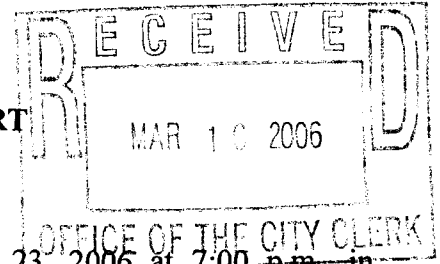


**COMMUNITY MEETING(S) REPORT**  
**Petitioner: Pappas-Tate, LLC**  
**Rezoning Petition No. 2006-042**



**SUBJECT:** Community Meeting held on Thursday, February 23, 2006 at 7:00 p.m., in connection with Rezoning Petition No. 2006-042 submitted by **PAPPAS-TATE, LLC** ("**Pappas-Tate**" or "**Petitioner**") regarding the redevelopment of property located on the southerly side of Fairview Road and east of Sharon 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 Thursday, February 23, 2006, over the past number of weeks, Pappas-Tate and its representatives have met with several nearby residents to discuss the Rezoning Petition. In addition, several nearby residents attended the Public Forum Meeting held on Monday, February 13, 2006 on the 8<sup>th</sup> floor of the Charlotte-Mecklenburg Government Center. 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 February 9, 2006. A copy of the Notice of Community Meeting for the February 23, 2006 meeting is set forth as part of Exhibit A.

**DATE, TIME AND LOCATION OF MEETING(S):**

The formal meeting required by the Zoning Ordinance was held at 7:00 p.m. on Thursday, February 23, 2006 in the second floor conference room of the Allen Tate Building located at 6700 Fairview Road in Charlotte, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING(S) (see attached copies of sign-in sheets and list of attendees):**

A list of the individuals who attended the required Community Meeting held on February 23, 2006 is attached as part of Exhibit B. In addition, a copy of the sign-in sheet for individuals who attended the Public Forum on February 13, 2006 is attached as part of Exhibit B.

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

The following is a summary of general issues, questions and comments at the required Community Meeting held on February 23, 2006.

**Overview Presentation.**

At the February 23, 2006 meeting, Allen Tate, Chairman of the Allen Tate Company, welcomed those in attendance and gave a brief overview/history of the property that is subject to the rezoning. He also emphasized the long-standing commitment of the Allen Tate Company and Pappas Properties, LLC to quality development in SouthPark and throughout the region. Mr. Tate then introduced the Pappas-Tate development team including Peter Pappas of Pappas

Properties, LLC, Stuart Proffitt of Pappas Properties, Jim Gamble of Little Diversified Architects, Jeff Brown of Kennedy Covington Lobdell & Hickman, and Randy Goddard of Kubilins Transportation Group.

A copy of the agenda/outline for the Community Meeting held on February 23, 2006 is attached to this report as Exhibit C.

Mr. Tate then introduced Peter Pappas, Chief Executive Officer of Pappas Properties, LLC. Mr. Pappas reviewed a number of the items set forth on the agenda/outline for the Community Meeting. Mr. Pappas noted that his company with others was the developer of Phillips Place located next door to the rezoning site and that this rezoning petition is intended to expand on the Phillips Place vision. He also noted that the project contemplates a high quality mixed use, pedestrian friendly development that will strengthen vehicular and pedestrian connectivity in this quadrant of the SouthPark area.

Next, Mr. Gamble described the main street features and the efforts to ensure that the development is pedestrian friendly. He reviewed recent changes to the rezoning plan that have created significant open space and “a sense of place” in several locations on the site. Mr. Gamble also reviewed the various components of the project. Mr. Pappas and Mr. Gamble then reviewed the general architectural character of the community to be patterned after the architectural flavor and feeling of Charleston and Savannah.

