

COMMUNITY MEETING REPORT
Petitioner: White Point Paces Properties, LLC
Rezoning Petition No. 2016-029

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-1 attached hereto by depositing such notice in the U.S. mail on February 26, 2016. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, March 9, 2016 at 6:30 PM at the Belmont Regional Center located at 700 Parkwood Avenue in 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 B. The Petitioner's representatives at the Community Meeting were Jay Levell of White Point Paces Properties, LLC, Chip Cannon of Urban Design Partners and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2016-029. White Point Paces Properties, LLC is the Petitioner.

John Carmichael provided the schedule of events relating to the rezoning request. He stated that the Public Hearing will be held on Monday, March 21 at 5:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, March 30 at 4:30 PM at the Charlotte-Mecklenburg Government Center and City Council will render a decision on this rezoning request on Monday, April 18 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the Zoning Committee is an advisory board that will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

John Carmichael stated that the site subject to this rezoning request contains approximately 11.85 acres. The site is comprised of multiple parcels of land.

The site is located on the north and south sides of North Brevard Street generally at the intersection of North Brevard Street and Belmont Avenue, and on the north side of Parkwood

Avenue at the intersection of Parkwood Avenue and East 16th Street. The light rail is located immediately to the north of the site.

That portion of the site located to the north of North Brevard Street contains the Highland Park Mill No. 1 Building. The Mill Building would be preserved except for those portions of the Mill Building that are required to be demolished by the North Carolina State Historic Preservation Office.

There are existing, smaller structures located on other portions of the site.

John Carmichael stated that the large majority of the site is zoned I-2, and portions of the site are zoned R-8 and R-22 MF.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the TOD-MO zoning district to allow uses allowed by right and under prescribed conditions in the TOD-M zoning district to be established on the site.

John Carmichael stated that for entitlement purposes, the site is divided into Development Areas A, B1, B2 and C.

Development Area A would contain at a minimum the renovated Mill Building, pedestrian plazas and surface parking areas. The Mill Building would be preserved except for those portions of the Mill Building that are required to be demolished by the North Carolina State Historic Preservation Office.

The Mill Building could be devoted to any use or uses allowed in the TOD-M zoning district. Jay Levell will discuss his group's vision for the Mill Building in a moment.

There would be 3 vehicular access points for Development Area A, two on East 16th Street and one on North Brevard Street.

A portion of North Brevard Street would be abandoned.

Development Area B1 would contain a surface parking lot and the existing structure that could be devoted to any uses allowed in the TOD-M zoning district.

Development Area B2 would contain a surface parking lot and the existing structure that could be devoted to any uses allowed in the TOD-M zoning district.

Development Area C would contain a surface parking lot.

John Carmichael stated that at some point in the future, Development Areas B1, B2 and C could be redeveloped with any uses and structures that are allowed in the TOD-M zoning district.

John Carmichael stated that the Petitioner is requesting the approval of numerous optional provisions under this Rezoning Petition. These optional provisions include that the site would not be required to meet the parking requirements of the TOD-M zoning district.

Nevertheless, a minimum of 195 parking spaces would be required to be located on Development Area A.

John Carmichael stated that we have been advised by CDOT that East 16th Street will be re-aligned in the future. This street will shift to the east so that it lines up with East 16th Street located below Parkwood Avenue.

John Carmichael stated that the maximum height of the Mill Building would be 50 feet, however, the existing smokestacks could remain.

John Carmichael stated that in connection with the future redevelopment of Development Areas B1, B2 and C, architectural and design standards are provided in the development standards on the rezoning plan for any new buildings that would be located on these development areas.

Chip Cannon then addressed the meeting.

Chip Cannon stated that this would be a unique project in the City of Charlotte. The project would include, among other things, preserving an existing mill building. He stated that he is personally pleased to work on this project.

Chip Cannon stated that the site is divided into development areas A, B1, B2 and C.

