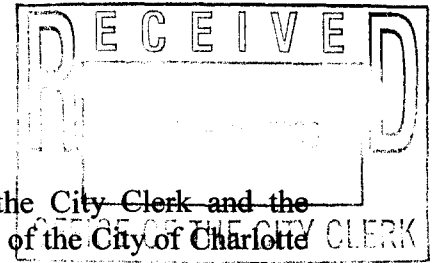


COMMUNITY MEETING REPORT
Petitioner: Faison – Arrowood Properties LP
Rezoning Petition No. 2006-135



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-1 attached hereto by depositing such notice in the U.S. mail on September 19, 2006. 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, October 4, 2006 at 7:00 p.m. at the Charlotte Arrowood Courtyard by Marriott located at 800 West Arrowood Road.

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 B. The Petitioner's representatives at the Community Meeting were Rick Gutierrez of Faison and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by welcoming the five individuals who attended the meeting and by introducing himself and Rick Gutierrez. John stated that the subject of this meeting is Rezoning Petition No. 2006-135 that was filed by Faison – Arrowood Properties LP. John then stated that the site that is the subject of this Rezoning Petition contains approximately 20.26 acres and is located on the north side of Arrowood road adjacent to I-77. John stated that the site is currently zoned B-2(CD), and the purpose of this Rezoning Petition is to amend the approved conditional rezoning plan for the site.

John then provided the schedule of events relating to this Rezoning Petition. He stated that the Public Hearing is currently scheduled to be held on Monday, November 20, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center; the Zoning Committee Work Session is currently scheduled for Wednesday, November 29, 2006 at 4:30 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center; and City Council is currently scheduled to render a decision on this Rezoning Petition on Monday, December 18, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center.

Rick Gutierrez then addressed those in attendance. Rick stated that the site was zoned to the B-2(CD) zoning district in 1998. Rick briefly described the current approved conditional rezoning plan for the site. He stated that the current permitted uses on the site are restaurant, office, hotel and retail uses. The current approved conditional rezoning plan allows for a good deal of development on the site, and it requires the developer to install significant transportation improvements. Pursuant to this Rezoning Petition, the Petitioner is scaling back the amount of development that would be allowed on the site, and is attempting to scale back the amount of transportation improvements that would be required as a result of the reduction in development

intensity. The amount of development that can take place is somewhat limited because of a Duke Power easement. This Rezoning Petition does not seek to change the uses that would be permitted on the site. Therefore, under the proposed conditional rezoning plan, restaurant, office, hotel and retail uses would be permitted on the site. Rick then shared the proposed conditional rezoning plan.

Rick then opened the floor to questions from the individuals who attended the meeting. Set out below is a summary of the responses to those questions.

- The density of the parcels that are already developed is essentially maximized.
- The undeveloped parcels are currently being marketed to potential users. Rick believes that a Mexican restaurant is interested in one of the parcels.
- Parking is allowed on the area subject to the utility easement.
- The 75 foot undisturbed buffer adjacent to the residential area would remain in place under the new conditional rezoning plan.
- The property located across the street is zoned R-9.
- Seeking a rezoning to reduce the development intensity and to reduce the amount of transportation improvements as a result.
- The big parcel is next to the Employment Commission.

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

No changes were made to the Rezoning Petition or to the Petitioner's conditional rezoning plan as a result of the Community Meeting.

Respectfully submitted, this 8th day of December, 2006.

FAISON – ARROWOOD PROPERTIES LP, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Rick Gutierrez, Faison

Faison - Arrowood Properties LP
Petition No. 2006-135

Community Meeting Sign-in Sheet
Charlotte Arrowood Courtyard by Marriott
Wednesday, October 4, 2006
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Bryan Howell	4944 Parkway Plaza Blvd #200	204-357-8873	bhowell@capitalmch.com
2.	Willie L Elliott	8232 Lamplighter Pl	704-522-0441	welliott48@charlotte.marriott.com
3.	Pamela Ballance	800 W. Arrowood Rd.	704-527-5055	pamela.ballance@marriott.com
4.	Jerry Anderson	7900 Forest Point Blvd.	704-522-8400	Jerry.Anderson@marriott.com
5.	MIKE DONOHUE	DALLAS, TX	214-557-3130	MIKE.DONOHUE@MATTSCOTT.COM
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