

December 22, 2006

Ms. Tim Manes
Project Manager
Charlotte Mecklenburg Planning Commission
600 East Fourth Street – 8th Floor
Charlotte, North Carolina 28202

Re: Rezoning Petition No.: 2006-154
Community Meeting Minutes

Dear Tim:

On Tuesday, December 19th, 2006 a Public Meeting was held at the Dowd YMCA to present the proposed development plans described within Petition 2006-154. Mr. Jim Gamble of Little presented the Petition, with assistance from Mr. Shawn McAllister of the McAllister Group as representatives of the Petitioner. Two individuals, Dr. Tony Morton, representing the adjacent property ownership group, and Mr. Greg Delamore, a resident of the neighboring Arlington Building were in attendance as interested parties. All other attendees were representing the Petitioner. The following comments and questions were noted:

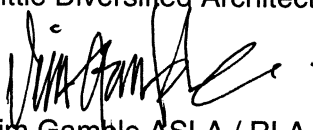
1. Mr. Delamore asked about the hours of operation and what, if any, types of outdoor activities could be expected. The response was that for the intended use as a private club for auto enthusiasts, the hours of operation would be dependent on the membership, but could be throughout the day. There may be some outdoor activities on a roof terrace, and on the ground, but the site does not lend itself to large outdoor events.
2. Mr. Delamore asked about the height of the building. The response was that this concept is based on 3 stories. However, the TOD-MO district allows building heights up to 120 feet.
3. Mr. Delamore asked about an average crowd size and where the members would park. The response was that the number of members using the facility would be dependent on the number of memberships sold. The TOD-MO does not require parking, however the Petition is seeking to allow limited parking on site, and to have off site parking available to serve the use. The concept of the project will be to have valet and pick up service for the members, therefore parking needs on the property will be minimized.
4. Mr. Morton asked what the zoning change was being requested. The response was that the existing B-2 district is actually less restrictive than the proposed TOD-MO, and that the intended use as a private social club was better suited to the TOD-MO. Further, the zoning change to the TOD-MO is being encouraged by Planning Commission for all properties within the Transit corridors.

5. Mr. Morton asked how many members should be expected. Mr. McAllister noted that the club would be very exclusive and that the ownership group is targeting approximately 60 members.
6. Mr. Morton expressed concern over the potential closure of the existing driveway apron that is shared by his property and the subject Site. He also reminded the Petitioner that his adjoining property shares a driveway easement across the subject Site, and that any interruption of this access would have a significant impact on his ability to conduct business. Mr. McAllister noted that upon zoning approval, the construction sequencing and staging portions of the project would be discussed with he and his partners at length to manage the work with minimal impact to his business.

No further comments were made and the meeting was adjourned. In summary, the attendees appeared to be in favor of the project, and no opposition was noted. The attendees were encouraged to attend the upcoming Public Hearing currently scheduled for Tuesday, January 16, 2007. The sign up sheet of attendees is attached.

Please contact me if you have any questions or comments concerning the above.

Sincerely,
Little Diversified Architectural Consulting



Jim Gamble ASLA / RLA
Studio Principal

cc: Shawn McAllister, McAllister Group
Keith MacVean, Charlotte Mecklenburg Planning Commission
Chris Finn, Little
David Powlen, Little
Steve Starr, Little

PLEASE SIGN IN

PETITION NO. 2006-154

COMMUNITY MEETING

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