, TIMES AND LOCATIONS OF MEETINGS:

The Community Meeting was held on Tuesday, April 14, 2009 at 7:00 p.m. at Charlotte Public Library, 101 Scaleybark Road, in Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETINGS:

The Community Meeting was attended by the individuals as indicated on the sign-in sheet attached hereto as Exhibit C. The Petitioner's representatives at the Community Meeting were Steve Mauldin and Gwen Dorfman. Also in attendance representing the Petitioner were Heth Kendrick with LandDesign and Jeff Brown and Bambi Lohr of King & Spalding.

SUMMARY OF ISSUES DISCUSSED:

Meeting was opened by Jeff Brown and those attending from the community were asked to sign in and introduce themselves. The development team was then introduced, and Jeff Brown reviewed the rezoning application process schedule and status. Heth Kendrick presented an overview of the location, the surrounding development activity, building design, specifics about the site plan and elevations. Steve Mauldin also gave an overview of Crosland Company, their approach to the development of this site and the other projects that the Company has developed.

QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:

1) When will the project start?

Response: Crosland is hopeful that the economy will get better and they are looking to start the first phase by the end of the year. This is a 5 to 10 year project that contemplates office space, a new library, a new grocery store as well as residential apartments, condominiums, townhomes and single family homes.

2) Where will the new library be?

Response: It is contemplated that the new library will be across the street from its current location. It expects to be two floors and approximately 2 to 3 times larger than the current library.

3) Where will the current residents who are renting go?

Response: The current residents will have to relocate, and efforts will be made to provide them with plenty of notice and support.

4) What about the residential that will backup to the development and resulting noise?

Response: There is a Duke Power easement which separates most of the development from the single family homes located to the east, that is not part of the proposed development. Efforts will be made with Duke Power to clean up the easement areas. The plan is to have most of the retail and civic uses on Scaleybark and facing South Boulevard, with more residential in the rear of the development.

5) Will there be adequate parking places and will the streets accommodate emergency equipment?

Response: Transit zoning contemplates a maximum of parking spaces it will allow for this type of development, but the project expects to “self-park” in order to accommodate the residential, office, library and grocery store residents and patrons. The streets will be reconfigured to increase internal connectivity and allow for more than one way in and out of the development and reducing the number of cul-de-sacs that currently exist within the site.

6) Are you far along enough to have any ideas for the design?

Response: No, not yet. We have talked about continuing with a style generally similar to the Southend, which is traditional and has the mill/industrial look; nothing too contemporary is planned as yet.

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

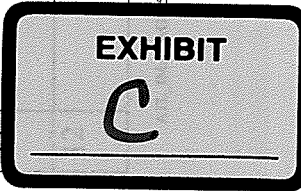
There were no requests for changes to the rezoning plan at the community meeting.

CROSLAND GREENS, LLC

cc: Patsy Kinsey, District 1
Mayor Pat McCrory, Members of Charlotte City Council
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Steve Mauldin, Crosland Greens, LLC
Ms. Gwen Dorfman, Crosland Greens, LLC
Mr. Heth Kendrick, LandDesign
Mr. Jeff Brown, King & Spalding LLP

Crosland Greens LLC
Rezoning Petition No. 2009-036
Community Meeting Sign-in Sheet
Charlotte Public Library - Scaleybark Branch
101 Scaleybark Road, Charlotte, NC
April 14, 2009
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Eleanor H. Seeger	3721 Conway Ave	704-527-8141	N/A
2	LISA LANIER	300 BLACKTHORN LN	704 521 9944	N/A
3	Futh Marple	3540 Conway Ave	704-554-9222	ruthmarple@carrierservice.org
4	Helen Marple	3540 Conway Ave.	704-527-3181	N/A
5	Michael O. Rowley	3714 Conway Ave.	704-525-5200	Mikpatkay@aol.com
6	Erick Hamilton	433 Holly Rd	704-529-1350	
7	Mike Farrell	1416 Hartford Ave	704 425 3826	mikefarrell@caroline.rr.com
8	Andrew R. Farnd	901 HARTFORD AVE.	704-258-9253	andrew.paulin@nmsfr.com
9	Peter Yarbrough	501 Webster Pl	704-529-1391	P.stev@myersparkmortgage.com
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	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Kim Johnson & Jacob Stone	9329 Anson Street	704.906.7564	kimmert1@yahoo.com jacob.stone@wchovia.com
2	Hope Bowen	718 Shawnee Dr	704-585-0953	hopebowen@bellsouth.net
3	Brenda Robertson	4315 Apple gate rd	704-525-3121	brobertson@edlongdevelopment.com
4	Shane? Greg Agostinelli	434 Tyson St.	704-293-0797	shane.mccormicke@ms.kelz.net-us
5	Beth West	915 Hartford Ave.	704 576 6238	benorrison27@hotmail.com
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