

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-066

Petitioner: JWM Family Enterprises, Inc.
Rezoning Petition No.: 2016-066
Property: ± 5.32 acres located on the southwest quadrant of the intersection of Rexford Road and Roxborough Park Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Wednesday, April 13th, 2016, 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 by depositing the Community Meeting Notice in the U.S. mail on March 31, 2016. A copy of the written notice is attached as Exhibit B. The Petitioner also met with leaders of the Barclay Downs and Deering Oaks neighborhoods on March 24th, the leadership of the Trianon community on March 25th, and is scheduled to be back in front of the Trianon Community April 20th to present the revised plans to neighborhood.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on April 13th, 2016 at 7:00 PM**, at the Charlotte Marriott SouthPark at 2200 Rexford Road, Charlotte, NC 28211.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as Exhibit C. The Petitioner's representatives at the required Community Meeting were Kris Horacek and Jackie Perry. Also in attendance was Phil Oliver the architect for the Site, Jim Gamble the landscape architect, Randy Goddard the traffic engineer and Jeff Brown and Bridget Dixon with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Jeff Brown welcomed the attendees to the community meeting. Mr. Brown provided some background information on the rezoning process and timeline. Ms. Kris Horacek provided an overview of the objectives for the new hotel and expansion as well as the current market demands for the SouthPark area and the desire to provide more keys within a walkable community. JWM is a family owned and operated company that is committed to maintaining a positive relationship with the neighbors as well as the guests of the Marriott SouthPark.

Mr. Brown then provided a brief description of Site's location and the area for the proposed hotel. The property is zoned O-1 and O15(CD) and is currently developed with the existing Marriott SouthPark which contains approximately 200 rooms and will remain on the Site. The new hotel, AC SouthPark, will have

frontage at the corner of Roxborough Road and Rexford Road with active uses and pedestrian features along the streets. The new hotel will have outdoor seating areas along Rexford Road to help activate the Rexford Road streetscape. Given the affiliate nature of the hotels, there will be significant shared services such as meeting spaces, restaurants, and the like.

To accommodate parking for the new and existing hotel, a two level parking structure will be located behind the new hotel. Due to the existing trees along Roxborough (most of which will be saved) and the change in grade between Roxborough and the Site, a portion of the lower level of the parking structure will not be visible from Roxborough Road, and the exposed portion will have high quality architectural treatment and will be screened by trees/landscaping. Sidewalks will meander through the existing trees along Rexford at the corner and along Roxborough.

Access to the Site will be from Rexford and Roxborough Roads, and no additional driveways to Rexford or Roxborough Roads are proposed. The existing driveway on Rexford will be relocated farther to the south to accommodate the new hotel building. The existing driveway from Roxborough will stay as is. The drop-off entrance and loading/service areas will be interior to the Site and farther away from the Rexford and Roxborough intersection.

Ms. Bridget Dixon provided an overview of the recent Urban Land Institute SouthPark Advisory Panel. Mr. Brown described how the site plan and amenities would support the vision established as part of the Advisory Panel findings. Mr. Jim Gamble provided a detailed description of how the site would be developed maintaining 40 foot setbacks on both Roxborough Road and Rexford Drive. This setback will serve as an area of tree preservation and amenity area for hotel users as well as the broader community. Mr. Phil Oliver described the intent for architectural treatment in addition to options that will be considered during the design process to provide enhanced detail at the pedestrian level and create a direct relationship between the ground floor of the building and the public realm. Mr. Randy Goddard provided an overview of the projected trips generated with the additional hotel use on the site. He described how shared services would limit some of the typically expected travel, as well as the walkable nature of the community. Majority of the projected trips would be limited to “drop off” or “pick up”. Ms. Horacek and Ms. Jackie Perry were asked to describe the proposed staging area and construction process. Ms. Horacek said that the staging would be away from the residents at Trianon as much as possible and they would work with the community throughout the construction process. They confirmed for a resident that they proposed deck would not have fans for ventilation. They also confirmed that the rooftop lounge would not host larger venue late night events with live music. The location of the rooftop lounge and amenity area has also been shifted away from the Trianon residents.

Mr. Brown then closed the presentation and the attendees were invited to ask questions.

