

COMMUNITY MEETING REPORT

Petitioner: Pope & Land Enterprises, Inc.

Rezoning Petition No. 2007-082

Subject: Minutes of a Community Meeting held to discuss this Rezoning Petition which seeks change in zoning to accommodate the redevelopment of the site formerly occupied by the Charlotte Coliseum into a village like mixed use development consisting of a town square with retail shops, offices, apartments, condominiums and single family residences encircled by walking and mountain biking trails.

Existing Zoning: MUDD-O, O-1(CD), O-15(CD) and R-4

Proposed Zoning: MUDD-O and MUDD-O S.P.A.

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

The Petitioner mailed written notices of the date, time and location of this Community Meeting to the individuals and organizations set forth on the attached Exhibit A. A copy of this notice is also attached as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

This Community Meeting was held in the Botticelli Room of the Renaissance Charlotte Suites Hotel at 2800 Coliseum Centre Drive, Charlotte, North Carolina at 7:00 P.M. on Wednesday, May 9, 2007.

PERSONS IN ATTENDANCE AT MEETING

A list of individuals who attended this meeting is attached as Exhibit C. Also in attendance were Mason Zimmerman of Pope & Land Enterprises, Inc., Jonathan Crowder with ColeJenest & Stone, Steve Blakely with Kimley-Horn and Bailey Patrick, Jr. with Kennedy Covington.

SUMMARY OF ISSUES DISCUSSED:

Bailey Patrick, Jr., the attorney for the Petitioner, opened the meeting. He explained that the purpose of this meeting was to provide residents within the community affected by this Rezoning Petition with information concerning the Petitioner's proposed rezoning plan and to respond to questions and concerns they might have.

Mr. Patrick briefly discussed the history of the zoning of the old Charlotte Coliseum. He stated that the City of Charlotte rezoned the old Coliseum property to a mixed use zoning classification

to aid in the marketing of the Coliseum property when it was decided that the new arena would be built uptown.

Mr. Patrick stated that Pope & Land, Crescent Resources and Comstock Development engaged in a bidding war for the old Coliseum property with Pope & Land winning out. The property to be rezoned includes the old Coliseum parcel and other parcels, including a parcel east of the Farmer's Market which the Petitioner has acquired so as to be in a position to accommodate will allow a road to service the old Coliseum property that will have direct access to Billy Graham Parkway. He also noted that the Petitioner had initiated discussions with the Charlotte Department of Transportation and the North Carolina Department of Transportation for this connection. The Petitioner has or will be purchasing a parcel of land across Tyvola Road which is also enclosed in the Rezoning Petition to accommodate a portion of its redevelopment plan.

Mr. Patrick outlined the Charlotte rezoning process and provided the following key dates for this Rezoning Petition:

Public Open House Forum:	Monday, May 14, 2007 at 5:00 p.m. at the Government Center on the 8 th Floor
Public Hearing:	Monday, June 18, 2007 at 6:00 p.m. at the Government Center Meeting Chambers
Public Hearing, if deferred from June:	Monday, July 16, 2007
Zoning Committee Work Session:	Wednesday, June 27, 2007 at 4:30 p.m. at the Government Center on the 8 th Floor
Zoning Committee Work Session if deferred from June:	Wednesday, July 25, 2007
City Council decision:	Monday, July 16, 2007
City Council decision, if deferred from June:	Monday, September 17, 2007

Mr. Patrick stated that the Petitioner's proposed plan is consistent with the Planning Commission's long range plan for the area in that it provides a mixture of retail, restaurants, hotel, resident, for sale residential and for rent residential uses. The old Coliseum cannot be used as a coliseum anymore due to non-competition with the new arena downtown. Mr. Patrick stated that the old Coliseum is slated to be demolished. Mr. Patrick asked what neighborhood/area each of the attendees represented. Locations included east of the old Coliseum at Tyvola and West Boulevard, South Tryon and Tyvola/Nations Ford Road, Yorkmont, Tyvola & South Tryon, Price Lane and an office park within the area.

