

COMMUNITY MEETING REPORT

Petitioner: Lichtin Corporation

Rezoning Petition No.: 2010-035

Property: Approximately 37.3 acres, located at the intersection of Community House Road and Johnston Road, Charlotte NC

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 May 22, 2010. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, May 6, 2010 at 7:00 p.m. at 3440 Toringdon Way, Suite 205 Charlotte, North Carolina 28277.

PERSONS IN ATTENDANCE AT MEETING:

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C, attended the Community Meeting required by the Ordinance. The Petitioner's representatives at the Community Meeting were Jeff Smith and Suzanne Marie of Lichtin Corporation, Al Veverka and Chris Fleck of Dewberry. Also in attendance representing the Petitioner was Keith MacVean of King & Spalding

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The meeting was opened by Jeff Smith who introduced the development team. Mr. Smith provided an overview of the currently approved conditional plan. He then described the proposed plan and associated changes. An overview of the proposed phasing was provided. After this review of existing conditional plan and proposed plan the attendees were invited to ask questions.

The questions from the attendees centered on the addition of a hotel to the plan for Toringdon. The attendees expressed concerns with the addition of the hotel and the effects this addition could have on existing hotels in the area. Questions as to why a hotel was added to the plan, why the hotel had 80 rooms were asked. The Petitioner's representatives explained that Lichtin had received numerous enquiries from hotel developers interested in locating a hotel within Toringdon. The Petitioner also felt that adding a hotel use to Toringdon would enhance the mix-use nature of the development and would add an additional amenity to the office park. The number of rooms and the location of the hotel were chosen based on the location of existing and proposed parking decks as well as existing and proposed office and residential buildings. The attendees some of which have experience with hotel operations offered some advice to the Petitioner regarding the number of rooms the hotel should have and why visibility of the hotel

from I-485 could be important. One of the attendees also expressed an interest in purchasing the proposed hotel site if it was approved.

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

As a result of the community meeting and the comments provided by the attendees regarding the optimum size of a hotel the petitioner increased the number of hotel rooms from 80 rooms to 120 rooms.

THE LICHTIN CORPORATION

cc: Councilmember: Warren Cooksey
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Harold S. Lichtin, Lichtin Corporation
Mr. Jeff Smith, Lichtin Corporation
Mr. Al Veverka, Dewberry
Mr. Chris Fleck, Dewberry

LICHTIN CORPORATION

Rezoning Petition No. 2010-035
Community Meeting Sign In Sheet
Thursday, May 6, 2010
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Zack Quill		704-426-0908	Zack.Quill@sree.com
2	PARAG PATEL		704-201-7232	Parag.patel@sree.com
3	JEFF SMITH		919-7836000	j.smith@lichtin.com
4	Reed Griffith			
5				
6				
7				
8				
9				
10				
11				
12				

