

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-054

Petitioner: ATCO, New Camp Landowner, LP
Rezoning Petition No.: 2017-054
Property: ± 72 acres located at 1776 Statesville Avenue, Charlotte, NC 28206 (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 Monday, April 3rd, 2017, 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 20, 2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, April 3rd, 2017 at 6:00 PM, at 1776 Statesville Avenue, Charlotte, NC 28206.

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 Damon Hemmerdinger, Varian Shrum and Scott Carr. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC, Richard Petersheim, Nate Doolittle and Adam Martin with LandDesign, Tom Wright with Narmour Wright and Tracy Russ with Solid.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Varian Shrum opened the meeting and welcomed everyone in attendance. Ms. Shrum provided an overview of the meeting format and introduced the project team. Damon Hemmerdinger then provided an overview of the project and the unique history of the Site. Mr. Hemmerdinger described key features and presented a series of precedent images that depict the intent of future redevelopment on the Site. Mr. Hemmerdinger then introduced a representative from Junior Achievement to share their plans to relocate to the Site in the coming months and describe future partnerships in the community. Bridget Grant provided an overview of the proposed zoning designation and the rezoning process. Ms. Shrum then invited attendees to participate in small break out group discussions with team members.

II. Summary of Questions/Comments and Responses:

Many attendees were very excited to learn more about the unique history of the Site and participate in tours in one of the buildings. Some attendees asked questions about the phasing and timeline for redevelopment on the site and future connections. The petitioner's representatives responded that redevelopment of the site would take place over a period of years and start with changes interior to the site near the existing water tower and boiler yard. Attendees asked questions related to the mix of uses, future residential and expressed a desire to keep some industrial uses on the Site. The petitioner's representatives described the requested entitlements and ability for uses to transition over a period of time.

Attendees were thanked for their time and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

