

FIRST COMMUNITY MEETING REPORT

Petitioner: Whitehall Corporate Center Development Limited Partnership
Rezoning Petition No. 2015-066

This First 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 First 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 May 1, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The First Community Meeting was held on Wednesday, May 13, 2015 at 7:00 PM in Suite 105 in the building located at 3701 Arco Corporate Drive in Whitehall Business Park in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The First Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the First Community Meeting were Paul Herndon and David Jarrett of the Petitioner, Steve Blakley of Kimley Horn & Associates, the Petitioner's engineer, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

Since the First Community Meeting was attended by only three individuals other than the Petitioner's representatives, the Community Meeting was very informal.

John Carmichael stated that this rezoning request relates to a 19.2 acre site located at the southeast quadrant of the I-485 and West Arrowood Road interchange. The site is currently zoned BP and MUDD-O, and the Petitioner is seeking to rezone the site to the B-2(CD) zoning district. The purpose of the rezoning request is to allow a business park on the site that could contain a maximum of 250,000 square feet of gross floor area devoted to uses allowed in the B-2 zoning district and up to 150 hotel rooms. A maximum of 10,000 square feet of the 250,000 square feet of gross floor area could be devoted to retail and service uses. In lieu of the 250,000 square feet of floor area devoted to uses allowed in the B-2 zoning district, a commercial outdoor amusement use, which would be a golf and entertainment complex, could be developed on the site. This golf and entertainment complex would contain recreational facilities, restaurants, a retail store, covered tee boxes and lounges, among other things.

John Carmichael then provided the schedule of events relating to this rezoning request. John Carmichael stated that the Public Hearing is currently scheduled for Monday, June 15, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center; the Zoning Committee Work Session is currently scheduled for Wednesday, June 24, 2015 at 4:30 PM at the Charlotte-

Mecklenburg Government Center; and City Council is scheduled to render a decision on this rezoning request on Monday, July 20, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

Paul Herndon stated that this proposed golf and entertainment complex would be a unique amenity for the business park and the community at large. Paul Herndon stated that there are two groups currently looking to locate a golf and entertainment complex in Charlotte. One group is Top Golf, the other is Lynqs. Paul Herndon stated that Lynqs approached the Petitioner first about potentially utilizing the site, however, Top Golf has also expressed interest in the site.

These groups are interested in this site because it is easy to find and there is good access, and these are important considerations for an entertainment use.

Paul Herndon stated that in addition to the golf and entertainment complex, the Petitioner wants to have the ability to continue to do what it is doing today, namely, developing a business park at this location. Having an amenity such as the golf and entertainment complex is important because the Whitehall area has to compete with Ballantyne, and potential tenants always ask about amenities.

Paul Herndon stated that the golf and entertainment complex could host events such as birthday parties and corporate meetings. The golf and entertainment complex would have restaurants, and the additional restaurants would be important to the Petitioner's office tenants. Paul Herndon stated that they are excited about the possibility of locating the golf and entertainment complex at this site.

An individual asked Paul Herndon to describe the golf and entertainment complex. Paul Herndon stated that the idea comes from Japan. There would be three levels of covered tee boxes and you would hit out onto a driving range. The golf and entertainment complex would have numerous amenities. Paul Herndon stated that Top Golf actually started in England. Top Golf has now moved to the United States. Paul Herndon stated that Top Golf's newer facilities are more advanced than its original facilities.

John Carmichael then shared the master plan for Moody Lake and described the proposed development.

Paul Herndon then continued describing the golf and entertainment complex. He stated that the driving range is similar to a big video game or a dartboard.

An individual asked if these two groups were competitors for the site, and Paul Herndon stated that they certainly appear to be competitors because they both appear to have a sincere interest in the site. Paul Herndon then described how the golf and entertainment complex would be located on the site.

An individual asked who would be a target customer for the golf and entertainment complex. Paul Herndon stated that the customer base would include a wide range of people. The facility would have rooms for birthday parties and it would focus on families during the day, and there could be more young adults utilizing the facility at night. The facility could have live music at night. Additionally, the facility would host corporate events. Finally, office workers would certainly eat lunch at the facility during the work week.

An individual asked if the golf and entertainment complex could attract other uses to the site, and Paul Herndon stated that some hotel groups have contacted him because they have heard that a

golf and entertainment complex may be interested in locating on the site. Additionally, hotel groups have an interest because of the site's proximity to the airport.

In response to a question, Paul Herndon stated that the golf and entertainment complex is really a regional draw.

In response to a question, Paul Herndon stated that the project would be walkable. David Jarrett said that it would be manageable to walk the site.

In response to a question, Paul Herndon showed the vehicular points into the site.

In response to a question regarding timing, Paul Herndon stated that in the best case scenario, construction on the golf and entertainment complex could begin during the first quarter of 2016. In this event, it is possible that it could be open by the end of 2016. Paul Herndon stated that the operator of the golf and entertainment complex would want to be open prior to the 2017 PGA Tournament that will be held in Charlotte.

An individual asked why the potential operators of the golf and entertainment complex are interested in Charlotte, and Paul Herndon stated that they believe Charlotte is an excellent market.

In response to a question, Paul Herndon stated that to be successful, the golf and entertainment complex would depend not only on the residents of Charlotte, but also residents of the metro area.

An individual asked if there are traffic concerns associated with the proposed development. Steve Blakely said that the proposed development generates less vehicular trips than the current zoning.

