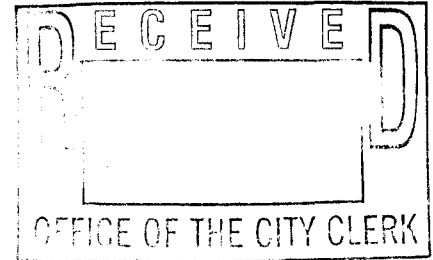


COMMUNITY MEETING REPORT
Petitioner: LNR Property Corporation
Rezoning Petition No. 2006-166



SUBJECT: Community Meeting held on Tuesday, November 14, 2006 at 7:00 p.m., in connection with Rezoning Petition No. 2006-166 submitted by **LNR PROPERTY CORPORATION ("LNR" or "Petitioner")** regarding the redevelopment of approximately 10.6 acres on the south side of Fairview Road between J. A. Jones Drive and Barkley Downs Drive.

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 Tuesday, November 14, 2006, over the past several months, Tom Creasy and representatives of LNR have met with a number of nearby residents, including in particular residents of the Fairmeadows neighborhood and representatives of the Fairmeadows Swim and Racquet Club, to discuss the Rezoning Petition. This includes a well-attended meeting of residents of the Fairmeadows neighborhood in late October, 2006. The Petitioner was also available at the Public Forum meeting held on Monday, November 13, 2006, but no individuals attended this meeting. 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 October 31, 2006. A copy of the Notice of Community Meeting is set forth as part of Exhibit A.

DATE, TIME AND LOCATION OF MEETING:

The formal meeting required by the Zoning Ordinance was held at 7:00 p.m. on Tuesday, November 14, 2006 in the Sharon Presbyterian Church Chapel located at 5201 Sharon Road in Charlotte, North Carolina.

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

A list of the individuals who attended the required Community Meeting held on November 14, 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 November 14, 2006. Similar issues, questions and comments were discussed by Fairmeadows residents at the earlier meeting in October.

Overview Presentation.

At the November 14, 2006 meeting, Tom Creasy of LNR welcomed those in attendance and gave a brief overview/history of the property that is subject of the rezoning and earlier feedback received from nearby residents, many of whom were also in attendance at the Fairmeadows October meeting. Mr. Creasy also introduced individuals who are assisting LNR on the rezoning petition, including Jeff Brown of Kennedy Covington, Randy Goddard of Kubilins Transportation Group and Rhett Crocker of Land Design.

Mr. Creasy provided an overview of the residential and retail mixed use nature of the project and its components. Mr. Creasy also reviewed briefly the existing 0-1 and 0-3 zoning of the site that allows substantial office development. Mr. Creasy indicated that he has been pleased with the positive reaction to date of many residents who prefer the high quality mixed used residential and retail development to a substantially larger office based development. Mr. Creasy indicated his view that the redevelopment plan creates an opportunity for a truly special mixed used project with exceptional architecture and an integrated design successfully blending retail and residential in a village setting. Mr. Creasy indicated that the proposed redevelopment and rezoning to the MUDD-Optional zoning district is expected to create less traffic to and from the property during the peak traffic periods than would result from development that could exist under prescribed conditions pursuant to existing office zoning category.

Mr. Creasy introduced Rhett Crocker of Land Design who reviewed other aspects of the development plan. Mr. Crocker discussed in particular the approach to storm water runoff. He indicated that the project would provide for underground storm water detention which will be an improvement since the current development on the site contains substantial impervious areas without existing storm water detention.

Mr. Creasy then introduced Randy Goddard of Kubilins Transportation Group, who reviewed the access to and from the site and results from the Traffic Impact Study conducted in connection with the Rezoning Petition. Mr. Goddard stated that the Traffic Impact Study shows that there will be far fewer trips to and from the site during the morning peak hour under the proposed mixed used residential/retail development than would likely exist if the property were developed in the manner permitted by right (or prescribed conditions) by the existing office zoning. He also stated that the Traffic Impact Study shows that the number of trips to and from the site during the afternoon peak hour from the proposed mixed used residential/retail development is approximately the same (and less under prescribed conditions) as the number of trips that would be generated by development in the manner permitted by the existing office zoning. This is in part because residential trips are typically scattered throughout the day whereas office trips are concentrated significantly during the morning and afternoon peak hours.

Mr. Creasy then introduced Jeff Brown, who provided a brief overview of the conditional rezoning process and referenced the dates of the public hearing, Zoning Committee Workshop and the decision by Charlotte City Council on the Rezoning Petition.

COMMENTS, QUESTIONS AND ISSUES:

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

Overall Site Plan Matters

A few residents sought further input on the scope of retail development and nature of the residential development. Mr. Creasy indicated that the retail development is currently limited to 185,000 square feet and that the residential development is limited to 685 residential units. He indicated that currently there will be a mix of for sale units and apartment homes. It is currently contemplated that the number of for sale units will be substantially greater than the number of apartment homes. In response to questions, Mr. Creasy indicated that hotel uses are permitted subject to a conversion of residential units.

