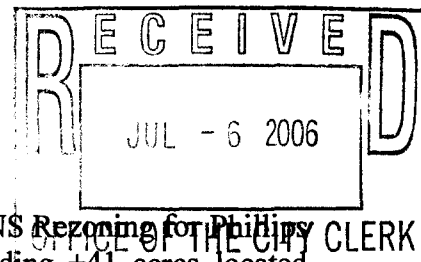


COMMUNITY MEETING REPORT
Rezoning Petition No. 2006-096



SUBJECT: Community Meeting held on **June 5, 2006** - Petition for NS Rezoning for Phillips Development and Realty, LLC (the "Petitioner"), regarding ~~141~~ ⁴¹ acres located between I-85 and McCullough Drive, south of W. T. Harris Boulevard in Charlotte, North Carolina

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

With respect to the formal community meeting required by the City of Charlotte Zoning Ordinance, the Petitioner mailed written notices of the date, time and location of the meeting to the individuals and organizations set forth on **Exhibit A** by depositing the notices in the U.S. mail on May 25, 2006. A copy of the Notice of Community Meeting is set forth as part of **Exhibit A**.

In addition, each of the nearby property owners received an official notice from the Planning Staff of the Pubic Forum that was held on June 12, 2006. No one attended the Public Forum for this petition.

Furthermore, prior to the Community Meeting described in this report, the Petitioner met several times with representatives and Board Members of University City Partners. These meetings resulted in positive feedback regarding the development plans.

DATE, TIME AND LOCATION OF MEETING:

The community meeting required by the Ordinance was held at **7:00 p.m. on Monday, June 5, 2006** at New Hampton Presbyterian Church in the gymnasium, located at 211 Hampton Church Road, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet as **Exhibit B**):

Jackson Naftel and Brad Minsley of Phillips Development and Realty, LLC, the Petitioner and Jeff Brown of Kennedy Covington also attended the Community Meeting.

SUMMARY OF ISSUES DISCUSSED AND CHANGES MADE TO THE PETITION AS A RESULT OF THE MEETING:

Overview Discussion

Jeff Brown on behalf of the Petitioner welcomed Mr. Rosamofsky, the only person in attendance, and introduced representatives of the Petitioner. Mr. Brown asked that Mr. Rosamofsky provide an introduction. Mr. Brown then provided an overview of the rezoning process and referenced the dates for the Public Hearing, the Zoning Committee workshop and the meeting date for

decision by Charlotte City Council. Messrs. Naftel and Minsley gave an overview presentation of the past history and the current development proposal for the Highwoods property and reviewed conceptual elevations for the project. They explained that the renderings are conceptual and subject to change during the design and development process.

Questions and Comments

After the overview presentation, Mr. Rosamofsky, as the only attendee, was given an opportunity to ask questions and make comments on the petition. Mr. Rosamofsky first asked about access to the property. Access was reviewed further and that it would be primarily from McCullough Drive and Collins & Aikman Drive. It was explained that a connection may be made to the property to the south. Mr. Rosamofsky asked about the quality of the apartments to be developed on a portion of the property. Pictures of comparable properties were reviewed which showed high quality materials and high quality landscaping features. Mr. Rosamofsky then ask the Petitioner to confirm the nature of the uses on the remaining portion of the site. It was explained that the uses for the other portion of the property would likely be a combination of office, neighborhood services retail/restaurant uses and hotel uses. It was explained that the commercial uses would likely take place over time and that the multi-family use would likely be the first uses to be provided on the site.

Given the support of the petition previously by members of the University City Partners Board and the general nature of the discussion with Mr. Rosamofsky, the only individual in attendance at the Community Meeting, no specific comments or requests for changes to the rezoning petition were made as a result of this meeting. Changes were made to the plan previously to encourage a more significant street system between Collins & Aikman Drive and McCullough Drive and to provide for assurances as to the overall quality of the project.

Respectfully submitted, this 6th day of July, 2006.

Phillips Development and Realty, LLC

cc: Michael Barnes, Charlotte Council District 4
Ms. Debra Campbell, Charlotte-Mecklenburg Planning Commission
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to the City Council
Jackson Naftel, Phillips Development and Realty, LLC
Brad Minsley, Phillips Development and Realty, LLC

**NOTICE OF MEETING AND INFORMATION REGARDING
PETITION NO. 2006-96**

Date: May 25, 2006

Subject: Petition No. 2006-96; Phillips Development and Realty, LLC

Property: ±41 acres located between I-85 and McCullough Drive south of W. T. Harris Boulevard

Request: O-2(CD) and B-2(CD) Site Plan Amendment

Date and Time of Community Meeting: Monday, June 5, 2006 at 7:00 p.m.

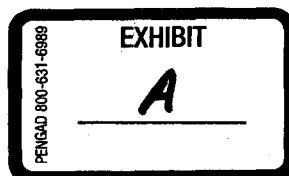
Location of Community Meeting: New Hampton Presbyterian Church Gymnasium
211 Hampton Church Rd, Charlotte, NC

We are assisting Phillips Development and Realty, LLC ("Phillips") on a petition it recently filed for an O-2(CD) and B-2(CD) Site Plan Amendment on a tract located between I-85 and McCullough Drive south of W T Harris Boulevard (the "Site"). The requested Site Plan Amendment seeks to accommodate residential uses within a transit supportive, mixed-use development. We would like to take this opportunity to furnish you with the following information concerning this Site Plan Amendment and invite you to a community to discuss it.

Existing and Proposed Zoning Plans

The **current rezoning plan** allows up to 900,000 square feet of office uses, a hotel and approximately 30,000 square feet of commercial uses on the Site. No residential uses are permitted under the current zoning plan.

Phillips Development has created an exciting new plan which we believe better integrates the mixed uses contemplated for the Site. The **proposed site plan** would decrease the allowable office development on the Site from 900,000 square feet to 400,000 square feet. The decreased office space would allow for the development of up to 400 residential units. The proposed site plan would continue to allow the currently permitted hotel and 30,000 square feet of commercial uses. We believe that incorporation of residential uses within a quality mixed-use development will be more supportive of the community plans being created for the area than a development composed solely of office and commercial uses. The Petitioner seeks to develop a well-landscaped, walk-able development with high-quality residential homes integrated into office and commercial areas.



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LIB: CHARLOTTE

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 Monday, June 5, 2006 at 7:00 p.m. at New Hampton Presbyterian Church in the church gymnasium, 211 Hampton Church Road, Charlotte, NC.**

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: Michael Barnes, Charlotte Council District 4
Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Jackson Naftel, Phillips Development and Realty, LLC
Brad Minsley, Phillips Development and Realty, LLC

PHILLIPS DEVELOPMENT AND REALTY LLC

Community Meeting Sign-in Sheet
New Hampton Presbyterian Church Gymnasium
Monday, June 05, 2006
7:00 P.M.

PLEASE CLEARLY PRINT ALL CONTACT INFORMATION

	<u>Name</u>	<u>Mailing Address (w/zip code)</u>	<u>Phone No.</u>	<u>Email Address</u>
1.	Jacob Rosamofsky	7211 Wingstone Ln Charlotte NC 28262		meyerJR65@aol.com
2.				
3.				
4.				