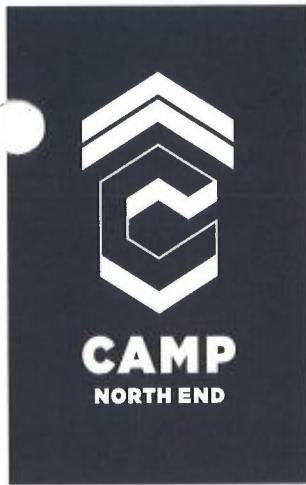
No changes were made as a result of the meeting.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Damon Hemmerdinger, ATCO, New Camp Landowner, LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-054	07902101	1516 STATESVILLE AVE LLC				1516 STATESVILLE AV		CHARLOTTE	NC	28206
2017-054	07906554	A-1 DISTRIBUTING CO LLC				2000 EDISON ST		CHARLOTTE	NC	28206
2017-054	07906555	A-1 DISTRIBUTING CO LLC				2000 EDISON ST		CHARLOTTE	NC	28206
2017-054	07906556	A-1 DISTRIBUTING CO LLC				2000 EDISON ST		CHARLOTTE	NC	28206
2017-054	07904301	ADAMS OUTDOOR ADVERTISING				PO BOX 31144		CHARLOTTE	NC	28231
2017-054	07910202	ALLEN	DAVID W			128 BATH CREEK DR		MOORESVILLE	NC	28117
2017-054	07904202	AUTOHARDWARE				PO BOX 32337		CHARLOTTE	NC	28232
2017-054	07910201	BANCROFT /KESWICK LLC				1550 QUEENS RD		CHARLOTTE	NC	28207
2017-054	07910301	BANCROFT KESWICK LLC				1550 QUEENS RD		CHARLOTTE	NC	28207
2017-054	07910303	BANCROFT KESWICK LLC				1550 QUEENS RD		CHARLOTTE	NC	28207
2017-054	07910304	BANCROFT KESWICK LLC				1550 QUEENS RD		CHARLOTTE	NC	28207
2017-054	07910205	BANCROFT/KESWICK LLC				1550 QUEENS RD		CHARLOTTE	NC	28207
2017-054	07910206	BANCROFT/KESWICK LLC				1550 QUEENS RD		CHARLOTTE	NC	28207
2017-054	07901105	CAMPBELL	TIMOTHY T	BRENDA S	CAMPBELL	1616 N GRAHAM ST		CHARLOTTE	NC	28206
2017-054	07510543	CHARLOTTE-MECKLENBURG HOUSING	PARTNERSHIP INC			4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2017-054	07902106	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2017-054	07510699A	CITY OF CHARLOTTE HOUSING	AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28236
2017-054	07510537	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2017-054	07902109	EMPHASIS ADS INC				PO BOX 5524		CHARLOTTE	NC	28299
2017-054	07909944	END SPOT HOLDINGS II LLC				8170 S TRYON ST SUITE C		CHARLOTTE	NC	28273
2017-054	07510699B	FAIRVIEW SENIOR HOUSING INC				1201 GREENWOOD CLIFF		CHARLOTTE	NC	28204
2017-054	07901106	GRIFFIN	DAVID HUGHES SR	BARBARA FAYE R/T/U/A	TERRY	1600 N GRAHAM ST		CHARLOTTE	NC	28206
2017-054	07904203	HALL	RAY E			2116 THE PLAZA		CHARLOTTE	NC	28205
2017-054	07910306	HAWTHORNE CAPITAL LLC				5821 FAIRVIEW RD #106		CHARLOTTE	NC	28209
2017-054	07910305	HAWTHORNE CAPITAL, LLC				2138 SHERWOOD AVENUE		CHARLOTTE	NC	28207
2017-054	07910308	HAWTHORNE CAPITAL, LLC				2138 SHERWOOD AVENUE		CHARLOTTE	NC	28207
2017-054	07910310	HAWTHORNE CAPITAL, LLC				2138 SHERWOOD AVENUE		CHARLOTTE	NC	28207
2017-054	07510613	HEBREW BENEVOLENT SOCIETY	OF THE CITY OF CHARLOTTE			4229 PEGGY LN		CHARLOTTE	NC	28227
2017-054	07510528	HEBREW CEMETERY				5007 PROVIDENCE RD SUITE 113		CHARLOTTE	NC	28226
2017-054	07510620	HEBREW CEMETERY ASSOC OF CLT				4229 PEGGY LN		Charlotte	NC	28227
2017-054	07510611	HEBREW CEMETRY ASSOC OF	CHAR		C/O M BENJAMIN SINKOE	4229 PEGGY LN		CHARLOTTE	NC	28227
2017-054	07910203	HILL	KENNETH W	ESTHELA	HILL	8853 LARCHMONT CR		CHARLOTTE	NC	28214
2017-054	07910204	HILL	KENNETH W	ESTHELA	HILL	8853 LARCHMONT CR		CHARLOTTE	NC	28214
2017-054	07910102	HUGHES BUILDING MATERIALS LTD				3100 CUMBERLAND BLVD,STE 1700		ATLANTA	GA	30339
2017-054	07510602	JETT ACQUISITIONS LLC				1725 STATESVILLE AVE		CHARLOTTE	NC	28206
2017-054	07510607	JETT ACQUISITIONS LLC				1725 STATESVILLE AVE		CHARLOTTE	NC	28206
2017-054	07901111	LAMM	MATTHEW T			4900 MOUNTAIN ISLAND DR W		CHARLOTTE	NC	28214
2017-054	07904125	LITTLE	ADELL			2017 EDISON ST		CHARLOTTE	NC	28206
2017-054	07901104	LUSK	THERESA			11501 ALLEN A BROWN RD		CHARLOTTE	NC	28213
2017-054	07510601	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-054	07904303	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-054	07902108	MECKLENBURG COUNTY ABC BOARD				PO BOX 33894		CHARLOTTE	NC	28233
2017-054	07904201	METALS FREEDOM INC				2014 VANDERBILT RD		CHARLOTTE	NC	28206
2017-054	07904124	NELSON	JACQUELYN D			2013 EDISON ST		CHARLOTTE	NC	28206
2017-054	07903101	NEWCAMP LANDOWNER LP				555 FIFTH AVE		NEW YORK	NY	10176
2017-054	07903102	NEWCAMP LANDOWNER LP				97-77 QUEENS BLVD 11TH FLOOR SUITE 1103	ATTN: DAMON J HEMMERDINGER	REGO PARK	NY	11375
2017-054	07903103	NEWCAMP LANDOWNER LP				555 FIFTH AVE		NEW YORK	NY	10176
2017-054	07903104	NEWCAMP LANDOWNER LP				555 FIFTH AVE		NEW YORK	NY	10176
2017-054	07903105	NEWCAMP LANDOWNER LP				97-77 QUEENS BLVD 11TH FLOOR SUITE 1103	ATTN: DAMON J HEMMERDINGER	REGO PARK	NY	11375
2017-054	07903106	NEWCAMP LANDOWNER LP				555 FIFTH AVE		NEW YORK	NY	10176
2017-054	07906104	OH	ESEL JAY	HANNAH	OH	1940 ROCK HILL CHURCH RD		MATTHEWS	NC	28103
2017-054	07904126	PROPERTIES BY DESIGN LLC				6325 ROSEBRIAR DR		CHARLOTTE	NC	28277
2017-054	07904122	REITZEL	BOBBY LEE			2014 VANDERBILT RD		CHARLOTTE	NC	28206
2017-054	07910307	ROBINSON	WINSTON A	QUIANA J	REID	510 SYLVANIA AVE		CHARLOTTE	NC	28206
2017-054	07904123	ROSS	AUDWIN L			1804 VAN BUREN AVE		CHARLOTTE	NC	28216
2017-054	07901103	RUSSEL	ROBERT M	KIMBERLY DONNELL	RUSSEL	509 SYLVANIA AVE		CHARLOTTE	NC	28206
2017-054	07901102	RYAN	ERICA R			505 SYLVANIA AVE		CHARLOTTE	NC	28206
2017-054	07904121	SHI	JUN			7525 ROCKLAND DR		CHARLOTTE	NC	28213
2017-054	07909902	SIX BOYS LLC				PO BOX 220289		CHARLOTTE	NC	28222
2017-054	07909949	SIX BOYS LLC				PO BOX 220289		CHARLOTTE	NC	28222
2017-054	07909941	STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2017-054	07909942	STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2017-054	07909943	STARNES COMMERCIAL PROPERTIES LLC				PO BOX 5371		CHARLOTTE	NC	28299
2017-054	07906553	TAH 2015-1 BORROWER LLC				PO BOX 15087		SANTA ANA	CA	92735
2017-054	07844101	TDC GREENVILLE LLC				1914 BRUNSWICK AVE STE 2A		CHARLOTTE	NC	28207
2017-054	07904204	TPM PROPERTIES LIMITED PARTNERSHIP				3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2017-054	07906103	TRYON IMPORTS INC				PO BOX 730		STANFIELD	NC	28163

