

OCT - 5 2007

COMMUNITY MEETING : Charlex Development Corp, LLC Petition 07-127

Date of original contact: August 21, 2007

Persons contacted and explanation of how contacted: Meeting invitees were contacted by first class mail. (See attached letter and mailing list).

Date, time and location of meeting: The meeting was scheduled for 7:00 PM on September 6, 2007 at the Park Road Baptist Church located at 3900 Park Road.

Persons in attendance at the meeting: See attached Neighborhood Sign-In Sheet

Summary of discussion/issues discussed and changes to the petition as a result of the meeting:

The meeting began with an explanation of the site plan, zoning district and conditions and the overall City of Charlotte rezoning process. The proposed building elevation was also on display as part of the site plan.

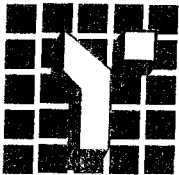
The following were highlights of the questions and comments from neighbors:

- . residents were concerned about the types of commercial uses, especially restaurants or bars, as tenants on the ground floor. No restaurant space will be allowed.
- . concern expressed about the adequacy of parking spaces. Parking spaces provide for one space per unit (in a beneath grade garage) and surface spaces for guests and commercial uses. Parking meets code requirements.
- . add more trees and green space.
- . where are the driveways and anticipated traffic flow? Two driveways, one on Park Rd (right in/right out) and one on Drexel Pl, which does not allow a left out.
- . concern about water quality and an increase in flooding due to increased impervious cover caused by the proposed development. Presently there are no storm water detention facilities in place due to the age of the present development. The proposed development will significantly help out due to required standards as well as the anticipation of committing to water quality features, which are not required.
- . will the retail/office spaces be sold? Yes, it is anticipated those commercial spaces will be sold as condos.
- . concern about further rezoning and eroding of Drexel Place as a neighborhood street; rezoning could lead to other housing, especially on the south side, being bought and rezoned
- . who is looking out for residents and the "big picture" of zoning and development? It was explained that several City departments review rezoning petitions. The Planning Department is main clearing house for information and a planner on staff has been assigned to the project.
- . several questions and comments during the meeting regarding access at Drexel Place, the "pork chop" median installed by the City, other medians, site distance issues, traffic flow in general, etc. At least one resident was opposed to the pork chop median installed by the City and commented on that several times.

- . what are the price points/sizes of proposed residential units? Price points should be about \$220,000 - \$300,000. Exact size of units not confirmed, but will range in size. Anticipated to be about 750 sq ft to 1200 sq ft.
- . what types of finishes/architectural details? Still being developed.
- . how tall is the building ? (four stories)
- . could some units/density be eliminated ? (ie: could one floor be eliminated) It would be difficult to eliminate a floor to reduce density.
- . what is market/demographics/buyer that is anticipated?
- . Park Rd needs more sidewalks; is there to be a new sidewalk in front of the proposed building? Yes and it will be eight feet wide along with an eight foot wide planting strip.
- . several positive comments were made about the attractiveness of the proposed building, the rezoning offered potential for helping neighborhood property values, etc. Several residents indicated that even though some comments/questions might be negative in nature, it was intended to help create a better plan and indicated the project could indeed be a desirable addition to the neighborhood.

The meeting concluded after about an hour and twenty minutes. During the meeting the president of the homeowners assn addressed the crowd and indicated the assn could work to coordinate issues/views with the developer and the city.

Changes or clarifications to the site plan resulting from the meeting included increased open space and landscaping along the western edge of the site adjoining single family and new commitments regarding storm water and water quality measures. Various other changes and modifications resulted from staff/various departmental comments, which were mostly technical in nature.



ZONING/REZONING
LAND USE EVALUATION
URBAN PLANNING
CONSULTING SERVICES

ROBERT G. YOUNG, INC.

August 21, 2007

Dear Neighbor:

On behalf of Charlex Development Corp. LLC, I would cordially like to invite you to a community meeting to review rezoning petition 2007-127. The community meeting is part of the rezoning process of the City of Charlotte. You have been or shortly will be notified of the rezoning request by the Charlotte-Mecklenburg Planning Department. For your convenience I have included a map of the subject site and surroundings. In this case, the rezoning petition is requesting a zoning change from R-43MF, O-2 and R-4 to MUDD(CD) to allow a mixed use development containing a maximum of 25 condominiums and 10,000 sq feet of commercial space in a four story building.

The community meeting will be held on Thursday September 6, 2007 at the Park Road Baptist Church located at 3900 Park Road. The meeting will begin promptly at 7:00 PM and will be located in the Fellowship Hall. The purpose of the meeting is to review the rezoning request and answer any questions you may have prior to the public hearing on the case, which will be scheduled for October 17, 2007.

We look forward to seeing you at the meeting. If you have any questions prior to the meeting, please feel free to contact me at 704 334-9157.

Sincerely,

Robert G. Young

Rezoning Petition: 2007- 127

Community Meeting Sign-In Sheet

Name	Address	Phone #	e-mail address
Helen Higgins	1315 Bevis Drive	704 522-1299	HHiggins@CAROLINA.RR.COM
Larry Jones	530 Henthorn Ln	704 523-1345	gPJones@earthlink.net
Carla Weyrick	1315 Holmes Drive	704-561-5585	Carla.weyrick@allentek.com
Frank Harris	635 Pointeafter Pl.	704 525-1441	TRAVISGRP@AOL.COM
Tarey Smith	1318 Bevis Dr	704 644-3105	tareyanddon@yahoo.com
Derek + Aileen Luczak	1213 Jersey Ln	704 525-2259	pknoorlo92857@att.net
JIM REBOL	1333 DREXEL PL.	704 525-1832	UNCLEPAPA@EARTH LINK, NET
Lois Payne	1316.3 Drexel Pl	525-4569	loisPayne@bellsouth.net
Kelly Payne	"	"	Kelleepain@aol.com
Raymon Burgess	1427 Drexel Place	704-525-1404	—

Rezoning Petition: 2007-127

Community Meeting Sign-In Sheet

Name	Address	Phone #	e-mail address
Jeff Burgess	1421 Drexel Place	704-523-2668	jburgess@carolinan.com
Sharon & Jones	1327 Drexel Pl	704 523-1368	SherryGJones@MSN.com
Patt L. Fletcher	1321 Drexel Pl	704-522-8344	pfletcher@harris Crane.com
Chuck & Julie Kiser	1314 Drexel Pl.	704-527-4476	julesk-k@aol.com
Judy Smith	1300 Drexel Pl	704-523-7519	jandsmith@earthlink.net
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