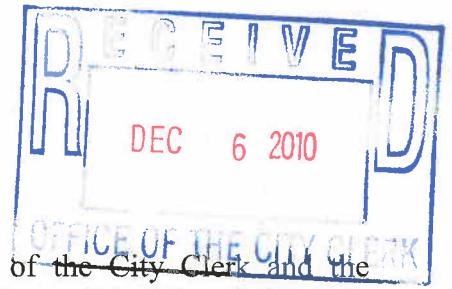


COMMUNITY MEETING REPORT  
**Petitioner: Woodie Enterprises, Inc.**  
Rezoning Petition No. 2010-075



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 November 12, 2010. 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 Monday, November 22, 2010 at 7:00 PM in the Fellowship Hall at Living Saviour Lutheran Church located at 6817 Carmel 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 Michael Woodie, Brad Woodie and Steven Manning of the Petitioner, and John Carmichael of K&L Gates.

**SUMMARY OF ISSUES DISCUSSED:**

The meeting was very informal due to the number of attendees. Brad Woodie, Michael Woodie, Steven Manning and John Carmichael introduced themselves to the attendees. Michael Woodie described the Site and the Petitioner's redevelopment plans. Michael Woodie noted that the ABC Store will be closing, but that the Petitioner's interest in the Site did not cause the closing of the ABC Store. Michael Woodie indicated that it is his understanding that the ABC Store is closing because it now has a location in the SouthPark area.

John Carmichael stated that the Petitioner is seeking to rezone the Site from the B-1(CD) and O-1 zoning districts to the B-1(CD) and B-1(CD) S.P.A. zoning districts to allow the redevelopment of the Site with an automotive service station without gasoline sales. Under the rezoning request, offices uses would also be permitted as would the continued operation of the ABC Store. John Carmichael advised that the ABC Board requested that the rezoning request allow the continued operation of the ABC Store.

John Carmichael then provided the schedule of events. He stated that the Public Hearing will be held on Monday, December 20, 2010 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center, and that City Council will render a decision on this Rezoning Petition on Tuesday, January 18, 2011 at 6:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that 21 parking spaces would be provided on the Site, 11 of which would be located in the parking area and 10 of which would be located in the interior of the building.

The existing building would be demolished and a new building containing a maximum of approximately 5,350 square feet of floor area would be constructed on the Site. For an automotive repair center, the garage doors would be located on the sides of the building, and there would be 10 service bays. John Carmichael stated that the Charlotte-Mecklenburg Planning Commission has requested that the Petitioner provide architectural elevations of the front facade of the proposed building, and that the Petitioner will provide the elevations as requested.

The attendees at the Community Meeting then discussed the new trees and screening shrubs that would be planted in the planting strip along the driveway into the Site. John Carmichael mentioned that CDOT has requested that the Petitioner relocate the sidewalk along the Site's frontage on Carmel Road so that an 8 foot planting strip and a 6 foot sidewalk would be located along the Site's frontage on Carmel Road. John Carmichael stated that the Petitioner preferred not to do so because it could impact existing trees and the sidewalks on either side of the Site are located at the back of the existing curb along Carmel Road.

In response to a question, Michael Woodie stated that the auto repair center would be open from 7:00 A.M. to 6:00 P.M. Michael Woodie stated that there would not be heavy repairs performed at the auto repair center. In response to a question, Michael Woodie indicated that the Site would continue to share or have access to the adjacent Bank of America parking lot. A general discussion then took place regarding Carmel Commons and some of the surrounding area.

John Carmichael provided copies of the Conditional Rezoning Plan to several attendees at the Community Meeting.

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

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

Respectfully submitted, this 6<sup>th</sup> day of December, 2010.

WOODIE ENTERPRISES, INC.  
Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)  
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Commission (via email)  
Mr. Bradley E. Woodie, Woodie Enterprises, Inc. (via email)

**Community Meeting Sign-in Sheet  
Living Saviour Lutheran Church  
Monday, November 22, 2010  
7:00 P.M.**

[illegible]