II. Summary of Questions/Comments and Responses:

An attendee asked how many hotels are needed to meet market demand for the area. Ms. Horacek explained that the market was underserved and the Marriott turns people away every week. This has resulted in high room rates. They are confident the new hotel will do well in the market. Ms. Horacek also described how shared services and staff is a benefit that help them during any future economic difficulties. Attendees expressed concern over construction management and timing. Ms. Horacek and Ms. Perry committed to working with the community to address concerns during the bid process to include assurances related to construction traffic patterns and pour times. They will work to establish the “right hours and right routes” and limit early or late work. They also stated that the crane would be located internal to the site. Attendees expressed concern over tree loss during construction. Mr. Gamble described the tree preservation area that will be established

within the 40 foot setback as well as a commitment to work with the City Arborist to preserve additional trees where feasible. An attendee suggested that the residents of Trianon work with the Petitioner to improve the landscape medians on Rexford Drive as well as coordinate with the adjacent Synco development on landscaping and streetscape treatment. In light of the recent ULI study, an attendee suggested the 40 foot setback would be appropriate for interactive art or other pedestrian level enhancements. Ms. Horacek said it would be considered and was consistent with the theme of the AC brand. Ms. Horacek also described the potential for construction to begin in April of 2017.

The attendees were thanked for their time and interest; the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

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

JWM Family Enterprises, Inc.

cc: Mayor and Members of Charlotte City Council
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Kevin Kimball, JWM Family Enterprises, Inc.
Jackie Perry, JWM Family Enterprises, Inc.
Kris Horacek, Charlotte Marriott SouthPark, Renaissance Hotels
Jim Gamble, Bohler Engineering
Phil Oliver, LS3P
Randy Goddard, DRG
Jefferson W. Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mt_MailZip
2016-066	Rachel	Gold	Balantyne Residential POA, Inc	5970 Fairview Road, Suite 710	Charlotte	NC 28210
2016-066	Anne	Greak	Balantyne Residential Property Owners Association	5970 Fairview Road, Ste 710	Charlotte	NC 28209
2016-066	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC 28211
2016-066	Anna	Wildner	Barclay Downs HOA	3201 Wickersham Road	Charlotte	NC 28209
2016-066	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC 28210
2016-066	Leslie	Mueller	Closeburn & Glenkirk NA	5523 Closeburn Road	Charlotte	NC 28210
2016-066	Roger	Coates	Closeburn/Glenkirk Neighborhood	2400 Richardson Drive	Charlotte	NC 28210
2016-066	Beth	Carpenter	Deering Oaks NA	3230 Sunnybrook Drive	Charlotte	NC 28210
2016-066	George	Caudle	Fair Meadows HOA	2918 Eastburn Road	Charlotte	NC 28210
2016-066	David	Herran	Fairmeadows Neighborhood Association	5970 Fairview Road, Suite 710	Charlotte	NC 28210
2016-066	Rachel	Gold	Firstserve Residential, Inc.	5616 Glenkirk Road	Charlotte	NC 28210
2016-066	Roger	Coates	Glenkirk NA	6716 Churchill Park Court	Charlotte	NC 28210
2016-066	Ike	Grainger	Park Phillips Townhomes Owners Assoc.	5400 Wintercrest Lane	Charlotte	NC 28209
2016-066	Margaret	Lee	Perkdale League NA	315 Garrison Drive	Kings Mountain	NC 28086
2016-066	Gina	Collins	Picardy HOA	3040 Eastham Lane	Charlotte	NC 28209
2016-066	Wilna	Eury	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC 28209
2016-066	Phyllis	Strickland	Picardy HOA	4625 Piedmont Row Drive, #511E	Charlotte	NC 28210
2016-066	Tom	Golen	Piedmont Row COA	4620 Piedmont Row Drive	Charlotte	NC 28210
2016-066	John	McCann	Piedmont Row HOA	6000 South Regal Lane	Charlotte	NC 28209
2016-066	Robert	Aulebach	Royal Crest Homeowners Association	3118 Fairfax Drive	Charlotte	NC 28210
2016-066	David	Bunn	Selwyn NA	2719 Phillips Drive	Charlotte	NC 28210
2016-066	Steven	Bock	South Park NA	5791 Closeburn Road	Charlotte	NC 28210
2016-066	Tammi	Gilbert	Southpark	4400 Sharon Road	Charlotte	NC 28211
2016-066	Randy	Thomas	Southpark Mall - Simon Properties	5617 Fairview Rd #7	Charlotte	NC 28209
2016-066	Maddy	Baer	Wrencrest HOA		Charlotte	