Chip Cannon stated that a woonerf would be located on Development Area A. This is a Dutch term for a shared space between pedestrians and vehicles. He stated that an example of a woonerf could be found at the North Carolina Music Factory where there is a plaza that accommodates parking and pedestrians.

Chip Cannon pointed out the pedestrian plaza areas and the woonerf on the rezoning plan.

Chip Cannon stated that a portion of North Brevard Street would be abandoned in connection with the development of this project.

Chip Cannon stated that the streetscape would be implemented upon the redevelopment of the relevant portions of the site. However, some portions of the streetscape would be implemented at the front end of the project.

Chip Cannon stated that a twelve-foot wide multi-use path would be installed through a portion of the site. He stated that unlike in Southend, the multi-use path would break away from the light rail and travel through the site and eventually meet up with the sidewalk along Parkwood Avenue. The multi-use path could be utilized by pedestrians and bicycles.

Chip Cannon stated that parking areas would be scattered throughout the site.

Chip Cannon said that storm water detention would likely be provided by way of underground vaults.

In response to a question, Chip Cannon stated that connectivity from the site to the greenway is not a part of this project.

Jay Levell of the Petitioner then addressed the meeting. Jay Levell stated that his company is a Charlotte-based firm that owns projects throughout the southeast. Most of their projects are commercial in nature. In Charlotte, Jay Levell stated that he is very active with adaptive re-use projects, and he noted the Legion Brewing project in Plaza Midwood. He also noted a project near Old Mecklenburg Brewery in Southend.

With respect to the mill building located on the site, Jay Levell stated that the first structure was built in 1891. The mill building is a U-shaped structure, and it is in very good shape. Much of the hardwood floors are still in place. Jay Levell stated that he was advised by one of his consultants that this is one of the best mill buildings that his consultant has seen in terms of the shape of the floors and the integrity of the building.

Jay Levell stated that they want to include a food hall concept in this project. He said New York, Washington, D.C. and other metropolitan areas have food halls.

Jay Levell stated that approximately 20,000 to 30,000 square feet of the mill building could be devoted to a food hall. A food hall would have small stalls that would be leased by food providers. The customers of each food provider could utilize common seating areas in the mill building.

Jay Levell stated that he feels that the food hall concept could be very popular, and would be a great gathering place for the community.

Jay Levell stated that he did not envision any bars or nightclubs in the mill building.

Jay Levell stated that his firm has not done any marketing of the site at this point, but they have heard from individuals who are interested in locating at the site.

Although they would hope to have a lot of local tenants on the site, they would seek to include at least one major restaurant. Jay Levell stated that he could envision four to five restaurants in the mill building. Additionally, there could be some event space. Jay Levell stated that the mill building would provide an attractive setting to tenants, customers and area residents, and they would seek to restore the original character of the mill building.

Jay Levell stated that they would peel back many of the additions to the original mill building and expose the existing brick. However, they would add some modern elements to the building.

Jay Levell stated that a portion of the building could be devoted to office uses as well. Jay Levell stated that there is not much office space in Optimist Park or in NoDa, and he feels there is a need for office space in this area.

Jay Levell stated that the smokestacks would remain.

Jay Levell reiterated that he feels that the site would be a wonderful gathering place for the neighborhood, and it would provide a brand for Optimist Park.

To clarify his earlier comments, Jay Levell stated that restaurants and food providers located on the site could serve alcoholic beverages.

Jay Levell stated that they envision a mixture of restaurants on the site. Not all of the restaurants would be white tablecloth restaurants.

In response to a question regarding the stream located on the site, Chip Cannon stated that the stream is currently day lighted, and it will continue to be day lighted after the development is completed. Chip Cannon stated that the stream would probably be converted to more of a V shaped stream so that it could carry more water and reduce flooding. The goal would be to make the stream an amenity.

An area resident stated that this development creates more jobs for the community. This area resident stated that she hopes that some of the restaurants would be open on Sundays. This area resident stated that she is glad the development will be open to and serve the community.

