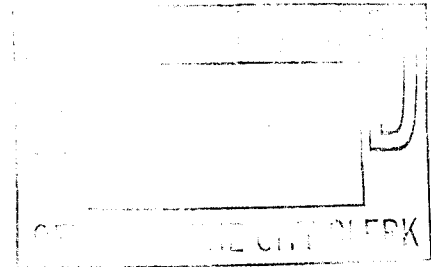


COMMUNITY MEETING REPORT
Petitioner: Mountain Island Promenade LLC
Petition No. 2008-31



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 December 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, January 3, 2008 at 7:00 pm at Holly Hunter Baptist Church, 4316 Mt Holly Huntersville 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 Kimberly Young of Withrow Capital, Randy Goddard of Kubilins Transportation Group and Laura Simmons of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

Laura Simmons outlined the purpose of the proposed Site Plan Amendment and community meeting along with the key dates in the site plan amendment process. Kimberly Young outlined the purpose of the site plan amendment which seeks the following changes:

RETAIL AREA

- The total amount of potential retail floor area is proposed to increase from a maximum of 360,000 square feet to a maximum of 415,500 square feet. This increase would allow the necessary flexibility to accommodate **either** a junior anchor, such as a Kohl's Department Store, or the previously approved office area, along a portion of the internal public street which runs perpendicular to Mount Holly - Huntersville Road.
- The proposed site plan would accommodate vehicular circulation around a proposed Walgreens building for a drive-thru pharmacy.

RESIDENTIAL AREA

MULTI-FAMILY APARTMENTS: The total number of multi-family homes allowed under the currently approved site plan would remain unchanged. The total maximum number of attached residential units will remain at 625. The sole change is the maximum number of those residential units that may be offered for rent would increase from 500 to 540 under the proposed plan amendment.

TOWNHOMES: The total number of townhomes allowed under the currently approved site plan will remain at 140. The currently approved site plan allows the elementary school and 100 townhomes. The proposed site plan would allow the elementary school and up to 125 townhomes. With both the currently approved site plan and the proposed site plan, these townhomes are included within the overall total maximum number of residential units (765) and are not additional units.

Meeting attendees had the following concerns regarding the proposed petition:

- Concern about the impact on area schools prior to the opening of the school on the Mountain Island Promenade site;
- Concern about additional rental units and the potential negative impact on the area;
- Concern about ensuring the residential units are high quality;
- Concern about the use of hardiplank and cement block materials for the residential units and desire for brick construction;
- Concern about the sizes, rental rates and sales prices of the residential units;
- Concern about the possibility of potential discount store tenants

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 as of the date of the preparation of this report. The petitioner continues to discuss concerns with the community and is currently trying to address the concerns.

Respectfully submitted, this 8th day of February, 2008.

Mountain Island Promenade LLC, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Ms. Kimberly Young, Withrow Capital
Mr. Randy Goddard, Kubilins Transportation Group
Ms. Laura Simmons, Kennedy Covington Lobdell & Hickman

Rezoning Petition No. 2008-031
Mountain Island Promenade
Community Meeting Sign-in Sheet

	NAME	ADDRESS	EMAIL ADDRESS
1.	Aurora Simmons	214 N. Lynn St	Asimmons@kenedy
2.			compton. com
3.	Jeff Burton	11101 C.P. Drive Charlotte 28216	jbunton@CAROLINA.rr.c
4.	Chad Marsh	11107 Chastain Parc Dr.	Chadraymarsh@yahoo.c
5.	Kwan Graham	11001 Chastain Parc Drive	Kngraham@gmail.com
6.	Allen D. Dargins	4510 Astorboro Drive ^{CIT, NC} 28216	ADarginsRealtor@carolina.rr.c
7.	Torey Hammond	10908 Chastain Parc Dr 28216	toreyhammond@msn.com
8.	Anthony Williams	9610 Chastain Wauk Dr	anthonywilliams@carolina.rr.com
9.	BRIEN PARRETT	12532 OVERLOOK MTN DR	parrett@rda.corp.com
10.	Kris Gresham	4635 Andrew James Dr	Kgresham@burlan.com
11.	Mark Shaw	11118 Chastain Parc Dr	markshaw@prodigy.net
12.	Alvie Battle	2227 Coral Valley Rd.	avbattle@cs.com
13.	Don McCollum	4418 Serene Ln	donmccollum4418@yahoo.com
14.	Jeff Blachey	4424 Serene Ln CLT 28216	jblachey@aol.com
15.	Doug Mowling	4702 MT. PT CN CLT 28216	74-393-3173
16.	Bobby Spivey	2726 Mt Isle Harbor Dr, CLT 28214	Bobby.Spivey@Century21.com
17.	EDWARD LESLIE JENKINS	11911 PINNACLE POINT LANE, CLT. 28216	LB8627@bellsouth.net
18.	Lisa Shields	4026 Nicole Eileen Ln 28216	lisashields@carolina.rr.com
19.	Karen Cox	4424 Island Cove Lane 28216	Karen.cox@century21.com
20.	Gregory Freer	12635 Preservation Pointe Drive	gfreer@bellsouth.net
21.	JOE THOMPSON	4001 Mt. Holly-Huntersville Rd.	
22.	Melinda Boyd	4724 Stoney Branch Dr CLT 28216	melinda1118@yahoo.com
23.	VICTORIA CARNALL	4742 Stoney Branch Dr 28216	VVLR@Carolina.rr.com
24.	Stephanie McCall	2209 Southwind Dr, 28216	smccallrealtor@aol.com
25.	Annabay	4203 OVERLOOK Cove Pl, 28216	agay@wjzy.com
26.	Audrey Stewart	9927 Gray Dove Ct.	stewartaudrey@bellsouth.net
27.	Terry Paterniti	10811 Chastain Parc Dr.	terrypateriniti@yahoo.c
28.	Mark Paterniti	" " " "	
29.	Marilyn Garner	12536 Overlook Mt Dr 28216	garnermar@bellsouth.net
30.	Nour Manyari	" "	Nourman02@hotmail.com
31.	Bethany Saunders	4730 Keeneland Lane 28216	bethany-brian-saunders@
32.	Brian Saunders	" "	" yahoo.com "