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-066	17708215	2101 REXFORD ROAD LLC			C/O LRC PROPERTIES LLC	5 INTERNATIONAL PARK DR	SUITE 125	RYE BROOK	NY	10573
2016-066	17708136	3528 -B COLONY ROAD LLC				3528-B COLONY RD LLC		CHARLOTTE	NC	28211
2016-066	17708137	ABDELMALIK		SHERINE	MIKHAIL	3528 COLONY ROAD UNIT C		CHARLOTTE	NC	28211
2016-066	17709101	ASSOCIATED APARTMENT	INVESTORS-COLONY			1515 MOCKINGBIRD LN,STE 550		CHARLOTTE	NC	28209
2016-066	17708142	BAILEY	CINDY DAVIS			3524-B COLONY RD		CHARLOTTE	NC	28211
2016-066	17708245	BANK OF NORTH CAROLINA			ATTN: ACCOUNTING DEPARTMENT	3980 PREMIER DR SUITE 210		HIGH POINT	NC	27265
2016-066	17708186	BARBEE	ROBERT PAUL			908 ARDSLEY RD		CHARLOTTE	NC	28207
2016-066	17708107	BARE	SHERYL ROSS			595 KENWAY LOOP		MOORESVILLE	NC	28117
2016-066	17708304	BEACON	INVESTMENT CORP	C/B/C	C/O J FRANK HAMMON III/COCA	1900 REXFORD RD		CHARLOTTE	NC	28211
2016-066	17708132	BLACKWELDER	TRACY	ALICE	BLACKWELDER	3532 COLONY RD APT A		CHARLOTTE	NC	28211
2016-066	17708105	BRIGMAN	MARSHA J			2235 REXFORD RD APT E		CHARLOTTE	NC	28211
2016-066	17708163	BROWN	CATHY K			3500 COLONY RD APT C		CHARLOTTE	NC	28211
2016-066	17708131	BROWN	JAN ELLEN			3532 COLONY RD APT C		CHARLOTTE	NC	28211
2016-066	17708114	BURLEY	ELEANOR L			1708 ROXBOROUGH RD #B		CHARLOTTE	NC	28211
2016-066	17708195	BUTZ	SARAH E			2233-A REXFORD RD		CHARLOTTE	NC	28211
2016-066	17709104	C F CHARLOTTE OFFICE III LP			CF CHARLOTTE OFFICE IV LP	100 WAUGH DR STE 600		HOUSTON	TX	77007
2016-066	17709105	C F CHARLOTTE OFFICE IV LP				100 WAUGH DR STE 600		HOUSTON	TX	77007
2016-066	17708138	CALLAWAY	MATTHEW			3528 COLONY RD APT D		CHARLOTTE	NC	28211
2016-066	17708144	CARRAWAY	JOHN W II			3520 COLONY RD APT C		CHARLOTTE	NC	28211
2016-066	17708152	CERNYAK-SPATZ	SUSAN			3516 COLONY RD APT A		CHARLOTTE	NC	28211
2016-066	17709102	CF CHARLOTTE OFFICE III LP			C/O PM REALTY GROUP	1901 ROXBOROUGH RD #118		CHARLOTTE	NC	28211
2016-066	17708177	COBB	HAILEY A			2225 REXFORD RD #B		CHARLOTTE	NC	28211
2016-066	17708140	COLEY	MARY ELIZABETH			3524-C COLONY RD		CHARLOTTE	NC	28211
2016-066	17708164	COULTER	WILLA W		CAROLE A COULTER	3500 COLONY RD APT B		CHARLOTTE	NC	28211
2016-066	17708124	COULTHURST	ELDA-ROSA			1704 ROXBOROUGH RD		CHARLOTTE	NC	28211
2016-066	17708153	CRANFORD	MALCOLM H	CLEO P	CRANFORD	3516 COLONY RD APT B		CHARLOTTE	NC	28211
2016-066	17708179	CROWE	FLORENCE P			2227 REXFORD RD APT A		CHARLOTTE	NC	28211
2016-066	17708198	CULPEPPER	KARA E			2233 REXFORD RD #B		CHARLOTTE	NC	28211
2016-066	17708127	DAY	ALISON K			1700 ROXBOROUGH RD #D		CHARLOTTE	NC	28211
2016-066	17708148	DAY	EDITH B			644 ARRUDA TERRACE		THE VILLAGES	FL	32162
2016-066	17708145	DD FREEDOM LLC				2820 SELWYN AVE		CHARLOTTE	NC	28209
2016-066	17708150	DD FREEDOM LLC				2820 SELWYN AVE		CHARLOTTE	NC	28209
2016-066	17708167	DICKERSON	CHRISTIE D			3508-B COLONY RD		CHARLOTTE	NC	28211
2016-066	17708181	DRAYTON	SHAWN TERRELL SR			2227 REXFORD RD APT C		CHARLOTTE	NC	28211
2016-066	17708151	EBAUGH	ALYSON M	MICHAEL N	EBAUGH	3520 COLONY RD UNIT 1		CHARLOTTE	NC	28211
2016-066	17708108	ELLIS	HENDRICK H	DIANE M	ELLIS	1712 ROXBOROUGH RD #C		CHARLOTTE	NC	28211
2016-066	17708110	EUSTIS	JOHN BRITTIN	JAMES CARLOS III	SMITH	1712 ROXBOROUGH RD #E		CHARLOTTE	NC	28211
2016-066	17709103	FIRST-CITIZENS BANK & TRUST CO				PO BOX 27131		RALEIGH	NC	27611
2016-066	17708190	GANTT	J SAMUEL			2229 REXFORD RD APT F		CHARLOTTE	NC	28211
2016-066	17708104	GENISOL	BABUR			2235 REXFORD RD APT D		CHARLOTTE	NC	28211
2016-066	17708118	GOEHRING	LINDSEY TAYLOR			1708 ROXBOROUGH RD UNIT G		CHARLOTTE	NC	28211
2016-066	17708301	GRE SPECIALTY SHOPS LLC				2201 SOUTH BLVD STE 400		CHARLOTTE	NC	28203
2016-066	17708156	GRIFFIN	WILLIAM L	LLC	C/O HILL PARTNERS SOUTHEAST	618 COLVILLE RD		CHARLOTTE	NC	28207
2016-066	17708171	HATTENDORF	RICHARD L		ELAINE GRIFFIN (H/W)	3508 COLONY RD APT F		CHARLOTTE	NC	28211
2016-066	17708170	HEDLEY	MARCIA J	HELEN E	IVEY	3508 COLONY RD APT E		CHARLOTTE	NC	28211
2016-066	17708103	HELEN ELIZABETH IVEY REVOCABLE	TRUST			2235 REXFORD RD APT C		CHARLOTTE	NC	28211
2016-066	17708197	HELLAMS	KATHRYN E			3619 MORELAND FARMS RD		CHARLOTTE	NC	28226
2016-066	17708188	HILL	GALE B			2229 REXFORD RD APT D		CHARLOTTE	NC	28211
2016-066	17708165	HONAKER	STEPHEN N	CYNTHIA N	HONAKER	3500 COLONY RD APT A		CHARLOTTE	NC	28211
2016-066	17708133	HOUGHTON	JOHN E	EUGENE ALLEN	STEELE	3532 COLONY RD UNIT B		CHARLOTTE	NC	28211
2016-066	17708174	HUMPHRIES	SCOTT	ROBYN	STACY-HUMPHRIES	5215 SUNNINGDALE DR		CHARLOTTE	NC	28277
2016-066	17708130	JENKINS	ALICE J			1700 ROXBOROUGH RD APT E		CHARLOTTE	NC	28211
2016-066	17708143	JONES	CAMERON DOW			3520A COLONY RD APT A		CHARLOTTE	NC	28211

