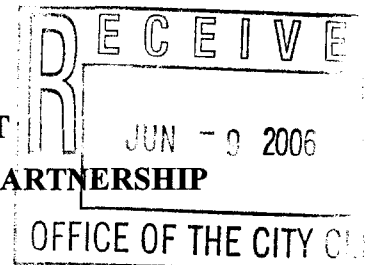


COMMUNITY MEETING REPORT
Petitioner: PEMBROKE PARTNERS LIMITED PARTNERSHIP
Rezoning Petition No. 2006-081



SUBJECT: Community meeting held on Tuesday, May 30, 2006 in connection with Rezoning Petition No. 2006-081, submitted by Pembroke Partners Limited Partnership ("Petitioner") regarding rezoning of an approximately 6.7 acre parcel located south of Williams Pond Lane between Elm Lane West and Rea Road from the R-3 zoning district to the NS zoning district.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

With respect to the formal community meeting required by the Ordinance, the Petitioner mailed written notices of the date, time and location of the meeting to the individuals and organizations set forth on Exhibit A. A copy of the Notice of Community Meeting for the May 30, 2006 meeting is set forth on Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The formal meeting required by the Zoning Ordinance was held at 7:00 p.m. on Tuesday, May 30, 2006 at the Providence Community Club, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING(S) (see attached copy of sign-in sheet):

A list of individuals who attended the May 30th required Community Meetings is attached as part of Exhibit C. Also in attendance were James Houser of Compass Rose Associates Inc., Brad Davis of Land Design, Jim Williams of LS3P Architects, Randy Goddard of Kubilins Transportation Group, Inc., Bob Otten of Lat Purser & Associates, and Bailey Patrick and Laura Simmons of Kennedy Covington.

SUMMARY OF ISSUES DISCUSSED AND CHANGES MADE TO THE PETITION AS A RESULT OF THE MEETING(S):

Overview

Bailey Patrick opened the meeting and explained that the purpose of the meeting is to give the neighbors as much information as possible regarding the proposed rezoning site plan and the rezoning process. Mr. Patrick noted that the upcoming key dates for the rezoning process are as follows:

Public Hearing:	June 19, 2006
Zoning Committee Work Session:	June 28, 2006
City Council Decision, if no delay:	July 17, 2006

Background

James Houser outlined the long history of the rezoning site in his family. The family has owned the property for many years and is being very careful and thoughtful about its development. Mr. Houser explained that the public land use plan for the area will accommodate either multi-family or commercial use. The family feels that a small, pedestrian scaled, well-designed commercial use is preferable to a multi family development. The proposed

development plan will include small, residential scale shops and restaurants and a small component of office space.

Rezoning Site Plan

Brad Davis explained the proposed site plan in detail and noted that the center will have small shops, restaurants, office space, and will be a great gathering place for the surrounding neighborhoods. The center will be within walking distance of approximately 900 residents. The site is currently wooded and the development will preserve as many trees as possible. There will be four small buildings pulled up to the higher portion of the site along Williams Pond Lane, allowing the buildings to be seen from the street. The main plaza will be centered by a large oak tree and will be a gathering place for outdoor dining. Sidewalks will be located along the perimeter of the development and throughout the site. The streetscape treatment will include landscape elements, sidewalks and lighting. There will be two vehicular access points within the development. The access point on Williams Pond Road will be full movement and the access on Rea Road will be right in and right out only.

The plan proposes up to 44,000 square feet of small scale, mixed-use development featuring a quaint design with buildings pulled up to the road. The site would be developed with four themed, residential-scale buildings which would accommodate several small shops with some second floor offices. Uses could include neighborhood services, restaurants, an ice cream shop, a coffee shop, a branch bank, all being within walking distance of nearby residents. Disallowed uses on the site include the following

- Convenience stores,
- Gasoline sales,
- Retail tenants of over 15,500 square feet in size, and
- Drive-through windows will not be permitted except for a bank

The Petitioner will install a sidewalk along the south side of Williams Pond Lane from Rea Road to Provincetowne Drive if the right of way is available.

