

COMMUNITY MEETING REPORT
Petitioner: Grubb Properties, Inc.
Rezoning Petition No. 2012-093

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 attached hereto by depositing such notice in the U.S. mail on October 8, 2012. 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, October 18, 2012 at 6:00 p.m. at the Renaissance Marriott SouthPark located at 5501 Carnegie Boulevard, 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 C. The Petitioner was represented at the Community Meeting by Bobby Hinson and Todd Williams with Grubb Properties, Inc. The Petitioner's agent, Collin Brown with K&L Gates, also attended on behalf of the Petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Brown, welcomed the attendees and introduced the Petitioner's team. He explained that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and to respond to questions and concerns from nearby residents and property owners.

The Petitioner's team used a PowerPoint presentation throughout the meeting, a copy of the presentation is attached as Exhibit D.

Mr. Brown displayed several aerial photographs of the Site and explained its orientation to surrounding properties. Mr. Brown then explained the Site's existing zoning and explained the Petitioner's proposal to change the zoning to MUDD-O. He explained that the existing zoning would allow a 90 foot tall building with up to 38 for-sale residential units. He told attendees that the purpose of the Petitioner's request is to allow the development up to 100 residential units that could either be for-sale or for-rent. Mr. Brown explained the conditional rezoning process and told attendees that Todd Williams would review the Petitioner's proposed site plan and some of the conditions that would be incorporated into the zoning plan.

Mr. Williams presented the proposed rezoning plan and explained the conceptual layout of the proposed development. He shared conceptual architectural renderings of proposed buildings and described the architectural vision for the project. He pointed out that the Petitioner proposes to lower the maximum allowable building height from 90 feet to 75 feet. He also noted that the Petitioner had committed to use brick as the primary exterior material on all four sides of the building and that all balconies would be covered and enclosed on three sides.

An attendee asked whether the proposed development would have its own amenities. Mr. Williams confirmed that the Petitioner planned to provide a pool, center fitness and other amenities on site. Attendees living in other phases of the Morrison development indicated that this was a major concern. Mr. Williams indicated that the Petitioner would be willing to discuss this matter further and include development conditions related to amenities.

Mr. Williams and Bobby Hinson responded to questions related to the entity that might develop a project under the proposed zoning. Mr. Hinson indicated that it is the Petitioner's intent to develop the project but that discussions with other developers and potential partners are ongoing.

In response to questions from attendees, Mr. Williams indicated that the Petitioner expected to provide 80 one-bedroom units and 20 two-bedroom units. Mr. Williams and Mr. Hinson discussed the types of tenants that would be attracted to the proposed development.

Mr. Brown and Mr. Williams responded to questions about parking for the proposed development. Mr. Williams explained how parking areas would be integrated into the proposed structure. Mr. Brown pointed out that the Petitioner has committed to provide one parking space per bedroom, which exceeds the Ordinance requirement for the MUDD district.

Mr. Brown and Mr. Williams answered questions about buffering and screening along Colony Road. They also responded to questions about traffic impacts and noted that CDOT did not request a traffic impact analysis for the rezoning.

Mr. Williams discussed potential time-frames for development and how construction activity might be staged on the property.

Mr. Brown reviewed key dates in the rezoning process and told the attendees that the Petitioner's formal presentation was complete. Following the formal presentation, the Petitioner's representatives continued conversations with attendees individually.

Respectfully submitted, this 2nd day of November, 2012.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department
The Honorable Andy Dulin, Charlotte City Council
Clerk to Charlotte City Council



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: GRUBB PROPERTIES, INC.
REZONING PETITION NO.: 2012-093
October 18, 2012