2016-066	17708119	JONES	JUSTIN			1708 ROXBOROUGH RD UNIT H	CHARLOTTE	NC	28211
2016-066	17708169	JUDD	BRUCE M			3508 COLONY RD UNIT D	CHARLOTTE	NC	28211
2016-066	17708147	JUSTICE	SANDRA ROBINSON	(BY MARRIAGE)		2404 QUAIL LAKE DR	CHARLOTTE	NC	28210
2016-066	17708113	KELLAM	W J JR	KELLAM	LYNN B	3419 KINGSMEADE CT	CHARLOTTE	NC	28226
2016-066	17708180	KELLAM	W J JR	KELLAM	LYNN B	3419 KINGSMEADE CT	CHARLOTTE	NC	28226
2016-066	17708154	KELLMANN	BARBARA	(TST U/W OF EDNA KELLMANN)	DAVID	616 SUNFISH LN	TEGA CAY	SC	29708
2016-066	17708184	LILES	RONALD T	LILES		840 WILDWOOD WY	WOODLAND	CA	95695
2016-066	17708192	LINDER	DOROTHY F	(BY MARRIAGE)		6700 HAWKS NEST LN	STANLEY	NC	28164
2016-066	17708193	LONG	DEBORAH J			423 BUBBLING WELL RD	MATTHEWS	NC	28105
2016-066	17708176	LOPETT	NICOLE J			2225 REXFORD RD UNIT C	CHARLOTTE	NC	28211
2016-066	17708101	LUBEIKO	NICOLE M			2235 REXFORD RD APT A	CHARLOTTE	NC	28211
2016-066	17708134	LUONG	TRAM			9502 RIDGEFOREST DR	CHARLOTTE	NC	28277
2016-066	17708106	LUTRELL	LE III			1712 ROXBOROUGH RD #A	CHARLOTTE	NC	28211
2016-066	17708128	MAHONE	MARY HOOD			1700 ROXBOROUGH RD APT B	CHARLOTTE	NC	28211
2016-066	17708158	MAHONE	ROBIN ROBERTA ANN			3500 COLONY RD UNIT H	CHARLOTTE	NC	28211
2016-066	17708173	MAXWELL	BERTHA L			3508 COLONY RD APT H	CHARLOTTE	NC	28211
2016-066	17708126	MAZHARI	MICHAEL A			1700 ROXBOROUGH RD #A	CHARLOTTE	NC	28211
2016-066	17708123	MCCORKLE	JAMES T	JETER	BROOKE C	1704 ROXBOROUGH RD APT C	CHARLOTTE	NC	28211
2016-066	17708187	MCCUTCHEON	BEVERLY C.	MCCORKLE	SAIDA M	2229 REXFORD RD APT C	CHARLOTTE	NC	28211
2016-066	17708121	MCKAIG	KAREN M			1708 ROXBOROUGH RD APT I	CHARLOTTE	NC	28211
2016-066	17708122	MCLENDON	EUGENE B	MCLENDON	MARGIE	1704 ROXBOROUGH RD #A	CHARLOTTE	NC	28211
2016-066	17708135	MILLETTE	SAMUEL JR	MILLETTE	LYNNE	102 INDIAN BAYOU DR	CHARLOTTE	NC	28211
2016-066	17708115	NICOLSON	JESSICA	MEYDELL	SVEN	ROXBOROUGH	DESTIN	FL	32541
2016-066	17708117	OATMAN	CYNTHIA			211 HODGSON RD	CHARLOTTE	NC	28211
2016-066	17708189	OBERHEU	KRISTIN M			109 HARWICK CT	CHARLOTTE	NC	28117
2016-066	17708305	PARAGON COMMERCIAL BANK	LUAN S	C/O ROBERT C HATLEY		3535 GLENWOOD AVE	RALEIGH	NC	27642
2016-066	17708183	PARKER	EMILY			2227 REXFORD RD UNIT E	CHARLOTTE	NC	28211
