

COMMUNITY MEETING REPORT

Petitioner: Crosland, Inc.

Rezoning Petition No. 2007-033

SUBJECT: Community Meeting held on Tuesday, February 6, 2007, in connection with Rezoning Petition No. 2007-033 submitted by Crosland, Inc. (the "Petitioner") regarding approximately 15.726 acres located on the northeast corner of Ardrey Kell Road and Rea Road.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

In addition to the formal meeting required by the City of Charlotte Zoning Ordinance, which took place on Tuesday, February 6, 2007, representatives of the Petitioner met with leaders of the Ashton Grove and Blakeney Greens neighborhoods on January 30, 2007 to discuss the rezoning site plan amendment. The Petitioner was also available at the Public Forum meeting held on Monday, February 12, 2007, and no residents attended. With respect to the formal Community Meeting required by the Ordinance, written notices of the date, time, and location of the meeting were mailed to the individuals and organizations set forth on **Exhibit A** by depositing the notices in the U.S. Mail on January 22, 2007. A copy of the Notice of Community Meeting is set forth as part of **Exhibit A**.

DATE, TIME AND LOCATION OF MEETING:

The formal meeting required by the Zoning Ordinance was held at 7:00 p.m. on Tuesday, February 6, 2007 at the South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

A list of the individuals who attended the Ashton Grove/Blakeney Greens pre-meeting is attached as **Exhibit B**. A list of the individuals who attended the required Community Meeting held on February 6, 2007 is attached as **Exhibit C**.

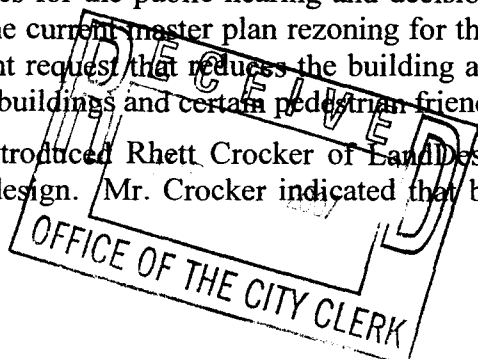
SUMMARY OF ISSUES DISCUSSED AND CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING(S):

Overview Discussion

Jeff Brown of Kennedy Covington, assisting the Petitioner, welcomed those in attendance. Mr. Brown introduced representatives of the Petitioner, Beth Middleton and David Smith of Crosland, Inc. and Rhett Crocker of LandDesign. Homeowners of the Landen Glen, Blakeney Greens and Aston Grove neighborhoods and Bryant Farms Road were in attendance.

Mr. Brown provided an overview of the existing zoning of the site, the conditional zoning process and the dates for the public hearing and decision by City Council on the Petition. Mr. Brown compared the current master plan rezoning for the site approved in 1997 to this rezoning site plan amendment request that reduces the building area from 108,000 s.f. to 95,000 s.f. and includes additional buildings and certain pedestrian friendly improvements.

Mr. Brown then introduced Rhett Crocker of LandDesign, Inc., who went into further detail regarding the site design. Mr. Crocker indicated that buildings will be re-oriented on the site



plan to help create a pedestrian friendly atmosphere and the re-design will be complimentary to the Blakeney retail site on the other side of Rea Road.

Questions and Comments

Mr. Brown opened the floor for questions and comments, summarized as follows:

- In response to a question about lighting and signage, Mr. Brown explained that there will be quality lighting and no wall pack lighting will be used (wall lights will be installed with light diffuse features). The lighting would be similar to the Blakeney office park across Rea Road. Mr. Brown informed the neighbors that signage and lighting are part of an architectural review process and that the lighting and signage would generally be in keeping with the architectural aspects of the existing plan with some modest variations.
- In response to concerns about delivery schedules, Mr. Brown stated that there would be no deliveries between the hours of 11 p.m. and 6 a.m. and a note to this effect would be included on the rezoning plan.
- Concerns were raised about flooding of the creek in the area. Mr. Crocker explained efforts to comply with stormwater detention and related regulations.
- In response to discussions about building placement and design, Mr. Crocker explained that currently it is contemplated that buildings fronting Rea Road and portions of Ardrey Kell Road will have 4-sided architecture.
- Concerns were raised about traffic issues on Ardrey Kell Road. It was discussed that currently it is contemplated that access to the Site to and from Ardrey Kell Road will be right in / right out.
- Neighbors questioned whether any more housing would be developed in the area. It was discussed that the corner site in the southeast corner of Rea Road and Ardrey Kell Road does not contemplate additional residential development.

LIST OF CHANGES MADE TO PETITION AS A RESULT OF COMMUNITY MEETING(S)

There were no suggestions for changes to the proposed rezoning plan resulting from this meeting or earlier discussions with nearby neighborhoods.

Respectfully submitted, this 9th day of March, 2007.

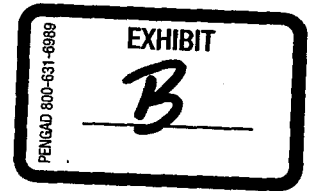
Crosland, Inc., Petitioner

cc: Mayor Pat McCrory & Members of Charlotte City Council
Ms. Brenda Freeze
Mr. Keith MacVean
Ms. Beth Middleton
Mr. David Smith
Mr. Rhett Crocker
Mr. Jeff Brown

Crosland - NE Quadrant

2007-033

January 30, 2007



Name

Address

BILL HARNEY

BPHARNEY @ BELL SOUTH.NC

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CHARLOTTE NC 28277

704-924-2000 - Carol

BRAD CAMERON

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Crosland, Inc.
Rezoning Petition No. 2007-033

Community Meeting Sign-in Sheet
South Mecklenburg Presbyterian Church
Tuesday, February 6, 2007
7:00 P.M.



	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Shannon + Steffany Tompkins	12105 Landing Green DR	704 248 8679	Steffany777777@yahoo.com
2.	Gregg Fales	12814 Bullock Greenway	704 321 9227	g-fales@carolina.rr.com
3.	Emily Buckley	7126 Blakeney Greens Blvd.	814 9808	
4.	Elizabeth Peace	8817 Bryant Farms	704 542-7354	—
5.	BILL HARNEY	9026 E Z ROSE AL	704 904 2000	
6.	Lisa Johnson	12820 Bullock Greenway Blvd.	704-841-1100	
7.	DEBORAH SAVAGE	6809 MILLINGDEN CT	704-846-0248	dsavage2@carolina.rr.com
8.	Rox Burhans	12222 Landing Green Dr.	704-763-1456	roxburhans@yahoo.com
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