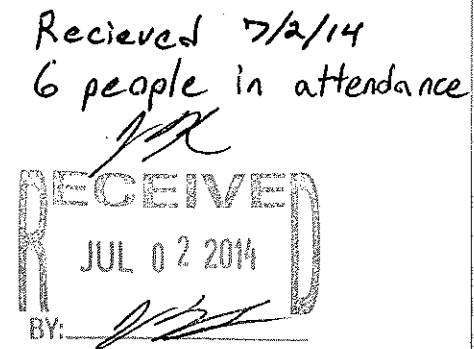


COMMUNITY MEETING REPORT  
Petitioner: Nasir Ahmad with  
the SAHA International  
Corporation  
Rezoning Petition No. 2014-065



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 DATE AND EXPLANATION 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 such notice in the U.S. mail on 6/16/14. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, June 25, 2014 at 6:30 pm at Subway Restaurant 3020-F Prosperity Church Road Charlotte, NC 28269.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by James L. Walters, P.E., the Petitioner's agent.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, James Walters, welcomed the attendees and introduced the Petitioner's team. James Walters indicated that the Petitioner proposed to rezone an approximately 2.91 acre site along John Adams Road near the intersection of Galloway Road and John Adams Road from the RE-3(CD) zoning district to (RE-3 (S.P.A.) zoning district. Mr. Walters explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request, the conditional site plan, and respond to questions and concerns from nearby residents and property owners.

Mr. Walters provided background information about the Petitioner's experience in operating a banquet facility, and discussed the typical operation of its facilities. Next, the proposed site plan was presented to each of the attendees. After discussing some general information about the site, the proposed architectural elevations were displayed and we discussed the design of the proposed facility. Once the attendees had a chance to review the site plan and hear the general information about the facility, Mr. Walters opened the floor for questions.

Below are the general questions and responses that were asked at the meeting:

Mrs. Perry at 10001 John Adams Road was concerned that the banquet facility would induce littering from people coming and leaving the facility. Mr. Nasir assured the attendees that for every event, there would be two employees working at the facility and that afterwards a cleaning company would clean the site inside and out after every event.

Another similar comment was made that the place would be rented for fraternal parties who would have free run of the facility, and once again Mr. Nasir assure them that employees would be present for all events.

A question was asked concerning hours of operation, and the number of events per week, Mr. Nasir responded to question saying that typically there is usually only one event per week, which occur on a Friday, Saturday, or Sunday. The hours of use can range depending on the type of event but usually no earlier than 2pm and closing by 11pm.

A question raised by Mr. Anthony wooding was asking how similar this facility would be to a residential club house. Mr. Walters responded while they are similar, this facility can be rented by outside individuals and groups, while a club house is solely for their residents.

Outside of the meeting, Mr. Walters received two calls about the site. The first call was from Mr. Kratt with Kratt Enterprises who owns the 100+ acre parcel northeast of the site, tax parcel 029-111-06. Mr. Kratt just asked what the rezoning was about, and Mr. Walters told him the planned use and general information which seemed to satisfy Mr. Kratt who said he had no objections to that use. The second call was from the developer of parcel 029-022-02 at the corner of John Adams and Mallard Creek Church Road. All he called about was to provide information to the owner that his understanding is that major changes are planned at this intersection, and that left turns may be prohibited in the future. Mr. Walters has made the Petitioner, Mr. Nasir aware of this possibility.

Overall the response at the meeting and through phone conversations have seemed to be positive for the Petitioner's proposed rezoning.

Respectfully submitted, this 2nd day of July, 2014 by James L. Walters.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

## EXHIBIT B

### NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2014-065 filed by Nasir Ahmad with the SAHA INTERNATIONAL CORPORATION) to rezone approximately 2.91 acres located along John Adams Road to allow the development of a banquet facility.

