

COMMUNITY MEETING REPORT
Rezoning Petition #2009-002
Petitioner: Bellsouth Telecommunications

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 (the "Ordinance").

1. Persons / Organizations Contacted:

A representative of the Petitioner mailed written notices of the date, time and location of the required Community Meeting to the individuals and organizations set out on attached Exhibit 'A', by depositing such notices in the U.S. mail on November 24, 2008. A copy of the written notice is attached hereto as Exhibit 'B'. Note that the notice mailed to the Walkers Creek HOA (Jason Baker, 13800 Walkers Creek Drive) was returned as "undeliverable" and Planning Commission Staff was notified as such.

2. Date, Time And Location Of Community Meeting:

The Community Meeting was held on Tuesday, December 2, 2008 at 7 o'clock p.m. in the Chapel of Lakeview Church, located at 13925 Erwin Road, Charlotte, North Carolina.

3. Persons In Attendance At Community Meeting:

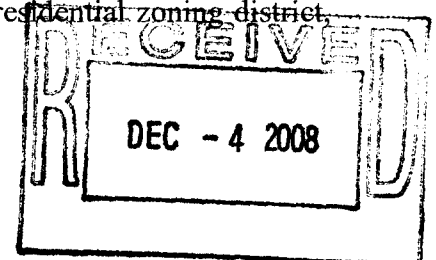
The individuals who attended the Community Meeting are set forth on the Sign-in Sheet attached hereto as Exhibit 'C'.

4. Summary Of Issues Discussed:

The Petitioner's representatives at the Community meeting included Dave Kendelhardt of Bellsouth and Wayne Harris of Harris Engineering.

Wayne Harris opened the Community Meeting by introducing the Petitioner's representatives, discussing the general purpose of a Community Meeting, and then explaining the Petitioner's conditional rezoning plan to those in attendance. Specifically, Wayne Harris stated that the sole purpose of the proposed rezoning is to allow construction of a gravel parking area in the rear portion of the subject parcel. The proposed parking area is to be used for automobiles, pickup trucks and/or service vans, which are the support vehicles necessary for a new subscription TV and high-speed internet service being offered by AT&T. In addition, Harris made the following points:

- The subject site was acquired by Bellsouth in 1964 and since that time has been used to house phone equipment related to providing phone service to the surrounding area. The current R-3 zoning classification allows certain public utility uses such as substations, telephone equipment, and etc.
- The Zoning Administrator and Planning Commission Staff made the determination that the proposed parking area and subsequent use fell into the category of "Contractor Offices and Accessory Storage" which is not allowed in a residential zoning district, therefore a rezoning is required.



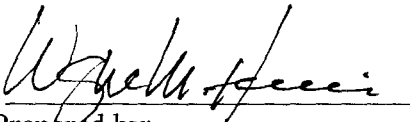
- At Planning Commission Staff's request, notes were added to the plan (Sheet RZ-1) that limits uses that may occur on the site under the proposed I-1 zoning classification and the size / type of service vehicles that can use the proposed parking area.

5. Questions / Comments From Attendees:

- A neighbor on the opposite side of Erwin Road asked if the proposed parking area would increase the stormwater runoff to the existing drainage pipe under the road. Wayne Harris replied no, because the proposed parking area slopes toward the existing on-site basin and does not drain in the direction of the pipe in question.
- A neighbor asked if a left-turn lane on Erwin Road would be provided. Wayne Harris replied no, because the proposed function does not have a significant impact on Erwin Road traffic, as supported by CDOT calculations.
- A neighbor stated that he did not understand why a rezoning was required to build the proposed parking, noting that he was concerned about the future impact of the I-1 zoning. Wayne Harris replied the rezoning requirement was the determination of the Planning and Zoning Staffs, and that the "use limitations" previously noted were placed on the plan to limit other I-1 uses. Harris added that the plan conditions run with the land and could only be modified by a future rezoning of the property.
- A neighbor asked about the Public Hearing date. Wayne Harris replied that the Public Hearing for this petition is scheduled for December 15, 2008 in the Government Center Council Chamber, the Zoning Committee meeting date is yet to be determined but should be late December, and the decision by City Council should occur at the January 20, 2009 meeting.
- A neighbor asked if there will be a sidewalk along the Erwin Road frontage. Wayne Harris replied that had not yet been determined.
- A neighbor asked about possible future redevelopment of the site or if Bellsouth could decide at some future date that they wanted to use the parking for large, heavy-duty vehicles that are common in an I-1 zoning district. Wayne Harris replied that any future construction or redevelopment on the site would require that Bellsouth (or any other future owner of the subject property) meet all regulatory requirements and secure all applicable permits, including all zoning conditions (i.e., land use, parking restrictions, etc.) listed on the proposed plan.

6. Changes To The Petition As A Result Of The Community Meeting:

The Petitioner is not proposing any changes to the rezoning application as a result of the Community Meeting.


 Prepared by: _____ Date: 12/3/08

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