

COMMUNITY MEETING REPORT
Petitioner: SYNCO Properties, Inc.
Rezoning Petition No. 2015-131

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 November 13, 2015. A copy of the written notices is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, November 30, 2015 at 6:30 p.m. at the Morrison Regional Library, 7015 Morrison Boulevard, Charlotte, North Carolina.

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 Tim Hose, President and CEO, and Jennings Snider, CFO, of SYNCO Properties, Inc. The Petitioner's agents, Collin Brown with K&L Gates, Shaun Tooley and Nate Doolittle with Land Design, Rick Duggan with Schlosser Development, Brad Nelsen with Nelsen Partners Architects and Planners, Tripp Beacham and Hong Choe with BB+M Architecture, and Randy Goddard with Design Resource Group, also attended behalf of Petitioner. Councilmember Kenny Smith and councilmember-elect Julie Eiselt also attended.

SUMMARY:

Collin Brown opened the meeting by welcoming attendees and introducing the Petitioner's team. Mr. Brown then introduced Councilmember Kenny Smith who invited community members with questions and concerns to reach out to him. Mr. Brown then used a PowerPoint presentation to provide an overview of the Petitioner's rezoning proposal. A copy of Petitioner's presentation is attached as Exhibit D.

Mr. Brown began by reviewing a timeline of community meetings associated with the rezoning which includes at least ten (10) group meetings, beginning with an Open House in December of 2014.

The original rezoning petition was then withdrawn due to changes in the State's protest petition law. The Petitioner filed a new rezoning petition in September of 2015.

Mr. Brown then highlighted the major differences between the original petition and the current petition, in response to neighborhood feedback. These changes include: fewer hotel rooms and

residential units, building height reductions, increased setback commitments, Colony Road median improvements, and several transportation commitments made in response to requests from Trianon residents.

Mr. Brown indicated the residents of the Morrison Condominiums had already written a letter in support of the previous petition. He also pointed out that the owner of a retail component of the Morrison Development had filed a protest petition against the original rezoning petition. He said that he believed that one of the main concerns was that the proposed development would prevent Morrison retail users from being able to turn left out of their site. In response, the Petitioner has voluntarily restricted the entrance to right-in/right-out only, thereby not restricting Morrison's current access.

Mr. Brown pointed out that this project creates a more robust street network, making traffic less concentrated on Colony Road and adding more options for getting around.

Mr. Brown then showed the development area plan, including the technical data sheet, conceptual map, development standards and design intent statements. The intent of the project includes providing active street level uses at Sharon Road. The multi-family building design has been changed from a modern design to a more traditional look, a change that was made in response to neighborhood feedback. The internal streets will be private streets that are open to the public. The open space exhibit demonstrates a gathering place that can accommodate seasonal events, as well as very wide perimeter setbacks that will feel like linear parks. Mr. Brown contrasted these spaces with the existing conditions that have sidewalks close to the street and property fences close to the sidewalk – very limited public spaces.

Mr. Brown explained that this project is unique due to its size, location and topography. This project is true "mixed use" that could include residential, retail, hotel, office uses, and functional open spaces.

Mr. Brown reminded everyone that the Petitioner has voluntarily agreed that 5% of the residential units constructed on the site will be rent controlled to ensure that they are affordable to those earning less than 80% of the Area Median Income for a period of at least fifteen (15) years.

Mr. Brown then turned the presentation over to Councilmember Smith, who praised the hard work and community involvement on this project. He stated that the Petitioner worked really hard to take in neighborhood feedback and conceded many things to make a better project. The Colony Road improvements "didn't happen overnight," but rather were a product of the Petitioner listening to what the neighbors said.

Following the presentation, the Petitioner's team took comments and questions from attendees.

One attendee said that she had trouble containing her applause and thinks the project improvements are "wonderful [and] such a gift to the whole neighborhood."

An attendee had concerns about traffic and whether there would be two left turn lanes at Colony Road. Randy Goddard, the Petitioner's traffic engineer, answered his concerns by stating that the reduction in site intensity will also decrease traffic congestion. He also stated that there would be no new left turn lanes at Colony Road. Councilmember Smith added that the big picture plan

for the area includes the City's goal of creating more points to get around and to increase the road network. This development will play a role in creating a more robust road network for the future, thereby aiding the movement of traffic.

Another attendee had concerns about how parking will be handled within the site. Rick Duggan, with Schlosser Development, responded that the parking has been designed to be mindful of what tenants want rather than what the city minimally requires. Mr. Dugan said that there would be limited surface parking and that most of the parking would be parking structures. He stated that there would be multiple parking structures related to the use, such as one for the apartments and a separate one for retail and a separate one for the office. Nate Doolittle, with LandDesign, stated that there will be multiple access points to parking decks and parking may exceed ordinance requirements in order to satisfy market demand.

Chris Thomas, a developer with Childress Klein, commended the Petitioner on their development efforts and ensured that the community can count on a high quality project from the Petitioner. He stated that all developers in the area are committed to the long-term picture of bringing high value improvements to the area.

One attendee asked whether the community gathering place and public open spaces had been reduced with the reduction in height of the buildings and she was told that these public spaces had remained without change.

The formal meeting concluded with Mr. Brown thanking community leaders for devoting so much time and effort to this process.

The meeting concluded at 7:20 p.m. Following the formal question and answer session, the Petitioner's team continued to answer individual concerns and departed at 8:00 p.m.

Respectfully submitted, this 4th day of December, 2015.

cc: Mr. Tim Hose
Ms. Vi Lyles
Mr. Kenny Smith
Ms. Julie Eiselt
Ms. Tammie Keplinger
Mr. John Kinley
Clerk to Charlotte City Council

Exhibit A

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-131	17708136	3528-B COLONY ROAD LLC				201 SOUTH COLLEGE ST#1300		CHARLOTTE	NC	28202
2015-131	17709264	532 CONDOMINIUM LLC			C/O GRUBB PROPERTIES INC	1523 ELIZABETH AVE SUITE 220		CHARLOTTE	NC	28204
2015-131	17709265	532 CONDOMINIUM LLC			C/O GRUBB PROPERTIES INC	1523 ELIZABETH AVE SUITE 220		CHARLOTTE	NC	28204
2015-131	17709266	532 CONDOMINIUM LLC			C/O GRUBB PROPERTIES INC	1523 ELIZABETH AVE SUITE 220		CHARLOTTE	NC	28204
2015-131	17709267	532 CONDOMINIUM LLC			C/O GRUBB PROPERTIES INC	1523 ELIZABETH AVE SUITE 220		CHARLOTTE	NC	28204
2015-131	17709101	ASSOCIATED APARTMENT	INVESTORS-COLONY			1515 MOCKINGBIRD LN		CHARLOTTE	NC	28209
2015-131	17708245	BANK OF NORTH CAROLINA			ATTN: ACCOUNTING DEPARTMENT	3980 PREMIER DR SUITE 210		HIGH POINT	NC	27265
2015-131	17708186	BARBEE	ROBERT PAUL			908 ARDSLEY RD		CHARLOTTE	NC	28207-1814
2015-131	17709260	BELL FUND IV MORRISON APARTMEN	LLC			PO BOX 450233		ATLANTA	GA	31145
2015-131	18322550	BERNARD	JOE DAVID JR	TRACEY HARKNESS	BERNARD	2726 LEMON TREE LN		CHARLOTTE	NC	28211
2015-131	17708132	BLACKWELDER	TRACY	ALICE	BLACKWELDER	3532 COLONY RD APT A		CHARLOTTE	NC	28211-3300
2015-131	17708105	BRIGMAN	MARSHA J			2235 REXFORD RD APT E		CHARLOTTE	NC	28211-3467
2015-131	17708163	BROWN	CATHY K			3500 COLONY RD APT C		CHARLOTTE	NC	28211-3364
2015-131	17708131	BROWN	JAN ELLEN			3532 COLONY RD APT C		CHARLOTTE	NC	28211-3300
2015-131	17708114	BURLEY	ELEANOR L			1708 ROXBOROUGH RD #B		CHARLOTTE	NC	28211
2015-131	17708195	BUTZ	SARAH E			2233-A REXFORD RD		CHARLOTTE	NC	28211
2015-131	18322548	BYRON	WILLIAM M	DANA T	BYRON	2740 LEMON TREE LN		CHARLOTTE	NC	28211-3646
2015-131	17709104	C F CHARLOTTE OFFICE III LP			CF CHARLOTTE OFFICE IV LP	100 WAUGH DR STE 600		HOUSTON	TX	77007
2015-131	17709105	C F CHARLOTTE OFFICE IV LP				100 WAUGH DR STE 600		HOUSTON	TX	77007
2015-131	17708138	CALLAWAY	MATTHEW			3528 COLONY RD APT D		CHARLOTTE	NC	28211-3384
2015-131	17709106	CAMDEE PROPERTIES I LLC				6400 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-131	17709107	CAMDEE PROPERTIES I LLC				6400 FAIRVIEW RD		CHARLOTTE	NC	28210
2015-131	17709108	CAMDEE PROPERTIES I LLC			C/O WALGREEN CO	1417 LAKE COOK RD	MS # L254	DEERFIELD	IL	60015
2015-131	17708191	CARPER	CHRISTINA A			2231-A REXFORD RD		CHARLOTTE	NC	28211
2015-131	17708144	CARRAWAY	JOHN W II			3520 COLONY RD APT C		CHARLOTTE	NC	28211
2015-131	17708152	CERNYAK-SPATZ	SUSAN			3516 COLONY RD APT A		CHARLOTTE	NC	28211-3366
2015-131	17709102	CF CHARLOTTE OFFICE III LP			C/O PM REALTY GROUP	1901 ROXBOROUGH RD #118		CHARLOTTE	NC	28211
2015-131	17708177	COBB	HAILEY A			2225 REXFORD RD #B		CHARLOTTE	NC	28211
2015-131	17708140	COLEY	MARY ELIZABETH			3524-C COLONY RD		CHARLOTTE	NC	28211
2015-131	17708164	COULTER	WILLA W		CAROLE A COULTER	3500 COLONY RD APT B		CHARLOTTE	NC	28211-3364
2015-131	17708124	COULTHURST	ELDA ROSA			1704 ROXBOROUGH RD #D		CHARLOTTE	NC	28211
2015-131	17708153	CRANFORD	MALCOLM H	CLEO P	CRANFORD	3516 COLONY RD APT B		CHARLOTTE	NC	28211-3366
2015-131	17708179	CROWE	FLORENCE P			2227 REXFORD RD APT A		CHARLOTTE	NC	28211-3469
2015-131	17708198	CULPEPPER	KARA E			2233 REXFORD RD #B		CHARLOTTE	NC	28211-3451
2015-131	17708127	DAY	ALISON K			1700 ROXBOROUGH RD #D		CHARLOTTE	NC	28211-3456
2015-131	17708167	DICKERSON	CHRISTIE D			3508-B COLONY RD		CHARLOTTE	NC	28211
2015-131	17708145	DOGGETT	DONALD D	NIWEN MARILYN	SUN	1425 CRESSIDA DR		CHARLOTTE	NC	28210
2015-131	17708150	DOGGETT	DONALD DOUGLAS	NIWENN MARILYN	SUN	1425 CRESSIDA DR		CHARLOTTE	NC	28210
2015-131	17708184	EDNA M LYNN TRUST U/WILL		R ANTHONY	ORSBON	4201 CONGRESS ST STE 110		CHARLOTTE	NC	28209
2015-131	17708108	ELLIS	HENDRICK H	DIANE M	ELLIS	1712 ROXBOROUGH RD #C		CHARLOTTE	NC	28211-3452
2015-131	17708110	EUSTIS	JOHN BRITTIN	JAMES CARLOS III	SMITH	1712 ROXBOROUGH RD #E		CHARLOTTE	NC	28211-3452
2015-131	17709103	FIRST-CITIZENS BANK & TRUST CO				PO BOX 27131		RALEIGH	NC	27611
2015-131	17708190	GANTT	J SAMUEL			2229 REXFORD RD APT F		CHARLOTTE	NC	28211-3468
2015-131	17708104	GENISOL	BABUR			2235 REXFORD RD APT D		CHARLOTTE	NC	28211
2015-131	17708201	GILBERT	PALLIE W			3424 COLONY RD		CHARLOTTE	NC	28211
2015-131	17708142	GRIFFIN	MARY WEBER			3524 COLONY RD #B		CHARLOTTE	NC	28211
2015-131	17708156	GRIFFIN	WILLIAM L		ELAINE GRIFFIN (H/W)	618 COLVILLE RD		CHARLOTTE	NC	28207
2015-131	17709206	GRUBB REAL ESTATE PRESERVATION	FOUNDATION INC			15 EAST CENTER ST		LEXINGTON	NC	27292
2015-131	18322549	HARAKAS	ANDRE GEORGE	GEORGIA PAPPAS	HARAKAS	2736 LEMON TREE LN		CHARLOTTE	NC	28211
2015-131	17708171	HATTENDORF	RICHARD L			3508 COLONY RD APT F		CHARLOTTE	NC	28211-3367
2015-131	17708170	HEDLEY	MARCIA J			3508 COLONY RD APT E		CHARLOTTE	NC	28211-3367
2015-131	17708103	HELEN ELIZABETH IVEY REVOCABLE	TRUST	HELEN E	IVEY	2235 REXFORD RD APT C		CHARLOTTE	NC	28211-3467
2015-131	17708197	HELLAMS	KATHRYN E			2233 REXFORD RD #D		CHARLOTTE	NC	28211
2015-131	17708107	HILL	KLINTON E JR	ANNIE L	HILL	1712 ROXBOROUGH RD APT B		CHARLOTTE	NC	28211-3442
2015-131	17708188	HILL	GALE B			2229 REXFORD RD APT D		CHARLOTTE	NC	28211-3468
2015-131	17708102	HILL	LAURA C			2235 REXFORD RD #B		CHARLOTTE	NC	28211
2015-131	17708165	HONAKER	STEPHEN N	CYNTHNIA N	HONAKER	3500 COLONY RD APT A		CHARLOTTE	NC	28211-3364
2015-131	17708133	HOUGHTON	JOHN E	EUGENE ALLEN	STEELE	3532 COLONY RD #B		CHARLOTTE	NC	28211-3300
2015-131	17708174	HUMPHRIES	SCOTT	ROBYN	STACY-HUMPHRIES	5215 SUNNINGDALE DR		CHARLOTTE	NC	28277
2015-131	17708169	JUDD	BRUCE M			3508 COLONY RD #D		CHARLOTTE	NC	28211
2015-131	17708147	JUSTICE	SANDRA ROBINSON		(BY MARRIAGE)	3601 GARDEN CLUB LN		CHARLOTTE	NC	28210
2015-131	17708113	KELLAM	W J JR	LYNN B	KELLAM	3419 KINGSMEADE CT		CHARLOTTE	NC	28226
2015-131	17708180	KELLAM	W J JR	LYNN B	KELLAM	3419 KINGSMEADE CT		CHARLOTTE	NC	28226
2015-131	17708154	KELLMANN	BARBARA		(TST U/W OF EDNA KELLMANN)	616 SUNFISH LN		TEGA CAY	SC	29708
2015-131	17708118	KISER	KAMERON G			1708 ROXBOROUGH RD APT G		CHARLOTTE	NC	28211-3447