Storm water management controls and water quality measures are being provided. Rain gardens will be located on the site which will filter and treat the runoff before it is released.

Architecture

Jim Williams outlined the architectural style of the buildings noting that the buildings will include four-sided architecture, a traditional style, stone elements and high quality residential materials. The buildings will blend well with the environment and appear to have been on the site for some time.

Transportation

Randy Goddard explained the traffic impact analysis process and the roadway improvements that the Petitioner will be providing which include the following:

- Construction of a westbound left turn lane into the access point on Williams Pond Lane,
- Construction of an eastbound right turn lane on Williams Pond Lane at Rea Road
- Construction of a southbound right turn lane into the access point on Rea Road

- Construction of an eastbound right turn-lane on Ballantyne Commons Parkway at its intersection with Elm Lane.

Mr. Goddard explained that currently, there are dual eastbound left turn lanes on Williams Pond Lane at its intersection with Rea Road Extension with 510 feet of storage. Because only 300 feet of storage is required to accommodate the projected volumes, the Petitioner will shorten the dual left turn lanes to provide 350 feet of total storage and remark the existing pavement to provide for a left turn lane into the access point on Williams Pond if CDOT will approve the concept.

Questions and Comments

Meeting attendees asked several questions and made comments relating to the following items:

- The potential tenants,
- The time frame for construction,
- Traffic congestion due to several nearby churches having similar ending times for their services, and
- Traffic delays to get through the intersection of Rea Road at Ballantyne Commons Parkway

LIST OF CHANGES MADE TO PETITION AS A RESULT OF COMMUNITY MEETING(S):

The Petitioner held a number of meetings with neighborhood groups over the past several months. The feedback from these meetings and from the Staff have helped to shape the development plan associated with this rezoning.

Respectfully submitted, this 9th day of June, 2006.

Pembroke Partners Limited Partnership

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
 Ms. Brenda Freeze, Clerk to City Council
 Don Lochman, City Council District 7
 James P. Houser, Jr., Compass Rose Associates, Inc.
 Bob Otten, GVA Lat Purser & Associates
 Randy Goddard, Kubitins Traffic Consulting, Inc.
 Bradley W. Davis, LandDesign
 Christy Magas, LandDesign
 Jim Williams, LS3P Architects

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition No.: 2006-081

Date of Notice: May 10, 2006

Date and time of Meeting: Tuesday, May 30, 2006 at 7:00 P.M.

Place of Meeting: Providence Community Club, Community House Road at Dickie Ross Road, Charlotte, NC

Petitioner: Pembroke Partners Limited Partnership

Current Zoning of Site: R-3 (Single-Family Residential) zoning district

Requested Change in Zoning: NS (Neighborhood Services) zoning district

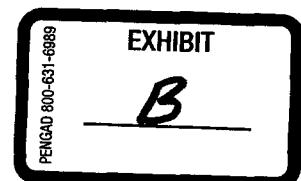
We represent Pembroke Partners Limited Partnership ("Pembroke"). Pembroke, on behalf of the James P. Houser family, has filed a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission (No. 2006-081) seeking rezoning for a parcel of land containing 6.7± acres located south of Williams Pond Lane between Elm Lane West and Rea Road and across from the Camfield Corners Shopping Center, the Animal Hospital, the Catholic Church property and the Reavencrest Subdivision.

The James P. Houser family and its representatives held meetings on March 16th and March 22nd to discuss this development proposal with nearby residents, to which many of you were invited and may have attended.