Jay Levell stated that there would be many ways to get to this site. An individual could get to this site by car, light rail, bicycle or by walking. Jay Levell stated that they hope to have a B-cycle location on the site.

In response to a question, Jay Levell stated that the mill building is an approximately 2.5 minute walk from the nearest light rail station.

Jay Levell stated that they are working to have the mill building listed on the National Registry, and they are working with the state and federal governments. It is a difficult and multi-stepped process. Jay Levell stated that they are also working with the local historic landmark folks to have the mill building designated as a landmark. Jay Levell stated that they will have to replace some of the windows on the mill building.

In response to a question as to when construction would start, Jay Levell stated that in the event that the rezoning request is approved, they would hope to break ground within the nine month period following the approval of the rezoning request. However, the demolition process could commence earlier, and you could see hammers being swung on the site within three months of the approval of the rezoning request.

Jay Levell stated that they hope to have the mill building renovation completed by the winter of 2017. Jay Levell stated that it is a laborious process dealing with the federal and state governments as you might imagine.

An area resident stated that she is excited about this project and she is very pleased that the mill building will be preserved.

Another area resident stated that he understands how hard it is to preserve an old structure, and he appreciates the Petitioner's commitment to preserve the mill building.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

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

No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of March, 2016.

White Point Paces Properties, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Pet_No	TaxPID	ownerlastn	ownerfirst	cownnerfirs	cownnerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-029	08104201	1101 LLC				4808 MILLIKEN CLOSE		WILSON	NC	27896
2016-029	08106505	15TH STREET PROPERTIES INC				517 EAST 18TH ST		CHARLOTTE	NC	28206
2016-029	08106112	ANCHOR INVESTMENTS INC				300 S SHARON AMITY RD # 176		CHARLOTTE	NC	28211
2016-029	08107702	ANCHOR INVESTMENTS INC				300 S SHARON AMITY RD # 176		CHARLOTTE	NC	28211
2016-029	08301126	ARROWOOD-SOUTHERN COMPANY				110 FRANKLIN RD SE		ROANOKE	VA	24042
2016-029	08301143	ARROWOOD-SOUTHERN COMPANY				110 FRANKLIN RD SE		ROANOKE	VA	24042
2016-029	08106150	BAYES	THOMAS B			1284 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2016-029	08106125	BELLINGER	GUSSIE B			1321 DUNCAN GARDENS DR UNIT 33		CHARLOTTE	NC	28206
2016-029	08106204	BELMONT AVE LLC				2525 INNSBROOK RD		CHARLOTTE	NC	28226
