

COMMUNITY MEETING REPORT

Petitioner: Blakeney Heath, LLP

Rezoning Petition No.: 2011-027

Property: Approximately 9.0 acres, located on the southeast corner of the intersection of Rea Road and Ardrey Kell Road, in Charlotte NC

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 EXPLANATIONS 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 attached hereto by depositing the Community meeting Notice in the U.S. mail on April 1, 2011. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, April 13th, 2011 at 7:00 p.m. at Elevation Church, 8835 Blakeney Professional Drive, Charlotte, North Carolina 28277.

PERSONS IN ATTENDANCE AT MEETING:

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioner's representatives at the Community Meeting were Peter B. Pappas and Tim Sittema with the Crosland Company. Also in attendance representing the Petitioner was Keith MacVean of King & Spalding.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The meeting was opened by Keith MacVean who introduced the development team. Mr. MacVean gave an overview of the rezoning process and mentioned key dates.

A description of the currently approved conditional plan for the Site was provided. The currently approved plan allows up to 17,000 square feet of development in one building, this plan was approved in 1994. The currently allowed uses for the Site are: civic, social service and fraternal facilities; clinics, medical, dental and optical; culture facilities; financial institutions; offices; post offices; and restaurants.

A description of the proposed plan was provided. The new plan would allow up to four principle buildings instead of one and slightly increased the amount of allowed square footage from 17,000 square feet to 22,000 square feet. The new plan would also allow retail and automotive service uses on the Site. Automobile service stations and convenience stores would not be allowed. The proposed plan will also dedicate the portion of the Site located within the floodway for Flat Branch to County Parks and Recreation for use as a Greenway.

After the descriptions of the previously approved plan and the proposed plan the attendees were invited to ask questions.

The attendees wanted to know what uses would be located on the Site and if any of the proposed tenants could identified. The Petitioners representative responded that currently they were

working with a bank, a restaurant and a automotive service use as possible tenants for the Site. The Petitioner did indicate that they are currently working with Chick-fil-a as a restaurant for the Site. The name of other possible tenants for the Site were not yet available. Several questions regarding the layout and orientation of the propose buildings were asked. The Petitioner indicated that the bays for the automotive service use would be oriented away from Rea Road, Ardrey Kell Road and the internal private drive so that they would only be visible to customers who drove around to the rear of the building. Due to the difference in the elevation of the Site and the intersection of Ardrey Kell Road and Rea Road, the site will be four to six feet lower, a building was not located directly at the corner.

Several questions about the proposed driveways and access improvements that would be implemented were asked. The Petitioner will construct a left turn lane into the Site from Ardrey Kell Road as part of the development of the Site. The driveway from Rea Road would be limited to right-in right-out.

Additional question about the proposed automotive service use were asked. They focused on possible hours of operation and on the amount of noise that might be generated. The automotive service use is anticipated to be open seven days a week with shorter hours on Sunday. The loudest noise from the automotive service use would occur when a pneumatic wrench is used. Sound studies of these types of automotive service uses have concluded that the noise they generated was typically less than the ambient noise from the adjoining roadways. It was also point out that the nearest single-family home was more than 600 feet away across the Flat Branch floodway. This distance and the existing vegetation should make it very difficult for these residents to hear any noise from the Site.

One of the attendees mentioned that it was going to be good to have the last quadrant of the intersection finished.

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

To eliminate any lingering concerns regarding the noise from the automotive service use the Petitioner agreed to construct a wall/fence at the rear of the automotive use to help prevent noise from the automotive service use from reaching the residents of the adjoining single-family homes.

BLAKENEY HEATH, LLP

cc: Council Member Warren Cooksey
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
Peter B. Pappas, Crosland Company
Tim Sittema, Crosland Company

Crosland/Blakeney Southeast

Rezoning Petition No. 2011-027

Community Meeting Sign In Sheet

Wednesday, April 13, 2011

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Trey Morgan	8501 Hightower	704-752-3190	Tmorgan@morgan-ps.com
2	Pam Young	6215 Blakeney Blvd	704 200 0170	Young@equip.org
3	Trish Tedfilak	6640 Fairhope Ct	7048467432	ptedfilak@earthlink.net
4	Michael J Johnson, MD	8881 Blakeney Parkway Dr	7049263937	mjohnson@prospect-eye.com
5	Rox Burhans	12222 Landing Green Dr		
6	Harvey Collins	11111 Waxberry Dr	704-780-5945	harvey.collins@the-party.com
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EXHIBIT

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