Mr. Patrick then introduced Mr. Mason Zimmerman, Senior Vice President of the Petitioner. Mr. Zimmerman first provided background information on Pope & Land Enterprises, Inc. Pope & Land Enterprises, Inc. is a 35 year old entity with headquarters based out of Atlanta, Georgia. Pope & Land Enterprises, Inc. is in the business of office and land development. Mr. Zimmerman has been with Pope & Land Enterprises, Inc. for 11 years, and in the land development business for 23 years. The Petitioner was principally attracted to the real estate because of its location, with the airport, golf, hotel and existing infrastructure all nearby. Mr. Zimmerman stated that the old Coliseum is scheduled to be demolished on June 3rd at 10:00 a.m. The best part of the redevelopment will be its connectivity. The redevelopment of the old Coliseum will be branded as "City Park". Eighty percent of the materials of the old Coliseum will be re-used, and the asphalt will be re-used for the trail loop. The retail at the front on Tyvola Road will be higher density and building will be around the tree save area. Development will consist of the City Park in the location of the existing old Coliseum, a City Park residential district, a hotel/office park, a higher density multi-family project and at the front of the project, three upper floors of residential with ground floor retail. Mr. Zimmerman stated that the Petitioner was acquiring property across Tyvola Road from the City to assist with the loop connection and will use existing connections and tunnels to piece together the loop. Development will begin on June 3rd with the demolition of the old Coliseum. Phase I partners will be announced in the late summer after the rezoning process has been concluded. Commitments have been received from a fitness center, a hotel, a townhome developer and potential tenants in the retail development. A commitment has also been received from a developer to develop the multi-family project in the back of the Site.

Mr. Zimmerman opened the floor for comments and questions.

A neighbor stated that he was encouraged with the development and that he had anticipated the old Coliseum to spur development, retail and otherwise, in the area, but it never came to fruition.

Another neighbor from the Steele Creek area stated that she researched the project and thought it was a good thing for the whole southwest area, that the development will do a lot to raise property values and stimulate interest in the area and thanked the Petitioner for its insight.

A neighbor asked whether traffic studies have been performed due to back up of traffic on Tyvola Road/South Boulevard and if one of the reasons for the tie-in to Billy Graham is to assist with the lessening of congestion in the area. Mr. Zimmerman stated that was one of the reasons the Petitioner is considering the Billy Graham connection. The Petitioner first looked at ways to open up the area and link it.

A brief discussion was held concerning the presence of methane gas on the nearby golf course.

Phase I of City Park is projected to consist of 150 townhomes, 350 high density multi-family units, 180 medium density multi-family units, 50,000 square feet of retail and restaurants, 150,000 square feet of office and the Loop at City Park trail system.

A question was asked about the price point of the townhomes. Mr. Zimmerman stated that some 150 townhome units were proposed in the first phase of development with a price point beginning at \$235,000. The single family units are not under contract.

The Petitioner spent time studying ways to improve connectivity to the surrounding area and with City Park will create a new place that is walkable and connected with a traditional grid system of roads and sidewalks.

A question was asked about whether school crowding was contemplated. Mr. Zimmerman responded that the Petitioner's plan did not contemplate a school on the Site. Mr. Patrick stated that the Charlotte-Mecklenburg Schools had not issued its report to the planning staff as of yet and the completed report can be found on the rezoning website, www.rezoning.org once it has been filed.

Mr. Patrick stated that Debra Campbell, Charlotte Mecklenburg Planning Director, spent a lot of time focusing on West Side issues and that the proposed City Park development was consistent with her vision for the area in that it could provide the West Side a place similar to Birkdale.

LIST OF CHANGES MADE TO PETITIONER'S REZONING PLAN AS A RESULT OF THIS COMMUNITY MEETING

No changes have been to the proposed plan as of the date of the filing of these Minutes.

No changes were made to the proposed plan.

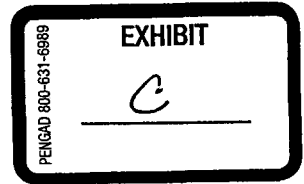
Respectfully submitted this 2nd day of July, 2007.

POPE & LAND ENTERPRISES, INC.

cc: Keith H. MacVean
Brenda Freeze, Clerk of City council
Mr. Mason Zimmerman
Mr. Steve Blakely
Warren Turner, Charlotte City Council District 3

Pope & Land Enterprises, Inc., Petitioner
Rezoning Petition No. 2007-082

Community Meeting Sign-in Sheet
Renaissance Charlotte Suites Hotel
Wednesday, May 9, 2007
7:00 P.M.



	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Robert & Martha Parks	5701 South Hampton Rd 28217	704/923-1511	mrParks@earthlink.net
2.	Betty McGill	519 Westham Ridge Rd 28217	704/522-7746	betty.mcgill@gmail.com
3.	A. McAllister	603 Brief Rd Indian Trail NC 28079	704-634-8599	amcallister@carolina.rr.com
4.	Jonathan Gordon	221 S Pines St PH 1C 28202	704-376-1555	js2012@earthlink.net
5.	Virginia Keogh	12301 Port Rush LN 28273	704-504-8365	JVKKEG@BELLSONLINE.NET
6.	JEFF CRANE	4235 SOUTH STREAM BLVD	704 400-0903	jeff-crane-pe@yahoo.com
7.	Michael Pillsbury	413 Westham Ridge Rd	704-527-1557	mehel.pillsbury@carolina.rr.com
8.	Dorothy Waddy	4032 Broadview Dr	704-525-8646	d7waddy@bellsonline.com
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