2015-131	17708192	LINDER	DOROTHY F		(BY MARRIAGE)	6700 HAWKS NEST LN	STANLEY	NC	28164
2015-131	17708193	LONG	DEBORAH J			423 BUBBLING WELL RD	MATTHEWS	NC	28105
2015-131	17708101	LUBEJKO	NICOLE M			2235 REXFORD RD APT A	CHARLOTTE	NC	28211
2015-131	17708134	LUONG	TRAM			9502 RIDGEFOREST DR	CHARLOTTE	NC	28277
2015-131	17708106	LUTTRELL	L E III			1712 ROXBOROUGH RD #A	CHARLOTTE	NC	28211
2015-131	17708128	MAHONE	MARY HOOD			1700 ROXBOROUGH RD APT B	CHARLOTTE	NC	28211-3456
2015-131	17708158	MAHONE	ROBIN ROBERTA ANN			2412 HATHERLY RD	CHARLOTTE	NC	28209
2015-131	17708109	MARK	ELIZA P			1712 ROXBOROUGH RD APT D	CHARLOTTE	NC	28211-3452
2015-131	17708173	MAXWELL	BERTHA L			3508 COLONY RD APT H	CHARLOTTE	NC	28211-3367
2015-131	17708126	MAZHARI	MICHAEL A	BROOKE C	JETER	1700 ROXBOROUGH RD #A	CHARLOTTE	NC	28211
2015-131	18322547	MCBRIDE	ROBERT B JR		CATHERINE H MCBRIDE (H/W)	2741 LEMON TREE LN	CHARLOTTE	NC	28211
2015-131	17708123	MCCORKLE	JAMES T	SAIDA M	MCCORKLE	1704 ROXBOROUGH RD APT C	CHARLOTTE	NC	28211-3450
2015-131	17708187	MCCUTCHEON	BEVERLY C.			2229 REXFORD RD APT C	CHARLOTTE	NC	28211-3468
2015-131	17708121	MCKAIG	KAREN M			1708 ROXBOROUGH RD APT I	CHARLOTTE	NC	28211-3449
2015-131	17708122	MCLENDON	EUGENE B	MARGIE	MCLENDON	1704 ROXBOROUGH RD #A	CHARLOTTE	NC	28211-3450
2015-131	17708301	MIC SPECIALTY SHOPS LLC			C/O ASHTON PROPERTIES INC	610 E MOREHEAD ST #100	CHARLOTTE	NC	28202
2015-131	17708146	MILLER	CHARLES	CECILIA	MILLER	4730 CORINA PLACE	ROSWELL	GA	30075
2015-131	17708157	MILLER	MARY ANNE			3500 COLONY RD APT I	CHARLOTTE	NC	28211-3365
2015-131	17708135	MILLETTE	SAMUEL JR	LYNNE	MILLETTE	102 INDIAN BAYOU DR	DESTIN	FL	32541
2015-131	17708151	MORGAN	JAY I			3520 COLONY RD APT I	CHARLOTTE	NC	28211-3331
2015-131	17709205	MORRISON-PHASE I LLC				2001 PENNSYLVANIA AV NW,#10	WASHINGTON, DC	DC	20006
2015-131	17709210	MORRISON-PHASE I LLC			C/O GRUBB PROPERTIES LLC	401 N CATTLEMEN RD #108	SARASOTA	FL	34232
2015-131	17709258	MORRISON-PHASE I LLC			C/O GRUBB PROPERTIES LLC	401 N CATTLEMEN RD #108	SARASOTA	FL	34232
2015-131	17709261	MORRISON-PHASE I LLC			C/O GRUBB PROPERTIES INC	401 N CATTLEMEN RD #108	SARASOTA	FL	34232
2015-131	17709262	MORRISON-PHASE I LLC			C/O GRUBB PROPERTIES LLC	401 N CATTLEMEN RD #108	SARASOTA	FL	34232
2015-131	17709268	MORRISON-PHASE I LLC			C/O GRUBB PROPERTIES INC	401 N CATTLEMEN RD #108	SARASOTA	FL	34232
2015-131	17709202	MORROCROFT APARTMENTS INC				2633 RICHARDSON DR	CHARLOTTE	NC	28211
2015-131	17708148	NORMAN	NORA			PO BOX 335	WINNSBORO	SC	29180
2015-131	17708117	OATMAN	CYNTHIA			211 HODGSON RD	CHARLOTTE	NC	28211-3447
2015-131	17708189	OBERHEU	KRISTIN M			109 HARWICK CT	MOORESVILLE	NC	28117
2015-131	17708183	PARKER	JOHN			2227 REXFORD RD APT E	CHARLOTTE	NC	28211-3469
2015-131	17708115	PERRY	RACHEL			1708 ROXBOROUGH RD #C	CHARLOTTE	NC	28211
2015-131	17708119	PICHETTE	EMILY MARIE			1708 ROXBROUGH RD	CHARLOTTE	NC	28211
2015-131	17708168	PLYER	EMILY			3508 C COLONY ROAD	CHARLOTTE	NC	28211
2015-131	17708162	POE	FLORINE B			3500-D COLONY RD	CHARLOTTE	NC	28211
2015-131	17708182	ROWE	KELLY ELIZABETH			2227 REXFORD RD APT D	CHARLOTTE	NC	28211-3469
2015-131	17708125	SAUNDERS	KATHERINE WARD		REVOCABLE TRUST	1704 ROXBOROUGH RD APT B	CHARLOTTE	NC	28211-3450
2015-131	17708160	SEEBERG	MARY REGINA			3500-F COLONY RD	CHARLOTTE	NC	28211
2015-131	18317702	SHARON METHODIST CHURCH				4411 SHARON RD	CHARLOTTE	NC	28211
2015-131	17708175	SHARPE	MARY KUKEL			2225-D REXFORD DR	CHARLOTTE	NC	28211
2015-131	17709204	SHC INC			C/O GIBSON SMITH JR	2500 JEFF 1ST UNION TWRS	CHARLOTTE	NC	28282
2015-131	17708194	SHEPPARD	EDWARD TIMOTHY	CARLA H	SHEPPARD	2231 REXFORD RD APT D	CHARLOTTE	NC	28211-3466
2015-131	17708120	SHOCKLEY	CLYDE E			1708 ROXBOROUGH RD APT F	CHARLOTTE	NC	28211-3447
2015-131	17708172	SHORT	BOBBY LEE	DIANNE E	SHORT	3508 COLONY RD APT G	CHARLOTTE	NC	28211-3367
2015-131	17708149	SLOAN	MICHAEL			10168 LAKEVIEW DR	EL PASO	TX	79924
2015-131	17708155	SNIDER	JENNINGS RANDALL			3516 COLONY RD APT D	CHARLOTTE	NC	28211-3366
2015-131	17708129	SOMMERKAMP	LEANN GLOVER			3219 WILLOW OAK	CHARLOTTE	NC	28209
2015-131	17708302	SOUTH PARK REAL ESTATE LLC		LAROCHELLE	ATTN:JOHN W MARRIOTT III & LEE	6101 MACARTHUR BLVD SUITE 110	BETHESDA	MD	20816
2015-131	17709208	SOUTHPARK 2 OWNER LLC			C/O NORDBLOM DEVELOPMENT CO	71 THIRD AVE	BURLINGTON	MA	01803
2015-131	17706122	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP			PO BOX 6120	INDIANAPOLIS	IN	46206
2015-131	17708141	STEPHENS	LINDA SUE			3524 COLONY RD APT D	CHARLOTTE	NC	28211-3328
2015-131	17708166	SWAN REALTY CORPORATION				PO BOX 11265	CHARLOTTE	NC	28220
2015-131	17708176	TALLEY	LAUREL	STEPHEN	TALLEY	2225 REXFORD RD #C	CHARLOTTE	NC	28211-3485
2015-131	17708178	THE BIRDHOUSE I/T		STUART BRENT	WAINSCOTT	8813 KENTUCKY DR	WAXHAW	NC	28173
2015-131	17708130	THIENEMAN	MARK			1700 ROXBOROUGH RD APT E	CHARLOTTE	NC	28211-3456
2015-131	18317599	THIRD CREEK LLC	NATIONAL REAL ESTATE		MATTHIAS D RENNER FAMILY LLC	9986 MANCHESTER RD	SAINT LOUIS	MO	63122
2015-131	17708196	THOMAS	MICHELLE A			2233 REXFORD RD #C	CHARLOTTE	NC	28211
2015-131	17708159	THOMPSON	ADAM J			3500 COLONY RD APT G	CHARLOTTE	NC	28211-3365
2015-131	17708111	TIWARI	RAJIVE			1712 ROXBOROUGH RD APT F	CHARLOTTE	NC	28211-3452
2015-131	17708199	TROTTER	GEORGE R III			2233 REXFORD RD APT E	CHARLOTTE	NC	28211-3402
2015-131	17708116	TURTLE DREAMS I LLC				6914 SUMMERHILL RIDGE DR	CHARLOTTE	NC	28226
2015-131	17708143	WASHAM	GAY S			3520 COLONY RD APT A	CHARLOTTE	NC	28211-3329
2015-131	17708137	WATTS	ROBERT A			1015 FARMAL CT	YARDLEY	PA	19067
2015-131	17708181	WEEKS	BETTY W			2227 REXFORD RD APT C	CHARLOTTE	NC	28211-3469
2015-131	17708161	WHITE	DONALD BARNES		MADGE GARRISON WHITE	3500 COLONY RD APT E	CHARLOTTE	NC	28211-3365
2015-131	17708139	WHITLOW	BEVERLY			3524 COLONY RD APT A	CHARLOTTE	NC	28211-3328