Mr. Proffitt and Mr. Goddard next reviewed the status of the traffic study and various transportation aspects. This discussion included efforts to improve circulation, improve pedestrian connectivity and provide multiple access points within this quadrant of the SouthPark area. Mr. Proffitt and Mr. Goddard referenced the possibility of certain improvements, including a traffic signal at the site entrance with Sharon Road and the possibility of a “leftover” movement from Fairview Road into Savings Place. It is hoped that these improvements will provide better connections between Sharon Road and Fairview Road. It was noted that pedestrian movement at the Sharon Road and Fairview Road intersection is difficult. It is hoped that a traffic signal at the Sharon Road entrance to the site being studied by CDOT along with enhanced pedestrian features will promote greater pedestrian activity. Mr. Proffitt and Mr. Goddard also reviewed generally the preliminary trip generation numbers from the traffic study work completed to date. They indicated that from a peak hour traffic impact standpoint the number of trips generated by the proposed rezoning is relatively modest when compared with the total number of trips through the Sharon Road and Fairview Road intersection.

Mr. Pappas concluded the presentation with a summary of some of the project benefits, including the extension of a main street from Sharon Road to Fairview Road, efforts to ensure strong pedestrian features within the project, plans to seek transportation improvements, the creation of a strong “sense of place” with open space areas within the project, and strong pedestrian connections to nearby properties, and the high architectural quality of the proposed mixed use community.

## **COMMENTS, QUESTIONS AND ISSUES:**

Representatives of Pappas-Tate addressed questions, comments and issues regarding the petition and redevelopment generally summarized as follows:

### **Concerns with Scope of Development, Including Housing Authority Project.**

Several residents expressed concerns with the scope of the development proposed by the Pappas-Tate petition and, in particular, the “scale” of the proposed Charlotte Housing Authority project to be located adjacent to the Pappas-Tate rezoning site. Concerns were expressed that the scope and scale of both petitions were inconsistent with the intent of SouthPark Area Plan. Concerns were voiced in particular by a few residents of the Park Phillips townhome community located adjacent to the Housing Authority site.

### **Traffic Considerations.**

Several residents asked questions and raised concerns regarding the traffic impact resulting from the Pappas-Tate petition and the Housing Authority petition. The Petitioner discussed the preliminary results of the traffic study that is underway in terms of the AM and PM peak hour traffic impact. It was noted that the number of trips generated by the Pappas-Tate project is relatively small when compared with the overall traffic traveling through the Fairview Road and Sharon Road intersection. Additionally, the Petitioner is seeking cooperation from CDOT regarding certain improvements, including a possible traffic signal at the Sharon Road entrance to the site and a “leftover” movement from Fairview Road into the site. The Petitioner stated its belief that these improvements will provide greater pedestrian and vehicular circulation in this quadrant of SouthPark. One individual expressed uncertainty and concern with the installation of a traffic signal at the project entrance on Sharon Road. Other individuals were unsure as to the impact that the connection from Sharon Road and Fairview Road would have in terms of alleviating traffic flowing through the Sharon Road and Fairview Road intersection.

### **Nature of Residential Units Proposed.**

One individual asked about the type of residential units proposed for the project and expressed concerns with regard to the viability of Housing Authority plan for a “mixed-income” project. It was explained that the residential units to be offered within the Pappas-Tate project would primarily or exclusively be “for sale” units that likely would sell for comparable prices per square foot similar to other projects in the SouthPark area.

### **Zoning Process Concerns.**

One individual expressed concerns with the rezoning process for the Housing Authority petition and the Pappas-Tate petition, in particular how the calculation of the protest petitions was handled by the City. This individual asked why there were two petitions rather than one for the overall site. First, it was explained that the Petitioners under both the Pappas-Tate petition and the Housing Authority petition were not involved in the determination of the protest petition viability. It was explained that recent State legislation has changed the process for determining protests. It was also explained that the petitions were on different timelines due to constraints by

the Charlotte Housing Authority in connection with potential federal funding grants and that the petitions had different owners and different developers for the respective components.

**Open Space.**

A few individuals recognized that the updated Pappas-Tate petition had incorporated open space into the development plans. Several continue to seek greater open space and a reduction in the scale of the project and the Housing Authority project.

**School Impact.**

One individual asked how many school age children would result from the combined developments and how school buses would circulate. It was explained that as to the Pappas-Tate petition, the target market for the buyers is likely to be young professionals and empty nesters. This will result in far fewer school age children than what would be contemplated for a single-family residential development.

**Timing for Development.**

In response to a question, it was explained that the Housing Authority development would likely move forward ahead of the Pappas-Tate project. It is unclear at the present time which portion of the Pappas-Tate project would be first, but the overall nature of such a mixed use project often results in construction over time in a unified manner.