This notice is to invite you to attend a Community Meeting required by the Charlotte Zoning Ordinance which will be held on **Tuesday, May 30, 2006 at 7:00 p.m.** at the **Providence Community Club House** for purposes of discussing this Rezoning Petition with neighboring property owners and organizations prior to the Public Hearing which is scheduled to be held on Monday, June 19, 2006. **The Providence Community Club House is located across from the Community House Middle School. Enclosed is a map which we are hopeful will be helpful to you in locating the Club House.**

The Petitioner seeks NS zoning to accommodate a small mixed-use development which envisions 4 themed, residentially scaled buildings that would accommodate several small shops with some second floor offices, including neighborhood services, restaurants and an ice cream shop or coffee shop, along with a branch bank, all within walking distance of many of you. The initial architectural concept –inspired by the family's Robinson Country Store which was originally located very near the property years ago—are buildings reflecting this history of the area amid tasteful landscaping and with ample articulation, numerous windows and shutters, gabled roofs, dormers, and chimneys.

Representatives of the Houser Family look forward to sharing information concerning this proposal with you and responding to questions you may have regarding the Rezoning Petition. Pembroke may make further revisions to its conditional rezoning plan as a result of comments received at this meeting, comments received from the Charlotte-Mecklenburg Planning Staff and/or the Charlotte Department of Transportation, or as a result of modifications the Petitioner may deem necessary.



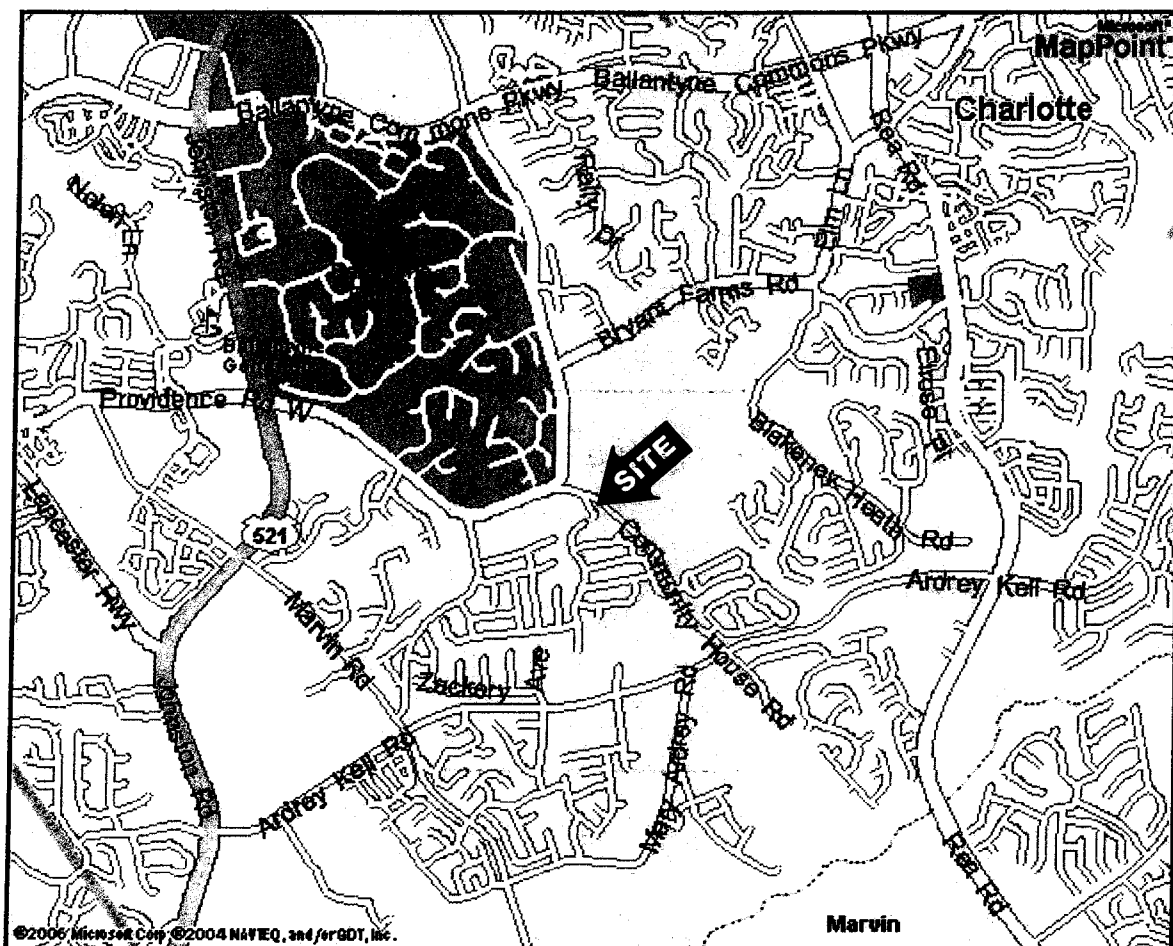
Should you have any questions or comments, you may call Jim Houser at (704) 347-5000 or Bailey Patrick at (704) 331-7454.