2015-131 17708112 WOODARD
2015-131 17708185 YARBROUGH

PAYTON LOUISE
WILLIAM R ,

WILLIAM R YARBROUGH, JR TRUST

1712 ROXBOROUGH RD #G
2229 REXFORD ROAD # A

CHARLOTTE
CHARLOTTE

NC
NC

28211
28211

Case No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2015-131	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28209
2015-131	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC 28209
2015-131	Gina	Collias	Picardy HOA	315 Garrison Drive	Kings Mountain	NC 28086
2015-131	Wilna	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC 28209
2015-131	Beth	Carpenter	Deering Oaks NA	2400 Richardson Drive	Charlotte	NC 28211
2015-131	Allen	Nedrich	Foxcroft HOA	2101 Sedley Road	Charlotte	NC 28211
2015-131	Ronald	Wimberly	Governor's Square HOA	3400 Chevington Road	Charlotte	NC 28226
2015-131	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC 28209
2015-131	Randy	Thomas	Southpark Mall - Simon Properties	4400 Sharon Road	Charlotte	NC 28211
2015-131	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC 28209
2015-131	Ike	Grainger	Park Phillips Townhomes Owners Assoc.	6716 Churchill Park Court	Charlotte	NC 28210
2015-131	Rachel	Gold	Ballantyne Residential POA, Inc	5970 Fairview Road, Suite 710	Charlotte	NC 28210
2015-131	Tom	Golen	Piedmont Row COA	4625 Piedmont Row Drive, #511E	Charlotte	NC 28210
2015-131	Maddy	Baer	Wrencrest HOA	5617 Fairview Rd #7	Charlotte	NC 28209
2015-131	Steven	Bock	South Park NA	2719 Phillips Drive	Charlotte	NC 28210
2015-131	George	Caudle	Fair Meadows HOA	3230 Sunnybrook Drive	Charlotte	NC 28210
2015-131	John	McCann	Piedmont Row HOA	4620 Piedmont Row Drive	Charlotte	NC 28210
2015-131	Rachel	Gold	Firstserve Residential, Inc.	5970 Fairview Road, Suite 710	Charlotte	NC 28210
2015-131	Anna	Wilder	Barclay Downs HOA	3201 Wickersham Road	Charlotte	NC 28211
2015-131	Tammi	Gilbert	Southpark	5731 Closeburn Road	Charlotte	NC 28210

Exhibit B

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Application filed by SYNCO Properties, Inc. to allow an approximately 27 ± acre tract bounded to the north by Colony Road, to the east by Sharon Road, to the south Southwick Drive (a private drive), and to the west by Roxborough Road from the R-17MF Zoning District to the MUDD-O Zoning District.

**Date and Time
of Meeting:** Monday, November 30, 2015 at 6:30 P.M.

Place of Meeting: Morrison Regional Library
7015 Morrison Boulevard
Charlotte, NC 28211

Petitioner: SYNCO Properties, Inc.
Petition No.: 2015-131

We are assisting SYNCO Properties, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 27 ± acre tract bounded to the north by Colony Road, to the east by Sharon Road, to the south Southwick Drive (a private drive), and to the west by Roxborough Road from the R-17MF Zoning District to the MUDD-O Zoning District. The purpose of the Rezoning Petition is to accommodate redevelopment of the Site into horizontally-integrated mixture of office, retail, hotel and residential uses.

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 Application for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department'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 the Petitioner will hold a Community Meeting regarding this Rezoning Application on Monday, November 30, 2015 at 6:30 P.M. at Morrison Regional Library, 7015 Morrison Boulevard, Charlotte, North Carolina 28211. The Petitioner's representatives look forward to sharing information about their proposed redevelopment 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 Collin Brown at 704-331-7531.

cc: Mr. John Kinley
Mr. Tim Hose
The Honorable Kenny Smith
Members, Charlotte City Council (via email)

Date Mailed: November 13, 2015

Exhibit C

COMMUNITY MEETING SIGN-IN SHEET

PETITIONER: SYNCO Properties, Inc.

REZONING PETITION NO.: 2015-131

November 30, 2015

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>
Jim + Claire Kelley	2738 Beverwyck	704-716-0839
Lee & Jodyna Pina	2725 Beverwyck	704 367-2502
Bill & Joni MacDonald	3229 Colony	704 364 6475
JOHN HOUGHTON	3532 COLONY RD UNIT B	704 779 9501
JAMES EAST	3013 Colony Rd	704 620 1889
Jud Little	4121 Chauwyck Rd	704 621 8615
Sherry Williams	2910 Colony Rd	704-607-6845
Sheena Wils.	3008 Colony Rd	704-366-9628
Tattie BOS	3051 family rd	704 442-9840
SS WILLIAMS	2910 COLONY	
Kelly Carnahan	3713 Harwick Pl	704-236-0209
LEE TEMPLETON	8264 LEGARE CT.	704 643 2421
Ken Spiethugel	3310 Colony Rd	704 333 0300
Me/Garofalo	2313 Whilden CT	704-366-2600
DREW SADOWSKI	532 Gov. Morrison St	980.237.9627
JULIE EISELT		
Becky McClrah	3200 Glen Terrace	704-560-1124
William Byron	2740 Lemay Tr. La.	704-560-4100
Hilary Larsen	3015 Clarendon	366-1541
CHRIS THOMAS		704 342 9000

Exhibit D

The logo for K&L GATES, consisting of the text "K&L GATES" in white, uppercase letters on a solid orange rectangular background.

K&L GATES

A vertical rectangular area with a dark blue background and numerous out-of-focus light blue and white circular spots, creating a bokeh effect.

Rezoning Petition 2015-131

Colony Rezoning Community Meeting



AGENDA

- Welcome (5 min.)
- Background (10 min.)
- Overview of Redevelopment (30.)
- Review of Rezoning Process and Key Dates (5 min.)
- General Questions (10 min.)
- Adjourn 7:30



SYNCO PROPERTIES

Property Owner/Colony Apartment Manager/Multi-Family Developer
Tim Hose: President and CEO



