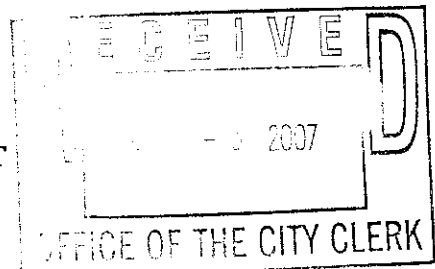


COMMUNITY MEETING REPORT
Petitioner: Crosland, Inc.

Rezoning Petition No. 2006-161



SUBJECT: Community Meeting held on Thursday, January 4, 2007, in connection with Rezoning Petition No. 2006-161 submitted by Crosland, Inc. (the "Petitioner") regarding approximately 8.35 acres located along Blakeney Professional Drive on the southwesterly corner of the intersection of Rea Road and Ardrey Kell 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, January 04, 2007, representatives of the Petitioner met with leaders of the Landen Meadows community on December 16, 2006 to discuss the Rezoning Petition. The Petitioner was also available at the Public Forum meeting held on Monday, November 13, 2006, and no residents attended. 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 December 15, 2006. A copy of the Notice of Community Meeting is set forth as part of Exhibit A. Because of a number of recent real estate closings on the new Pulte Blakeney Preserve town home community adjacent to the Blakeney Professional Business Park, Petitioner also provided notice to the residents of the Blakeney Preserve community by written notice dated December 21, 2006. The individuals within the Blakeney Preserve community who received notice of the Notice to Blakeney Preserve Residents is set forth on Exhibit B. A copy of the Notice to Blakeney Preserve Residents of Rezoning Petition is set forth as part of Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The formal meeting required by the Zoning Ordinance was held at 7:00 p.m. on Thursday, January 4, 2007 at the Residence Inn Charlotte Piper Glen, 5115 Piper Station Drive in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

A list of the individuals who attended the Landen Meadows pre-meeting is attached as Exhibit C. A list of the individuals who attended the required Community Meeting held on January 4, 2007 is attached as Exhibit D.

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

Overview Discussion

George Macon of Merrifield Partners, joint venture partner of Crosland, Inc. with respect the office community, and Jeff Brown of Kennedy Covington, assisting the Petitioner, welcomed those in attendance. Mr. Brown provided an overview of the existing zoning of the site, the conditional zoning process and the dates for the public hearing and decision by City Council on the Petition. Mr. Brown also explained efforts by the Petitioner to ensure that nearby property owners including the recent residents of Blakeney Preserve were notified of the rezoning. Mr. Macon reviewed the rezoning request that seeks to expand the interior portion of the office component along Blakeney Professional Drive in the Blakeney Mix Use Center. Mr. Macon explained that the currently approved master zoning plan for Blakeney Professional Park permits additional development of up to approximately 75,000 s.f. of additional office floor area. The Petitioner is seeking an increase in the allowable office floor area to 185,000 s.f. (an approximately 110,000 square foot increase above the current permitted amount) in order to allow additional opportunities for medical, professional and general office services in the Blakeney area. Mr. Macon explained that development of the site will encompass substantially the same area as currently contemplated but buildings will be permitted to be increased in height. Mr. Macon and Mr. Brown

discussed that the plan will benefit nearby residents and employees who will not have to travel as far to take advantage of a variety of medical and professional services and it will provide a variety of scale within the interior portion of the office development.

Questions and Comments

Mr. Macon and Mr. Brown answered questions summarized as follows:

- **Traffic Matters:** Concerns were raised by the 3 residents of Blakeney Preserve regarding traffic at peak times on Ardrey Kell Drive. It was explained that Crosland has provided funding for a traffic signal to be installed at the intersection of Blakeney Professional Drive and Ardrey Kell Drive. Crosland continues to push transportation officials to proceed with installation of this traffic signal. It is hoped that the signal will be installed in the coming months.
- **Possible Cut-through traffic from Rea Road to Ardrey Kell Road:** In response to this concern, it was explained that such cut-through traffic is unlikely to result due to the lack of a traffic signal at a location on Rea Road and the planned installation of traffic calming devices such as a speed table or speed hump on the interior street within the development on the site.
- **Nature of Uses:** In response to questions, Mr. Macon indicated that the current office development is full and that the proposed office zoning classification would permit limited support retail services such as a deli and the like within the office buildings on the site.
- **Architectural Design:** In response to a question, Mr. Macon explained that the architectural features would be generally in keeping with the existing architectural aspects of the existing Blakeney Professional Park with some modest variations.
- **Miscellaneous Matters:** The proposed development will not encroach into the area upon which the Gazebo associated with the Blakeney Preserve is located. It is expected that the office component within the interior of the site will be developed over the next 12 to 18 months.

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

There were no suggestions for changes to the proposed rezoning plan resulting from this meeting or earlier discussions with nearby residents.

Respectfully submitted, this 5th January, 2007.

Crosland, Inc., Petitioner

cc: Mayor Pat McCrory & Members of Charlotte City Council
Ms. Brenda Freeze
Mr. Keith MacVean
Mr. George Macon
Mr. Jeff Brown

Crosland/Blakey Professional Bus. Park
2006-161
Small Group Leaders
12/16/06

Name
Bill Wolfe

Address/ #s/ Email
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Frances E Dattolo

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Janis M MIRE

8652 Walsham DR.
mirejm@bellsouth.net



Crosland, Inc./Blakeney Office Park
Petition No. 2006-161

Community Meeting Sign-in Sheet
Thursday, January 4, 2007
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Marian Ingram	10024 Harrison Watch Ave.	704-517-2662	sold@marian
2.	Eung Kim	9036 McAlwaine Preserve	704-521-1138	ingram.com EKim543@gmail.com
3.	JOHN & KIM SENSENBRENNER	815 WOODLAND FOREST DR.	704-843-1366	js@senzenbrennerprimary
4.	David Smith	12301 Darby Chase Dr	704-561-5210	care.ca
5.	BUSBA BOYET	10252 Blakeney Preserve Dr	704-542-7550	wiftce@msn.ca
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PENGAD 800-631-6989

EXHIBIT

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