2016-066	17708168	PLYER	KELLY M			3508 C COLONY ROAD	CHARLOTTE	NC	28211
2016-066	17708129	REAVIS				1700 ROXBOROUGH RD UNIT C	CHARLOTTE	NC	28211
2016-066	17708216	REXFORD PARK INVESTORS LLC		C/O TRINITY PARTNERS MGMT		3730 GLEN LAKE DR #110	CHARLOTTE	NC	28208
2016-066	17708303	REXFORD PARK INVESTORS LLC		C/O TRINITY PARTNERS MGMT		3730 GLEN LAKE DR #110	CHARLOTTE	NC	28208
2016-066	17708146	RICHARDS	CHANNING O	RICHARDS	SALLY T	PO BOX 3110	BALD HEAD ISLAND	NC	28461
2016-066	17708182	ROWE	KELLY ELIZABETH			2227 REXFORD RD APT D	CHARLOTTE	NC	28211
2016-066	17708125	SAUNDERS	KATHERINE WARD	REVOCABLE TRUST		1704 ROXBOROUGH RD APT B	CHARLOTTE	NC	28211
2016-066	17708160	SEEBERG	MARY REGINA			3500-F COLONY RD	CHARLOTTE	NC	28211
2016-066	17708194	SHEPPARD	EDWARD TIMOTHY	SHEPPARD	CARLA H	2231 REXFORD RD APT D	CHARLOTTE	NC	28211
2016-066	17708120	SHOCKLEY	WILLADENE BUCHANAN			1708 ROXBOROUGH RD APT F	CHARLOTTE	NC	28211
2016-066	17708172	SHORT	BOBBY LEE	SHORT	DIANNE E	3508 COLONY RD APT G	CHARLOTTE	NC	28211
2016-066	17708102	SHUFORD	LOUISE BATE			2235 REXFORD RD UNIT B	CHARLOTTE	NC	28211
2016-066	17708149	SLOAN	MICHAEL			10168 LAKEVIEW DR	EL PASO	TX	79924
2016-066	17708155	SNIDER	JENNINGS RANDALL			3516 COLONY RD APT D	CHARLOTTE	NC	28211
2016-066	17708302	SOUTH PARK REAL ESTATE LLC	LINDA SUE	ATTN:JOHN W MARRIOTT III & LEE		501 CARNEGIE BLVD	CHARLOTTE	NC	28209
2016-066	17708141	STEPHENS	ROY MICHAEL			3524 COLONY RD APT D	CHARLOTTE	NC	28211
2016-066	17708157	STEPHENS				PARK	CHARLOTTE	NC	28210
2016-066	17708166	SWAN REALTY CORPORATION	AMBRIEL Y	CHAHINE	ANTHONY G	2225 REXFORD DR UNIT D	CHARLOTTE	NC	28211
2016-066	17708175	TAYLOR		WAINSCOTT	STUART BRENT	2225 REXFORD RD UNIT A	CHARLOTTE	NC	28211
2016-066	17708178	THE BIRDHOUSE I/T	MICHELLE A			2233 REXFORD RD #C	CHARLOTTE	NC	28211
2016-066	17708196	THOMAS	ADAM J			3500 COLONY RD APT G	CHARLOTTE	NC	28211
2016-066	17708159	THOMPSON	RAJIVE			1712 ROXBOROUGH RD APT F	CHARLOTTE	NC	28211
2016-066	17708111	TIWARI	GEORGE R III			2233 REXFORD RD APT E	CHARLOTTE	NC	28211
2016-066	17708199	TROTTER				6914 SUMMERHILL RIDGE DR	CHARLOTTE	NC	28226
2016-066	17708116	TURTLE DREAMS I LLC	BRYANT MICHAEL			2231-A REXFORD RD	CHARLOTTE	NC	28211
2016-066	17708191	WEISGERBER	SUSAN			1712 ROXBOROUGH RD UNIT D	CHARLOTTE	NC	28209

