



HARRIS DEVELOPMENT GROUP, LLC

1600 Camden Road
Charlotte
North Carolina
28203

704. 377-6224 Phone
704. 342-3453 Fax
www.harrisdevelopmentgroup.com

November 15, 2007

Notice of Meeting

Re: New mixed-use development project on Morehead Street

Harris Development Group invites you to come learn more about our latest project at 700 E. Morehead Street. Regarding rezoning number 07-152, which will rezone the property from B-1 to MUDD (CD), we are holding a community meeting to hear any comments on this new mixed-use development. The former Longhorn Steakhouse site will be transformed into a new project containing approximately 4,000 square feet of retail along the Morehead Street level with up to 30,000 square feet of office space on three floors above. Three levels of parking for both the retail and office will be located in the rear of the site with one level of parking sub-grade.

Please join us on **Monday November 26th from 6:00 pm to 7:00 pm** if you would like to learn more about this project. The meeting will be held in the **Activity Room** at the **Tom Sykes Community Center in Dilworth**. The center is located at 1501 Euclid Avenue, Charlotte, NC 28203 immediately adjacent to Dilworth Elementary School.

We look forward to seeing you November 26, 2007 at 6:00 pm.

Thank you,



Tracy Finch
Harris Development Group, LLC

Community Meeting Minutes:

7 attendees – (4 from Dilworth Community Development Association's Land Use Committee)

A resident who lives across Euclid from the property was curious about uses and building finishes. He was happy about the Longhorn demolition and looked forward to new office/retail development.

A Dilworth resident on Lexington Ave. was very concerned about how much parking would be provided. Their street saw a lot of overflow parking from Longhorn customers. He did not want the same problem with the new development. He was not as concerned about the parking being underground or above ground, but just that there are a sufficient number of spaces. Mr. Reese also had questions about landscaping and screening around the building, mentioning that the CMC property adjacent to the subject property did not have adequate landscaping to screen parking.

There were questions about the retail and type of retail as it pertained to parking and traffic. A full break down of the parking was explained with 20 spaces for the 4,896 square feet of retail (all on grade with retail) and 102 spaces for the 30,000 square feet of office.

The DCDA Land Use Committee requested all of the latest submittals for their internal meeting on December 5th. All information has been sent to John Fryday as of 11/30/07.

Discussion occurred around the building height. It was explained to the meeting attendees that the City had requested a maximum height on the rear of the site at 60 feet and 80 feet height maximum on the front of the site. The elevations shown at the meeting show the maximum building height at 72 feet in the middle of the site.

Overall attendees seemed to be enthusiastic and pleased with the proposed project. The only questions or concerns came from making sure the development would have adequate parking for the proposed uses.

