

COMMUNITY MEETING REPORT

Petitioner: Phillips Development & Realty, LLC

Rezoning Petition No.: 2008-105

Property: Approximately 41.19 acres, 701 McCullough Drive

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 attached hereto by depositing the Community meeting Notice in the U.S. mail on May 29, 2008. A copy of the written notice is attached hereto as Exhibit B.

DATES, TIMES AND LOCATIONS OF MEETINGS:

The Community Meeting was held on Thursday, June 10, 2008 at 7:00 p.m. at Hilton Charlotte University, 8629 J.M. Keynes Blvd, in Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETINGS:

The Community Meeting was not attended by any individuals as indicated on the sign-in sheet attached hereto as Exhibit C. The Petitioner's representative at the Community Meeting was Jeff Brown of King & Spalding. The Neighborhood Forum sign-in sheet is attached hereto as Exhibit D.

SUMMARY OF ISSUES DISCUSSED:

None, since there were no attendees.

QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE:

None, since there were no attendees.

PHILLIPS DEVELOPMENT & REALTY, LLC

cc: Councilmember Michael Barnes
Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Jackson Naftel, Phillips Development, LLC
Mr. Brad Minsley, Phillips Development, LLC

NOTICE TO INTERESTED PARTIES OF REZONING PETITIONS

Subject: Rezoning Petition Nos. 2008-105

Petitioner: Phillips Development & Realty, LLC

Property: Approximately 41.19 acres located on the southwest corner of McCullough Drive and Collins-Aikman Drive in Charlotte, NC

Existing Zoning: B-2(CD), O-2(CD) & NS

Rezoning Requested: **B-2(CD) (SPA), O-2(CD) SPA & NS SPA**

Date and Time of Community Meeting: Tuesday, June 10, 2008 at 7:00 p.m.

Location of Community Meeting: Hilton Charlotte University Place
8629 J.M. Keynes Boulevard
Charlotte, NC 28235, (704) 916-2850

Date of Notice: May 29, 2008

We are assisting Phillips Development & Realty, LLC (the "Petitioner") on a Rezoning Petition it recently filed regarding property shown on the attached site locator map. We take this opportunity to furnish you with the following basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it. The Petitioner wants to ensure that residents and business owners in the area have a chance to learn about the development plans.

Background and Summary of Request:

These rezoning request relates to a minor change to the wording of note 2.5(c) on the currently approved conditional plan to clarify that the 25,000 square foot limit in building size for a single user relates only to retail/restaurant uses. Note 2.5(c) will be changed to read as follows: "No one single tenant or single fee ownership user may occupy more than 25,000 square feet of gross floor area on the ground floor for **retail and/or restaurant uses**." The bolded and underline section is being added.

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 Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, June 10, 2008 at 7:00 p.m. at the Hilton Charlotte University Place, Charlotte, North Carolina.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.



The Petitioner may later amend the conditional rezoning plans 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.

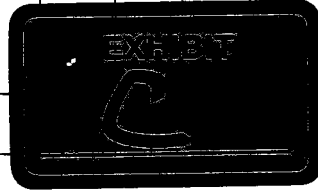
In the meantime, should you have questions about this matter, you may call Keith MacVean (704- 503-2637).

King & Spalding, L.L.P.

cc: Michael Barnes, City Council District 4
Jackson Naftel, Phillips Development & Realty, LLC
Bradley Minsley, Phillips Development & Realty, LLC
Tom Drake, Charlotte-Mecklenburg Planning Commission
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission

Phillips Development, Petitioner
Rezoning Petition No. 2008-105
Community Meeting Sign-in Sheet
Hilton University Place
June 10, 2008
7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	NONE	NONE	NONE	NONE
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				



Phillips Development
Neighborhood Forum
Address

2008-105

Name

Email/Phone

Wm. B. Clowe, Sr.

806 PINE FOREST RD.
CHOR. 28214

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