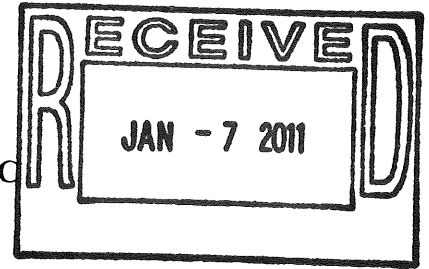


COMMUNITY MEETING REPORT
Petitioner: Music Factory Condominiums, LLC
Rezoning Petition No. 2011-003



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 December 2, 2010. 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 Tuesday, December 14, 2010 at 7:00 PM at Wet Willie's Restaurant at the North Carolina Music Factory located at 900 Seaboard Street, Charlotte, North Carolina.

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 representative at the Community Meeting was John Carmichael of K&L Gates.

SUMMARY OF ISSUES DISCUSSED:

Since only four individuals attended the Community Meeting, the Community Meeting was very informal. John Carmichael advised that the North Carolina Music Factory site is currently zoned MUDD-O, and pursuant to this Rezoning Petition, the Petitioner is seeking a site plan amendment for an approximately 1.774 acre portion of the North Carolina Music Factory site located at 920 Hamilton Street to allow the installation of two signs on the roof of the building located at 920 Hamilton Street. John Carmichael pointed out the location of the building on the Conditional Rezoning Plan and where the proposed signs would be installed.

John Carmichael advised that if this Rezoning Petition is approved, a roof mounted sign would be installed on the roof of the existing building located on the site, and this sign would face West Brookshire Freeway. The maximum size of this sign would be approximately 1,056 square feet, and it is currently planned that this sign would be the old JFG sign. John Carmichael then showed a picture that depicted how the JFG sign would appear on the building. The second sign would be installed on the rear of the support structure of the sign facing West Brookshire Freeway, and this sign would face the southern side of the existing building located on the site. This sign would have a maximum size of 96 square feet. John Carmichael showed a picture that depicted how this sign could appear on the building located on the site. The pictures of the signs are a part of the Petitioner's Conditional Rezoning Plan.

John Carmichael stated that if the JFG sign was ever removed from the site, the Petitioner would like the flexibility to replace the JFG sign with another sign. John Carmichael stated that at this time, the Planning Staff does not support the Petitioner having that flexibility. However, John Carmichael advised that the Petitioner would be discussing this matter in more detail with the Planning Staff.

An attendee at the Community Meeting asked if Historic Charlotte was involved in this matter, and John Carmichael stated that Historic Charlotte is not involved in the rezoning request to his knowledge, but that it could have been involved in the relocation of the JFG sign.

John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Tuesday, January 18, 2011 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session is scheduled for Wednesday, January 26, 2011 at 4:30 P.M. at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, February 21, 2011 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center.

A discussion then took place regarding the Center City, and John Carmichael stated that one reason the Petitioner's representative feels that he should be allowed to have some flexibility with respect to signage at this site is that he considers the site to be a Center City location. In other words, he feels this site should be treated in a similar fashion as the Epicenter. The attendees at the Community Meeting agreed that this location is a Center City location.

A discussion then ensued regarding the North Carolina Music Factory in general and issues affecting the area in general.

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 7th day of January, 2011.

MUSIC FACTORY CONDOMINIUMS, LLC,
Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Noah Lazes, Music Factory Condominiums, LLC (via email)
Ms. Mary-Wanda Fandino, Reily Foods Company (via email)

Music Factory Condominiums, LLC, Petitioner
Rezoning Petition No. 2011-003

Community Meeting Sign-in Sheet
Wet Willie's Restaurant at the North Carolina Music Factory
Tuesday, December 14, 2010
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Natalie R. Beard	1615 Washington Ave 28216	704 325-7277	natalie.k.beard@bell.net
2.	Arnon Sanders	Baklamm Park, 6814 Orvis St.	704.234.2048	arons-55@hotmail.com
3.	Thomas S. Hart	1416 Whisport St	704-333-3235	green@net.net
4.	Arden	1211 Spring St	704 335-0887	Marie.suller@BellSouth.net
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