An individual asked if small concerts could be held at the golf and entertainment complex, and Paul Herndon stated that he did not know. If a small concert were held, then a transportation plan would have to be implemented for the concert.

Paul Herndon stated that people seem to gravitate towards Top Golf, and that he is aware that some Council Members have visited the Top Golf in Austin, Texas.

John Carmichael stated that they have been advised by the Planning Department that the proposed use is consistent with the area plan.

An individual asked what restaurants would be located in the golf and entertainment complex, and Paul Herndon stated that the operator has its own restaurants in the complex. However, the operator could team with a national restaurant operator.

An individual asked if there would be a catering component of the proposed golf and entertainment complex, and Paul Herndon stated that he believed that any catering would be handled by one of the restaurants that would be located in the complex.

In response to a question, Paul Herndon described some of the other projects that have been developed by the Petitioner or a related entity of the Petitioner.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

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

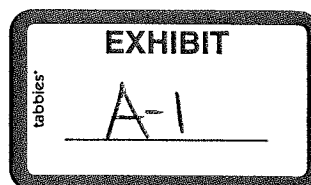
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this First Community Meeting Report solely as a result of the First Community Meeting.

Respectfully submitted, this 11th day of September, 2015.

Whitehall Corporate Center Development Limited Partnership, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. David Jarrett (via email)

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-066	20145115	GGT WHITEHALL VENTURE NC LLC				450 SOUTH ORANGE AVE		ORLANDO	FL	32801
2015-066	20145116	GGT WHITEHALL VENTURE NC LLC				450 SOUTH ORANGE AVE		ORLANDO	FL	32801
2015-066	20145110	EPT ARROWWOOD OWNER LP			C/O GRAMMERCY PROPERTY TRUST	550 BLAIR HILL RD STE 120		HORSHAM	PA	19044
2015-066	20145117	MOODY LAKE CORPORATE CENTER	ASSOCIATION INC			5950 FAIRVIEW RD SUITE 800		CHARLOTTE	NC	28210
2015-066	20145105	MOODY LAKE OFFICE PARK	DEVELOPMENT LTD PARTNERSH		NAMER ASSET CORP	5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2015-066	20145114	MOODY LAKE OFFICE PARK DEV LP			NAMER ASSET CORP	5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2015-066	20145106	SAM'S REAL ESTATE HOLDINGS-GEO	LLC			7935 COUNCIL PL SUITE 200		MATTHEWS	NC	28105
2015-066	20145101	WHITEHALL DEV LP			C/O MERRIFIELD PATRICK	521 EAST MOREHEAD ST #400		CHARLOTTE	NC	28202



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-066	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC	28273
2015-066	Al	Winget	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC	28278
2015-066	James	Canup	Twelve Oaks	12005 Charing Grove Ln	Charlotte	NC	28210

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2015-066** filed by Moody Lake Office Park Development Limited Partnership to request the rezoning of an approximately 19.21 acre site located on the southeast quadrant of the I-485 and West Arrowood Road interchange from the BP (CD) and MUDD-O zoning districts to the B-2 (CD) zoning district

Date and Time of Meeting: Wednesday, May 13, 2015 at 7:00 PM

Place of Meeting: Suite 105 in Building Located at 3701 Arco Corporate Drive in Whitehall Business Park in Charlotte, North Carolina

We are assisting Moody Lake Office Park Development Limited Partnership (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 19.21 acre site located on the southeast quadrant of the I-485 and West Arrowood Road interchange from the BP (CD) and MUDD-O zoning districts to the B-2 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a multi-use business park that could contain a golf entertainment complex that is comprised of a building that may contain, among other things, eating, drinking and entertainment establishments (Type 1 and Type 2), recreational facilities, a retail store, lounges, covered bays for tee boxes and meeting and banquet facilities, and an outdoor field utilized as a driving range; a maximum 150 room hotel and up to 250,000 square feet of gross floor area devoted to office uses and certain other uses set out on the conditional rezoning plan.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, May 13, 2015 at 7:00 PM in Suite 105 in that building located at 3701 Arco Corporate Drive in Whitehall Business Park in Charlotte, North Carolina.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

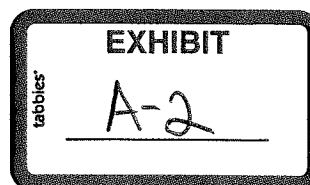
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire-Lyte Graham, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May 1, 2015

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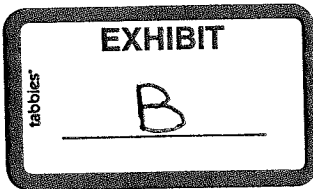
Moody Lake Office Park Development Limited Partnership
 Rezoning Petition No. 2015-066

Community Meeting Sign-in Sheet

Suite 105 in Building Located at 3701 Arco Corporate Drive
 Whitehall Business Park
 Charlotte, NC

Wednesday, May 13, 2015

7:00 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Kim Oliver	600 E. Parade 4th St., 15th floor	(704) 336-2180	koliver@charlottenc.gov
2.	Dave Wiggins	13738 Dingsess Rd Ckt 28273	764-584-5403	infb@steleccrecresidents.org
3.	JODIE BLAISURE	11838 NESTAR PL Ckt 28273	7049538464	jodie.m.blaisure@gmail.com
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