

COMMUNITY MEETING REPORT

Petitioner: The City of Charlotte

Rezoning Petition No.: 2008-120

Property: Approximately 5.434 acres located on the block bounded by S Brevard Street, S Caldwell Street, E Stonewall Street and E Martin Luther King Jr Boulevard

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 DATES AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner (Little) 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 the Community Meeting Notice in the U.S. mail on August 5, 2008. 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 Wednesday, August 20, 2008 at 6:30 pm at the Charlotte Mecklenburg Government Center, Room 266, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner and the Petitioner's Representative were prepared to present and answer questions on the rezoning request but no one attended the meeting. We were available from 6:00 pm to 7:00 pm before deciding to pack-up and leave for the evening.

The sign-in sheet is attached as Exhibit B with just the signatures of the Petitioner and Petitioner's Representative.

SUMMARY OF ISSUES DISCUSSED:

NA

Respectfully submitted, this 28th day of August, 2008

Little

Cc: James Mitchell, Charlotte City Council District 2
Tammy Keplinger, Charlotte-Mecklenburg Planning Commission
Dan Thilo, Charlotte-Mecklenburg Planning Commission
William Haas, City of Charlotte
Dave Featherstone, Lauth Properties
Winston Kelly, NASCAR HOF
Bruce White, Pei Cobb Freed

Mr. James Mitchell Jr.
Charlotte City Council District 2
3425 Valerie Drive
Charlotte, NC 28216

William Haas
City of Charlotte
600 East 4th Street/ 14th Fl.
Charlotte, NC 28202

Bruce White
Pei Cobb Freed & Partners
88 Pine Street
New York, NY 10005

AME Zion Publishing House
PO box 31005
Charlotte, NC 28231

Childress Klein - Industrial Division
754 Peachtree Street, Room 3D
Atlanta, GA 30308

CNM Enterprises LLC
209 S. Kings Drive #A
Charlotte, NC 28204-2621

First Baptist Church of Charlotte
301 S. Davidson Street
Charlotte, NC 28202

North Carolina Railroad Co.
General Mgr. / Westin Hotel
222 E. 3rd street
Charlotte, NC 28202-2337

North Carolina Railroad Co.
C/O AT&T Inc.
754 Peachtree Street, Room 3D
Atlanta, GA 30308

Smith/Curry Hotel Group
Uptown LLC
245 W. Garrison Blvd. Ste. G
Gastonia, NC 28502

Exhibit
A-1

Southern Railway Co.
99 Spring Street SW
Atlanta, GA 30303-3615

United Comm. Services in Charlotte & Meck. County
301 S. Brevard Street
Charlotte, NC 28202

June Watts-Mistri
1730 Amherst Place
Charlotte NC 28204

Grace Ridgeway
1000 Baxter Street, #715
Charlotte, NC 28204

Justin Nevill
1912 Baxter Street
Charlotte, NC 28204

Josh Rimany
239 East Park Avenue
Charlotte, NC 28203

Eddie Young
201 West 10 Street, Apt. 101
Charlotte, NC 28202

Babak Emadi
725 Clement Avenue
Charlotte, NC 28204

Melanie Sizemore
2309 Vail Avenue
Charlotte, NC 28207

Peter Tart
1517 E. 8th Street
Charlotte, NC 28204

Roxie Towns
1512 E. 8th Street
Charlotte, NC 28204

Bob Szymkiewicz
PO Box 30712
Charlotte, NC 28230

Will Hayden
First Ward Neighbors, Inc.
633 North Alexander St.
Charlotte, NC 28202

Karen Jensen
Friends & Residents of Historic Cherry
311 Baldwin Avenue
Charlotte, NC 28204

Jay Biles
Friends of Fourth Ward
PMB 370, Suite B220, 100 N. Tryon
Charlotte, NC 28202

Rob Cummings
Friends of Fourth Ward
PMB 370, Ste B220, 100 N Tryon
Charlotte, NC 28202