2016-066	17708161	WHITE	DONALD BARNES	MADGE GARRISON WHITE	3500 COLONY RD APT E	CHARLOTTE	NC	28211
2016-066	17708162	WHITE	TIFFANY S		TOWN & COUNTRY	CHARLOTTE	NC	28226
2016-066	17708139	WHITLOW	BEVERLY		3524 COLONY RD APT A	CHARLOTTE	NC	28211
2016-066	17708112	WOODARD	PAYTON LOUISE		1712 ROXBOROUGH RD #G	CHARLOTTE	NC	28211
2016-066	17708185	YARBROUGH	WILLIAM R,	WILLIAM R YARBROUGH,JR TRUST	2229 REXFORD ROAD # A	CHARLOTTE	NC	28211

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-066 – JWM Family Enterprises, Inc.

Subject: Rezoning Petition No. 2016- 066

Petitioner/Developer: JWM Family Enterprises, Inc.

Property: 5.32 acres located at the intersection of Roxborough Rd. and Rexford Rd., north of Morrison Blvd.

Existing Zoning: O-1 & O-15(CD)

Rezoning Requested: MUDD-O

Date and Time of Meeting: **Wednesday, April 13, 2016 at 7:00 p.m.**

Location of Meeting: Charlotte Marriott SouthPark (Terrace Ballroom)
2200 Rexford Road
Charlotte, NC 28211

Date of Notice: March 31, 2016

We are assisting JWM Family Enterprises, Inc. (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 5.32 acres (the “Site”) located at the intersection of Roxborough Road and Rexford Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the 5.32 acre Site from O-1 & O-15(CD) (Office and Office Conditional) to MUDD-O (Mixed Use Development District Optional). The rezoning plan proposes to add to the existing Marriott SouthPark Hotel site an additional hotel (contemplated to be an AC SouthPark -- AC is an affiliate hotel flag of Marriott) with up to 170 rooms. The new AC SouthPark hotel will be located at the intersection of Rexford and Roxborough Roads primarily in the under used portion of the existing hotel surface parking area.

