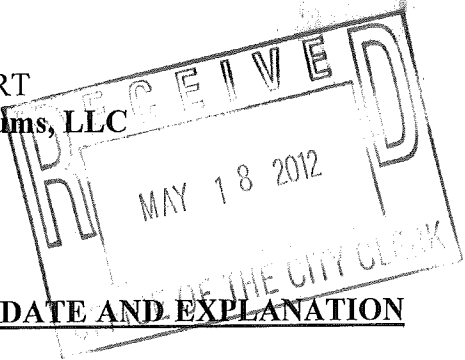


COMMUNITY MEETING REPORT
Petitioner: Seaboard Street Condominiums, LLC
Rezoning Petition No. 2012-043



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 April 4, 2012. 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 Wednesday, April 18, 2012 at 7:00 PM in Suite B-1, 1000 NC Music Factory Boulevard, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copies of sign-in sheets):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Noah Lazes of the Petitioner, Bob Weston and Todd Oglesby of Alliance Residential Company, Matt Majors of Axiom Architecture, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Other than the Petitioner's representatives, there were only two attendees at the Community Meeting. Therefore, the Community Meeting was very informal. John Carmichael opened the meeting by introducing the Petitioner's representatives and advising that the site subject to this Rezoning Petition contains approximately four acres and is located on NC Music Factory Boulevard near Graham Street. John Carmichael stated that the site is currently zoned I-1, I-2 and I-1(CD), and the Petitioner seeks to rezone the site to the MUDD-Optional zoning district to accommodate the development of up to 250 multi-family dwelling units and up to 40,000 square feet of ground level retail, office and restaurant uses.

John Carmichael then provided the schedule of events relating to this rezoning request. John Carmichael advised that the Public Hearing will be held on June 18, 2012 at 6:00 p.m. in the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, June 27, 2012 at 4:30 p.m. at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on this rezoning request on Monday, July 16, 2012 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center.

The Petitioner's representatives then shared the site plan with those in attendance at the Community Meeting.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments that were received at the meeting.

- In response to a question regarding the height of the proposed building, Bob Weston stated that it would be four to five stories in height.
- One of the attendees was the plant manager at the ADM facility located across I-277 from the site. This individual wanted to know the height of the proposed building because of noise that is sometimes generated by the ADM facility. Specifically, he was concerned about complaints being raised by residents of the multi-family apartments regarding noise generated at the ADM facility. The ADM facility is a milling facility. This individual stated that the noise generated by I-277 should drown out any noise generated by the ADM plant.
- The ADM plant manager stated that residents of another condo project complained about the noise generated at the ADM plant on a previous occasion.
- Once again, the ADM plant manager stated that he felt that the residents of the multi-family apartment community would not notice any noise generated at the ADM plant because of the noise generated by the freeway.
- The ADM plant manager stated that when the grade separation goes in, parking issues will go away, as people will not be able to park at the ADM plant facility.
- A general and lengthy discussion then ensued regarding the railroad improvements to be undertaken.
- A general discussion regarding ADM and its plant facility then took place.

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

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 18th day of May, 2012.

Seaboard Street Condominiums, LLC, Petitioner

cc: Mr. Noah Lazes, Seaboard Street Condominiums, LLC (via email)
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Bob Weston, Alliance Residential Company (via e-mail)

Seaboard Street Condominiums, LLC, Petitioner
 Rezoning Petition No. 2012-043

Community Meeting Sign-in Sheet
 1000 NC Music Factory Boulevard, Suite B-1

Wednesday, April 18, 2012
 7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	JoBeth Barwick	1020 W 16th St, Charlotte, NC	217-737-7100	joeth@barwickadm.com
2.	Jim McCormick	620 W. 10th Charlotte, NC	704-332-5165	
3.	Matt Majors	233 W. Trade St. Charlotte, NC	704-927-9900	
4.	Bob Weston	215 Piedmont Rd, Ste 101, Atlanta, GA	404-923-8375	bobweston@allresco.com
5.	Jared Oglesby	215 Piedmont Rd, Ste 101, Atlanta, GA	404-923-8206	joglesby@allresco.com
6.	Manly Laffey	19401 Old Pather rd #101, Charlotte, NC	704-987-0112	Manly@allresco.com
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