SCHLOSSER DEVELOPMENT

www.SchlosserDevelopment.com

Commercial Component Developer

Bradley Schlosser: President

Rick Duggan: Director, Design and Construction

LandDesign™

Site Designer/Landscape Architect/Civil Engineer

Rhett Crocker: President

Shaun Tooley: Senior Associate

NELSEN PARTNERS

ARCHITECTS & PLANNERS

Commercial Component Architects

Brad Nelsen: President

BBN

ARCHITECTURE

Residential Component Architects

Tripp Beacham: Principal

Roger Manley: Principal



design resource group

Traffic Engineer

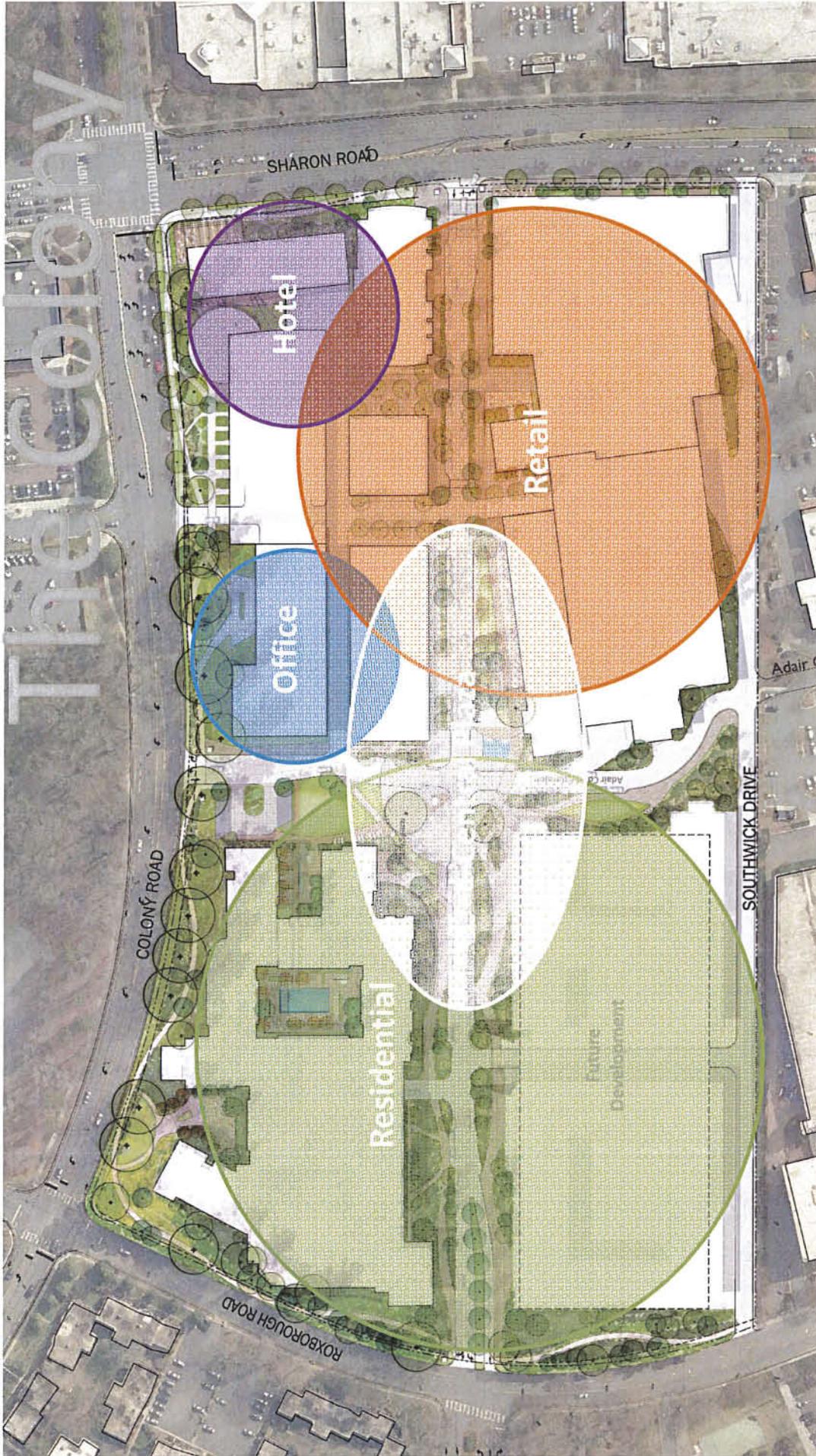
Randy Goddard: Managing Principal

TIMELINE

- Dec. 9, 2014: Colony Open House (Renaissance Hotel)
- Dec. 22, 2014: Original Petition Filed (2015-034)
- Early 2014: Meetings with Community Stakeholders
- Feb. 19, 2014: Meeting BD and DO Representatives (Synco)
- Mar. 24, 2014: “Official” Community Meeting (MPBC)
- Apr. 14, 2015: Transportation Meeting (MPBC)
- May 22, 2015: Colony Road “walk” (CDOT)
- May 27, 2015: Meeting at Trianon (Trianon)
- July 22, 2015: Colony Road Improvements Meeting (Trianon)
- Sept. 2015: Current Rezoning Petition Filed (2015-131)
- Nov. 30, 2015: “Official” Community Meeting
- Dec. 14, 2015: Public Hearing
- Jan. 19, 2016: City Council Decision



In the Beginning . . .



Land Use

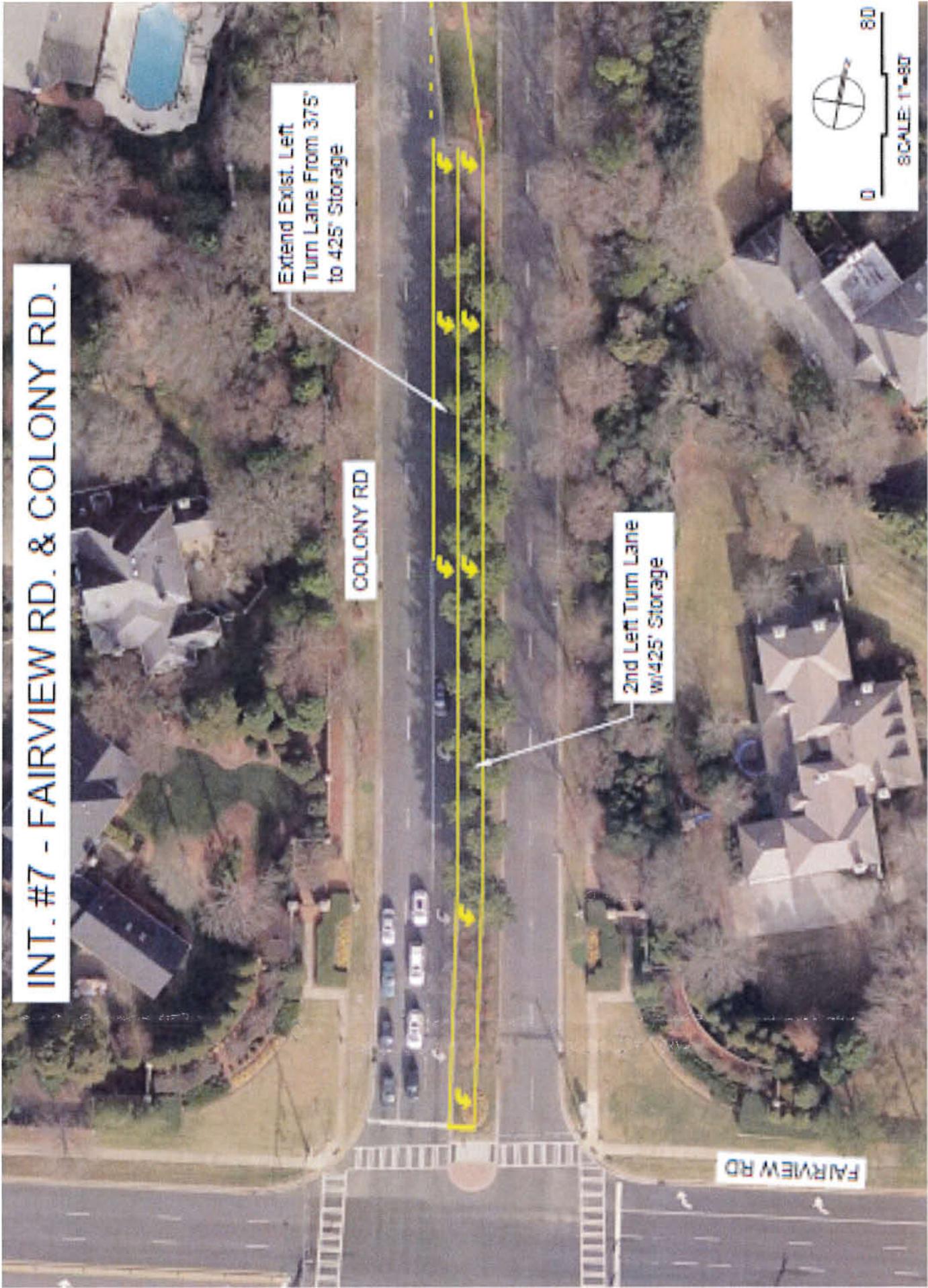


MULTI-FAMILY ARCHITECTURE FROM CENTRAL PLAZA



View Looking West – Intersection of Sharon and Colony Roads

INT. #7 - FAIRVIEW RD. & COLONY RD.



Extend Exist. Left Turn Lane From 375' to 425' Storage

COLONY RD

2nd Left Turn Lane w/425' Storage

FAIRVIEW RD

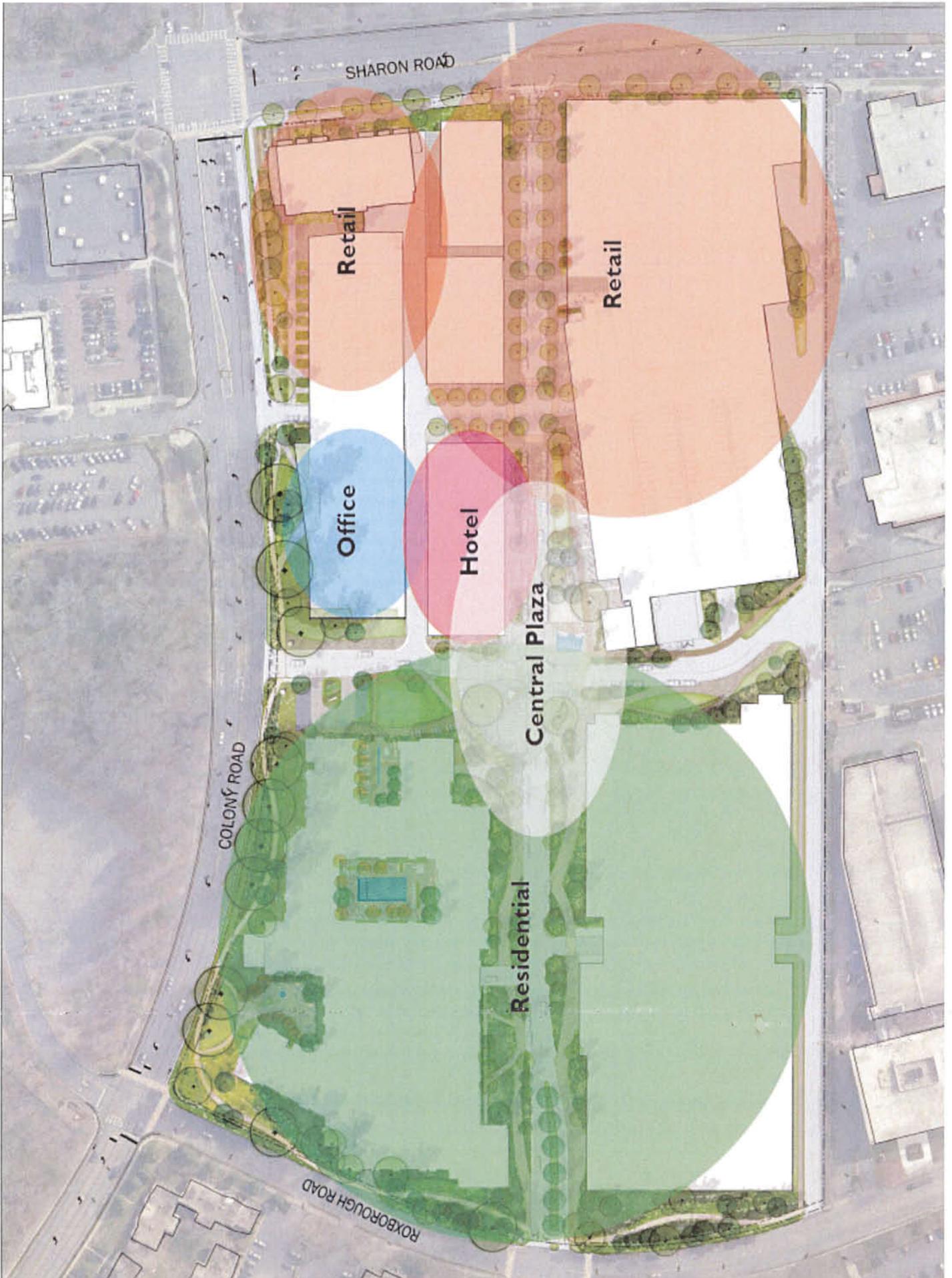


0 80

SCALE: 1"=80'



The New and Improved Plan . . .