The existing Marriott SouthPark contains approximately 200 rooms and will remain on the Site. Given the affiliate nature of the hotels, there will be significant shared services such as meeting spaces, restaurants, and the like. The new AC SouthPark will have frontage at the corner of Roxborough Road and Rexford Road with active uses and pedestrian features along the streets. The new hotel will have outdoor seating areas along Rexford Road to help activate the Rexford Road streetscape.

To accommodate parking for the new and existing hotel, a two level parking structure will be located behind the new hotel. Due to the existing trees along Roxborough (most of which will be saved) and the change in grade between Roxborough and the Site, a portion of the lower level of the parking structure will not be visible from Roxborough Road, and the exposed portion will have high quality architectural treatment and will be screened by trees/landscaping. Sidewalks will meander through the existing trees along Rexford at the corner and along Roxborough.

Access to the Site will be from Rexford and Roxborough Roads, and no additional driveways to Rexford or Roxborough Roads are proposed. The existing driveway on Rexford will be relocated farther to the south to accommodate the new hotel building. The existing driveway from Roxborough will stay as is. The drop-off entrance and loading/service areas will be interior to the Site and farther away from the Rexford and Roxborough intersection.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, April 13th, at 7:00 p.m. at Charlotte Marriott South Park (in the Terrace Ballroom) - 2200 Rexford Road, Charlotte, North Carolina 28211.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Councilmember Kenny Smith
John Kinley, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Kevin Kimball, JWM Family Enterprises, Inc.
Jackie Perry, JWM Family Enterprises, Inc.
Kris Horacek, Marriott SouthPark
Jim Gamble, Bohler Engineering
Phil Oliver, LS3P Architects
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

JWM Family Enterprises, Inc.
 Rezoning Petition 2016-066
 Community Meeting - April 13, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Cathy Brown	3500-C Colony Rd. CLT 28211		ckbrown@att.net
2	Mary D. Landry	2277 Newland Rd Charlotte 28211		
3	Alyson Ebaugh	3520 Colony Rd I 28211		a.ebaugh@uncc.edu
4	Eleanor Burley	1708 Rayborough		
5	Wilma Eury	3040 Eastham Ln 28209	704.553-2615	wilma.eury@att.net
6	Ambriel Taylor	2225-D Rexford Rd 28211		ambrietaylor143@gmail.com
7	R. MEXNER STEPHENS	3500 - I Colony Rd		ATB@Ayr@AOL.COM
8	Sally Butz	2233-A Rexford Rd		sbutz2@carrollina.rr.com
9	Hilary Laruse	3015 Clarendon Rd		hilarygreenberg@notmail.com
10	Judy Talley	2738 Beverwyck		
11				JTalley@AwardsAdmin.com
12				
13				

JWM Family Enterprises, Inc.
 Rezoning Petition 2016-066
 Community Meeting - April 13, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	M. R. IAN MARTIN	3040 EASTMAN RD ²⁰²⁰⁹ Chimborne	704 553-2615	
16	BRUCE JUDD	3508 COLONY RD	704-364-2366	
17	Bernie Gesing	3301 Ferncliff Rd	704-806-1524	bernardgesing@gmail.com
18	Larry Sauder	331 Seafield Rd.	704-553-2308	
19	Robin Mahone	3500-H Colony Rd	704 644-4457	Cyfhownrobin@aol.com
20	Soborby Whitton	3524-A Colony Rd	704-492-7926	
21	Steve Honaker	3500-A Colony Rd	704-650-8888	shonaker@carolina.rr.com
22	Jin Peterson	3030 Fenncliff Rd	704-453-8124	jpres@carolina.rr.com
23	STAN WILLIAMS	2910 COLONY RD	704-365-657	SSWSSW2@ATT.NET
24	Rob Aulebach	6000 Regal Lane	704-365-1640	
25	Sandi WalThall	3023 Clarendon rd	704 231 4433	SandiWalThall@me.com
26	REBECK KAST	1500 STARK RD	704.521.4221	rkast@archmatters.com
27				
28				