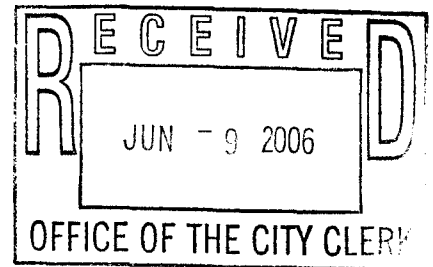


COMMUNITY MEETING REPORT
Petitioner: Pfeiffer University
Rezoning Petition No. 2006-083



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 May 1, 2006. 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 Tuesday, May 16, 2006 at 7:00 p.m. at Park Road Baptist Church, Fellowship Hall, 3900 Park 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 Tom Leitzel of Pfeiffer University, Diane Rivers of The Brackett Company, Jonathan Koricke of ADW Architects, Teresa Hawkins of GNA Design Associates and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by welcoming those in attendance and introducing the Petitioner's representatives. He stated that this is the Community Meeting relating to Rezoning No. 2006-083.

John Carmichael then stated that the site is a 6.2 acre site located at the intersection of Park Road and Mockingbird Lane and the intersection of Mockingbird Lane and Hedgemore Drive. The site is currently occupied by Pfeiffer University and an office building at the rear of the site. The site is currently zoned O-1, which is an office zoning classification. Pfeiffer University seeks to rezone the site to the MUDD(CD) zoning district to accommodate the redevelopment of the site with a 60,000 square foot, 3-story classroom and administration building for Pfeiffer; a 60,000 square foot, 3-story office and medical office building; and 75 condominium units.

John Carmichael then provided the schedule of events relating to this Rezoning Petition. He stated that the Public Hearing will be held on Monday, June 19, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center; the Zoning Committee Work Session will be held

on Wednesday, June 28, 2006 at 4:30 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center; and City Council will render a decision on this Rezoning Petition on Monday, July 17, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center.

Jonathan Koricke then addressed the meeting. He explained that he was the project architect, and he then described the site and the adjoining uses in more detail. Jonathan Koricke stated that the site contains approximately 6.2 acres, and it consists of the existing 5 acre site currently owned by Pfeiffer, and a 1.2 acre parcel located to the rear of the existing Pfeiffer site. Jonathan Koricke explained that the existing Pfeiffer building would remain open while Pfeiffer's new building was being constructed.

Jonathan Koricke explained that the 3-story medical office and office building would be located at the corner of the site next to the intersection of Park Road and Mockingbird Lane, and the 3-story condominium buildings would be located along Mockingbird Lane and Hedgemore Drive. A 6-foot sidewalk and an 8-foot planting strip would be installed along the site's frontage on the public streets and the sidewalk improvements would make the site more pedestrian friendly.

Jonathan Koricke then shared preliminary renderings of the proposed Pfeiffer building. Once again, he indicated that the building would be 3-stories in height, and there would be two colors of brick on the exterior. The roof would be a pitched roof, and the intent is to make this building similar in appearance to Pfeiffer's Misenheimer, North Carolina campus. Jonathan Koricke indicated that there are no renderings of the other buildings as of yet, but the design of these buildings would be consistent with the proposed Pfeiffer building.

Tom Leitzel of Pfeiffer then addressed the meeting. He stated that he is a vice president with Pfeiffer. He explained that Pfeiffer's Charlotte branch has experienced great growth over the years which is very exciting. Pfeiffer's Charlotte campus services an adult population, and the mean age of its students is 33 years. Pfeiffer's MBA program is the largest program at its Charlotte campus. Tom Leitzel stated that he expected enrollment to continue to grow, and that there is a bright future for Pfeiffer's Charlotte campus.

Tom Leitzel stated that like our neighbors, we want to stay in the area, and the Village of Pfeiffer would enable Pfeiffer to do so. He stated that Pfeiffer's students appreciate the convenience of this location. Tom Leitzel stated that Pfeiffer has outgrown its existing facility in terms of its size and technology, and the new building would meet its needs for growth and improved technology.

A question and answer session then ensued. The following are the answers to the various questions.

Tom Leitzel explained that students would only be located in the classroom and administration building, and that Pfeiffer is closed on Sundays. Tom Leitzel stated that only a few classes are held on Saturdays. In general, Pfeiffer's classes are held on Monday, Tuesday, Wednesday and Thursday nights from 5:30 p.m. to 9:00 p.m.

In response to a question, Tom Leitzel said that Pfeiffer would have to work with adjoining property owners to provide parking for its students during the construction process. Jonathan Koricke indicated that the project would be phased, so that there would be parking on the site during the construction process.

In response to a question, John Carmichael said that ingress and egress to the site could be by Mockingbird Lane, Park Road and Seneca Place.

In response to a question, it was stated that the driveway from Mockingbird Lane into the site would be in the same general location as the existing driveway.

In response to a question, it was stated that it is anticipated that the construction traffic would access the site off of Mockingbird Lane or Park Road. Construction traffic would not access the site from Hedgemore Drive.

In response to a question about phasing, Jonathan Koricke stated that 30 condominiums at the rear of the site would be constructed initially, and then the Pfeiffer building would be constructed.

In response to a question regarding the timing of construction, Jonathan Koricke indicated that first the Rezoning Petition would need to be approved, and if it were approved, the first phase of construction would start in late 2006 or early 2007. Diane Rivers reiterated that they would be working with Seneca Commons and Park Seneca on parking during the construction process.