The image features a vertical banner design. A central, solid orange band runs vertically. On either side of this band are vertical panels with a blue bokeh effect, consisting of numerous out-of-focus light spots of varying sizes and brightness, creating a shimmering, ethereal appearance. The text 'Lower Intensity' is centered within the orange band, oriented vertically.

Lower Intensity

Then

Now

SITE DEVELOPMENT DATA

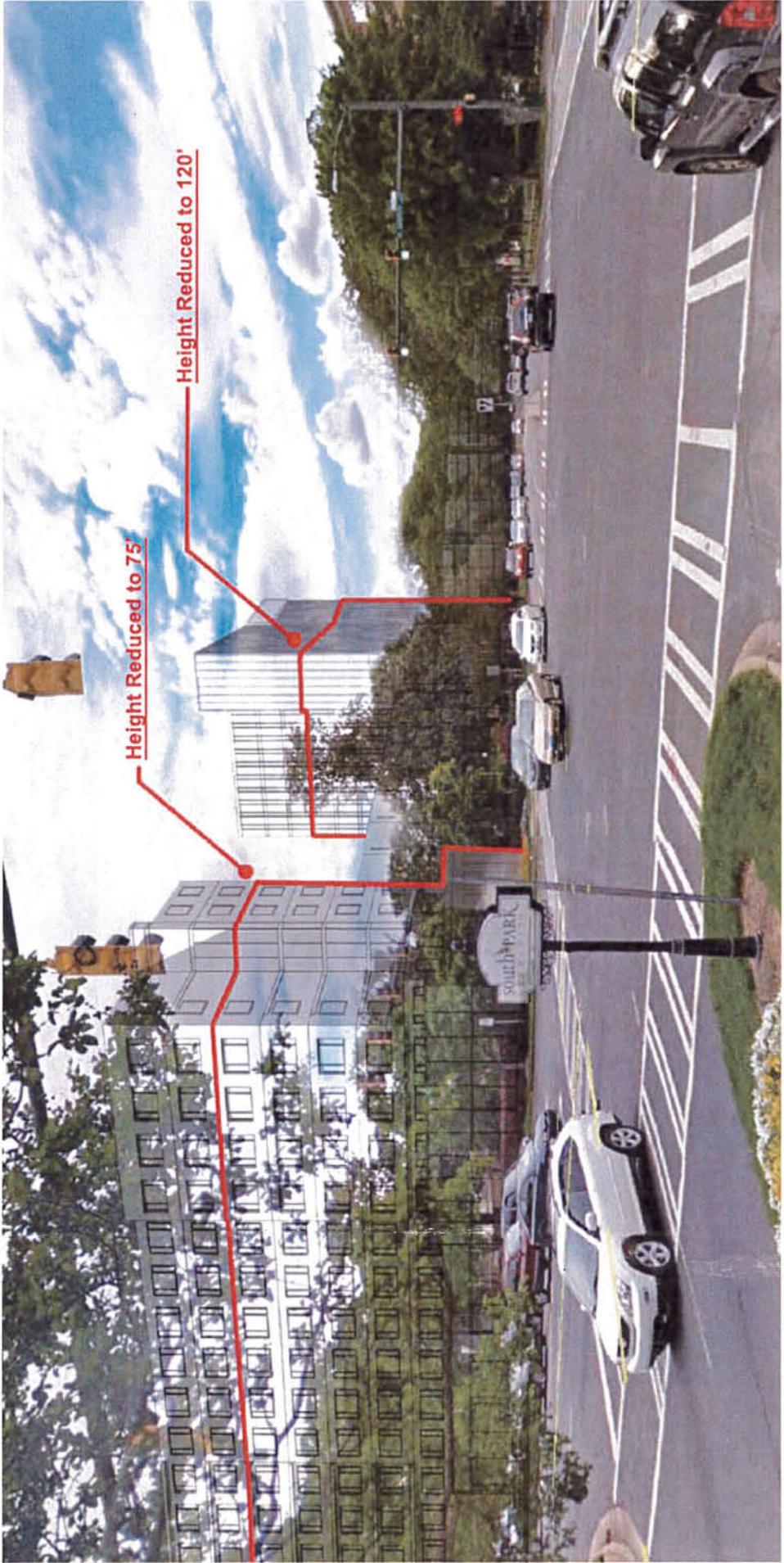
Site Area: 27 acres +/-
 Tax Parcel: 177-091-01
 Existing Zoning: R-17MF
 Proposed Zoning: MUDD-O
 Existing Use: Multi-family Residential
 Proposed Uses: Multi-family Residential (for-sale or for-rent), Office, Retail, Hotel
 Maximum Development: 1100 residential units
 250,000 s.f. of office uses
 300 hotel rooms
 300,000 s.f. of retail uses
 Maximum Building Height: 120' within Development Areas A & D
 160' within Development Areas B & C

SITE DEVELOPMENT DATA

Site Area: 27 acres +/-
 Tax Parcel: 177-091-01
 Existing Zoning: R-17MF
 Proposed Zoning: MUDD-O
 Existing Use: Multi-family Residential
 Proposed Uses: Multi-family Residential (for-sale or for-rent), Office, Retail, Hotel
 Maximum Development: 990 residential units
 250,000 s.f. of office uses
 225 hotel rooms
 300,000 s.f. of retail uses
 Maximum Building Height (exclusive of architectural features):
 Development Areas A & D: 75 feet
 Development Area B includes three separate height zones allowing heights up to 75 feet, 120 feet and 140 feet in the areas shown on the Technical Data Sheet.
 Development Area C includes two separate height zones allowing heights up to 85 feet and 160 feet in areas shown on the Technical Data Sheet.



Height Reductions





Setback Commitments

- Existing Conditions:**
- Approx. 30' Setback
 - 4' wide BOC sidewalk
 - Approx 10' between curb and fence



Proposed: 50' minimum setback at office location



SETBACK DIAGRAM - COLONY ROAD



100 S 1167th St, East 117th, Area 0340



100 S 1167th St, East 117th, Area 0340



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8, 100%

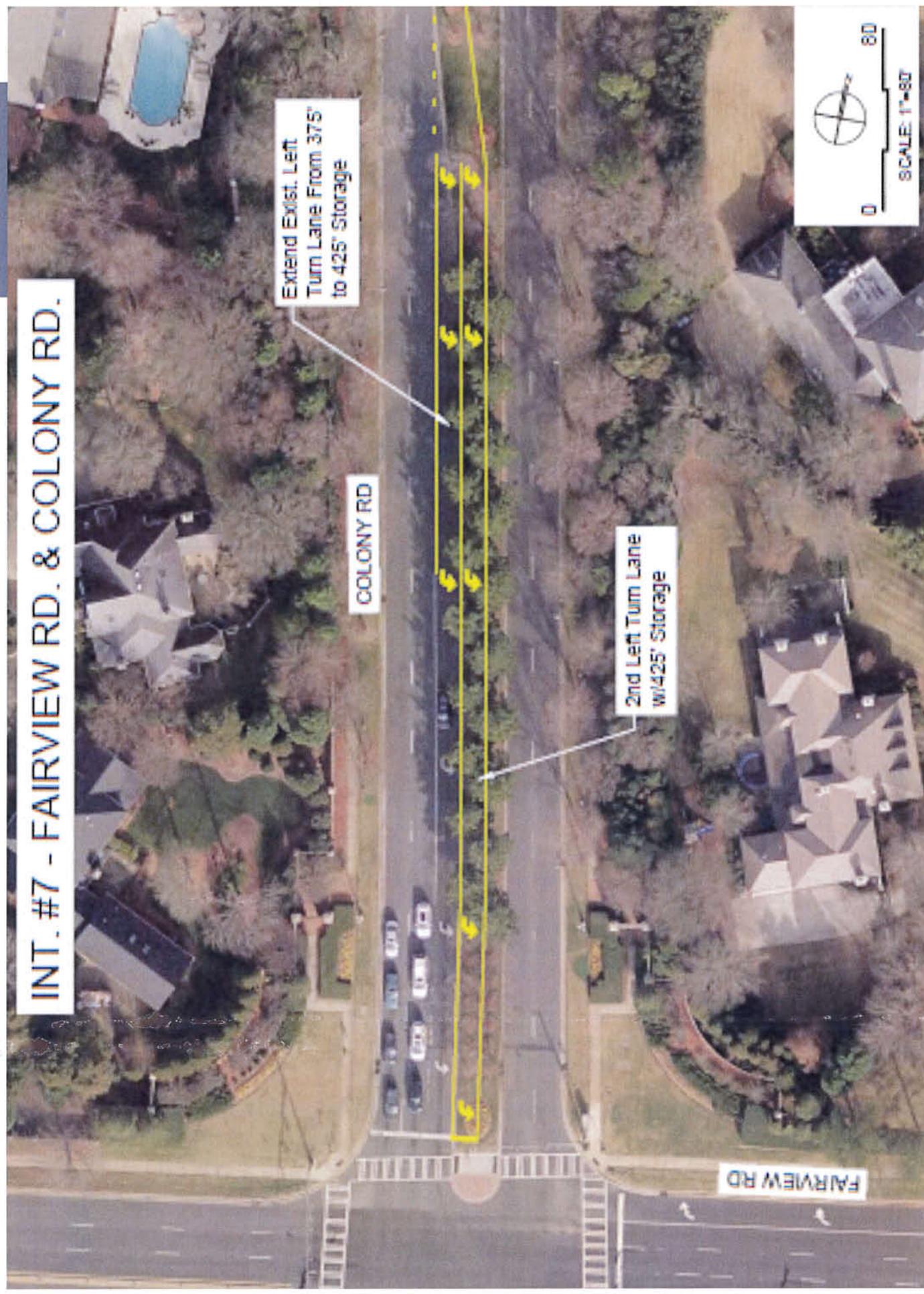
K&L GATES





Colony Road Improvements

INT. #7 - FAIRVIEW RD. & COLONY RD.