Rosa Dargins
Hall House Residents Assoc.
426 N. Tryon St., Apt. 2D
Charlotte, NC 28202

Rebecca Fenell
Hall House Residents Assoc.
426 N. Tryon St., Apt. 2D
Charlotte, NC 28202

H. MacDonald
Kenilworth County
1602 Kenilworth Ave.
Charlotte, NC 28203

David Winters
Olmsted park HOA
409 Meacham Street
Charlotte, NC 28203

Virginia Woolard
Third Ward
1001 West First Street
Charlotte, NC 28202

Eric Davis
Third Ward Neighbors Assoc.
841 West Fourth Street

Charlotte, NC 28206

Elizabeth Roseman
Tryon N. Business Corridor Coalition
2407 North Tryon Street
Charlotte, NC 28206

Wilmore Neighborhood Assoc.
PO Box 33762
Charlotte, NC 28233

NOTICE TO INTERESTED PARTIES OF REZONING PETITION

Subject:	Rezoning Petition No. 2008-120
Petitioner:	City of Charlotte
Property:	NASCAR Hall of Fame Site: Approximately 5.43 acres located on the block bounded by S. Brevard St., S. Caldwell St., E. Stonewall St. and E. Martin Luther King Jr. Blvd.
Existing Zoning:	UMUD
Rezoning Requested:	UMUD-O
Date and Time of Community Meeting:	Wednesday, August 20, 2008 @ 6:00 PM
Location of Community Meeting:	Charlotte-Mecklenburg Government Ctr. Second Floor / Room 266
Date of Notice:	Monday, August 4, 2008

Ladies and Gentlemen:

We are assisting the Owner, the City of Charlotte (the "Petitioner") on the rezoning petition it has filed with the Charlotte-Mecklenburg Planning Commission regarding an approximately 5.43 acre parcel located in Center City Charlotte, the site of the NASCAR Hall of Fame (see site locator map attached). We take this opportunity to invite you to attend a Community Meeting to learn more about this petition and development plan.

Background and Summary of Request

The NASCAR Hall of Fame Complex, currently under construction, is being constructed within the existing UMUD zoning requirements. The rezoning request for UMUD-O is to allow for signage elements, including banners, large signs and video boards that are appropriate for this project which is a major international themed attraction. Also to allow for alternative compliance with the street tree regulations on Martin Luther King Blvd. by providing additional trees within the on-site open space in lieu of half of the street trees normally required.

**Exhibit
A-2**

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the rezoning site. **Accordingly, we invite you to a Community Meeting to be held on Wednesday, August 20, 2008 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center, Second Floor / Room 266, Charlotte, NC.**

Please be advised that the Petitioner may later amend this optional rezoning plan as result of comments received at the Community Meeting, comments from the Planning Staff or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions or concerns about this matter, you may call or email Jim Metze (704-561-3441 or jmetze@littleonline.com) with Little Diversified Architectural Consulting, who is assisting the City of Charlotte on this matter. Representatives of the petitioner look forward to discussing this proposal with you at the Community Meeting.

Jim Metze, AIA

Little

Cc: James Mitchell, Charlotte City Council District 2
Tammy Keplinger, Charlotte-Mecklenburg Planning Commission
Dan Thilo, Charlotte-Mecklenburg Planning Commission
William Haas, City of Charlotte
Dave Featherstone, Lauth Properties
Winston Kelly, NASCAR Hall of Fame
Bruce White, Pei Cobb Freed

CITY OF CHARLOTTE, Petitioner
Rezoning Petition No. 2008-120
Community Meeting Sign-in Sheet

Location

Date

Time

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	William Haas	City of Charlotte	704-336-4625	whaas@ci.charlotte.nc.us
2	Kathleen Drake	City of Charlotte	704-432-5214	kdrake@ci.charlotte.nc.us
3	ERIC BILSKY	CITY OF CHARLOTTE	704-336-5906	ebilsky@ci.charlotte.nc.us
4	Joann L Metzger	Little	704-561-3441	jmetze@littleonline.com
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EXHIBIT

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