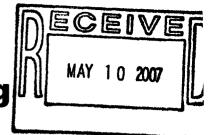
Report on Community Meeting



To: Office of the City Clerk and Charlotte-Mecklenburg Planning Department

From: Latham Grimes - Bryant Park, LLC

Date: May 10, 2007

Re: Community meeting report regarding Rezoning Petition 2007-58

This memorandum serves as the written report documenting the community meeting held as part of Rezoning Petition 2007-058.

Meeting: Latham Grimes spoke at a meeting held on April 17, 2007 at 6:30 p.m. at Christ Presbyterian Church located at 2451 Arty Avenue. We provided written notice per City policy by U.S. Mail on April 6, 2007 to the individuals and organizations listed in Exhibit A. A copy of the notice document is attached at Exhibit B.

Attendees: 34 people attended our meeting. Attached as Exhibit C is a roster of the attendees.

Issues Discussed: We provided a general overview of the project, including its history, a discussion of the site plan, the product types and price points, and our expected timeline going forward. In addition, we answered questions about the following topics:

- Pricing We had a number of questions about the pricing for the housing in the Bryant Park project. In particular there were concerns about the inclusion of low cost housing in the project that could potentially fall into disrepair and be an issue for the community in the future, similar to the problem the former Westwood Apartments represented. We explained that our intention was to develop single family, townhouse, and condominium lots and sell those to builders for ultimate sale to homeowners at a market rate. But our expectation was that the housing would be offered at prices similar to the nearby Lela Court project, and thus would be priced at a premium to the surrounding neighborhood.
- Traffic One woman expressed concern about traffic building up at Berryhill Road or West Morehead from new residents trying to exit the development in the mornings. First we pointed out that with respect to the former Westwood Apartment site, we are not actually increasing the number of units over what previously existed on the site, although we are changing those units from apartments to single family homes and townhomes. In addition, we pointed out that we are constructing new public roads at our cost which will significantly add to the connectivity in the area by making new connections between Berryhill and Fleetwood, and between Fleetwood and Evergreen.
- Timing We had a question about the timing of the project going forward. We explained that assuming a successful rezoning we intend to immediately push forward with our development by seeking the appropriate permits to begin construction. We hope to have that process

completed and ground broken by late Fall, with our first lots delivered to builders by early Summer 2008. Total build-out of the project would take 2-3 years from that point.

- Crime - We had a number of individuals express concern about crime in the area, and particularly in the Columbus Circle neighborhood and around the Toll House motel located on West Morehead. We agreed that both those locations are the source of significant problems for the neighborhood. We responded that we have and will continue to express our concerns about those two "hot spots" and pledge to participate in any efforts to help clean up the neighborhood and rid it of crime. We also expressed our opinion that our investment will help bring more attention and investment to the area, which should also help in addressing crime.

Other Meetings: In addition to the meeting outlined in this memo, we also spoke about this project and answered questions at the Camp Greene Neighborhood Association meeting on March 20, 2007 and the Freedom Drive Development Association meeting on May 1, 2007.

NAME	ADDRESS	PHONE	E-MAIL
TORRY WITHHERE BOTH		704-996-6786	TERRY GOTT & AOL. COM
Wilbur / Belinda Jenkins	2115 Millerton Ave	704-377-6996	Belinda Jukla Bellsouth Det
Mary Austin	2127 Millerton Ave	704-372-9090	Ü
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	2342 Morton ST 2310 Morton St	2342 Morton ST 2310 Morton St 704) 492-6479

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Cynthia R. Johnson	2309 Remount Rd	(704) 398-3449	Cynthia. Johnson@cms.	K
Aone Deluor	3028 Colembes Ch.	704-394-7299		
JACGULINE Blockmon	2439 Columbus (in	704-399-0361		
Atzice ENicaE Shook	2413 Wordon A.	704-208-9195		
Jo Ann Springs	2,314 Morton St	704 124 - 1526		

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Sherry Miller	2144 Highland St	7043931546	Shmiller 28208@yahoo.com
Elaine N. Lettica	2109 Millerton Ave	704-372-3056	,
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DanM=10HORTER	2420 REMOUNT RI	704-400-2550	JUME 9 HORTER @ Carelina, RR
XISA MEDOHORIER			_
Wen Daniel	2316 Marlow ave	204-399-2DS	
andrew Richardson	2316 Marlow ave	704-393-5009	·.

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Debra Poston	8353 MoHonst	304-207-8994	dyrayoston@ yaha.cam
Patricia Proston	2358 Morton St	704-621-6293	dyraypostona yahar.com
MAKIAN & John Palazzo	2439 Columbus Circle	764- 764-399.6361	0
MARIAN = John Palazzo	3208 Mariberough Rd	104- 394-85-83	

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NAME	ADDRESS	PHONE	E-MAIL
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Jala Crider	2336 GRENLAND AUR	704-333-1010	
	2307 Wilkinson Blud	344 9242	Marcawarehouse 242 org
ARON Gabrelinot	1552 Berryhill Rd	704-691-8331	<i></i>

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