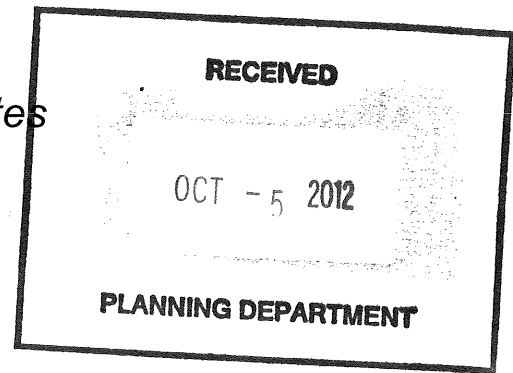


JMA
James McGovern and Associates
Consulting Engineers

COMMUNITY MEETING REPORT
Petitioner: East Group Properties LP
Rezoning Petition Number: 2012-086



This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 shown on **Exhibit "A"** (2 Pages) attached here to (Provided by Planning Staff) By U.S. Mail on Wednesday, September 19, 2012. A copy of a typical mailing is attached as **Exhibit B** (3 Pages).

DATE TIME AND LOCATION OF MEETING:

The Community Meeting was held on September 26, 2012 from 7:00 pm till 8:00 pm at Steele Creek Presbyterian Church, 7407 Steele Creek Road, Charlotte, NC. 28217

PERSONS IN ATTENDANCE AT MEETING (see sign in sheet attached, Exhibit C):

The persons in attendance are identified on the sign in sheet attached as Exhibit "C". Also in Attendance was Mr. James McGovern of James McGovern & Associates and Mr. Matt Cochrane, Representative for the petitioner.

SUMMARY OF PRESENTATION AND RESULTING QUESTIONS AND DISCUSSIONS:

1. The Petitioner's agent Mr. James McGovern introduced himself to all attending. He then presented copies of drawings initially proposed for the rezoning. He discussed requested changes to the plans as suggested by various staff reviews, then presented the revised rezoning plans to those attending.
2. The location of the re-zoning in relation to the Town homes along Gerren Court were questioned. The relative locations were pointed out on the site plan to the satisfaction of the questioner.
3. A question was raised as to if storm drainage from the project would flow across Gable Road onto the adjacent parcels. It was pointed out that the flow pattern of the existing topo and proposed development would not flow across Gable Road.
4. A question was raised of what the 37 ½ foot buffer with berm along Gable Road would look like. The buffer with berm was described with 12 trees/100', and 60 shrubs/100'.

Mailing Address:
PO Box 691
Pineville, NC 28134

jmcgovern@pinevilledsl.net

600 Towne Centre Blvd., Ste., 100
Phone (704) 889-8200
Fax (704) 889-8235

5. A question was raised as to if the petitioner would be willing to add to the required plantings in the 37 ½' foot buffer along Gable Road where the existing single family homes existed. After discussions the petitioner agreed to increase the number of trees required by 50% to 18 trees/100' across from tax parcels 20107105, 20107113, 20107104, and 20107112.
6. A question was raised as to what the side of the two building facing Gable Road would look like and a concern that it would be concrete block wall. The side of there buildings was described and the petitioner agreed to provide decorative elements to break up the large expanse or blank wall.
7. An objection of the extending the entrance road to Gable Road was raised by a resident of Gable Road. It was discussed that this road extention was required by planning staff review.

SITE PLAN MODIFICATIOSN AND MEETING RESULTS DISCUSSIONS:

The petitioner agrees to modify the final site plan to include the changes discussed at the community meeting and outlined in this report.

EXHIBIT "C"

EXHIBIT C - Meeting Sign-In-Sheet

STEELE CREEK PLACE
Rezoning Petition (2012-086)

INFORMATION SHEET: COMMUNITY MEETING 09/26/2012

	Name	Address	Phone	Email	How did you Hear About the Meeting?
1	Terrri Harrah	4928 Gabie Rd.	704-965-1812	terriharrah7@gmail.com	mail
2	Bill Plinson	7024 Wrentham Dr.	704-552-2713	billplinson@att.net	mail
3	Naomi Johnson	8810 Geller Ct	704-588-5075	NAJ25@hotmail.com	mail
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