2017-054	07910101	VISION VENTURES OF CAROLINA LLC		TED HILL AND ASSOCIATES LLC	PO BOX 36938	CHARLOTTE	NC	28236
2017-054	07909901	ZHENG	JEREMY		7525 ROCKLAND DR	CHARLOTTE	NC	28213
2017-054		BRIDGET GRANT, KEITH MACVEAN, & JEFF BROWN		MOORE & VAN ALLEN, PLLC	100 N. TRYON STREET, SUITE 4700	CHARLOTTE	NC	28202
2017-054		ATCO (ATTN: DAMON HEMMERDINGER)			555 FIFTH AVE, 16TH FLOOR	NEW YORK	NY	10017

Pet_No.	Neighborho	First_Name	Last_Name	Street_Add	City	State	zip
2017-054	Eleanore Heights Community Association	Lois D.	Moore	2313 Edison St	Charlotte	NC	28206
2017-054	Ellington Park Home Owners Association	James	Collins	2404 Edison St	Charlotte	NC	28206
2017-054	Ellington Park Home Owners Association	Marilyn	Pryor	2120 Edison St	Charlotte	NC	28206
2017-054	Enderly Park Neighborhood Association	Herbert	Weathers	201-101 W 10th St	Charlotte	NC	28202
2017-054	Graham Hieights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St	Charlotte	NC	28206
2017-054	Greenville HOA & Resident Association	Thomas L.	Sadler	1211 Spring St	Charlotte	NC	28201
2017-054	Mccrorey Heights Community Association	Natalie	Beard	1615 Washington Av	Charlotte	NC	28216
2017-054	Oaklawn Park Community Improvement Association	William	Worsley	1713 Miles Ct	Charlotte	NC	28216
2017-054	Oaklawn Park Community Improvement Association	William H.	Hughes, Jr.	1513 Russell Ave	Charlotte	NC	28216
2017-054	Optimist Park	Pauline	Simuel	412 E 18th Stret	Charlotte	NC	28206
2017-054	The Park At Oaklawn Homeowners Association	Melissa	Gaston	1833 Stroud Park Ct	Charlotte	NC	28206
2017-054	The Park At Oaklawn Homeowners Association	Melissa	Lowe	1833 Stroud Park Ct	Charlotte	NC	28206



Please Join Us

Community Meeting

MONDAY, APRIL 3 at 6:00 PM
@Camp North End, 1776 Statesville Avenue

Question? Please contact Bridget Grant

✉ bridgetgrant@mvalaw.com ☎ 704.331.2379

Community Meeting Notice

CAMP NORTH END

On behalf of ATCO, New Camp Landowner, LP recently filed a Rezoning Petition for a Site of approximately 75 acres (the "Site") located north of uptown Charlotte and bounded by Statesville Avenue and Graham Street, more commonly known as the site of the recent Rite-Aid Distribution Center. As a nearby property owner, neighborhood leader or community stakeholder, you are invited to an upcoming community meeting to learn more about the vision for Camp North End, meet members of the Camp North End team and ask questions.

