

COMMUNITY MEETING REPORT  
**Petitioner: WHITE POINT PACES PROPERTIES, LLC**  
Rezoning Petition No. 2016-130

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 September 2, 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 Thursday, September 15, 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 John Ash of the Petitioner, Chip Cannon of Urban Design Partners and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

John Carmichael welcomed those in attendance and introduced himself and John Ash of the Petitioner and Chip Cannon of Urban Design Partners.

Pointing to the rezoning plan, John Carmichael stated that the site subject to this rezoning request is a .64 acre site located at the southeast corner of the intersection of N. Brevard Street and Belmont Avenue, across N. Brevard Street from Highland Park Mill. John Carmichael stated that the site is currently zoned R-8, and the Petitioner is requesting that the site be rezoned to the TOD-MO zoning district.

White Point Paces Properties is restoring, renovating and re-purposing the Highland Park Mill building, and you may recall that the Highland Park Mill building site and some surrounding parcels of land were rezoned to the TOD-MO zoning district by the Charlotte City Council on May 16, 2016 to accommodate the restoration, renovation and re-purposing of the Highland Park Mill building.

White Point Paces Properties is requesting the rezoning of this site to accommodate the development of uses on the site that will support the re-purposed Highland Park Mill building, as well as uses that are transit-supportive. John Carmichael stated that for the foreseeable future, the site would likely be devoted to surface parking for the Highland Park Mill building. John Carmichael also stated that the existing buildings located on the site could remain in place for some period of time. John Carmichael stated that the site could, however, be redeveloped with other structures and uses in the future.

John Carmichael pointed out the portion of N. Brevard Street that the Petitioner would request be abandoned by the City of Charlotte.

John Carmichael then provided the schedule of events relating to this rezoning request. John Carmichael stated that the Rezoning Petition was initially filed on July 25, 2016. The Public Hearing is currently scheduled for Monday, October 17, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. The Zoning Committee Work Session is scheduled for Wednesday, October 26, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center. John Carmichael stated that the Zoning Committee Work Session is not a public hearing, but it is a public meeting, and you are welcome to attend this meeting. Finally, the Charlotte City Council is scheduled to render a decision on this rezoning request on Monday, November 21, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that it is possible that the Public Hearing could ultimately be delayed until Monday, November 21, 2016.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, John Ash stated that they anticipate that the renovation and repurposing of the Highland Park Mill building will be completed in December, 2017, although it is possible that the completion may be delayed until February or March of 2018.
- An attendee asked if the Belmont Wiping building would remain on the property located below the site. John Ash stated that it is possible that this building will remain in place. John Ash stated the Petitioner is looking at that possibility right now.
- In response to a question, John Ash stated that the site would likely be devoted to surface parking to serve the Highland Park Mill building for some period of time.
- In response to a question, John Ash stated that some demolition work has occurred on the Highland Park Mill building in order to meet the requirements to place the building on the Historic Register. John Ash stated that they would bring the building back to its original facade and design.
- In response to a question, John Ash stated that the Highland Park Mill building will contain approximately 130,000 square feet of gross floor area. Approximately 80,000 square feet will be devoted to office uses, and 50,000 square feet will be devoted to restaurant, retail and food hall/food court uses.
- In response to a question, John Carmichael stated that in the event this rezoning request is approved, then the zoning of the site would permit the development of apartments on the site in the future.
- In response to a question, Chip Cannon showed on the plan where the multi-use trail will be located. Chip Cannon confirmed that the Petitioner would be building that portion of the multi-use trail to be located on the Petitioner's property.
- An attendee stated that she felt that the re-use of the Highland Park Mill building is a great idea.
- In response to a question, John Ash stated that the Petitioner would add windows back to the Highland Park Mill building.

- In response to a question, Chip Cannon showed and discussed where the existing creek is located on the site.
- In response to a question, John Carmichael stated that there are some single-family homes currently located on the site subject to this rezoning request.
- An attendee stated that he hopes that after the grading is done for the site, that the Petitioner will add trees to the site.
- In response to a question, Chip Cannon stated that approximately 75 surface parking spaces could be located on this site.
- In response to a question, John Ash stated that the Petitioner would maintain the ownership of the Highland Park Mill building after the renovations have been completed. Maintaining ownership is a part of the tax credit process.
- In response to a question, John Carmichael stated that the size of the site subject to this rezoning request is approximately .64 acres.

The meeting was then adjourned and John Carmichael thanked the attendees for attending the meeting.

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

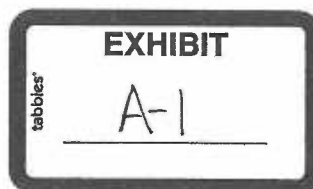
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 19th day of September, 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)

taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
08104103	CREECH	CHARLES M JR			5833 CREOLA RD		CHARLOTTE	NC	28270
08106312	BROWN	WILLIE		C/O BETTY LEWIS JONES	2304 CATALINA AV		CHARLOTTE	NC	28206
08106317	LIGHT	ALAN R			1800 CAMDEN RD SUITE 107-228		CHARLOTTE	NC	28203
08106202	VOELKERS	CAROLINE A			407 BELMONT AVE		CHARLOTTE	NC	28206
08106217	CHANCE	LILLIAN REBECCA		KEESLER	1108 N BREVARD ST		CHARLOTTE	NC	28206
08106214	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
08106307	REALESTATE INVESTMENT CORP LLC				PO BOX 480066		CHARLOTTE	NC	28269
08106314	Y & W REALTY COMPANY				1001 NORTH BREVARD ST		CHARLOTTE	NC	28206
08106313	Y & W REALTY COMPANY				1001 NORTH BREVARD ST		CHARLOTTE	NC	28206
08106220	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
08106208	BETHEL WORSHIP CENTER INC				420 E. 15TH ST		CHARLOTTE	NC	28206
08106509	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
08104104	Y & W REALTY COMPANY				1001 N BREVARD ST		CHARLOTTE	NC	28206
08106219	OPTIMIST PARK COMMUNITY ASSOC				516 E 18TH ST		CHARLOTTE	NC	28206
08106203	DAVIS	HAROLD B II			411 BELMONT AVENUE		CHARLOTTE	NC	28205
08106218	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
08104202	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
08106204	BELMONT AVE LLC				2525 INNSBROOK RD		CHARLOTTE	NC	28226
08104201	1101 LLC				4808 MILLIKEN CLOSE		WILSON	NC	27896
08106315	CREECH	CHARLES M JR	MARILYN S	CREECH	5833 CREOLA RD		CHARLOTTE	NC	28270
08106207	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
08106412	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
08106310	REALESTATE INVESTMENT CORP LLC				PO BOX 480066		CHARLOTTE	NC	28269
08106308	REALESTATE INVESTMENT CORP LLC				PO BOX 480066		CHARLOTTE	NC	28269
08106306	REALESTATE INVESTMENT CORP LLC	% CHRIS FEREBEE			PO BOX 480066		CHARLOTTE	NC	28269
08106213	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
08106216	CHANCE	LILLIAN REBECCA KEESLER			1108 N BREVARD ST		CHARLOTTE	NC	28206
08106215	HIGHLAND MILLS INC				PO BOX 33775		CHARLOTTE	NC	28233
08106201	STEWART	BRUCE			1100 N BREVARD ST		CHARLOTTE	NC	28205
08106510	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
08106507	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226
08106311	LIGHT	ALAN R			1800 CAMDEN RD SUITE 107-228		CHARLOTTE	NC	28203
08104102	Y & W REALTY COMPANY				1001 N BREVARD ST		CHARLOTTE	NC	28206
08104102	Y & W REALTY COMPANY				1001 N BREVARD ST		CHARLOTTE	NC	28206
08106501	HUNTER	THOMAS R		CARROLL E HUNTER	PO BOX 5324		CHARLOTTE	NC	28226



Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	M. MailZip
2016-130	Eddie	Young	Edwin Towers (CHA)	201 West 10th Street, Unit 101	Charlotte	NC 28202
2016-130	Christopher	Dennis	Lackwood NA	445 Keswick Avenue	Charlotte	NC 28206
2016-130	Valerie	Stapp	Optimist Park	512 East 18th Street	Charlotte	NC 28206
2016-130	Linda	Ramsay	Belmont Tenant Org.	1500 Parson Street	Charlotte	NC 28205
2016-130	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC 28299
2016-130	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC 28206
2016-130	Will	Haden	First Ward Neighbors, Inc.	633 North Alexander Street	Charlotte	NC 28202
2016-130	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC 28205
2016-130	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC 28204
2016-130	Angela	Ambrose	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC 28205
2016-130	Mary	Spears	Friends of Fourth Ward	229 N. Church Street, Suite 300	Charlotte	NC 28202
2016-130	Patricia	Adams	Belmont Community Association	805 East 17th Street	Charlotte	NC 28205
2016-130	Bob	Szymkiewicz	First Ward Neighbors, Inc.	Post Office Box 30712	Charlotte	NC 28230
2016-130	Caylene	Greene	Belmont Community Association	1601 Harrill Street	Charlotte	NC 28205
2016-130	Vicki	Jones	Belmont Community Association	1237 Allen Street	Charlotte	NC 28205
2016-130	Ronnie	Devine	Enderly Park NA	700 North Tryon Street (Level B)	Charlotte	NC 28202
2016-130	Elise	Berman	Villa Heights Land Community Organization	2112 Yadkin Avenue	Charlotte	NC 28205
2016-130	Zeke	Burns		1500 N Graham Street	Charlotte	NC 28206
2016-130	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC 28205
2016-130	Kate	Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC 28205
2016-130	Lorna	Allen	Belmont Community Association	815 E. 20th Street	Charlotte	NC 28205

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2016-130** filed by White Point Paces Properties, LLC to request the rezoning of an approximately .632 acre site located on the southeast corner of the intersection of North Brevard Street and Belmont Avenue (across from the Highland Park Mill Building) from the R-8 zoning district to the TOD-MO zoning district

**Date and Time of Meeting:** Thursday, September 15, 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 .632 acre site located on the southeast corner of the intersection of North Brevard Street and Belmont Avenue (across from the Highland Park Mill Building) from the R-8 zoning district to the TOD-MO zoning district. The purpose of this rezoning request is to accommodate the development of uses on the site that will support the renovated and re-purposed Highland Park Mill Building, as well as transit supportive uses.

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.

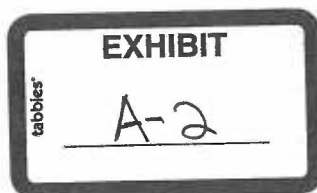
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, September 15, 2016 at 6:30 p.m. at the Belmont Regional Center located at 700 Parkwood Avenue in Charlotte.** Representatives 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: September 2, 2016



White Point Paces Properties, LLC, Petitioner  
 Rezoning Petition No. 2016-130

Community Meeting Sign-in Sheet

Belmont Regional Center  
 700 Parkwood Avenue  
 Charlotte, NC

Thursday, September 15, 2016

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Mark Lynch	1209 Grace St	704-345-5655	mark.k.lynch44@gmail.com
2.	Terry Stokes	402 East 19th Street	704 330-2605	TStokes@Charlotte.nc.gov
3.	Mary Cooke	1520 N. Davidson	704-599-1326	MaryCooke@earthlink.net
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