Extend Exist. Left
Turn Lane From 375'
to 425' Storage

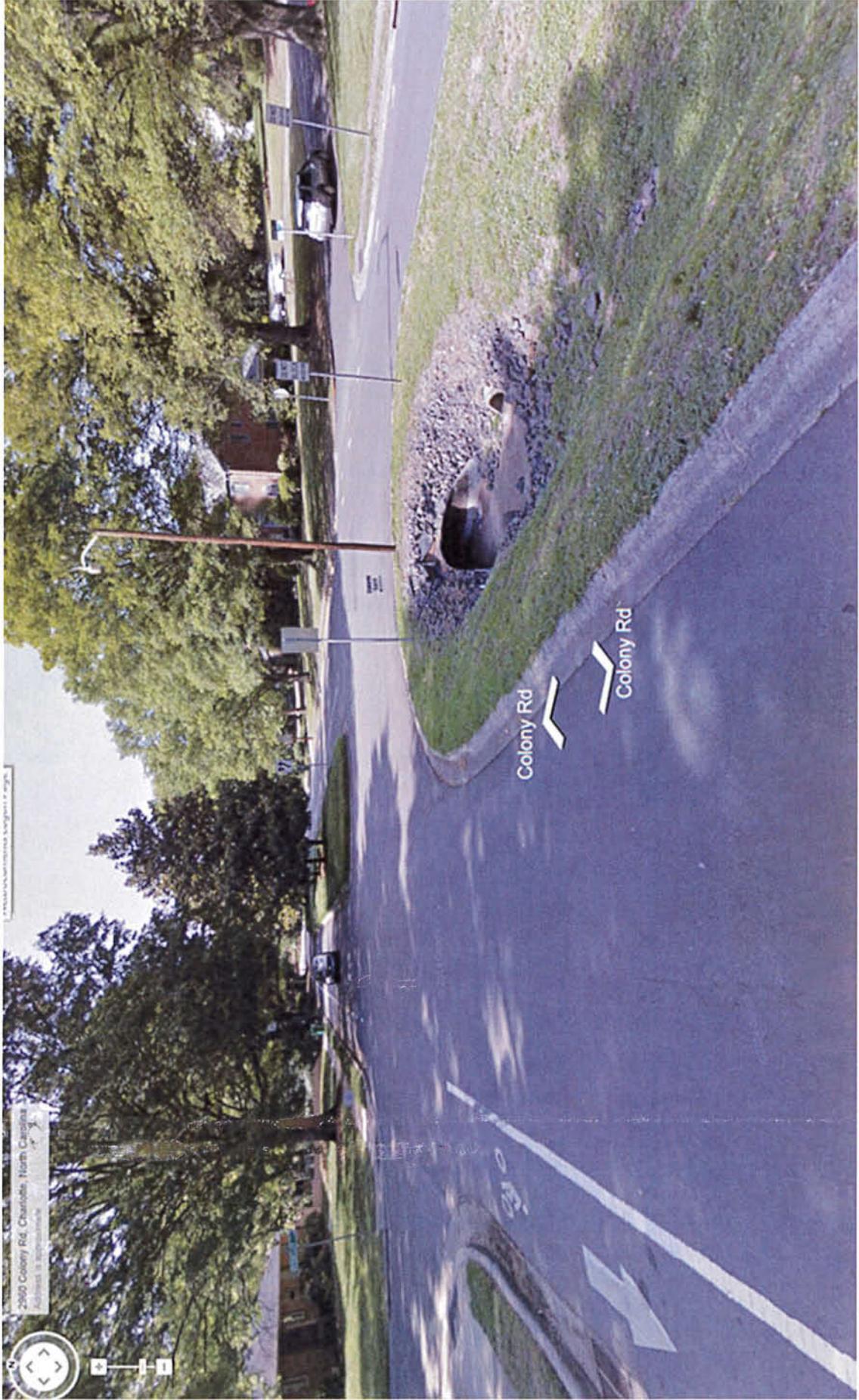
COLONY RD

2nd Left Turn Lane
w/425' Storage

FAIRVIEW RD

0 80
SCALE: 1"=80'

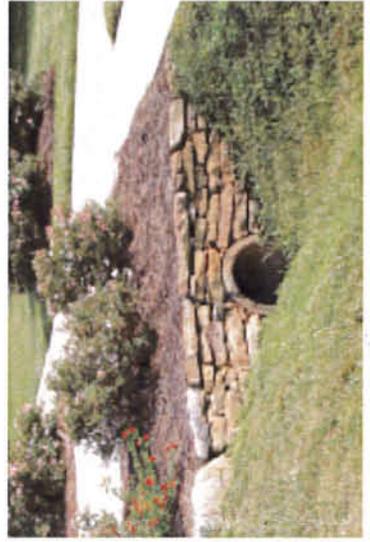
Colony Road at Ferncliff

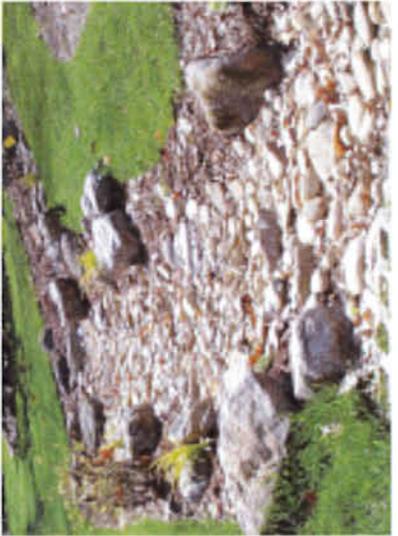
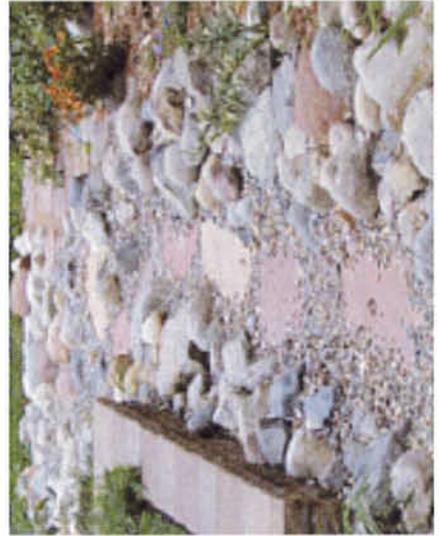
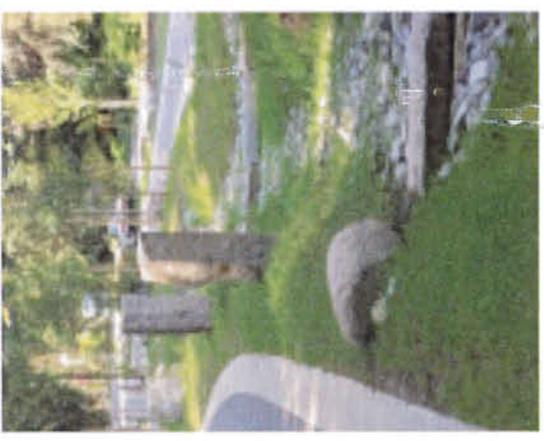
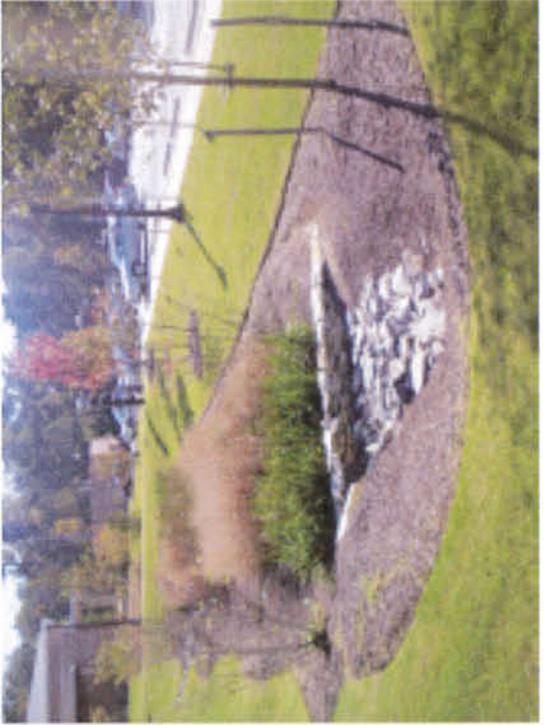






