

COMMUNITY MEETING REPORT

Petitioner: Lincoln Harris, LLC

Rezoning Petition No.: 2007-107 - UMUD-Optional College Street

Property: Approximately 5.60 acres located on the northeast and northwest corner of North College Street, East Trade Street, 5th Street and North Tryon Street

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-1 attached hereto by depositing the Community Meeting Notice in the U.S. mail on July 30, 2007. A copy of the written notice is attached hereto as Exhibit A-2.

DATES, TIMES AND LOCATIONS OF MEETINGS:

The Community Meeting was held on Tuesday, August 14, 2007 at 7:00 p.m. in Room 251 at the First Baptist Church at 301 S. Davidson Street, Charlotte, NC.

PERSONS IN ATTENANCE AT MEETINGS:

No one attended the Community Meeting other than the Petitioner's representatives. In addition, no one attended the public forum held on Monday, August 13, 2007.

SUMMARY OF ISSUES DISCUSSED:

Since no one attended the Community Meeting, no issues were discussed.

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

Since no attended the Community Meeting, no changes were made to the Rezoning Petition or to the Petitioner's UMUD and UMUD-O rezoning plan as a result of the Community Meeting.

Respectfully submitted, this 7th day of September, 2007.

LINCOLN HARRIS, LLC

cc: Mayor Pat McCrory, Members of Charlotte City Council
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Robert Vail, Bank of America
Ms. Lawana McAllister, Bank of America
Ms. Betty Turner, Bank of America
Mr. Brett Phillips, Lincoln Harris, LLC
Ms. Sue Freyler, ColeJenest & tone

NOTICE TO INTERESTED PARTIES OF REZONING PETITION

Subject: Rezoning Petition No. 2007-107
Petitioner: Lincoln Harris, LLC
Property: Approximately 5.60 acres located on the northeast and northwest corner of North College Street, East Trade Street, 5th Street and North Tryon Street
Existing Zoning: UMUD and UMUD-O
Rezoning Requested: UMUD-Optional
Date and Time of Community Meeting: Tuesday, August 14, 2007
7:00 p.m.
Location of Community Meeting: First Baptist Church
Room 251/253
301 S. Davidson Street
Date of Notice: July 27, 2007

Ladies and Gentlemen:

We are assisting Lincoln Harris, LLC, agent for Bank of America (the "Petitioner") on a rezoning petition it has filed with the Charlotte-Mecklenburg Planning Commission. We take this opportunity to invite you to attend a Community Meeting to learn more about the petition and development plans.

Background and Summary of Request

The purpose of the rezoning request is to make certain technical variations to the UMUD zoning development standards to accommodate certain minor encroachments into the setbacks for improvements to that certain approximately 3.2 acre parcel located at 100 N. College Street (Tax Parcel #080-013-03; the College Street Site) and to that certain approximately 2.4 acre parcel located at 100 N. Tryon Street (Tax Parcel #080-12-03; the Tryon Street Site), among other matters. See attached site locator map. The permitted uses of the property are not changing since the property is already zoned UMUD. These minor variations are requested as part of the UMUD Optional process permitted by the Zoning Ordinance.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the rezoning site. Accordingly, we invite you to attend a Community Meeting to be held on Tuesday, August 14, 2007 at 7:00 p.m. at the First Baptist Church, Room 251, 301 S. Davidson Street. To access Room 251, please enter the building at the Martin Luther King, Jr. Blvd. and Davidson Street corner of the church.

Please be advised that the Petitioner may later amend this conditional rezoning plan as a result of comments received at the Community Meeting, comments from the Planning Staff, comments

from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions or concerns about this matter, you may call Jeff Brown (704-909-2752), who is assisting Lincoln Harris, LLC on this matter. Representatives of the Petitioner look forward to discussing the technical aspects associated with this matter with you at the Community Meeting.

King & Spalding, LLP

cc: James Mitchell, Charlotte City Council District 2
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Mr. Robert Vail, Bank of America
Ms. Lawana McAllister, Bank of America
Ms. Betty Turner, Bank of America
Mr. Brett Phillips, Lincoln Harris, LLC
Ms. Sue Freyler, ColeJenest & Stone
Ms. Janice Broome, First Baptist Church