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

In response to feedback from the Planning Staff and nearby residents, the overall scope of the development sought by this petition has been reduced from the amount of development set forth in the original rezoning petition filed with the Planning Commission. Additionally, in response to feedback received from the Planning Staff and nearby residents, the rezoning petition has included significantly more open space to create an enhanced "sense of place". Petitioner continues to work on the development plan and believes that this redevelopment presents an exciting vision for this portion of the SouthPark area.

Respectfully submitted, this 10th day of March, 2006.

Pappas-Tate, LLC, Petitioner

cc: Mayor Pat McCrory and Members of Charlotte City Council  
Ms. Debra Campbell, Charlotte-Mecklenburg Planning Commission  
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to the City Council  
Mr. Peter A. Pappas  
Mr. Allen Tate  
Mr. Jim Gamble  
Mr. Randy Goddard  
Mr. Jeff Brown

## NOTICE TO INTERESTED PARTIES OF REZONING PETITION

**Subject:** Rezoning Petition No. 2006-042

**Petitioner:** Pappas-Tate LLC

**Property:** Property located at the southerly side of Fairview Road and east of Sharon Road

**Existing Zoning:** R-15 MF (CD) and O-2

**Rezoning Requested:** MUDD-O

**Date and Time of Community Meeting:** Thursday, February 23, 2006 at 7:00 p.m.

**Location of Community Meeting:** Allen Tate Building  
6700 Fairview Road  
2<sup>nd</sup> Floor Conference Room  
Charlotte, NC

**Date of Notice:** February 9, 2006

Ladies and Gentlemen:

We are assisting Pappas-Tate LLC (the "Petitioner") on a Rezoning Petition it recently filed. We take this opportunity to furnish you with the following basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it. The Petitioner wants to ensure that residents in the area have a chance to learn more about the redevelopment plans, in accordance with City of Charlotte notice requirements.

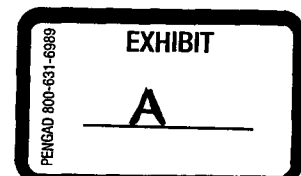
### Background and Summary of Request:

This rezoning request relates to the development of the existing multi-family and office-zoned parcels to create a high quality, mixed use pedestrian friendly development primarily for office, retail and multi-family uses with special sensitivity to site design and integration of uses.

### Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the rezoning site. **Accordingly, we invite you to attend a Community Meeting to be held on Thursday, February 23, 2006 at 7:00 p.m. at the Allen Tate Building, 2<sup>nd</sup> Floor Conference Room.** Parking is available in front of the building.

Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.



The Petitioner may later amend this conditional rezoning plan as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions or concerns about this matter, you may call Jeff Brown (704-331-7471) or Laura Simmons at (704-331-5784).

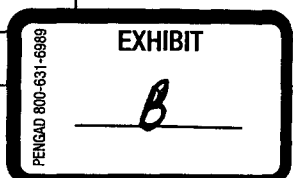
Kennedy Covington Lobdell and Hickman, L.L.P.

cc: Andy Dulin, Charlotte Council District 6  
Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Peter Pappas, Pappas Properties, LLC  
Charles Teal, Pappas Properties, LLC  
Stuart Proffitt, Pappas Properties, LLC  
Allen Tate, Allen Tate Company, Inc.  
Fred Hines, Allen Tate Company, Inc.  
James Gamble, Little Diversified Architectural Consulting  
Randy Goddard, Kubilins Transportation

## Community Meeting Sign-in Sheet

Thursday, February 23, 2006

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	John Jesso	Park Phillips	704 5541232	
2.	CHARLES RIVERBARK	PARK PHILLIPS	704 553 8805	
3.	Dee Brown	Charters		
4.	Susan Grove	Charters		
5.	ANDY DULIN	CLT	(704) 969-8776	
6.	Tom Waters		367-0162	
7.	Carolyn Orrell	Sharon Woods	704 552-2091	
8.	Purley Gordon	Charlotte	704 552-9944	
9.	Steve Tinsley	Charlotte	704-364-8800	TinsleyT@bellsouth.net
10.	Frank White	4816 Park Phillips Ct	704 643-7713	
11.	Jeff Reese		704 364 4116	
12.	Rick Porter	2516 MONET TERN	704-365-0682	
13.	MUEN TATE	2715 HAMPTON AVE	704-643-7493	
14.	FRED HINES	6934 BALUSROL	704 643 5534	
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## Public Forum Sign-in Sheet