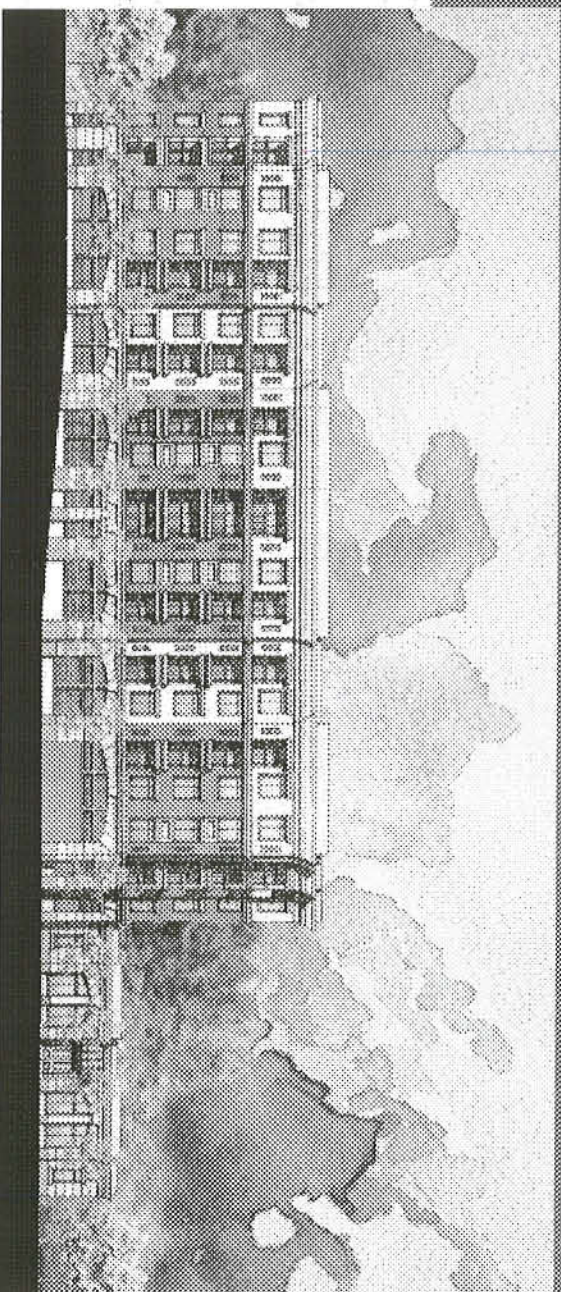
<u>Name</u>	<u>Address</u>	<u>Phone Number</u>
Joyce Harris	721 Governor Morrison St #506	704-619-4405
Cher G Cosper	721 Governor Morrison	502 704-962-7232
Pedroza Currie	721 Governor Morrison #620	
Sophia Pennal	721 Governor Morrison St	
Sam & Fellic Whitfield	3424 Colony Rd.	704-364-3131
Don Campbell	721 Gov. Morrison #605 Charlotte, NC 28211	614-599-7220
Linda Winters	" "	614-519-9814
Charles Harris	721 Governor Morrison 506 Charlotte NC 28211	704 6194053
ANTHONY PRADO	721 GOVERNOR MORRISON #617	(704) 301-5723
DANA GRANFON	721 GOVERNOR MORRISON #702	(704) 534-0627
BODD WILLIAMS	2200 E. 5th St. Charlotte, NC	704-507-1408
Bobby Hinson	3016 Cutchin Dr., Charlotte NC	704-552-7651
ED DALRYMPLE	2633 RICHARDSON	704-364-3560
Natasha Pinkston	721 Governor Morrison #607	704 962 4145
Edgar Larsen	3015 Clarendon	366-1541
Derek Dittner	3831 Barclay Lane	980 386 4325

