

COMMUNITY MEETING REPORT  
**Petitioner: Sunstar Development Group, LLC**  
Rezoning Petition No. 2008-11

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on October 25, 2007. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, November 8, 2007 at 7:00 p.m. at Clinton Chapel AME Zion Church, 1901 Rozzelle's Ferry Road, Charlotte, North Carolina.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Shawn McClaren of Sunstar Development, Scott Hungate of Family Dollar Stores and Laura Simmons of Kennedy Covington Lobdell & Hickman.

**SUMMARY OF ISSUES DISCUSSED:**

Laura Simmons welcomed the meeting attendees, described the purpose of the community meeting, the schedule of events relating to the Rezoning Petition and noted that the purpose of the petition is to revise the current conditional zoning plan in order to allow development of the Site for a Family Dollar store.

The Petitioner's representatives described the design of the proposed building and noted that the proposed site plan includes building elevations ensuring a high quality architectural design.

There was discussion regarding the proposed building design and the desirability of high quality architecture for the area, the screening of the Site along West Fifth Street, the anticipated development timetable, traffic in the area and the plans for the Family Dollar Site located nearby.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING  
AS OF THE DATE HEREOF:**

No changes have been made to this Rezoning Petition or to the Conditional Rezoning Plan as a result of the Community Meeting.

Respectfully submitted, this 7<sup>th</sup> day of December, 2007.

Sunstar Development Group LLC, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to City Council  
Mr. Shawn McClaren, Sunstar  
Mr. Scott Hungate, Family Dollar

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petition No. 2008-011 filed by SunStar Development Group, LLC seeking to rezone approximately 0.908 acres located between West Trade Street and West Fifth Street, north of Bruns Avenue, from the MUDD(CD) zoning district to the B-1 PED-O zoning district to accommodate retail development

**Date of Meeting:** Thursday, November 8, 2007 at 7:00 p.m.

**Place of Meeting:** Clinton Chapel AME Zion Church  
1901 Rozzelles Ferry Road

**Petitioner:** SunStar Development Group, LLC

We are assisting SunStar Development Group, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone approximately 0.908 acres located between West Trade Street and West Fifth Street, north of Bruns Avenue, from the MUDD(CD) zoning district to the B-1 PED-O zoning district to accommodate retail development.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, November 8, 2007 at 7:00 p.m. in the sanctuary of the Clinton Chapel AME Zion Church, 1901 Rozzelles Ferry Road. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, don't hesitate to call John Carmichael at (704) 331-7509.

Kennedy Covington Lobdell & Hickman, L.L.P.

cc: James Mitchell, Charlotte City Council District 2  
Keith MacVean, Charlotte-Mecklenburg Planning Commission  
Shawn McClaren  
Janice Standifer  
John Carmichael, Esq.

**SunStar Development Group, LLC, Petitioner**  
**Rezoning Petition No. 2008-011**

**Community Meeting Sign-in Sheet**  
**Clinton Chapel AME Zion Church**  
**Thursday, November 08, 2007**  
**7:00 P.M.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Laura Simmons	214 N. Lynn St	704.331.5784	
2.		11 Simmons @ Kennedy coningfor .com		
3.	Shawn McClaren	13900 Conlan Circle, Ste 245	704-944-5165	smclaren@msn.co
4.	Scott Hingate	P.O. Box 1018 Charlotte 28201	704-814-3500	shingate@familydollar.com
5.	Rayvon Matthews	2401 Haybrook Ln	704-548-8559	RMatthews@AOL.com
6.	Matthew C. Hagler	8904 Brackenham Ln Lexington 28073	704-941-7317	mahagler@LegacyCEC.com
7.	KEVIN WINN	208 MARTIN ST CMT 28716	704-333-0047	KEVINWINN@NETZERO.NET
8.	Bob Muffers	331 Flint St, N. 28216	704.626.0620	
9.	Lizzie Garon	330 Flint St 28216	704.393.2363	xmas1915@aol.com
10.	James Mitchell	3425 Valerie Drive 28216	704.398.9480	JamesDistrict@aol.com
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