In response to a question and concern about construction traffic, Diane Rivers stated that they would dictate where construction traffic enters the site.

In response to a question, it was stated that 6 foot sidewalks and 8 foot planting strips would be installed along the site's frontage on Hedgemore Drive, Mockingbird Lane and Park Road. It was also stated that a vehicular entrance into the site would not be located on Hedgemore Drive. However, there would be driveways for certain of the condominium units on Hedgemore Drive.

In response to a question, Jonathan Koricke stated that there would be approximately 15 condominium units facing Hedgemore Drive.

In response to a question regarding storm water, Teresa Hawkins stated that hopefully, they were not going to increase the amount of impervious area on the site, that they would work with City Engineering on storm water measures. It is likely that they will tie into Seneca Commons' storm drain system. Seneca Commons has an underground water detention system, and it is designed to take water from the Pfeiffer site.

In response to a question, Diane Rivers stated that the types of tenants in the medical office building would be ophthalmologists, dentists, plastic surgeons and other types of physicians.

In response to a question regarding the size and price of the condominium units, Diane Rivers stated that each condominium unit would contain approximately 1,000 square feet, and the sales price would be approximately \$225 per square foot, resulting in a sales price of \$225,000.

Diane Rivers stated that a master property owners association would be formed for the site to ensure that it is properly maintained.

In response to a question, Diane Rivers indicated that Pfeiffer is participating in this project as a fundraising mechanism.

In response to a question, it was stated that garages would not be located on Mockingbird Lane. It was also stated that the main entrance into the project would be from Mockingbird Lane.

In response to a question, Diane Rivers indicated that at this time, they had not decided whether the medical building site would be subdivided from the remainder of the site.

A resident of Franciscan Terrace stated that she is in favor of this type of development, but that she had two concerns. These concerns are providing a buffer and lighting. The Petitioner's representatives indicated that they would look at buffers and lighting on the site.

Finally, in response to a question, it was stated that the height of the condominium buildings would be 45 feet and 3 stories.

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

The Petitioner incorporated a 20 foot landscape area with a 6 foot screen fence and plantings consisting of large maturing trees, evergreen trees and small maturing flowering trees along the site's common boundary line with Franciscan Terrace to address concerns regarding buffering. The Petitioner also submitted elevations of the condominium buildings and the office and medical office building. Other changes were made to the plan as result of comments received from the Planning Staff and other City and County Agencies.

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

Pfeiffer University, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Tom Leitzel, Pfeiffer University
Ms. Diane Rivers, The Brackett Company

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by Pfeiffer University to rezone an approximately 6.204 acre site bounded by Park Road, Mockingbird Lane and Hedgemore Drive

Date of Meeting: Tuesday, May 16, 2006 at 7:00 P.M.

Place of Meeting: Park Road Baptist Church
Fellowship Hall
3900 Park Road
Charlotte, NC

Petitioner: Pfeiffer University

Petition No.: 2006-083

We are assisting Pfeiffer University ("Pfeiffer") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 6.204 acre site bounded by Park Road, Mockingbird Lane and Hedgemore Drive from the O-1 zoning district to the MUDD (CD) zoning district. The purpose of the requested rezoning is to accommodate the redevelopment of the Site with a 55,000 square foot administration and classroom building for Pfeiffer, a 60,000 square foot medical office/office building and up to 75 residential condominium units.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, Pfeiffer will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of Pfeiffer, we give you notice that representatives of Pfeiffer will hold a Community Meeting regarding this Rezoning Petition on Tuesday, May 16, 2006 at 7:00 P.M. at Park Road Baptist Church in the Fellowship Hall, 3900 Park Road, Charlotte, NC. Pfeiffer's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call John Carmichael at (704) 331-7509.

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

cc: Mr. Andy Dulin, City Council District 6
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Mr. Thomas C. Leitzel, Pfeiffer University
Mr. David W. Olive, Pfeiffer University
Jonathan C. Koricke, R.A., ADW Architects, P.A.
Jim Powell, ADW Architects, P.A.
Diane Rivers, Brackett Company
Teresa Hawkins, GNA Design Associates Inc.
Ms. Anne Neal, Park Road Baptist Church



PFEIFFER UNIVERSITY

Petition No. 2006-083

Community Meeting Sign-in Sheet
Park Road Baptist Church - Fellowship Hall
Tuesday, May 16, 2006
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Barbara Renfro	4607 J Hedgemore		barrenfro@aol.com
2.	Mona Hodge	11 Park Lane		
3.	Joan Hunsicutt	" " "		
4.	H. Lee Myers	4601-A - "		
5.	Carol Inpect	4743 J HEDGEMORE DR		CTRIPODELLS@JN
6.	Janet Bertrand	4747 Hedgemore Dr. P		
7.	John Bertrand	" " "		
8.	ROBT - BURN	1222 JERSEY CN. 28209		
9.	MARG BURN	" " "		
10.	NANCY MATTHEWS	1515 Mockingbird Lane #100	704.525.7231	
11.	BRENDA Campbell	4747-R Hedgemore Dr	704 525.2554	bcamp5169@
12.	Edna Hunter	4736 Hedgemore	704-529-0349	YAHOO.COM
13.	Tat Arnold	" "	522-8661	
14.	Therese Conchell Roberts	4743 Hedgemore Unit 7	(704) 529-3358	CLRTAGE@
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