2016-029	08106208	BETHEL WORSHIP CENTER INC				420 E. 15TH ST		CHARLOTTE	NC	28206
2016-029	08106141	BLOSZINSKY	RYAN J			1248 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2016-029	08106154	BROOKS	DAVID			1203 N CALDWELL ST UNIT #1		CHARLOTTE	NC	28206
2016-029	08106312	BROWN	WILLIE		C/O BETTY LEWIS JONES	2304 CATALINA AV		CHARLOTTE	NC	28206
2016-029	08106132	BUTLER	JOHN			6130 GLENN TEAGUE RD		CHARLOTTE	NC	28216
2016-029	08106401	CALDWELL STREET PARTNERS LLC				PO BOX 480066		CHARLOTTE	NC	28269
2016-029	08107720	CAMPBELL	ANTHONY	JOANN	CAMPBELL	408 E 17TH ST		CHARLOTTE	NC	28206
2016-029	08106217	CHANCE	LILLIAN REBECCA		KEESLER	1108 N BREVARD ST		CHARLOTTE	NC	28206
2016-029	08106216	CHANCE	LILLIAN REBECCA KEESLER			1108 N BREVARD ST		CHARLOTTE	NC	28206
2016-029	08106122	CLONARIS	DEMETRIOS			156 PARKWOOD AV UNIT 36		CHARLOTTE	NC	28202
2016-029	08106107	COFIELD	WILHELMENIA			425 E 15TH ST		CHARLOTTE	NC	28206
2016-029	08301124	CONSOLIDATED PIPE & SUPPLY CO	INC			PO BOX 2472		BIRMINGHAM	AL	35201
2016-029	08106155	COPELAND	STEPHEN			1205 N CALDWELL ST UNIT 2		CHARLOTTE	NC	28206
2016-029	08104103	CREECH	CHARLES M JR			5833 CREOLA RD		CHARLOTTE	NC	28270
2016-029	08106315	CREECH	CHARLES M JR	MARILYN S	CREECH	5833 CREOLA RD		CHARLOTTE	NC	28270
2016-029	08106101	CYGNUS CONSTRUCTION LLC				1646 HWY 160 W STE 8115		FORT MILL	SC	29708
2016-029	08106152	DALE	JOHN HUNTER			1292 DUNCAN GARDENS DR UNIT 26		CHARLOTTE	NC	28206
2016-029	08106142	DANBURG	JARRID			1252 DUNCAN GARDENS DR UNIT 11		CHARLOTTE	NC	28206
2016-029	08107703	DAVANT	E MILBURN JR			338 S SHARON AMITY RD #179		CHARLOTTE	NC	28211
2016-029	08106203	DAVIS	HAROLD B II			411 BELMONT AVENUE		CHARLOTTE	NC	28205
2016-029	08106157	DAVIS	JONATHAN PATRICK			1209 N CALDWELL ST		CHARLOTTE	NC	28206
2016-029	08106120	DOUGLAS	TASOS A			164 PARKWOOD AVE UNIT 38		CHARLOTTE	NC	28202
2016-029	08107701	DT MULLANEY PROPERTIES LLC				3900 GREENSBORO ST		CHARLOTTE	NC	28206
2016-029	08107716	DT MULLANEY PROPERTIES LLC				3900 GREENSBORO ST		CHARLOTTE	NC	28206
2016-029	08107717	DT MULLANEY PROPERTIES LLC				3900 GREENSBORO ST		CHARLOTTE	NC	28206
2016-029	08107718	DT MULLANEY PROPERTIES LLC				3900 GREENSBORO ST		CHARLOTTE	NC	28206
2016-029	08106119	ERRINGTON	CRAIG J			410 E 16TH ST UNIT 43		CHARLOTTE	NC	28205
2016-029	08106128	FORQUER	ROBERT ALAN	TRACE E	FORQUER	1309 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2016-029	08106126	FRANCO	JOE D			1317 DUNCAN GARDENS DR UNIT 32		CHARLOTTE	NC	28205
2016-029	08106133	FRANK	GREGORY ANDREW			1216 DUNCAN GARDENS DR		CHARLOTTE	NC	28205
2016-029	08106131	GARDNER	SHAWN SR			1208 DUNCAN GARDENS DR UNIT 5		CHARLOTTE	NC	28205
2016-029	08106116	GOKCEN	SERDAR NUSRET			7025 MEADOW RUN LN		CHARLOTTE	NC	28277
2016-029	08106118	GOKCEN	ULER R	SUMRU	GOKCEN	7025 MEADOW RUN LN		CHARLOTTE	NC	28277