Rezoning Petition No. 2008-31

Community Meeting Sign-in Sheet
(Pg 2.)

	NAME	ADDRESS	EMAIL ADDRESS
33	D.H. Paigo	4422 MT. HOLLY/Hunter's Rd	704-394-2701
34	D + B ROGERS	12435 OVERLOOK MT. RD	WROGERS5@CAROLINA.RR.COM
35	Steve Norwood	4316 Mt Holly Huntersville Rd	Steve.Norwood@Century21.com
36	Ken Edel	4354 Enchantment Cove Lane	kensaraedel@earthlink.net
37	Brett Rhinehardt	9435 Bright Haven Ln	brettr@bellsouth.net
38	JASON PERMENTER	4722 MOUNTAIN POINT LN 28216	drpermenter@bellsouth.net
39	Kim Smith	8446 Coulwood OAKS LANE 28114	ksmith@asteeel.com
40	Malcolm & STACIE DAVIS	7016 Long Run Ln. 28216	SUMMERS7016@HOTMAIL.COM
41	Tim & Lesley Pacitto	12230 Overlook Mtn Dr. 28216	tpacitto@carolina.rr.com
42	Bill Wad.	4841 mtn. Pt. Ln 28216	
43	Amy Permenter	4722 mtn. Pt. Ln 28216	acpermenter@yahoo.com
44	Denise Preis	11838 Pence Savannah Ln 28216	jpreis@carolina.rr.com
45	Patricia Flynn	12415 Overlook Mtn Dr 28216	
46	Roger O. Gore	4415 Everclear Ct 28216	everclearct@aol.com
47	Peter Woodham	12429 Overlook Mtn Dr 28216	peterwoodham@carolina.rr.c
48	Sharon Woodham	"	"
49	Carol Dannahower	4383 Island Cove Lane 28216	
50	Jeff Fawcett	4420 Solemn Pointe Ln, Char 28216	jeff.fawcett@affiniagroup.com
51	Andy Ghaus	5546 Gray Dove Ct. 28216	glohaus@hotmail.com
52	Kim Strunk	9946 Gray Dove Ct. 28216	Kimstrunk@gmail.com
53	Betty Allen	4220 Mt Holly-Hwy. Rd	BJAllen0224
54	Bill Allen	"	
55	Judy Puckett	4132 Mt Holly-Hwy Rd	
56	Jessie Puckett	"	
57	RONNIE PICKETT	4132 MT. HOLLY-HWY. RD	
58	LISA & KEN GREENWOOD	4412 SERENE LANE CHARLOTTE, NC 28216	ncartist65@yahoo.com
59	William & CHRISTIE GARDNER	9314 CHASTAIN WALK DR	WLGARDNER10@CAROLINA.RR.COM
60	Steve Swicegood	12511 Overlook Mtn Dr	Steve.Swicegood@abcuniv
61	David Gleason	4314 Overlook Cove Rd	david.gleason@newellco.c
62	Courtney Gleason	" " "	cgleason@bbandtcm.com
63	BARNEY HAMMOND	12241 DANIELLE CHRISTINA CT	mbhammond1@earthlink.net

Rezoning Petition No. 2008-31

Community Meeting Sign-in Sheet
(Pg 2.)

	NAME	ADDRESS	EMAIL ADDRESS
64	James Poutier	2625 Lilly Mill Rd Cct	Poutier 4@AOL.com
65	Tommy and Jean Love	11002 Chastain Parc Dr.	TommyLove@bac.edu
66	THOMAS BLONDQUIST	3520 MOUNTAIN COVE DR	BLM245@AOL.COM
67	Mary & Jerry Schroeder	12507 Shelter Cove Ln CH.	mesamike4@aol.com
68	FRANK A KRETSCHMER II	206 ENWOOD DR Cct 28214	GKRETSCHMER@HOTMAIL.COM
69	Donna Carpenter	4408 Mountain Cove Dr.	dcarpenter13@carolina.rr.com
70	Patricia VaneK	4326 Mt N Cove Dr	pvaneK2000@yahoo.com
71	Mike & Joan Suminbit	4034 NICOLE EILEEN LN.	mjsuminbit@carolina.rr.com
72	Linda Lawler	4018 Mountain Cove Dr	LAL-28216@YAHOO.COM
73	Jilda Easton	4111 Nicole Eileen Ln.	Jilda.Easton@Eastonsweb.com
74	John Goins	3528 MOUNTAIN COVE DR	GOINSJ@AOL.com
75	LAURA GRIGGS	9527 Chastain Walk Dr	griggs90@juno.com
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			