K&L|GATES



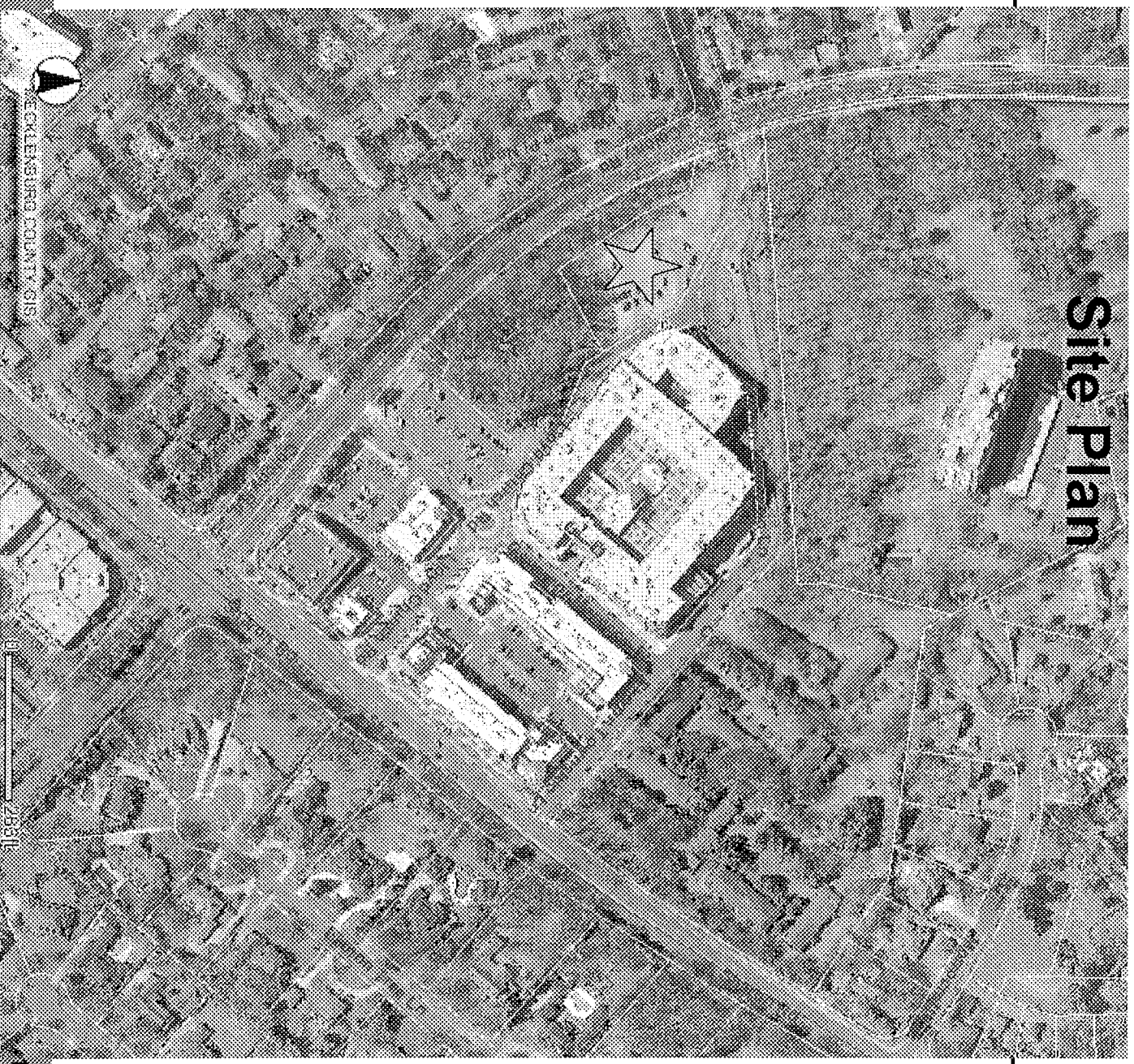
Grubb Properties

Rezoning Petition 2012-093



The Site

Site Plan



Current Zoning

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2. TRACT 2

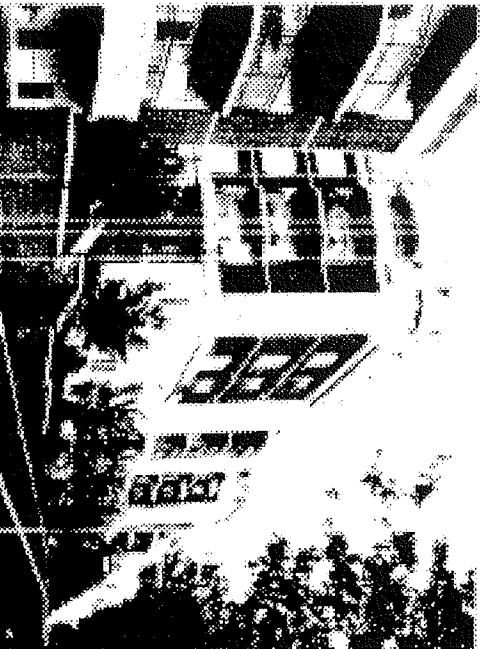
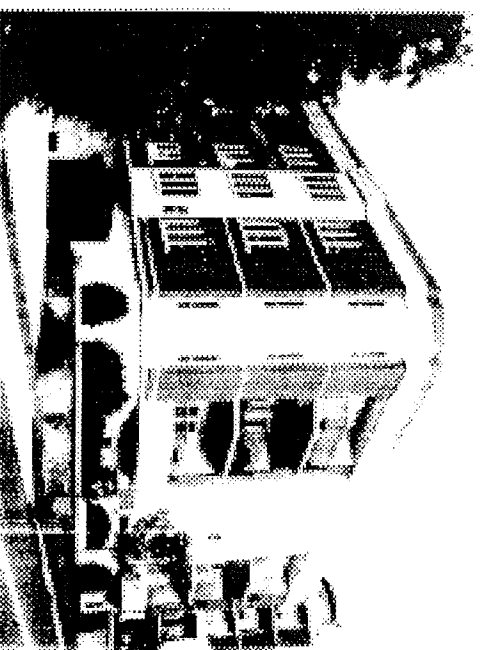
Permitted Uses: Tract 2 may be devoted to only residential uses, including any accessory uses as permitted in the MUDD Zoning Classification.

Permitted Development: Tract 2 may be developed with up to 38 for-sale residential units and accessory uses as permitted in the MUDD zoning classification.

Building Descriptions / Restrictions

No part of any building built within Tract 2 shall exceed 90 feet in height as measured from average grade around the building to the top of a flat roof or to the ridge of a pitched roof.

