

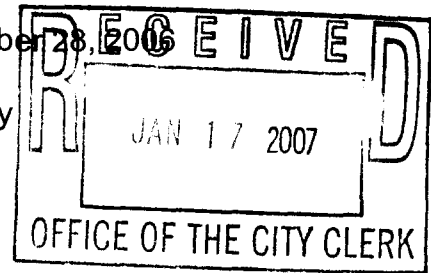
**Community Meeting Minutes
Rezoning Petition 2007-021**

Subject: Community Rezoning Meeting to explain the proposed adjustments to the existing approved zoning for Ayrley and respond to questions.

Persons and Organizations Contacted: See attached contact sheet.

Date and Time of Meeting: 5:30 pm, Thursday December 28, 2006

Location of Meeting: Ayrley Grand Cinemas 14 Lobby
9110 Kings Parade Boulevard
Charlotte, NC 28273



Persons in Attendance: See attached sign-in sheet.

Summary of issues discussed, led by Mr. Gene Bodycott:

Mr. Bodycott reviewed the rezoning petition with the attendees. The following is an outline of the specific topics proposed by the petition that were covered:

- a. Elimination of the widening of Whitehall Park Drive by Ayrley Development Corp.
- b. Addition of angled on street parking in lieu of parallel parking.
- c. Improvement of signage and lighting for the Entertainment District and the Corporate District.
- d. Add traffic calming on Ayrley Town Boulevard.

After completing the overview of the rezoning issues, Mr. Bodycott opened the floor to a question and answer period.

Question: Where is Whitehall Park Drive?

Answer: Directly across South Tryon Street from Ayrley Town Boulevard.

Question: Where will be the signs go?

Answer: One sign will go on South Tryon Street on the back of the theater. Others will be placed where the most benefit will be gained.

Question: Will there be retail stores in Charleston Row?

Answer: Yes, and when we can announce them we will do so.

Question: With a hotel coming to Ayrley, what signage will the hotel require and will the traffic increase to the point of gridlock?

Answer: The sign for the hotel would be proportionate to the building and tastefully designed. As for the traffic, there are other access points that will be

available to accommodate the increase in traffic. Two access points will be installed at Pioneer Avenue. One will be completed shortly. Ayrsley traffic patterns were developed with a professional traffic engineering company and approved by the city.

Question: Is there a Data Center coming to Ayrsley?

Answer: There is already one data center; Peak 10. There is a possibility of another and we are studying the requirements.

Question: Are there going to be more meetings with home owners to discuss what is happening in Ayrsley?

Answer: We'll look into that request.

Question: What can be done about the flood lights on the back corner of one of the Beltway buildings and garbage pick at 2 am?

Answer: We'll check on reducing light and the timing of garbage pickup.

Question: What type of sign will be placed on South Tryon Street?

Answer: A pylon sign with retail tenants' names on it.

Question: Do we need to show up at the meetings with the City?

Answer: You are welcome to come to any meetings. Your choice.

Question: Will there be diagonal parking for all of Ayrsley?

Answer: No, just on new public roads to be built, if the diagonal parking is approved.

The meeting was adjourned at 6:15 pm.

Returned Invitations:

Distribution Funding II Inc.

Marcus and Anke Clifton

Carlos Mondragon

Julia Graham

Open House: In addition to the city provided (attached) invitation list, we invited a number of people to the open house held on January 8, 2007. Please see attached list on invitees. Two people attended that meeting and Mr. Bodycott present the zoning request. Their concerns were about topics other than the zoning such as deflecting commercial security lighting from their residences.

Attendees: Brian Rohrman
Liz Kansier

December 19, 2006



Dear Adjacent Owner/Community Member:

Ayrsley Development Group has filed a rezoning petition to make certain adjustments to the existing approved zoning for Ayrsley. The purpose of the adjustments is to help us fine tune what we and the City have intended to develop, a new urban pedestrian oriented development with Retail, Residential, Office and Entertainment.

The initial rezoning of this land was accomplished approximately six years ago. We are on track to fulfill the intent, but as we have become involved in the development we have found that certain flexibility will facilitate the achievement of the overall intent.

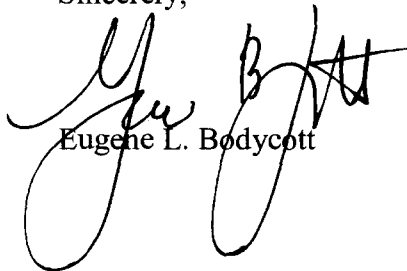
Community Meeting Topics of Discussion in outline form:

1. Elimination of the widening of Whitehall Park Drive by Ayrsley Development Corp.
2. Addition of angled on street parking in lieu of parallel parking
3. Improvement of signage and lighting for the Entertainment District and the Corporate District.
4. Add Traffic calming on Ayrsley Town Boulevard

Ayrsley Development Corp. invites you to attend a community meeting on Thursday December 28, 2006, 5:30 PM. The meeting will be held at the Ayrsley Grand Cinemas 14, 9110 Kings Parade Blvd. Charlotte, NC 28273 to discuss the proposed rezoning. See attached map for directions.

For those who wish to prepare, we ask that you contact Elaine Horwath at 704 731 5508. If you have questions prior to the meeting, please fax them to 704 980 7208.

Sincerely,



Eugene L. Bodycott

SIGN IN SHEET

AYRSLEY DEVELOPMENT GROUP
Rezoning Petition Community Meeting
December 28, 2006

	NAME	ADDRESS	REPRESENTING
1	PRINT: DEBRA NICKOL SIGN: <i>Debra Nickol</i>	2011 KEGSWORTH DR Charlotte NC 28273	d.nickol@yahoo.com myself
2	PRINT: JASON POTTEAT SIGN: <i>Jason Potteat</i>	9546 KINGS PARADE CHARLOTTE NC 28273	MYSELF
3	PRINT: Dave Wiggins SIGN: <i>David Wiggins</i>	13938 Dingess Rd CLT 28273	Stale Creek Res. Assn.
4	PRINT: TERRY LOCARD SIGN: <i>Terry Locard</i>		
5	PRINT: Pam Lilley SIGN: <i>Pam Lilley</i>	4718 Kings Parade Blvd	myself
6	PRINT: Erica Johnson SIGN: <i>Erica Johnson</i>	2005 Cambridge Beltway Dr.	myself
7	PRINT: Logan SIGN: <i>Logan</i>	9604 Kings Parade Blvd 28272	self
8	PRINT: Randy Cobb SIGN: <i>Randy Cobb</i>	9542 Kings Parade Blvd. Charlotte 28273	self
9	PRINT: Alicia Cobb SIGN: <i>Alicia Cobb</i>	9542 Kings Parade Blvd. Charlotte 28273	Self
10	PRINT: HARRY KIRBY SIGN: <i>Harry Kirby</i>	9700 KINGS PARADE BLVD	SELF
11	PRINT: Ami Jackson SIGN: <i>Ami Jackson</i>	9700 Kings Parade Blvd. 28273	Self
12	PRINT: SIGN:		
13	PRINT: SIGN:		