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VIA HAND-DELIVERY

May 27, 2011

Mr. Shad Spencer
Planning Department
Charlotte Mecklenburg Government Center
600 E. Fourth Street, 8th Floor
Charlotte, NC 28202

Re: Community Meeting Report for Rezoning Petition 2011-34
Bank of the Ozarks Offices and Branch Bank Rezoning Request
from MUDD(CD) to MUDD(O)
Petitioner: Bank of the Ozarks

Dear Mr. Spencer:

Please find enclosed the Community Meeting Report, as required, for Conditional Rezoning Petition #2011-034. This report summarizes the community meeting held by the Petitioner on Tuesday, May 24, 2011 at 7:00 PM at Park Road Baptist Church, 3900 Park Road, Charlotte, NC.

Enclosed in this report is the Notice of Community Meeting dated May 10, 2011, 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 June 20, 2011. I am also transmitting a copy of this report to Ms. Stephanie Kelly, City Clerk. Please let me know if you have any questions or need additional information.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.

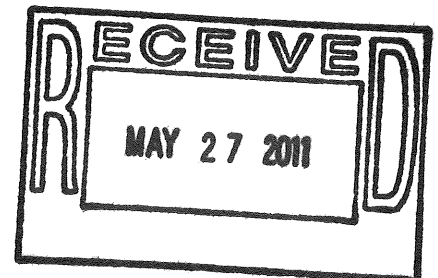

R. Susanne Todd

RST/shr
Enclosures

cc: Cindy Wolfe, Bank of the Ozarks
dez MacSorley, Design Resource Group, PA
John Weller, ai Design Group

WRITER'S DIRECT DIAL:
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WRITER'S E-MAIL ADDRESS:
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COMMUNITY MEETING REPORT FORM

Date of original contact: **Notice Mailed May 10, 2011**

Persons and Organizations contacted with date and explanation of how contacted:

Persons and organizations listed on attached mailing list as provided by the City of Charlotte were sent Notice of the Community Meeting via First Class US Mail. Persons copied on the Notice were sent the Notice in the manner indicated. Additionally, property owners adjacent to the subject property received letters and follow up phone calls to make them aware of the project and/or the Community Meeting.

Date, time and location of meeting:

Tuesday, May 24, 2011, 7 PM at Park Road Baptist Church, 3900 Park Road, Charlotte, NC in the Former Chapel.

Persons in attendance at meeting: (Include a copy of the sign in sheet):

Please see enclosed Sign In Sheet.

Summary of issues discussed and changes made to the petition as a result of the meeting:

Please see enclosed Community Meeting Minutes regarding issues discussed. No changes requested or made as a result of the Meeting.

Note that in the event the petitioner has not held at least one meeting as required, the petitioner must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.

AGENDA

**BANK OF THE OZARKS
OFFICES AND BRANCH BANK
REZONING REQUEST FROM MUDD(CD) TO MUDD(O)
PETITION 2011-34
COMMUNITY MEETING**

**HELD ON TUESDAY, MAY 24, 2011
AT 7 PM**

**MEETING HELD AT PARK ROAD BAPTIST CHURCH, 3900 PARK ROAD,
CHARLOTTE, NC IN THE FORMER CHAPEL**

PETITIONER: BANK OF THE OZARKS

1. WELCOME AND INTRODUCTION OF DEVELOPMENT TEAM
2. REVIEW OF THE REZONING PLAN
3. REZONING SCHEDULE
4. QUESTIONS AND ANSWERS
5. ADJOURNMENT

Summary Minutes for Community Meeting for Petition #2011-034
Bank of the Ozarks Offices and Branch Bank
Rezoning Request from Mudd (CD) To Mudd (O)

Petitioner: Bank of the Ozarks
Held on Tuesday, May 24, 2011 from 7:00 p.m. to 8:00 p.m.

1. All attendees are shown on the meeting sign-in sheet (see attached).
2. Cindy Wolfe, Executive Vice President for Bank of the Ozarks welcomed the attendees and introduced the project by giving an overview of the history of the bank and its presence in North Carolina, as well as background history of the property.
3. Susanne Todd with the law firm of Johnston, Allison & Hord, introduced the project and gave an overview of the site plan and architectural elevations.
4. Susanne Todd also explained to all the 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:
 - June 20, 2011 – Public Hearing before City Council in the Council Chambers at the Government Center, 6:00 p.m.
 - June 29, 2011 – Zoning Committee Workshop Session to review the Plan and make recommendations, 4:30 p.m. at the Charlotte Mecklenburg Government Center.
 - July 18, 2011 – Decision by City Council in the Council Chambers at the Charlotte Mecklenburg Government Center, 6:00 p.m.

Upon completion of the project presentation, the floor was opened for questions from the community as follows:

(Answers are in bold type):

1. Are you taking the property all the way to Drexel?

Answer: No the project is limited to the property (1.23 acres) owned by Bank of the Ozarks. The City is requiring a street stub to the adjacent property along with provisions for possible future cross access.

2. Do you think any of the office space will ever be rented to other tenants?

Answer: Not within the foreseeable future, however, if Bank of the Ozarks ever outgrew the space and was required to move, the second floor might be leased, but the bank would continue to have its branch bank on the first floor.

3. How will traffic exit the branch?

Answer: At this time, customers will enter the property from Heather Lane and either circulate around the building through the drive-thru lanes, and exit onto Heather Lane; or if the customer is not using the drive-thru lanes, can exit right onto Park Road.

4. So is the front facing Park Road just a façade?

Answer: Yes and no. The area between Park Road and the drive-thru lanes on the first floor will house the mechanicals and a stairwell, but will be fitted with windows to match the rest of the building. The second floor over the drive-thru lanes will be actively used as a conference room overlooking Park Road.

5. The mechanicals can't be seen from Park Road, right?

Answer: No. A stairwell may be visible through the windows at night, but any electrical/mechanical equipment will be hidden from view.

6. Which existing trees will be removed?

Answer: Two mature pecan trees will have to be removed, as well as a Camilla bush. Post construction, new trees and shrubs will be installed in the natural buffer area to the rear of the property as well as throughout the site per zoning requirements.

7. How long will it take to finish the project once you start demolition?

Answer: Bank of the Ozarks plans to begin demolition shortly after receiving rezoning approval from City Council. It is anticipated that the project will be finished and "move in" ready during the first quarter of 2012.

The Development Team thanked everyone for attending and the meeting was then adjourned at approximately 8:00 p.m.

End of Community Meeting.

SIGN IN SHEET

BANK OF THE OZARKS
OFFICES AND BRANCH BANK
REZONING REQUEST FROM MUDD(CD) TO MUDD(O)
PETITION 2011-34
COMMUNITY MEETING

HELD ON TUESDAY, MAY 24, 2011
AT 7 PM

MEETING HELD AT PARK ROAD BAPTIST CHURCH, 3900 PARK ROAD,
CHARLOTTE, NC IN THE FORMER CHAPEL

PETITIONER: BANK OF THE OZARKS

NAME	ADDRESS	PHONE #
1. <u>Larry King</u>		
2. <u>Kim MOORE</u>	<u>1441 HEATHER Lane</u>	<u>704 458-3339</u>
3. <u>STEVE BUMAS</u>		
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