Building Height

In response to questions, Mr. Creasy reviewed the height of various components of the project. He indicated that the buildings closest to the Fair Meadows community would not exceed 110 feet in height from street level and that the residential towers located on the interior of the site would not exceed 185 feet in height from street level.

Security

In response to questions, Mr. Creasy stated that the development contemplates a high quality security system with cameras and other similar equipment. Separate, secured parking for the residential community will also be provided. Mr. Creasy also explained that this will be necessary in order to respond to the expected price points associated with the residential community.

Access to and from Fairmeadows Swim & Racquet Club and Neighborhood

There was a good bit of discussion regarding the possibility of providing pedestrian access from the development site to the Fairmeadows Swim & Racquet Club and possibly the Fairmeadows neighborhood. Mr. Creasy indicated that the current plan calls for pedestrian access, which would be well-designed and contained appropriate security features. This would permit access to the proposed retail stores and restaurants from the Swim and Racquet Club and the Fairmeadows neighborhood without having to travel by car. Mr. Creasy agreed to continue to seek input from nearby residents on this matter. One attendee asked if the development contemplates vehicular access across the creek to the Fairmeadows neighborhood from the site. It was explained that the development does not contemplate providing such vehicular access.

Traffic Impact on Park South Drive

In response to concerns about the traffic impact on Park South Drive, Mr. Goddard reviewed the results of the Traffic Impact Study that show that there will be less impact from the proposed development in the morning peak hour and no more impact from the proposed development in the afternoon peak hour than would likely exist if the site were developed in a manner permitted

under the existing intensive office zoning. It was also noted that the site has multiple access points to Fairview Road, including J.A. Jones Drive, Barclay Downs Drive, the primary project entrance and other adjacent private drives that will help to disburse traffic from the site.

Fairmeadows Swim & Racquet Club Improvements

In response to questions, Mr. Creasy said he was interested in continuing discussions with the leadership of the Fairmeadows Swim & Racquet Club regarding the possibility of some improvements to the facility.

Storm Water Detention Improvements

A few residents asked if the proposed underground storm water detention improvements were "tried and true". Mr. Crocker reiterated that the underground storm water detention proposed for the project will be an improvement over the current impervious area that does not currently have detention facilities. He also stated that underground detention facilities of the kind proposed are very common for more urban sites of this kind.

Timeline for Development

In response to questions regarding the proposed development timeline, Mr. Creasy indicated that if the rezoning is approved in January, detailed plans would begin soon thereafter with development likely to follow within the next few years in accordance with market conditions.

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

In response to feedback from the Planning Staff and discussions with nearby residents, certain changes relating to the height of certain portions of the proposed development have been altered, internal street designs modified and architectural treatment enhanced. Petitioner continues to work on the development plan and believes that this proposed redevelopment presents an exciting vision for this portion of the South Park area.

Respectfully submitted, this 8th day of December, 2006.

LNR Property Corporation, Petitioner

cc: Mayor Pat McCrory & Members of Charlotte City Council
Ms. Brenda Freeze
Mr. Keith MacVean
Mr. Tom Creasy
Mr. Jim Gagnolati
Mr. Rhett Crocker
Mr. Randy Goddard
Mr. Jeff Brown

LNR Property Corporation
Petition No. 2006-166

Community Meeting Sign-in Sheet
Sharon Presbyterian Church Chapel
Tuesday, November 14, 2006
5:00 P.M.
7:00

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	CHRIS TISH	2834 EASTBURN, Charlotte NC 28210	704 231-6044	chtish@yahoo.com
2.	Mary Harrington	2907 Eastburn Rd Charlotte 28210	704-552-6929	MHARRINGTON@carolina.rr.com
3.	Jim + Kathie Harper	3614 Sulstone Ln, CHH 28210		kathieharper@carolina.rr.com
4.	DAVE STRICK	2919 Eastburn 28210	704 553-0986	carolina.rr.com
5.	KANDY CAUBLE	3239 SUNNY BROOK DR.	704-552-7171	grandycauble@yahoo.com
6.	Billy Flippin	3010 Eastburn Rd, LT, NC, 28210	704-371-1330	
7.				Billie Littlechurch on the line
8.	GREGG & GINGER Taylor	4501 CARMEL RD	704 3458432	gtaylor28@carolina.rr.com
9.	Mark & Angie Olle	3612 Stokes Ave NC 28210	704 552 8003	
10.	BOB SPEIR	2927 Eastburn Rd	552-0844	RSPEIR@carolina.rr.com
11.	JOE WATKINS	3119 EASTBURN RD	643-2646	CWATKINS22@carolina.rr.com
12.	Kay Davison	4721 Fairheath Rd	553-9484	KayD4721@aol.com
13.	JAMIE LAWRENCE	3254 Rockton Ave.	351-0172	Jamesadavincidesyn.
14.	Margaret Scott	3254 Pendleton Ave.	641 4842	MARGARET 10230 MSN
15.	Jean Prewitt + Don Cowan	3211 Pendleton Ave.	553 9276	jeandon@carolina.rr.com
16.	Jean Phillips	3134 Eastburn Rd	704 552 6118	phillipsjmc@msn.com
17.	Steve Phillips	" " "	" " "	Steve.Phillips@carolina.rr.com
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