

COMMUNITY MEETING REPORT
Petitioner: Rocky River Road Associates
Rezoning Petition No. 2008-14

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. The listing of individuals and organizations to be notified was supplied by the City and is attached hereto. The notice was placed in the U.S. mail on November 21, 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, December 6, 2007 at 7:00 pm at Living Faith Baptist Church, 8600 Hood Road, Charlotte, NC.

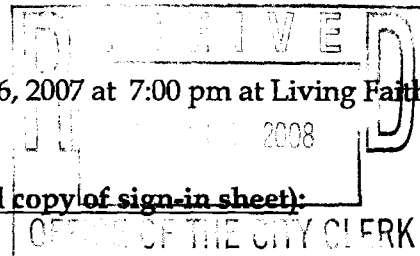
PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

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 Edwin Thomas of Merrifield Partners, Randy Goddard of Kubilins Transportation Group and Bailey Patrick and Laura Simmons of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

Edwin Thomas outlined the location of the Site and its relationship to the overall master plan for the Brookdale mixed use community. Brookdale is envisioned as an approximately 182 acre mixed use community straddling the Mecklenburg / Cabarrus County line. The Town of Harrisburg previously approved the Brookdale master plan for adjacent properties several years ago. The overall master plan anticipates a mixture of uses including office, retail, multi family and live/work-style development similar to communities such as Rosedale and Birkdale. AAC (American Asset Corporation) initiated the Brookdale mixed use community with an approximately 100,000 square foot Harris Teeter anchored retail and office center south of Rocky River Road. The master plan anticipates approximately 650,000 square feet of office and retail development along with homes within the area north of Rocky River Road. In addition, the plan includes a 25 acre community park along Fuda Creek to the east of the Site.

Mr. Thomas also noted the following:



- Carolinas Health Care recently announced it will build a nearby medical center that will include a 24 hour emergency department along with endoscopy and imaging labs.
- The implementation of the Brookdale master plan will require the extension of the Fuda Creek trunk line in the Town of Harrisburg into Mecklenburg County. That sewer extension will be partially funded by Merrifield Partners as part of the Brookdale master plan development.
- The extension of Plaza Road Extension from its current terminus at Rocky River Road north to Tom Query Road/Caldwell Road is included on the Cabarrus-South Rowan Thoroughfare Plan and in the Harrisburg Area Plan. This planned roadway project is not currently funded however. For this reason, Merrifield Partners is participating in a public/private partnership to fund Plaza Road Extension as a minor thoroughfare. Merrifield Partners would construct roughly 4,000 linear feet of Plaza Road Extension and it is anticipated that the private funding will accelerate the State's financial participation in the road project.

Laura Simmons noted that the land uses proposed by the rezoning petition are 100% consistent with the recently adopted Rocky River Road Small Area Plan which identifies as one of its goals a range of housing types and a better mixture of land uses in the area. The appropriate locations for higher density residential areas was discussed at length during the public study group planning process. The Rocky River Road Area Plan actually reduced the amount of land area designated as suitable for higher density residential development in comparison to the previously adopted Northeast Area Plan due to the extensive analysis of the issue by the study group during the planning process. The Rocky River Road Area Plan notes only a few locations as well-suited for higher densities. One of those limited locations is some of the properties immediately at the two I-485 interchanges in the study area. The subject site is specifically noted as suitable for higher density land uses due to its location at an I-485 interchange and its relationship to Brookdale.

Plaza Road Extension is designated as a planned minor thoroughfare by local transportation and land use plans and, upon its completion, will provide much needed connectivity for the area. Lack of connectivity is noted as a major issue by the Rocky River Road Area Plan and one of its key recommendations is enhanced connectivity. Once Plaza Road Extension is completed, it will provide a much needed additional local north/south route providing an alternative to Back Creek Church Road and Caldwell Road and allowing a greater number of trips in the area to avoid the congested intersection of Rocky River Road and Back Creek Church Road. It will also provide traffic traveling between Charlotte and Harrisburg an alternative to Rocky River Road, Caldwell Road and Back Creek Church Road. However, since Plaza Road Extension is an unfunded project, its construction is not anticipated for many years to come. Also, the cross section required for a minor thoroughfare heightens the cost of its construction. Merrifield Partners and others have leveraged their participation in the road construction and forged a public/private partnership with NCDOT. It is hoped that the private participation will accelerate the timing of the completion of the road by the State. Without the private

participation , there is no funding currently available for the road and its completion would not likely occur for many years.

Ms. Simmons also noted that many of the environmental protection measures that are being provided as part of the rezoning site plan would not be required under the current zoning and the extensive infrastructure being provided by Merrifield Partners would not likely be feasible for a developer to provide for a typical single family subdivision.

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

The site plan has been revised to respond to staff comments but not specifically to comments made at the community meeting.

Respectfully submitted, this 11th day of January, 2008.

Rocky River Road Associates, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Jim Merrifield, Merrifield Partners
Mr. Edwin Thomas, Merrifield Partners
Mr. Randy Goddard, Kubilins Transportation Group
Mr. Bailey Patrick
Ms. Laura Simmons

Attendance Roster

<u>Name</u>	<u>Phone</u>	<u>Email Address</u>
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① Laura Simmons	704-3315784	l1simmons@kennedyconington.com
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② Kater + Margaret Cornwell	704-509-5992	KCorn10232@aol.com
	4201 Alderwood Ln.	Chf. N.C. 28215

③ Eugene + Beth Williams	704-494-3297	WilliamsWillbe@bellsouth.net
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④ Sonya Phipps	529-2932	Bank Club - Ft HOA, Inc.
	10223-B University City Blvd	Charlotte, NC 28213-3854

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