2016-029	08106135	GOKCEN	ULER R	SUMRU A	GOKCEN	7025 MEADOW RUN LN		CHARLOTTE	NC	28277
2016-029	08106138	GRANT	GEORGE			1236 DUNCAN GARDENS DR UNIT 23		CHARLOTTE	NC	28206
2016-029	08106139	HALTERMAN	TIMOTHY L	JACLYNN M	HALTERMAN	1325 MORNINGSIDE DR		CHARLOTTE	NC	28205
2016-029	08106156	HAMEES	KARA			1207 N CALDWELL ST UNIT 3		CHARLOTTE	NC	28206
2016-029	08107721	HEATH	MARY WRIGHT		HENRY GORDAN % H/F/H/CLT	412 E 17TH ST		CHARLOTTE	NC	28234
2016-029	08106144	HERNANDEZ	JOHN C	JOANNE S	HERNANDEZ	1260 DUNCAN GARDENS DR UNIT 10		CHARLOTTE	NC	28205
2016-029	08106146	HEYDORN	RUSSELL PAUL	ERIN ANNE	WHITE	1268 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2016-029	08104202	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
2016-029	08106207	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
2016-029	08106213	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
2016-029	08106214	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
2016-029	08106215	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
2016-029	08106218	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
2016-029	08106220	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
2016-029	08301125	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
2016-029	08106411	HUNTER	THOMAS R	CARROLL E	HUNTER	PO BOX 5324		CHARLOTTE	NC	28299
2016-029	08106412	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
2016-029	08106501	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
2016-029	08106502	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
2016-029	08106507	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
2016-029	08106509	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
2016-029	08106510	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
2016-029	08106409	IMREISH	MUSA Y			13515 EDGETREE DR		PINEVILLE	NC	28134
2016-029	08106410	IMREISH	MUSA Y			13515 EDGETREE DR		PINEVILLE	NC	28134
2016-029	08106151	JERNIGAN	EDWARD SCOTT			1288 DUNCAN GARDENS DR UNIT 25		CHARLOTTE	NC	28208
2016-029	08106115	KHAN	FAYEZ	SYEDA MONA	BADAR	3143 ROYAL MEADOW CT		SAN JOSE	CA	95014
2016-029	08106130	KLEEKAMP	JESSICA L			DUNCAN GARDENS		CHARLOTTE	NC	28206
2016-029	08106134	LAKHIANI	SIMRAN			1220 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2016-029	08107704	LEONARD	PHYLLIS H			6931 THERMAL RD		CHARLOTTE	NC	28211
2016-029	08107705	LEONARD	PHYLLIS H TR/TRUST 421			330 S SHARON AMITY RD #176		CHARLOTTE	NC	28211
2016-029	08106311	LIGHT	ALAN R			1800 CAMDEN RD SUITE 307-228		CHARLOTTE	NC	28203
2016-029	08106317	LIGHT	ALAN R			1800 CAMDEN RD SUITE 307-228		CHARLOTTE	NC	28203
2016-029	08106129	MADDOX	GREGORY SCOTT	KATHRYN C	MADDOX	19552 MAKAYLA LN		CORNELIUS	NC	28031
2016-029	08106140	MAY	COREY			1244 DUNCAN GARDENS DR UNIT 22		CHARLOTTE	NC	28206
2016-029	08106149	MCCOLLUM	DANIEL J	JAMIE	MCCOLLUM	1280 DUNCAN GARDENS DR		CHARLOTTE	NC	28206