Petition #: **2007-107**

Petitioner: Lincoln Harris LLC

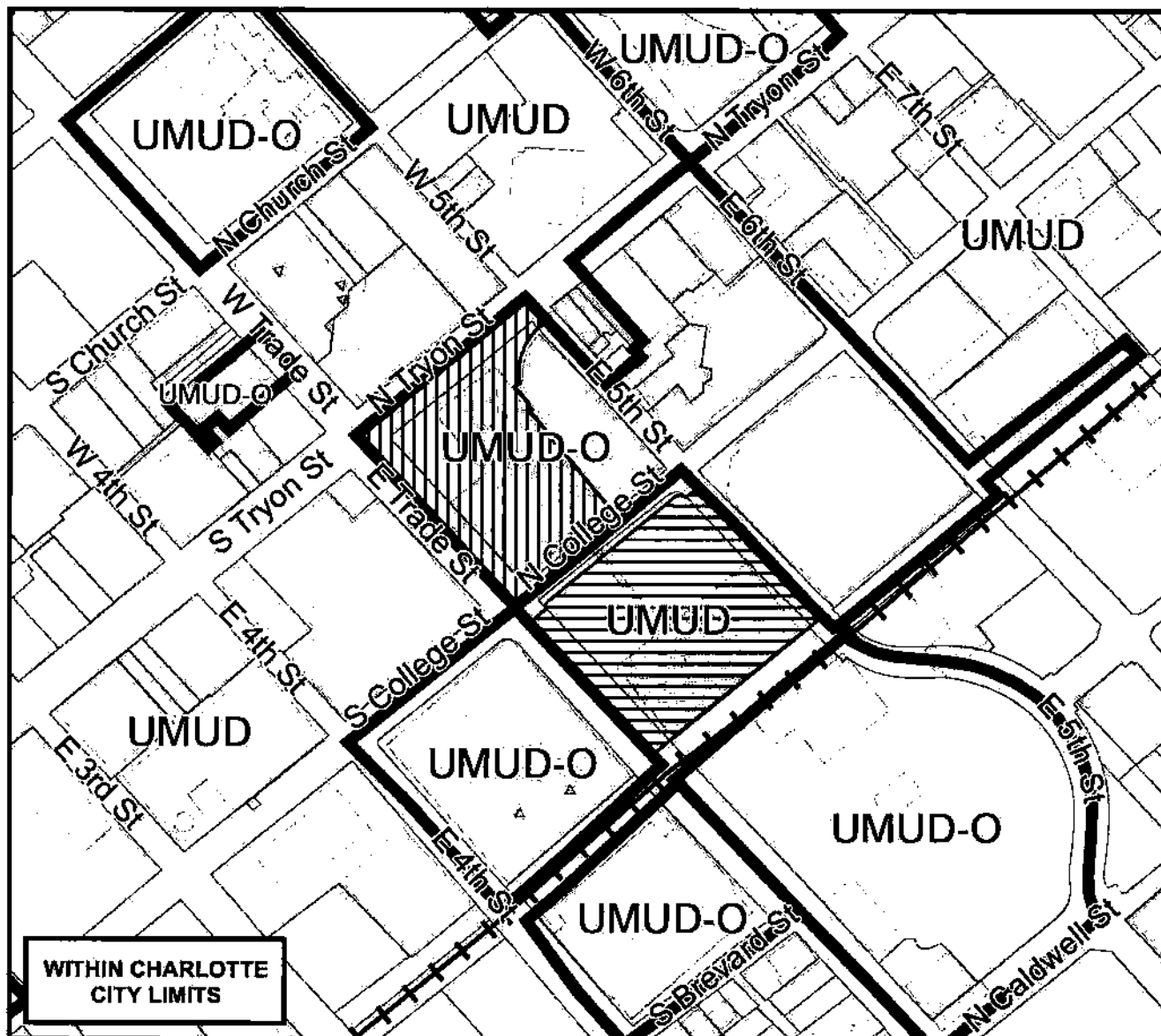
Zoning Classification (Existing): UMUD and UMUD-O

(Uptown Mixed Use District and Uptown Mixed Use District, Optional)

Zoning Classification (Requested): UMUD-O and UMUD-O S.P.A.

(Uptown Mixed Use District, Optional and Uptown Mixed Use District, Optional, Site Plan Amendment)

Acres & Location : Approximately 5.60 acres located on the northeast and northwest corner of N College Street and E Trade Street.



0 100 200 400 600 800 Feet


Zoning Map #(s) **102**

Map Produced by the
Charlotte-Mecklenburg Planning Department
06-26-2007

 Requested UMUD-O from UMUD

 Requested UMUD-O S.P.A.
from UMUD-O

 Existing Building
Footprints

 Existing Zoning
Boundaries

 Charlotte City Limits

 FEMA flood plain

 Watershed

 Lakes and Ponds

 Creeks and Streams

Lincoln Harris, LLC, Petitioner
Rezoning Petition No. 2007-107
Community Meeting Sign-in Sheet
First Baptist Church
Room 251/253, 301 S. Davidson Street
Tuesday, August 14, 2007
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	<i>No attendees except for petitioner representatives</i>			
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