Date and Time  
of Meeting: Wednesday, 06/25/2014 at 6:30 pm

Place of Meeting: Subway Restaurant at 3020-F Prosperity Church Rd, Charlotte, NC 28269

Petitioner: Nasir Ahmad with the SAHA INTERNATIONAL CORPORATION  
Petition No.: 2014-065

We are assisting Nasir Ahmad with the SAHA International Corporation (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.91 acre site located along John Adams Rd (near the intersection of Galloway Rd and John Adams Rd), from the RE-3 (CD) zoning district to RE-3 (S.P.A.) zoning district. The purpose of the rezoning is to permit the development of a banquet facility.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, June 25, 2014- 6:30 pm at Subway Restaurant located 3020-F Prosperity Church Rd Charlotte, NC 28269. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call:  
James Walters, 704-895-8484.

cc: Gregory A. Phipps (City Council representative), District 4

Date Mailed: 06/16/14

## EXHIBIT C

COMMUNITY MEETING  
SIGN-IN SHEET

PETITIONER: Nasir Ahmad with the SAHA INTERNATIONAL CORP.

REZONING PETITION NO.: 2014-065

Wednesday, June 25, 2014

6 people in attendance

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

The following were mailed a "Notice to Interested Parties of Community Meeting" on June 16, 2014:

Please **PRINT CLEARLY**.

Name	Address	Phone No.	Email
✓ JOHN WAYNE ADAMS	600 MORRIS STREET CHARLOTTE, NC 28202		
✓ ADAMS PLACE CONDOMINIUMS, LLC	P.O. BOX 1229 WILMINGTON, NC 28402	704-971-5300	malbudglen@tributeproperty.com
✓ ALEXANDRIA AMITY AMORIM	1119 GALLOWAY RD CHARLOTTE, NC 28262-2401		
✓ ROBERT PROCTOR CARTER	1119 GALLOWAY RD CHARLOTTE, NC 28262-2401		
✓ JOHN HARRISON DECOSTE	10075 REVOLUTION CT #C CHARLOTTE, NC 28262	704-817-7806	j h decoste @CAROLINA R/C com
✓ ELAINE W DECOSTE	10075 REVOLUTION CT #C CHARLOTTE, NC 28262		
✓ JAMES WATTS GARRISON	1124 GALLOWAY RD CHARLOTTE, NC 28262		
✓ SHANAYA R HARRIS	10075 REVOLUTION CT 109Y CHARLOTTE, NC 28262		
✓ KRATT ENTERPRISES LLC	3328 PROV. PLANTATION LN CHARLOTTE, NC 28270		
✓ MALLARD GLEN APTS. LLC	P.O. BOX 1229 WILMINGTON, NC 28402	704-971-5300	mallardglen@tributeproperty.com
✓ DOREEN T MASUCCI	10115-D REVOLUTION CT CHARLOTTE, NC 28262		
✓ NC STATE HWY COMM	1119 E SUGAR CREEK RD CHARLOTTE, NC 28205-1448		
✓ RONALD M PERRY	10001 JOHN ADAMS RD CHARLOTTE, NC 28262	704-549-4210	10001 John Adams
✓ VIRGINIA F SHAVER	1005 BANCROFT CT FORT MILL, SC 29715		
✓ GREGORY A. PHIPPS CITY COUNCIL REP. DIST. 4	600 E. 4th ST. CHARLOTTE, NC 28202-2244		
✓ WENDY PARKS	ARBOR HILLS HOA P.O. BOX 11906 28220		
✓ ANTHONY WOODING	CLAYBROOKE NA 10179 CLAYBROOKE DR 28262	704 549 3997	ANWOODING@ATT.NET
✓ CLAIR LANE	FOUNTAINGROVE HOA 2026 CHIPSTONE RD 28262		
✓ PATRICK & HELENE BEACH	FOUNTAINGROVE HOA 11024 FOUNTAINGROVE DR 28262		
✓ CAROLINA SANDS	MALLARD GLEN VILLAGE HOA 10339 GARRETT GRIGG RD 28262		
✓ ALTON CALDWELL	SIR ANTHONY/29 NORTH NA 1701 SIR ANTHONY DR 28262		
FRANK KODDS	CLAYBROOKE NA 10233 CLAYBROOKE DR	704 919-1378	KKARTS4@yahoo.com