

COMMUNITY MEETING FORM

Date of original contact: February 23, 2006 (for required community meeting)

Persons and Organizations contacted with date and explanation of how contacted:
City supplied list was used to contact interested parties via first class US mail. 77 letters were mailed for initial meeting and 114 letters were mailed for required meeting (see attached mailing lists).

Date, time and location of meeting: Meetings were held January 18, 2006 and March 6, 2006 at 7:00 p.m. at the McAlpine Elementary School located at 9100 Carswell Lane.

Invitation letters attached

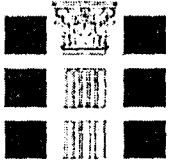
Persons in attendance at meeting: Attendance was taken with 47 persons attending the meeting (see attached sign-in sheets).

Summary of issues discussed and changes made as a result of the meetings:

The Petitioner conducted an initial meeting before the rezoning was submitted and invited the area neighborhood leaders. The main issues discussed at this meeting included the parking, architectural changes, the buildings orientation and relationship to the street frontage, signage, and management of the center.

At the community meeting, Walter Fields began by giving a brief overview of the rezoning process and the key dates of the petition. A history of GVA Lat Purser and Associates, Inc. was also given by the company president Jack Levinson. Then a brief history of the site and the survey showing the layout of the existing center was discussed. The existing center was originally zoned with a conditional plan and its current zoning is B-1 (CD). The proposed district was for NS (Neighborhood Services) to have a better opportunity to provide pedestrian scale buildings such as bringing them closer to the street by more flexible standards. The overall proposal was to take away some of the center's existing square footage to the rear and reconfigure that square footage by adding a two new buildings along the frontage of the site. There would also be improvements and enhancements to the existing architectural features of the center such as adding a breezeway, copper awnings, lighting, and signage. A new sign would incorporate the stone used in the adjacent neighborhood's (Glynmoor Lakes) sign. The redevelopment of the site was designed to keep significant trees along the Rea Rd. frontage. Many issues were discussed including, the height of the new buildings, setbacks along Rea and Bevington, landscaping, orientation of new buildings to the street and parking lot, details of new breezeway, architectural features, existing and proposed parking spaces, outdoor patio seating, possible type of tenants, new ownership of the center, lighting, square footage of center, and type of restaurants.

Some concern was noted that greenway users and those for a CATS Park and Ride would take away from the spaces at the shopping center needed for the tenants and users of the center. The changes and additions that were made as a result of the meetings include changing the building along Rea Rd. to one multi-tenant building, restricting the height of the building along Rea Rd., restricting to no fast-food restaurants, and additional commitments in the development standards regulating outside speakers and lighting.



THE WALTER FIELDS GROUP, INC.
Consultants for Planning, Zoning & Land Development

January 9, 2006

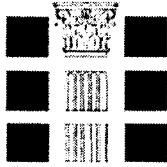
Dear Neighborhood Leaders and Piper Glen Shopping Center Business Owners:

We are working with GVA Lat Purser and Associates, Inc. in their evaluation of redeveloping the existing shopping center at the intersection of Rea Road and Bevington Place. At this time, they are evaluating the various options for redevelopment that will best blend with the existing retail and residential uses surrounding these properties.

Once we have had an opportunity to meet with the community and to discuss the options and issues that may arise, GVA Lat Purser and Associates, Inc. will put together a specific proposal that will be filed in the form of a rezoning request with the City of Charlotte. After this petition has been filed, we will continue to meet with interested parties in the area that may have an interest in the proposed development.

Please join us for a brief presentation and discussion of the redevelopment of the shopping center site on Wednesday, January 18, 2006 at 7:00 p.m. The meeting will be held at McAlpine Elementary School in the lunchroom. The School is located at 9100 Carswell Lane.

If you should have any questions, please feel free to call The Walter Fields Group at 704-372-7855.



THE WALTER FIELDS GROUP, INC.

Consultants for Planning, Zoning & Land Development

February 23, 2006

Dear Neighbors and Neighborhood Leaders:

We invite you to attend a public meeting to receive a presentation on a rezoning petition to redevelop The Shops at Piper Glen located at the intersection of Rea Road and Bevington Place. The proposal includes reconfiguring the existing shopping center and adding a small amount of additional retail floor area. For your convenience, we have attached a map of the area proposed to be rezoned. For more information on this petition, you may also go to the Charlotte-Mecklenburg Planning Commission website at the link below:

<http://www.charmeck.org/Departments/Planning/Rezoning/Rezoning+Petitions/2006+Petitions/2006-052.htm>

Sometimes with rezoning petitions, information is not readily available to interested parties and the facts about the request are misunderstood. The Petitioner, GVA Lat Purser and Associates, would like to take this opportunity to present this proposal to you so that you may have the facts about the request. You may not have an interest in this particular rezoning, but if you do, please plan to attend this meeting to learn more about the proposal, share your comments, and have an opportunity to ask questions.

The meeting will be held on Monday, March 6, 2006 at 7:00 p.m. The meeting will be held at McAlpine Elementary School in the lunchroom. The School is located at 9100 Carswell Lane.

If you have any questions about the meeting, please feel free to call The Walter Fields Group at 704-372-7855.

Attendance at Neighborhood Meeting Zoning Petition 2006-52
March 6, 2006 Sign-In Sheet

NAME	MAILING ADDRESS	PHONE
TERRY FURR ^{FOR Lunda} - CAROLYN	5638 FAIRWAY VIEW DRIVE	704 542 7724
AL HERRING	6508 ENCLAVE PLACE	704-488-2570
DON & BETTY COLLINS	4142 OLD COURSE DR.	704-846 5109
TOM & Sue Rott	5727 Ballard Ln	704-752-4295
BOB & CHARLOTTE ALFORD	5605 BALLINARD LANE	704-544-2012
MARY PAYNE	5704 BALLINARD LN	704-541-7613
Lynn & Tom McLann	5759 Ballard Ln.	704-341-0606
Barbara & Harvey Klepper	5636 BALLINARD LANE	704-544-6986
Paul Lloyd	5702 Ballard Ln	704 542 9676
Linda Landers	5719 BALLINARD Ln	704-341-9289
BOB LANDERS	5719 BALLINARD Ln	704-341-9289
Sue Ann Wilson	5740 Ballard Lane	704-341-4177
Gail & Cal Dings	5749 Ballard Lane	704 542-3021
J. J. Fegard	5701 Ballard Ln	704 544 9717
MORRIS STEFFER	5611 BALLINARD LN	704-544-0502
Edward at 611 Morris	5619 Ballard Lane	704-541-3834
Frieda Mains		
Angela Fisher	9617 Stanton Green Ct	704-341-9063
Chelle Howard	5625 Ballard Lane	704-341-5787
Kym Howard	" " "	

Zoning Petition 2006-52

Sign-In Sheet

[illegible]