

COMMUNITY MEETING REPORT FOR REZONING

PETITION No. 2012-081

Petitioner: NRI Communities/Charlotte, LLC

Rezoning Petition No. 2012-081

Property: Approximately 7.55 acres, generally located on the west side of Johnston Road between North Community House Road and McAlpine Creek, in Charlotte NC.

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 August 3rd, 2012. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, August 22nd, 2012 at 7:00 p.m. at the Toringdon Circle shopping center located at 12206 Cooper Way, Suite 124 Charlotte, North Carolina 28277. The sign in sheet from the Community Meeting is attached as Exhibit C.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the Community Meeting were Alex Kelly with Lincoln Harris and Hash Patel with Tara Investments. Also in attendance representing the Petitioner was Robert Ruffo with Stewart Engineering and Keith MacVean of King & Spalding.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The Petitioner and the Petitioner's representatives introduced themselves to the attendees. Keith MacVean began by welcoming everyone to the meeting and thanking them for their attendance and interest. He then provided an overview of the previous rezoning petitions for the Site. The 7.55 acres that make up this Site were originally rezoned in 1999 as part of rezoning petition for a much larger piece of property located on both sides of Johnston Road. Since the approval of the original rezoning petition there have been several Site Plan Amendments to the Site to modify the allowed uses and building configurations.

Mr. MacVean then explained that the purpose of this rezoning Petition was to allow the previously approved four story, 120 room hotel to go up to five stories and to allow an additional 8,000 square foot building for commercial uses along Johnston Road. The number of Hotel Rooms would not increase from 120 rooms.

A brief outline of the rezoning schedule and key dates was provided. The attendees were then asked if they had any questions or comments.

The attendees had several questions about the greenway bridge that would connect the Site to the existing greenway trail located on the north side of McAlpine Creek. It was explained that the previous petition for the Site had committed to fund a greenway bridge that would connect the Streets of Toringdon to McAlpine Greenway. The funds for the greenway bridge had been

provided by the Petitioner to County Parks and Recreation who had used the funds to install the bridge. However, due to flooding issues the original bridge had to be removed. It was explained that the County was currently in the process of reconstructing a redesigned bridge connection which is scheduled to be completed before construction on the proposed hotel would begin. It is anticipated that construction on the proposed hotel would begin in March of next year.

One of the attendees was concerned that the addition of the new driveway into the Site from Johnson Road would cause congestion with cars making u-turns and traveling south on Johnston Road after leaving the greenway parking area located north of McAlpine Creek. It was explained that due to the separation between the proposed driveway and the greenway parking area conflicts were not expected.

A question was asked as to why the height of the hotel was been increase from four stories to five stories. It was explained that four stories was the preferred height of the hotel as it would be less expensive to build. The height of the hotel could be increased to five stories if as a result of site constraints and parking requirements the proposed hotel building footprint had to be smaller.

Several questions about the proposed retail building were asked. The proposed retail building will be a one story building with a taller façade to help screen roof top mechanical equipment. A restaurant is very likely one of the uses for the proposed retail building. It is anticipated that two or three tenants would occupy the retail building.

Several of the attendees commented that the location of the proposed hotel would create a nice terminus to the main street.

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

No changes to the Petition have been made as a result of the Community Meeting.

NRI COMMUNITIES/CHARLOTTE, LLC

cc: Mayor Anthony Foxx, and Members of Charlotte City Council
Andy Dulin, Council Member District Six
Members of the Zoning Committee
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
Janice Gresko, Nationwide Realty Investors
Alex Kelly, Lincoln Harris
Hash Patel, Tara Investments
Robert Ruffo, Stewart Engineering
Mr. Jeff Brown and Keith MacVean, King & Spalding

Nationwide Realty Investors/Rezoning Petition #2012-081)

Community Meeting Sign In Sheet

Wednesday, August 22, 2012

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	HASMOUK RITE	11101 QUEENY ST	704 408 8718	HasmoUK@Tiscali.net
2	Huelsman Joan	7401 Broken Oak	704-541-3796	joanhuelsman@gmail.com
3	RAY ESCHERT	11013 SPICE HOLLOW CT	704 651-1237	RESCHERT@aol.com
4	JAYNE COLE	7418 BROKEN OAK	704 542 5797	COLE.TD@CAROLINA.RR.COM
5	DINO PAPANASTASIOU	10405 MISTY RIDGE DR.	704 544 2123	dino.papanastasio@Yahoo.com
6	ADAM ZEMBRUSKI	10216 Waterbrook Ln.	704-548-1914	azembruski@pharoshospitality.com
7	CLINT CORT	7308 Red Branch Ln	704-541-0899	
8	JOE SHULL	2701 Coltsgate Rd.	704-442-0222	joseph@brackettflagship.com
9	CLIFFORD WATSON	6717 Alexander Ln	704-443-1087	charles.aj@icgmmi.com
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EXHIBIT

C