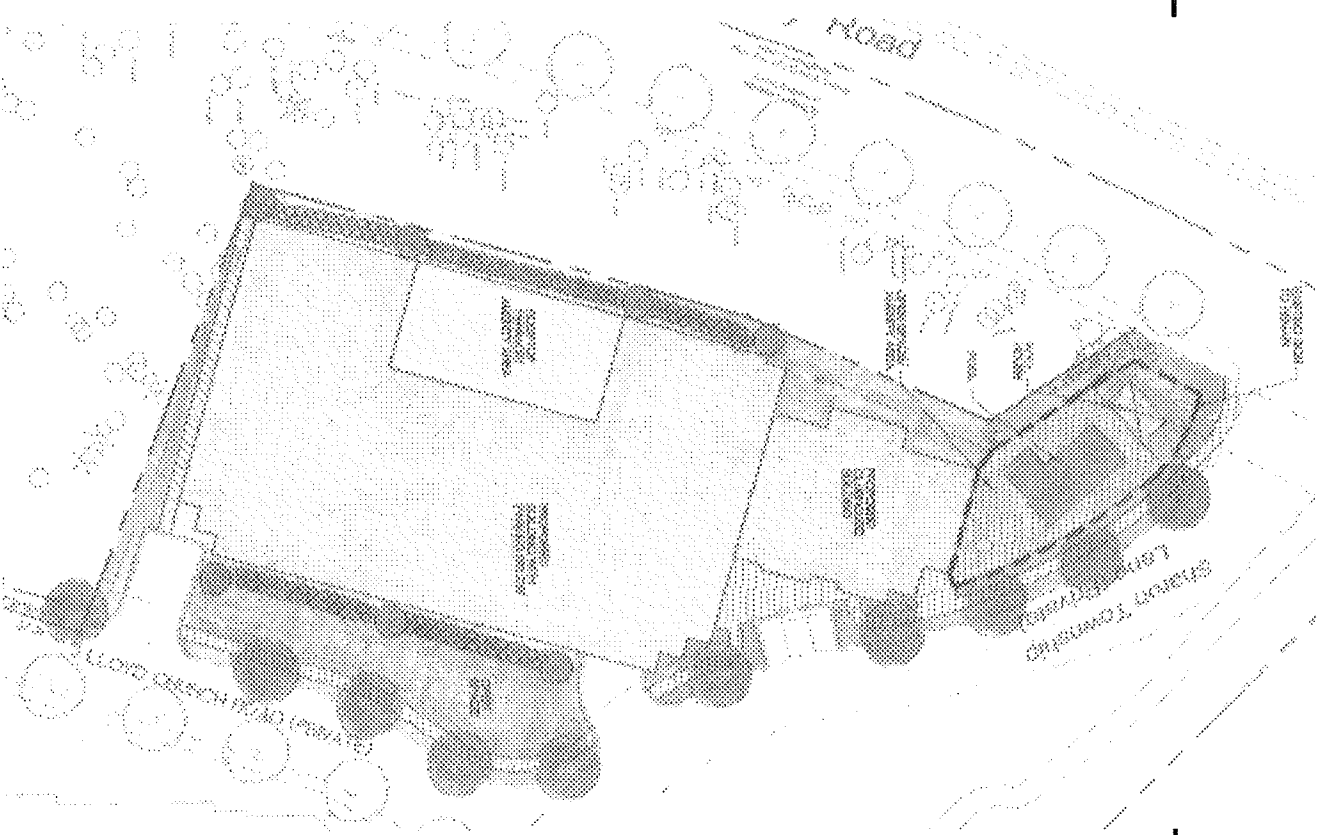
K&L | GATES



TYPICAL TRACT 2 LUXURY CONDO BUILDING TYPE

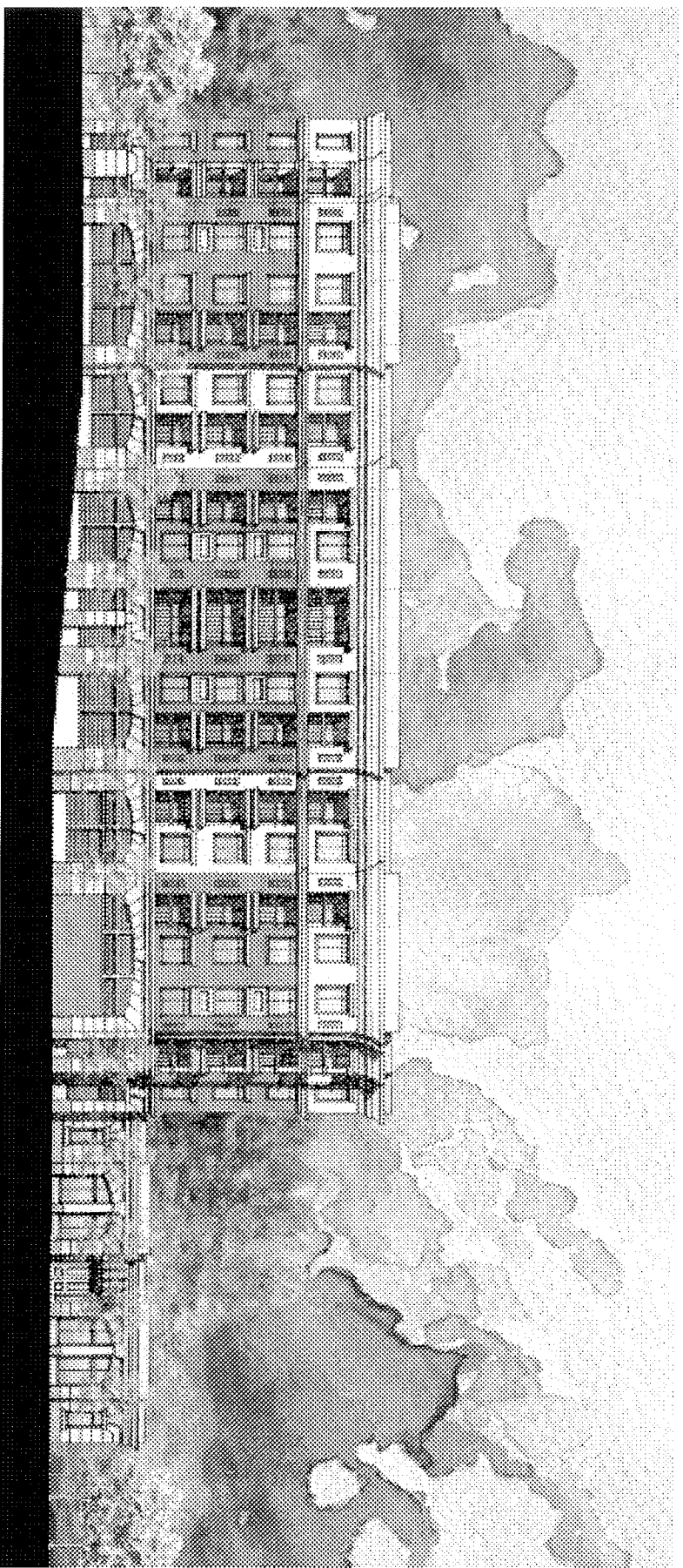
Site Design

- **100 Multi-family units**
- **On-site Clubhouse, pool and amenities**
- **On-site parking**
- **Parking to Exceed Ordinance Requirements**