2016-029	08106127	MCDERMOTT	JAMES ALEXANDER			1313 DUNCAN GARDENS DR UNIT 31		CHARLOTTE	NC	28206
2016-029	08107722	MCMANUS	GERTRUDE			422 E 17TH ST		CHARLOTTE	NC	28206
2016-029	08106137	MCMICHAEL	KEITH			1232 DUNCAN GARDENS DR UNIT 16		CHARLOTTE	NC	28206
2016-029	08106153	NAVA	JORGE L			3119 SHADOW RETREAT DR		STALLINGS	NC	28104
2016-029	08106148	NEAVERTH	ELIZABETH			1276 DUNCAN GARDENS DR UNIT 1276		CHARLOTTE	NC	28206
2016-029	08106219	OPTIMIST PARK COMMUNITY ASSOC				516 E 18TH ST		CHARLOTTE	NC	28206
2016-029	08106143	PHILLIPS	MARIE			5007 JORDANUS CT		CHARLOTTE	NC	28277
2016-029	08106124	PHOTOPOULOS	FRANK P			148 PARKWOOD AVE		CHARLOTTE	NC	28205
2016-029	08106136	QUINN	MICHAEL A			1228 DUNCAN GARDENS DR UNIT 14		CHARLOTTE	NC	28205
2016-029	08106306	REALESTATE INVESTMENT CORP LLC	% CHRIS FEREBEE			PO BOX 480066		CHARLOTTE	NC	28269
2016-029	08106408	REALESTATE INVESTMENT CORP LLC	% CHRIS FEREBEE			PO BOX 480066		CHARLOTTE	NC	28269
2016-029	08106307	REALESTATE INVESTMENT CORP LLC				PO BOX 480066		CHARLOTTE	NC	28269
2016-029	08106308	REALESTATE INVESTMENT CORP LLC				PO BOX 480066		CHARLOTTE	NC	28269
2016-029	08106310	REALESTATE INVESTMENT CORP LLC				PO BOX 480066		CHARLOTTE	NC	28269
2016-029	08106405	REALESTATE INVESTMENT CORP LLC				PO BOX 480066		CHARLOTTE	NC	28269
2016-029	08102103	REID	DON R	LISA P	REID	10425 MT HOLLY HUNTERSVILLE RD		HUNTERSVILLE	NC	28078
2016-029	08106302	RIGGINS	BOBBY		JANE BROCKENBROUGH	310 RIVERSIDE DR		MOUNT HOLLY	NC	28120
2016-029	08106301	RIGGINS	BOBBY JACKSON	JANE B	RIGGINS	310 RIVERSIDE DR		MOUNT HOLLY	NC	28120
2016-029	08107601	SHERRILL	JIMMY F	GERALDINE D	SHERRILL	164 REGAL CIR		MOORESVILLE	NC	28117
2016-029	08106117	SLAIR INC				1530-D SOUTH CHURCH ST		CHARLOTTE	NC	28203
2016-029	08106121	SPRING PARK REALTY LLC				12003 OLDEN CT		CHARLOTTE	NC	28262
2016-029	08106303	STAMOULIS	DEMETRIOS G			7407 QUAIL HILL RD		CHARLOTTE	NC	28210
2016-029	08106201	STEWART	BRUCE			1100 N BREVARD ST		CHARLOTTE	NC	28205
2016-029	08102101	U-HAUL REAL ESTATE CO				PO BOX 29046		PHOENIX	AZ	85038
2016-029	08102102	UPTOWN DAY SHELTER INC				PO BOX 36471		CHARLOTTE	NC	28236
2016-029	08106145	VANGARD 11 LLC				4412 HATWOOD KNOLL		LAKE WYLIE	SC	29745
2016-029	08106123	VASTIS	GREGORY S			152 PARKWOOD AVE UNIT 35		CHARLOTTE	NC	28202
2016-029	08106202	VOELKERS	CAROLINE A			407 BELMONT AVE		CHARLOTTE	NC	28206
2016-029	08106147	WILLIAMS	NANCY J	JAMES J	CHACON	4308 W HOPI TRAIL		LAVEEN	AZ	85339
2016-029	08107712	WINDHAM	MARVIN	BRENDA	MILLER	416 E 17TH ST		CHARLOTTE	NC	28206
2016-029	08104102	Y & W REALTY COMPANY				1001 N BREVARD ST		CHARLOTTE	NC	28206
2016-029	08104104	Y & W REALTY COMPANY				PO BOX 31548		CHARLOTTE	NC	28231
2016-029	08106313	Y & W REALTY COMPANY				1001 NORTH BREVARD ST		CHARLOTTE	NC	28206
2016-029	08106314	Y & W REALTY COMPANY				1001 NORTH BREVARD ST		CHARLOTTE	NC	28206

