

HORACK • TALLEY

ATTORNEYS AT LAW

2600 One Wachovia Center
301 South College Street
Charlotte, NC 28202-6038
Tel: 704/377-2500
Fax: 704/372-2619
www.horacktalley.com

Collin W. Brown
CBrown@horacktalley.com

704-716-0804

February 14, 2006

Mr. Tom Drake
600 East Trade Street, 8th Floor
Charlotte, NC 28202

Re: Rezoning Petition 2006-015

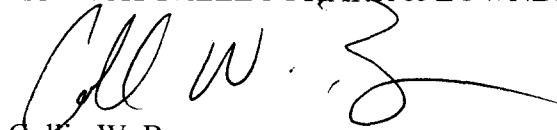
Dear Mr. Drake:

Please find enclosed the Community Meeting Report in connection with the above-referenced matter.

Please contact my office should you have any questions.

Very truly yours,

HORACK TALLEY PHARR & LOWNDES, PA



Collin W. Brown

CWB/jbd
Enclosure

cc: Mr. Garry Smith
Mr. Andrew Young
Mr. Walter Fields

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COMMUNITY MEETING REPORT

Petitioner: Brookchase Properties

Rezoning Petition No. 2006-015

SUBJECT: Community meeting held on December 13, 2005, in connection with Rezoning Petition No. 2005-124 submitted by Brookchase Properties regarding a rezoning from R-3 to O-2 (CD) on the 3.86 acre parcel near the intersection of Ballantyne Commons Parkway and Williams Pond Lane.

Preliminary Meetings:

In addition to the community meeting required by the City of Charlotte Zoning Ordinance, which took place on December 13, 2005 the Petitioner and its representatives have met on several occasions with adjoining property owners and representatives of the Williamsburg, Pond Side and Colony Woods Homeowners Associations. One of these informal meetings was held Thursday, May 12, 2005 at the home of an adjoining owner at 7704 Hickory Stick Place, Charlotte, North Carolina. A partial list of individuals who attended the May 12, 2005 meeting is attached as Exhibit A.

Formal Community Meeting:

With respect to the formal community meeting required by the Zoning Ordinance, the Petitioner mailed written notices of the date, time and location of the meeting to the individuals and organizations set forth on Exhibit B. A copy of the Notice of Community Meeting for the December 13, 2005, meeting is set forth as Exhibit C.

The formal meeting required by the Zoning Ordinance was held at 7 p.m. on December 13, 2005, at the community center of 521 District Park, located at 11401 Ardrey Kell Road, Charlotte North Carolina.

Persons in Attendance at Formal Meeting:

A list of individuals who attended the December 13, 2005, required Community Meeting is attached as Exhibit D. Collin Brown of Horack Talley, Garry Smith of Brookchase Properties and Andy Young, the property owner, attended on behalf of the Petitioner.

No neighborhood representatives were in attendance.

Contact List

Name (Print)	Address	Contact: Ph. - Cell - E-mail	Tax Parcel Number
JOBY HUMPHREY	11500 FALLING LEAVES (Pond Side)	704- 504 -543-7794 JOBYH9@CS.com	
MARY LOU SHANK	11608 PROVINCETOWNE DR	704-846-2929 WORK 704-383-1493 MARY LOU SHANK@WACHVIA.COM J.SHANK@CAROLINA.RIC.COM	
Fern Haverin	7704 Hickory Stick Pl	704-844-2856 704-953-6910 cell fern h@belbouth.net	
Tammy Dewar	7713 Hickory Stick Pl	704-846-4756 Tad. @ALLTEL.NET tdewar@alltel.net	
Marianne Inserra	12008 Provincetowne Drive	704-846-1503 inserra1@earthlink.net	
Margo Riddle	11710 Provincetowne Dr. Charlotte, NC 28277	704-618-7101 mwiddle@aol.com	

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tabbles

EXHIBIT

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**NOTICE OF COMMUNITY MEETING AND INFORMATION REGARDING
REZONING PETITION NO. 2006-015**