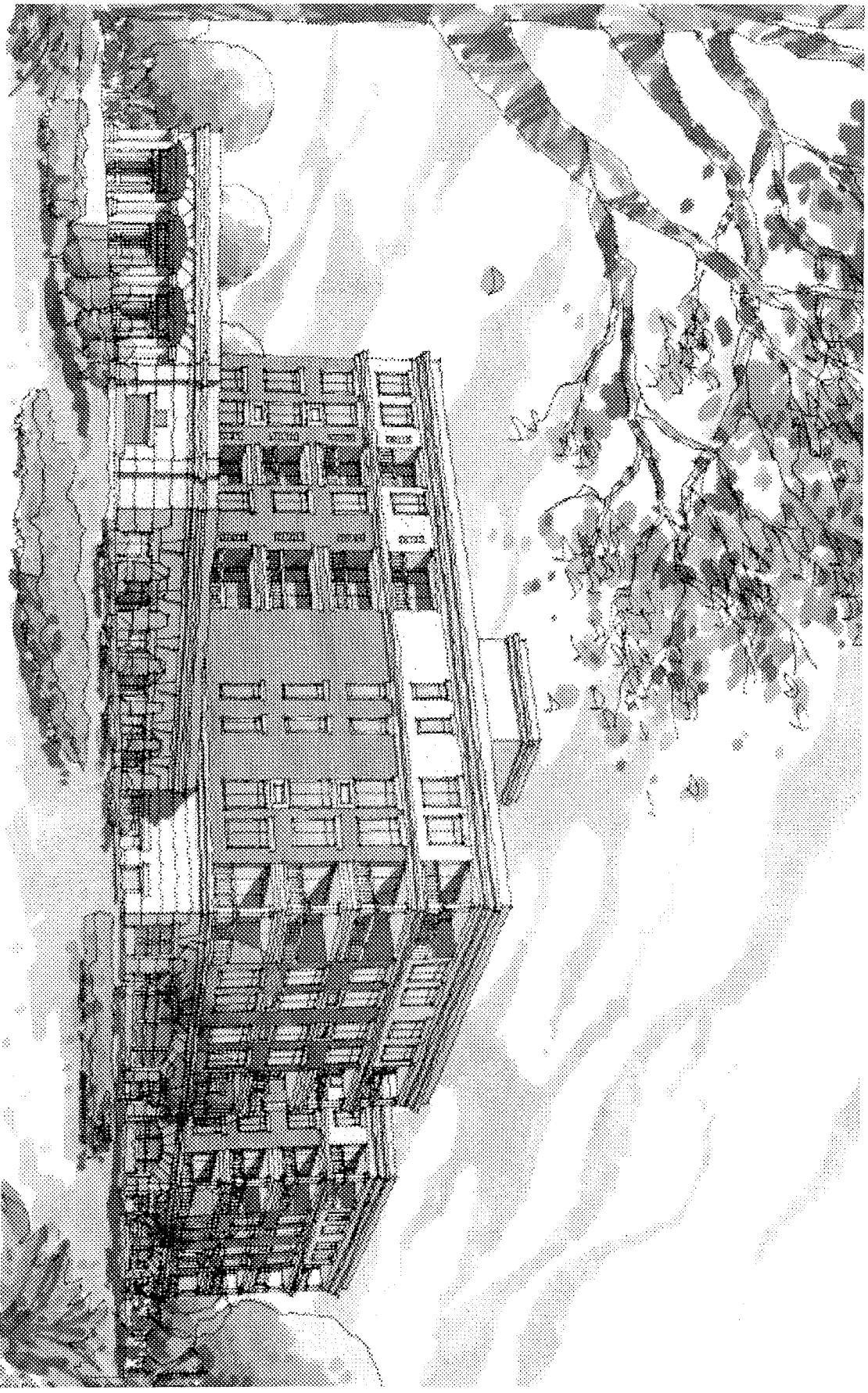


Building Design

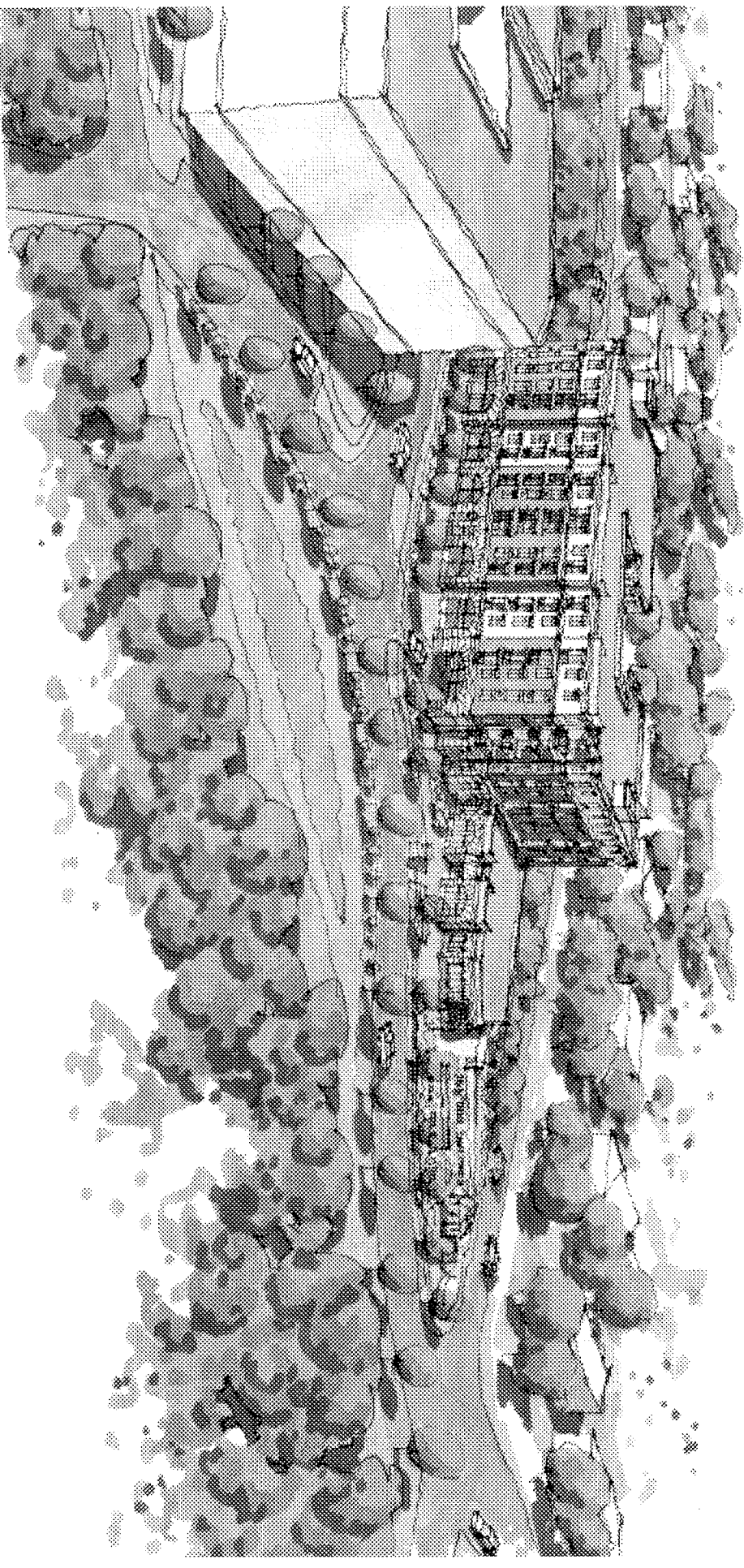
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Key Dates

Public Hearing

November 12

Zoning Committee

November 28

City Council Decision

December 17