Monday, February 13, 2006

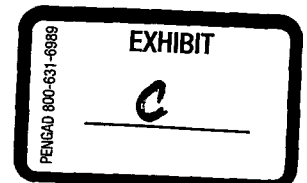
	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Stuart Proffitt	6000 Fairview Rd #125 Charlotte NC 28110	704-391-716	Sproffitt@Pappas.com
2.	Judy Horn	227 W. Trade Suite 800 28202	704-561-5254	jhorn@
3.	Laurie Gordon	9032 Crump Rd Pineville NC 28134	704-552-9511	closland.com
4.	FRED HINES	6934 N. BALTUS RD CHARR 28210	704-361-7303	FRED@ATCMAIL.COM
5.	ALLEN TATE, III	2715 HAMPTON AVE. CHAR. 28207	704-643-7493	ALLEN.TATE.III@ATCMAIL.COM
6.	Kim McMillan	3432 SHANN VUO RD 28210	W-442-6343 H-643-6663	Kim.mcmillan@atcmail.com
7.	Rick Porter	2516 MONTE TER 28226	704-336-1122	
8.	Ike Granger	6716 Churchill Park Ct.	704-367-5613	igranger@shelbinc.com
9.	WILLIAM E. HARRIS	1817 WEST ST. W. 28217	704-361-2400	william@shelbinc.com
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# TATE/PAPPAS COMMUNITY MEETING

## February 23, 2006

- I. Introduction/Overview- Allen Tate
  - a. Background
  - b. Long-term Owner
  - c. Introduce Peter A. Pappas
- II. Introduction of Consulting Team - PAP
- III. Site Overview- PAP
  - a. Aerial
  - b. Existing Zoning- Office: 87,600 + Retail: 9,700 = 97,300  
& Residential
- IV. Plan Objectives- PAP
  - a. Mixed Use
  - b. Pedestrian Friendly
  - c. Vehicular Connectivity
  - d. Scale
  - e. Expanding Phillips Place vision
- V. Site Plan - PAP
  - a. Site Adjacencies
  - b. Site Plan Overview
    - 1. Main Street
    - 2. Open Space
    - 3. Mixed Use (95k Retail, 118 Office, 120 Hotel, 154  
Res Units)
      - i. Retail Office Sharon Road
      - ii. Shops/Residential Main Street
      - iii. Shops/Office Condo Main Street
      - iv. Retail/Boutique Hotel/Residential Fairview
- VI. Architectural Character
  - a. Charleston/Savannah
  - b. Individual Buildings



- b. Traffic- Stuart
  - a. brief overview of the basics of the traffic
  - b. then Randy Goddard get into the details of the Methodology
- a. Improve Circulation
  - 1. Signal on Sharon and left in off Fairview.
  - 2. best chance to connect Sharon and Fairview roads, diverting traffic from that intersection and reducing u-turns in the intersection.
- b. Pedestrian Connectivity
  - 1. easily and safely accessed by neighbors
  - 2. connection to Phillips Place
  - 3. angled parking & street lights
- c. Multiple Access Points
  - 1. Six connections to adjacent arterials from our project will allow traffic to flow easily into and out of the project
- b. Trip generation numbers our site
  - 1. Given in peak hour differences
    - i. AM is currently 5,871 this rezoning is projected to add 358 trips
    - ii. PM is currently 6,424 this rezoning is projected to add 480 trips

Randy describes where the study is now...

## VII. Plan Benefits

- a. Extension of Main Street, Sharon to Fairview
- b. Pedestrian- 8 ft. sidewalk, planting strip
- c. Proposed Signal- Sharon Road
- d. Proposed Left - Fairview Road

e. Open Spaces

f. Pedestrian Connections from Louisburg Square, residential on Sharon & Sharon View, and to Phillips Place

VIII. Closing and Q&A