Date: December 5, 2005

Subject: Rezoning Petition NO. 2006-015

Petitioners: Brookchase Properties

Property: Approximately 3.86 acres located South of the intersection of Ballantyne Commons and Williams Pond Lane

Rezoning Request: Change from R-3 to O-2(CO)

Date and Time of Community Meeting: 6:30 p.m., Tuesday, December 13, 2005

Location of Community Meeting: 521 District Park, 11401 Ardrey Kell Road

We represent the Petitioners, Brookchase Properties with regard to the Rezoning Petition which they recently filed.

Background

The 3.86 acre parcel is zoned R-3, the current use is a vacant single family dwelling. This Rezoning Petition seeks to accommodate a new site plan which will feature upscale office condominiums. The Petitioner originally filed rezoning petition 2005-124 which was supported by neighborhood groups.

Site Plan

As you will see, this petition is virtually identical to the original petition with the exception of the zoning district. Changing the requested district is a technical requirement that allows us to resubmit the application. There have been no changes to the site plan with regard to building layout, architectural design, total floor area or any of the other site details such as access points. The only difference is that the property owner will now preserve the majority of the western buffer in a natural state.

Other Key Dates in the Rezoning Process

In addition to the December 13th community meeting, the following meetings are scheduled:

Public Hearing:

The Public Hearing on this Petition is scheduled for Monday, January 17, 2005, at 6:00 p.m. in the Meeting Chamber of the Government Center. The Public Hearing is the formal opportunity for those individuals who desire to express their feelings about the Rezoning Petition to Members of the City Council and Members of the Zoning Committee of the Charlotte-Mecklenburg Planning Commission.

Zoning Committee:

The Zoning Committee meeting is scheduled to be held on Wednesday, January 25, 2005, at 4:30 p.m. on the 8th floor of the Government Center. At this meeting, the Zoning Committee of the Charlotte Mecklenburg Planning Commission will make a recommendation on the Rezoning Petition. While the meeting is public and anyone who chooses to do so may attend, it is not a public hearing.

Charlotte City Council Decision Meeting:

The decision on this Rezoning Petition is scheduled to be made by the City Council on Wednesday, February 20, 2006 at 6:00 p.m. in the Meeting Chamber of the Government Center unless the City Council should for some reason defer the decision date.

The Petitioners may revise their Conditional Rezoning Plan as a result of comments received at the Community Meeting and the Public Forum and comments received from the Charlotte-Mecklenburg Planning Staff and/or the Charlotte Department of Transportation, or as a result of modifications deemed necessary by the Petitioner for other reasons.

We hope you will be able to join us at the Community Meeting on December 13, 2005. In the meantime, should you have questions or concerns about this matter, you may contact Collin Brown at (704) 377-2500.

Horack, Talley, Pharr & Lowndes, PA

Enclosure

cc: Mr. Keith MacVean
Mr. Don Lochman
Mr. Tom Drake
Mr. Rob Eggers
Mr. Garry Smith
Mr. Andy Young



Brookchase Properties
Petition No. 2005-124

Rezoning Community Meeting
Thursday, September 8, 2005 at 7:00 p.m.
521 District Park
11401 Ardrey Kell Road
Charlotte, North Carolina 28277

	NAME	ADDRESS	TELEPHONE
1.	Collin Brown	2600 ONE WACHOVIA CENTER 301 S. COLLEGE ST. Charlotte NC. 28202	704-377-2500
2.	ALISON VICKOLS	9101 SOUTHERN PINE BLVD., STE. 160 CHARLOTTE NC 28273	704-527-4106
3.	Garry Smith	6016 Highview Rd MATTHEWS, NC 28104	704-363-2290
4.	Andy Young	4004-F Kingsgate Place Charlotte NC 28211	704-365-2439
5.	Susan Clayton	6100 St. John Lane Charlotte NC 28210	704-552-0567
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