EXHIBIT

A-1

tabbles

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	M. MailZip
2016-029	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte	NC 28205
2016-029	Eddie	Young	Edwin Towers (CHA)	201 West 10th Street, Unit 101	Charlotte	NC 28202
2016-029	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC 28206
2016-029	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC 28206
2016-029	Bob	Szymkiewicz	First Ward Community Fund, Inc.	Post Office Box 30712	Charlotte	NC 28230
2016-029	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC 28205
2016-029	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC 28299
2016-029	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC 28206
2016-029	Willi	Haden	First Ward Neighbors, Inc.	633 North Alexander Street	Charlotte	NC 28202
2016-029	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC 28205
2016-029	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC 28205
2016-029	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC 28205
2016-029	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC 28206
2016-029	Ronnie	Devine	Enderly Park/Thomasboro	700 North Tryon Street (Level B)	Charlotte	NC 28202
2016-029	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC 28204
2016-029	Angela	Ambrose	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC 28205
2016-029	Mary	Spears	Friends of Fourth Ward	229 N. Church Street, Suite 300	Charlotte	NC 28202
2016-029	Elise	Berman	Villa Heights Land Community Organization	2112 Yadin Avenue	Charlotte	NC 28205
2016-029	Zeke	Burns		1500 N Graham Street	Charlotte	NC 28206
2016-029	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC 28205

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2016-029** filed by White Point Paces Properties, LLC to request the rezoning of an approximately 11.85 acre site located on the north and south sides of North Brevard Street generally at the intersection of North Brevard Street and Belmont Avenue, and on the north side of Parkwood Avenue at the intersection of Parkwood Avenue and East 16th Street from the I-2, R-8 and R-22 MF zoning districts to the TOD-MO zoning district

Date and Time of Meeting: Wednesday, March 9, 2016 at 6:30 p.m.

Place of Meeting: Belmont Regional Center
700 Parkwood Avenue
Charlotte, NC 28205

We are assisting White Point Paces Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 11.85 acre site located on the north and south sides of North Brevard Street generally at the intersection of North Brevard Street and Belmont Avenue, and on the north side of Parkwood Avenue at the intersection of Parkwood Avenue and East 16th Street from the I-2, R-8 and R-22 MF zoning districts to the TOD-MO zoning district. The Highland Park Mill No. 1 Building (the "Mill Building") is located on a portion of the Site, and under this development proposal, the Mill Building would be preserved except for those portions of the Mill Building that are required to be demolished by the North Carolina State Historic Preservation Office. The purpose of this rezoning request is to accommodate a multi-use or mixed use development on the site that could contain a variety of uses, and the renovation and re-purposing of the Mill Building.

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 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 representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, March 9, 2016 at 6:30 p.m. at the Belmont Regional Center located at 700 Parkwood Avenue in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

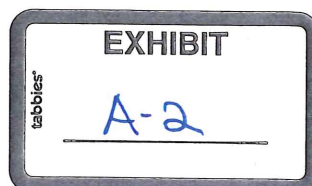
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Patsy Kinsey, Charlotte City Council District 1 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 26, 2016

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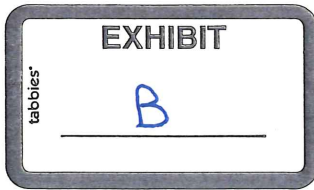
White Point Paces Properties, LLC, Petitioner
Rezoning Petition No. 2016-029

Community Meeting Sign-in Sheet

Belmont Regional Center
700 Parkwood Avenue
Charlotte, NC

Wednesday, March 9, 2016

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Mary Heath	412 E. 17 th Street	(704) 965-2864	heath3432554@bellsouth.net
2.	Bruce Stewart	1100 W. Broad	204 996 4351	bruce. c. Stewart@gmail.com
3.	Pauline Samuel	412 E. 18 th St.	704-376-4200	love.Samuel@yahoo.com
4.	Vicki Jones	1237 ALLEN ST		VICKIUN1965@yahoo.com
5.	David Tim Mulloney	15 th to 16 th Parkwood	704-3726705	Tim@ConsolidatedPaces.net
6.	Robert Forquer	Duke & Concord	704-968-5010	Robert.Elemer@charlotte.com
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