Decorative Headwalls





Planting Types

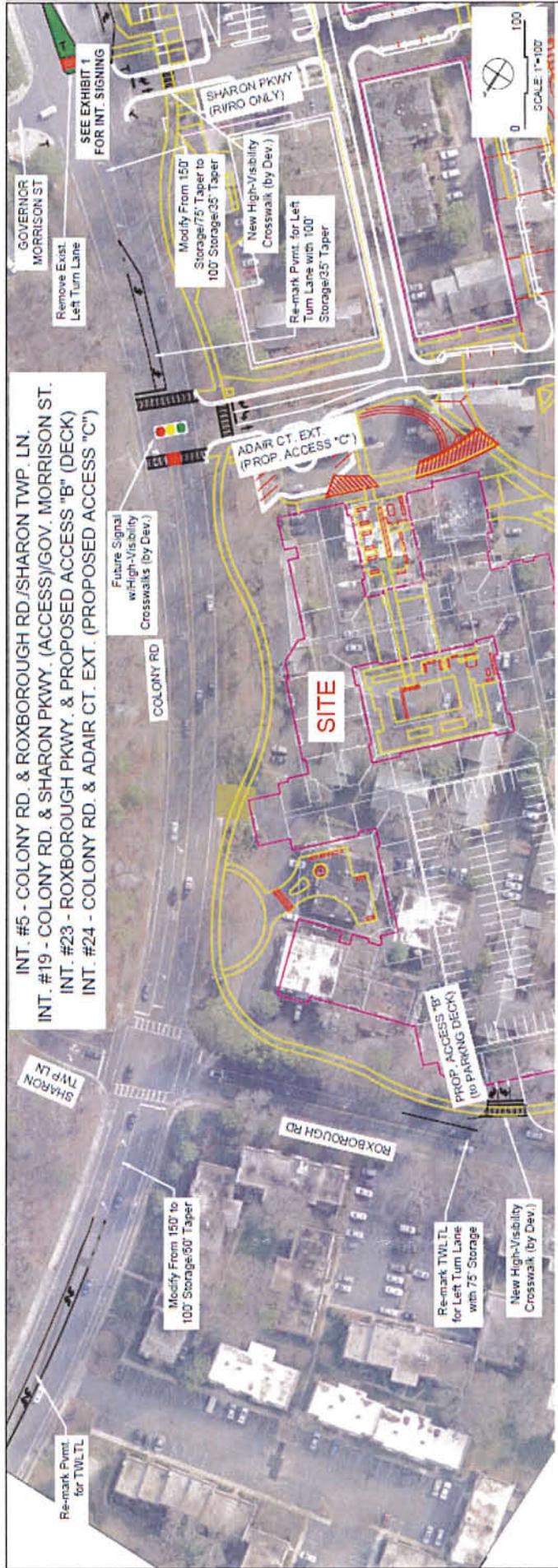






Trianon Area Improvements

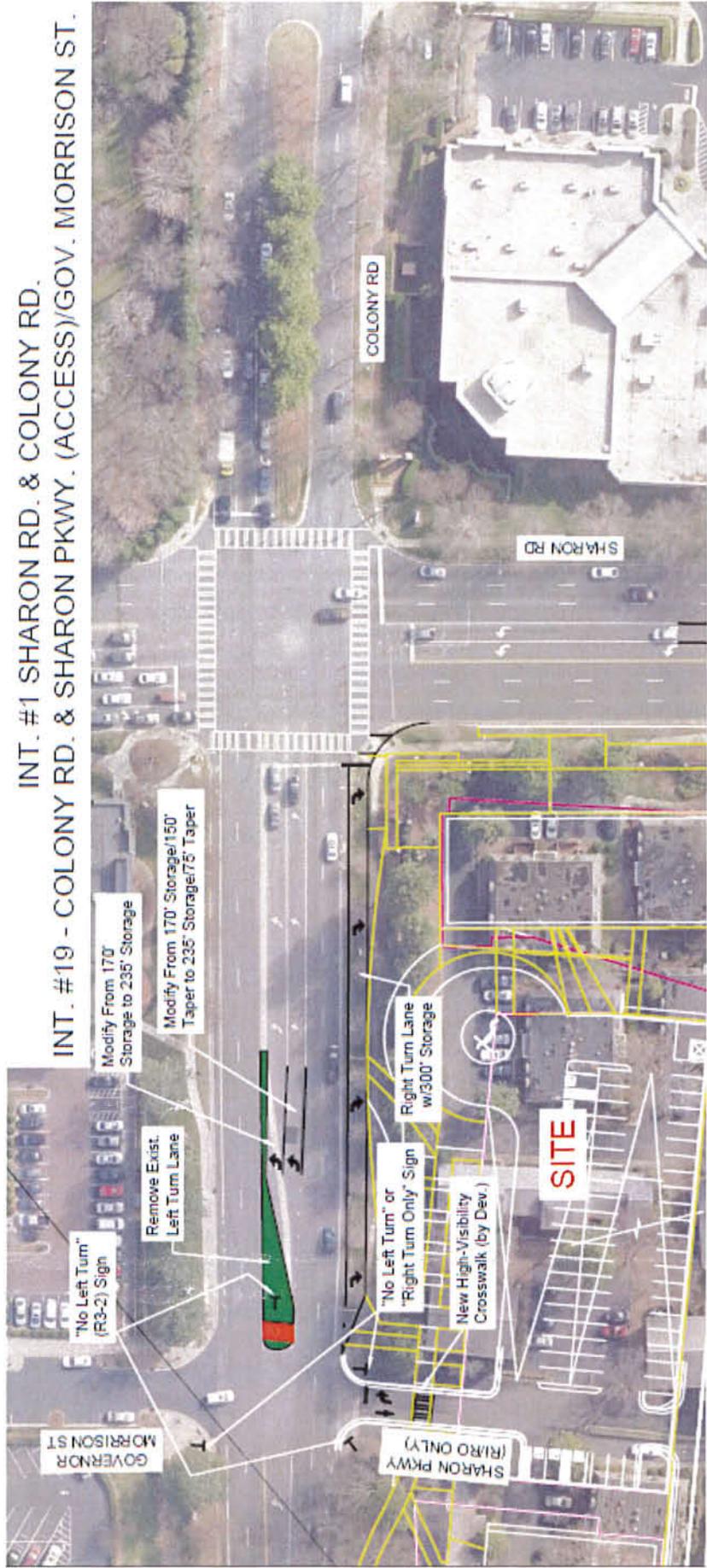
Now



INT. #20 - ROXBOROUGH RD. & REXFORD RD./REXFORD RD.
EXT. (ROXBOROUGH PKWY.)
INT. #21 - ROXBOROUGH RD. & SERVICE RD. (SOUTHWICK DR.)



Access Adjacent to Morrison Development



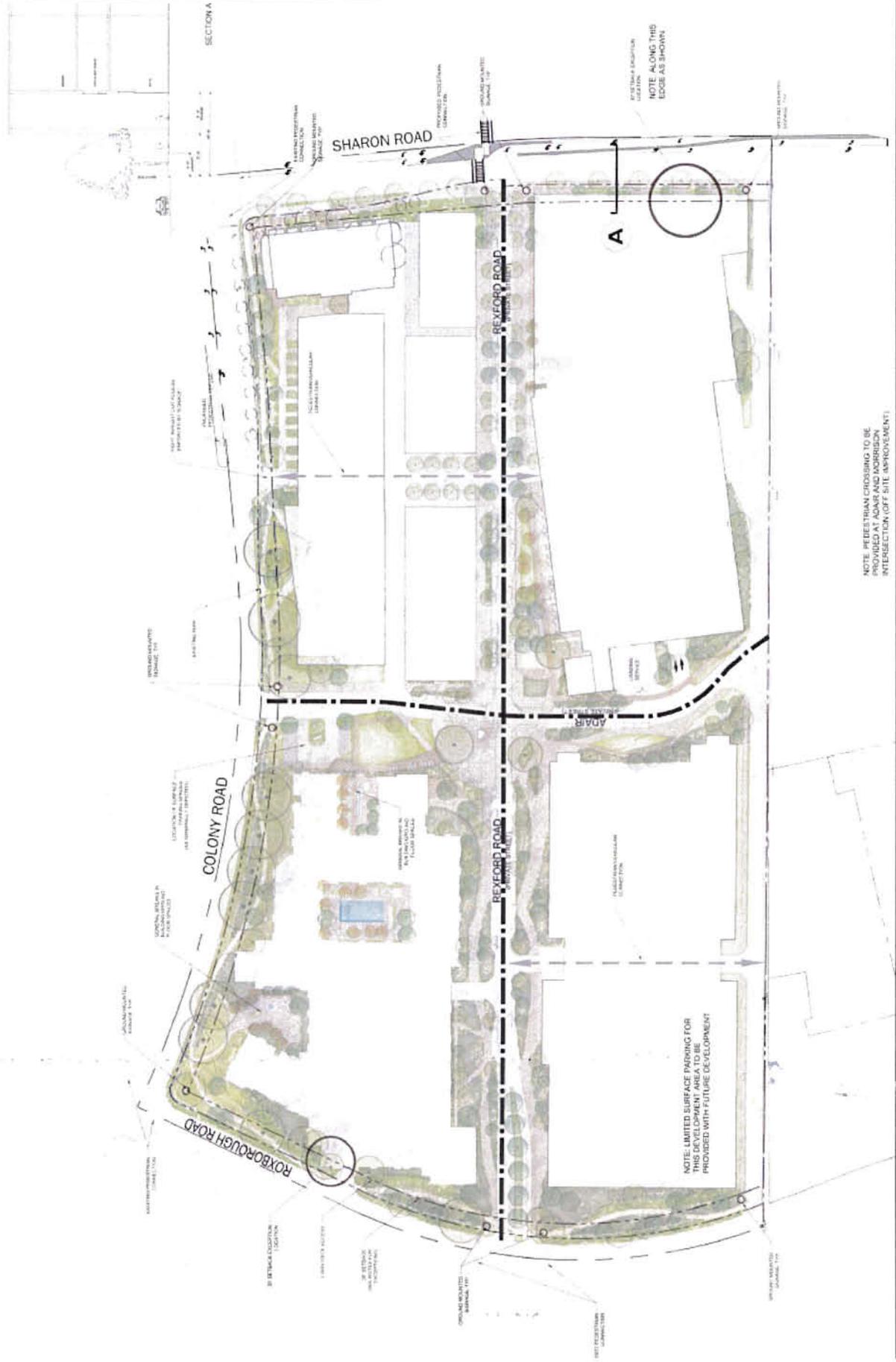


Rezoning Plan

VISIONS

1:1 INCH PER FOOT (1:25.4)

THE COLONY
 REZONING PETITION NO. 2015-131



NOTE PEDESTRIAN CROSSING TO BE PROVIDED AT ADAR AND MORRISON INTERSECTION (OFF SITE IMPROVEMENT)

NOTE LIMITED SURFACE PARKING FOR THIS DEVELOPMENT AREA TO BE PROVIDED WITH FUTURE DEVELOPMENT



RETAIL ENTRY AT REXFORD AND SHARON

ADDITIONAL SIDEWALK WIDTH, PRESERVATION OF STREET TREES, ARCHITECTURAL FEATURE, AND PEDESTRIAN INFRASTRUCTURE ARE CRITICAL TO CREATING A COMFORTABLE AND ACCESSIBLE ENVIRONMENT FOR PEDESTRIANS AND VEHICLES TO SAFELY UTILIZE THE CONNECTIONS ASSESS BY THE REGIONAL ROAD EXTENSION. BY INCORPORATING A MARK CROSS WALK, PEDESTRIANS CAN SAFELY CROSS THROUGH THE MID ADJACENT SHOP AND RESIDENTIAL. A GRASS CORNERWALK HAS BEEN PROPOSED TO PROVIDE A PEDESTRIAN SPACE IN THE FORM OF A FRONT PORCH. ACTIVE BRIGHT STOREFRONTS, MATURE STREET TREES AND WIDE SIDEWALKS DEFINE AND HUMANIZE THE EDGE OF THE COLONY ALONG SHARON.