Kennedy Covington Lobdell & Hickman, L.L.P.

cc: Don Lochman, City Council District 7
Brenda Freeze, City Clerk
Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
James P. Houser, Jr., Compass Rose Associates Inc.
Bob Otten, GVA Lat Purser & Associates
Randy Goddard, Kubilins Traffic Consulting, Inc.
Christy Magas, LandDesign
Jim Williams, LS3P Architects

**Location of Community Meeting
Providence Community Club**

Charlotte, North Carolina, United States



PEMBROKE PARTNERS LIMITED PARTNERSHIP

Community Meeting Sign-in Sheet
Providence Community Club
Tuesday, May 30, 2006
7:00 P.M.

PLEASE CLEARLY PRINT ALL CONTACT INFORMATION

	<u>Name</u>	<u>Mailing Address (w/zip code)</u>	<u>Phone No.</u>	<u>Email Address</u>
1.	BOB OTTEN LAT PORSER & ASSOC.	4536 PARK RD. STE 300 CLT, NC 28209	704-519-4250	bob.otten@latporser.com
2.	BRAD DAVIS LANDDESIGN	223 N. GERRARD ST. CLT NC 28202	704-333-0325	bddavis@landdesign.com
3.	JIM WILLIAMS LS3P ASSOCIATES	227 W. TRADE ST. SUITE 700 CHARLOTTE - 28202	704-333-6686	jwilliams@ls3p.com
4.	JOBY HUMPHREY	11500 FALLING LEAVES CHAR 28277	704-543-7744	JOBY HUMPHREY@BELLSOUTH.NET

PEMBROKE PARTNERS LIMITED PARTNERSHIP

Community Meeting Sign-in Sheet
 Providence Community Club
 Tuesday, May 30, 2006
 7:00 P.M.

PLEASE CLEARLY PRINT ALL CONTACT INFORMATION

	<u>Name</u>	<u>Mailing Address (w/zip code)</u>	<u>Phone No.</u>	<u>Email Address</u>
5.	CHARLOTTE JOE WARE	10024 PROV. RD. W.	542-7957	
6.	Jo Earnheart	10236 Old Ardrey Kell Rd	704 542-3252	
7.	Betsy Kerr	611 Pacer Lane Waxham NC 28173	704 843 1152	
8.	Brenda J. Shi	9005 Hammersley Ln Waxham NC 28173	704 843-7579	

PEMBROKE PARTNERS LIMITED PARTNERSHIP

Community Meeting Sign-in Sheet
 Providence Community Club
 Tuesday, May 30, 2006
 7:00 P.M.

PLEASE CLEARLY PRINT ALL CONTACT INFORMATION

	<u>Name</u>	<u>Mailing Address (w/zip code)</u>	<u>Phone No.</u>	<u>Email Address</u>
9.	Bailey Patrick Jr	434 FENTON PI CHARLOTTE, NC 28207	(704) 331-7454	
10.	JAMES P. Houser, JR	300 EAST Boulevard Suite B-4 Charlotte, NC 28203	704 347- 6000	JPHouser @ COMPASS ROSE ASSOCIATES.COM
11.	Joe C. Ross	717 Whippoorwill Ct Hoover, AL 35244	205-907 3 3180	
12.				