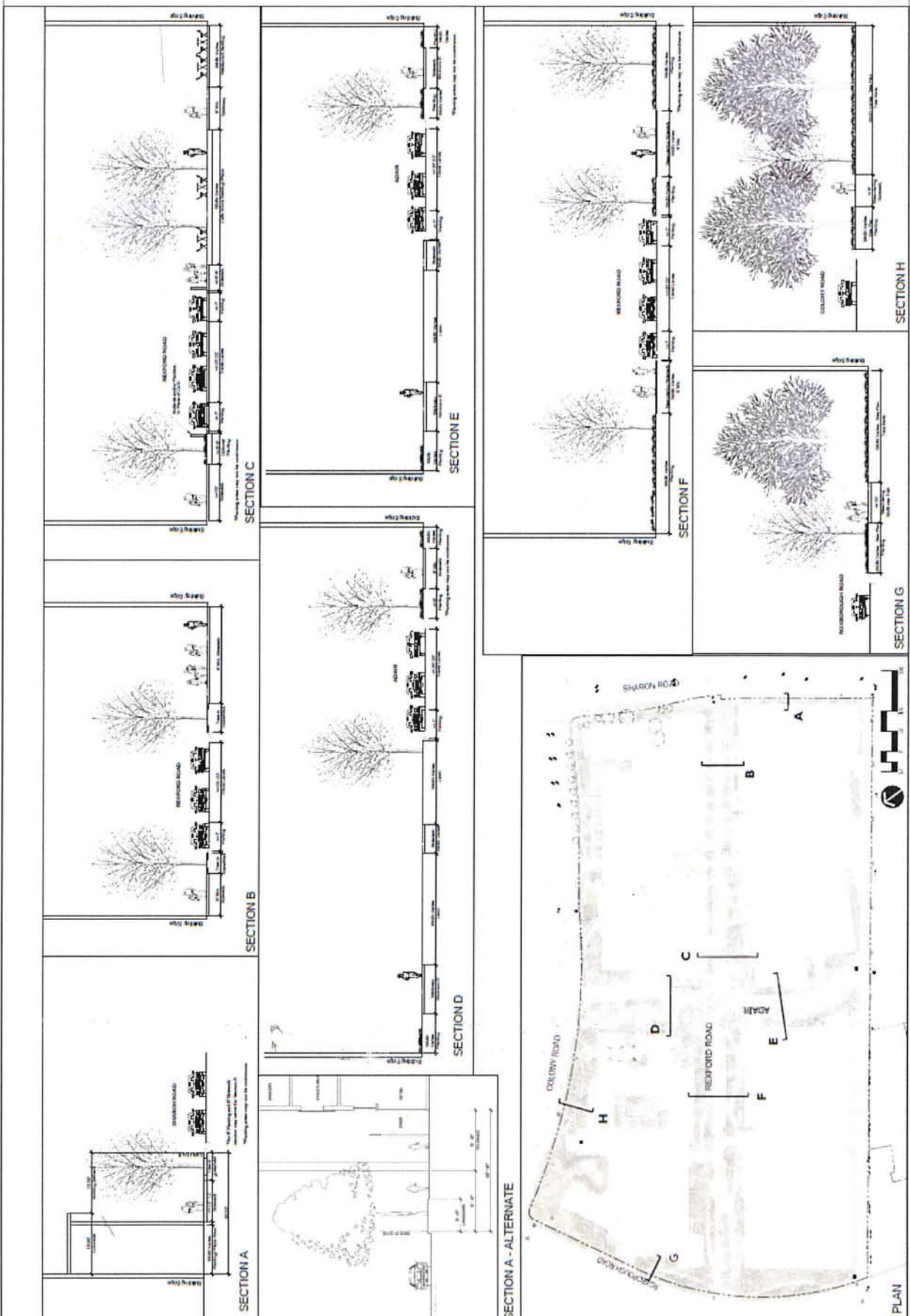


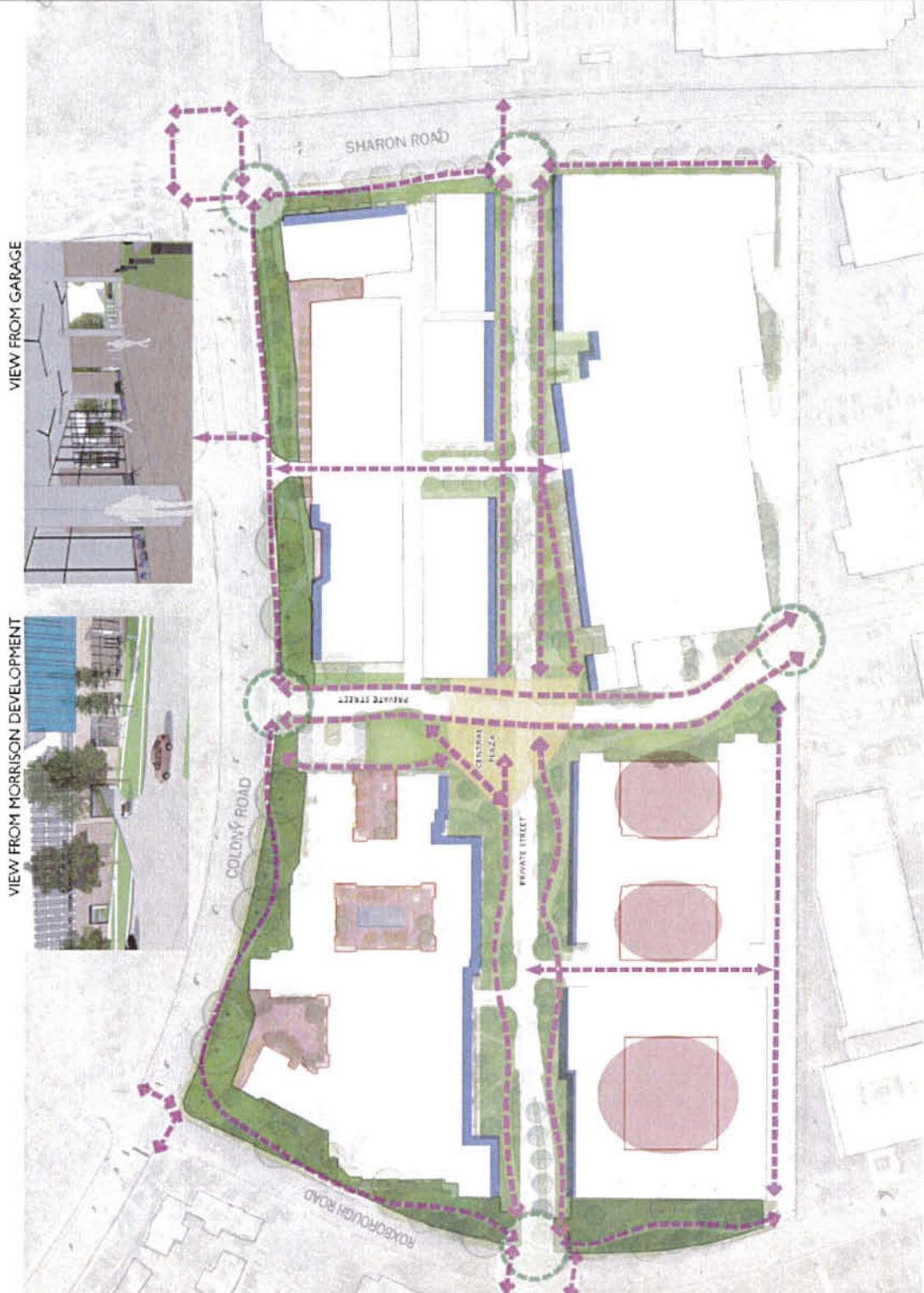
IBB+VI
ARCHITECTURE

RESIDENTIAL BUILDING FROM COLONY AND ADAIR INTERSECTION

THE PHASE 1 RESIDENTIAL BUILDING WILL EMBRACE EXISTING TREES CANOPES BLOCUS COLONY AND BLOCUS AREAS TO CREATE A VARIETY OF OPENING STREET FACADES THAT COURTYARDS AND OTHER POCKETS OF LANDSCAPING WILL BE CREATED. THIS VARIETY WILL BE ENHANCED BY GROUNDED LEVEL RESIDENTIAL UNITS THAT HAVE STOPS WHICH DIRECTLY ADDRESS AND ACCESS THE GROUND PLANE ALONG THESE STREETS, UNLESS PROHIBITED BY REGULATORY REQUIREMENTS. THE BUILDING WILL ALSO HAVE INDIVIDUAL ACTIVATED ENTRIES INDICATING LEASING AREAS, LOBBIES, AND AMENITY AREAS. THE DESIGN AND PHOTON IS SUPPLEMENTAL MATERIAL AND IS PROVIDED TO ASSIST WITH ARCHITECTURAL INTERVIEW ONLY.

CONCEPTUAL SECTIONS
 THE COLONY
 REZONING PETITION NO. 2015-131





Open Space - Reserving Commitment

- Tree Save Edge +/- 2 AC
- Urban Core +/- 2 AC
- Total +/- 4 AC

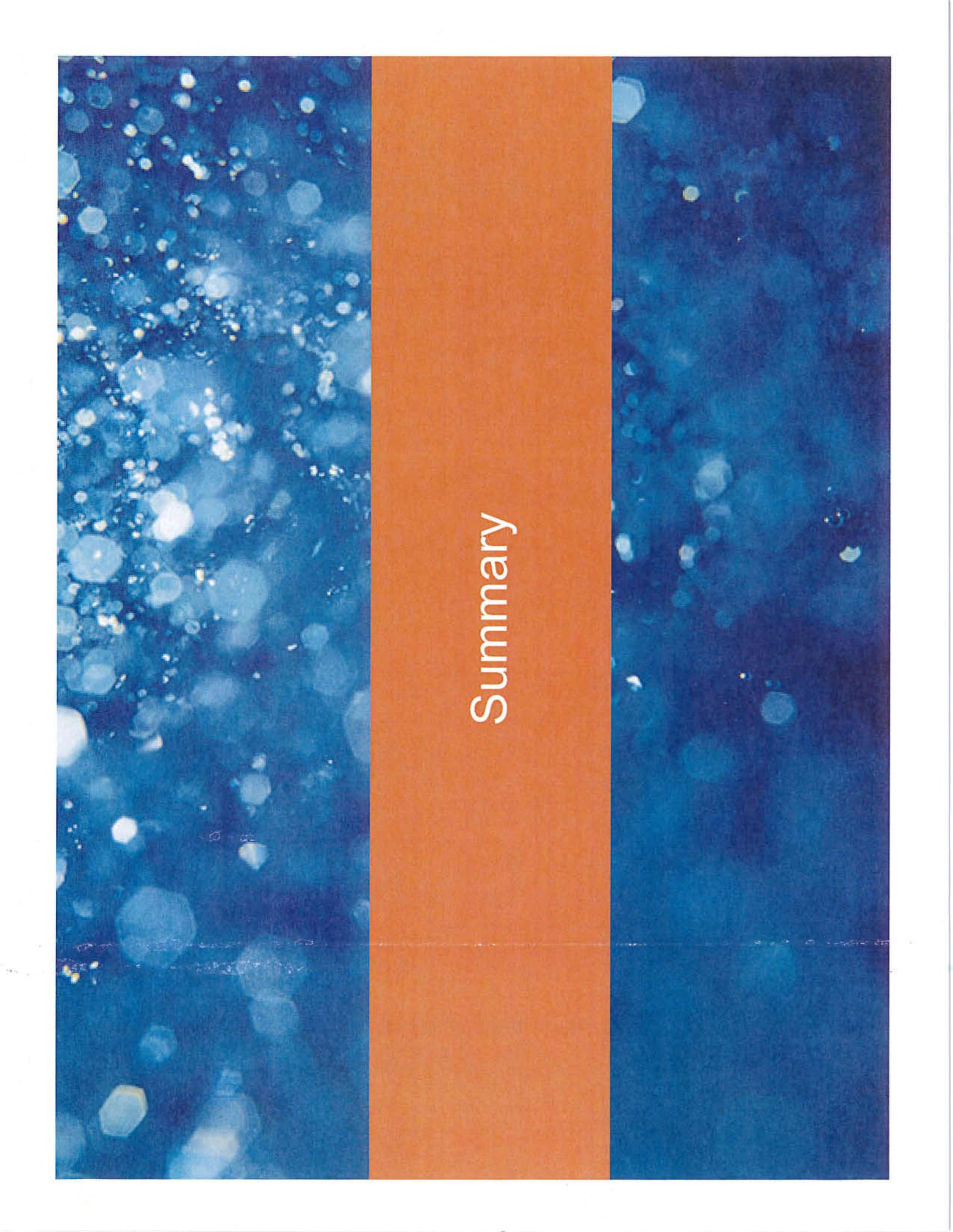
Edges and Circulation

- Primary Building Footprint
- Pedestrian Circulation

Gateway Nodes

- Strategic Transportation
- Local Pedestrian Wayfinding
- Art Displays
- Cultural Design Features

Central Plaza



Summary

WHY THE COLONY REDEVELOPMENT IS UNIQUE:

- True mixed use 'place' where people will want to be at all times of the day. Mix of residential, retail (both restaurant and other), hotel, office
- Creates a great central public plaza/park that South Park lacks in smaller projects and in the area
- Provides a significant amount of public open space, both inside the project and along the edges as linear parks including saving the existing tree canopy and streetscape character along Colony and Roxborough
- Increases connectivity (both pedestrian and vehicular) for SouthPark with the extension of Rexford, future connection of Adair, and significant improvements throughout the neighborhood (possibly mention the \$250k investment)
- Large setbacks along all public streets (typical urban setbacks closer to 16')
- Commits to 5% work force housing
- Overall density and height less than other projects in the area



Questions

K&L GATES