The vision: On an historic 75-acre site where people manufactured Model T cars and assembled Hercules missiles, Charlotteans from all walks of life will find inspiring space for work, artistic expression, dining and hospitality, entertainment, recreation and community building. People from across the Queen City will gather, bring ideas to life, connect with surrounding neighborhoods and push the rules on innovation amid soaring open spaces, steel beams, wooden trusses, generous windows and wood-tiled floors. What future will you make at Camp North End?

Meeting date and time: **Monday, April 3; 6:00–8:00 pm**
Doors open at 6:00, program begins at 6:30

Meeting location: **Camp North End**
1776 Statesville Avenue, Charlotte, NC 28206 (follow signs once on site)

Subject: **Rezoning petition No. 2017-54**

Petitioner/Developer: **ATCO/New Camp Landowner, LP**

Property: **75 acres located north of uptown Charlotte, bounded by Statesville Avenue, Graham Street and Woodward Avenue (see locator map below)**

Existing zoning: **I-2**

Rezoning requested: **UMUD-O**

ENTER HERE:
1776 Statesville Avenue

Additional information and project updates will be available at
www.camp.nc

The Camp North End team looks forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions, please contact **Bridget Grant** via email bridgetgrant@mvalaw.com or call **704-331-2379**.



CAMP NORTH END

NAME	ADDRESS	EMAIL
1 CC + Connie Hoag	1012 Druid Cir Charlotte, N.C.	
2 Demetria Young	1408 OAKMAN AVE CHAR NC 28204	
3 John Butler, CMHP	4601 CLT PARK DR	
4 Michael + Amanda deBoer	1721 Pat Garrett St	mdeboer10@gmail.com
5 Tony Kuhn, Furwiler CRP.		
6 Jeremy Zheng	630 W 24 St	Jeremyzheng1989@gmail
7 TOM MITCHELL	500 N. TRYON	tmitchell@bergmannpe.com
8 Tom Wright	2815 S. Tryon	twright@narrmarrwright.com
9 Margaret Freeman	2726 E. 8th St	margaret@freemans.com
10 Chelsea + Mike Lincoln	2416 Double Oaks Rd 28204	ChelseaeLincoln@gmail
11 Jacob Clamys	6155 Park S Drive	jacob.clamys@gmail.com
12 Isaiah Dennis	445 Keswick Ave	n/a
13 KIMSON Desmaugles	3918 Willow Green Pl	3918 Willow Green@gmail
14 JUSTIN RUNKEL	3202 BENDING BIRCH PL	justin.runkel@gmail.com
15 Minga O'Be	1401 RISING OAK DR	myssminga@gmail
16 Vincent Nguyen	1725 Statesville Ave	vincent.nguyen@gmail.com
17 Scott Campagna	916 W Fifth St	scampagna@mcveighmangum.com
18 Ashley Spinks	1884 Ethel Street	jediskerspinks@gmail.com
19 Gregg McAllister	2050 Graham St.	gm@visionventures.net
20 Ashley Fahmy		
21 Tom Sad	1416 Whisnant St.	greend@unet.net
22 Kim Graham CMHP		kgraham@cmhp.org
23 Sharon Adams		SAFinance436@gmail.com
24 Daniel McIntyre	2316 Double Oaks Rd	dmcintyre25@gmail.com
25 Raleigh Cline		rccline@bergmannpe.com
26 Chris Ganim	3322 Bending Birch PL	ganimcm88@gmail.com

CAMP NORTH END

	Name	Address	Email
27	Ashel Whitley	1308 Rising Oak Dr.	a.whitley92@gmail
28	Eric Sommermann	" "	sommee10@gmail
29	Zane Campen	1206 Rising Oak Dr.	
30	Greni Butcher	" "	monshern421@gmail.com
31	Todd Wise	1016 KOHLER AVE	760.831.2121
32	Liz Ward	4601 Charlotte PK drive, ste 300 (cmhr)	lwardcmhr.org
33	Boris Henderson	"	" Bhenderson@cmhr.org
34	Maria Florn	> 235 Ileswick AR	mefflorn@gmail.com
35	Matt Piscatelli		
36	Vivian Berry	2418 Woodward Ave	vsberry3@gmail.com
37	Beth Pickering	3246 Moss Ln 28206	pickeringbeth@aol.com
38	MICHAEL STEPHENSON		MSTEPHENSONE@NARMODPARK.COM
39	PAUL REINHARTSEN	115 E. PARK AVE. #308 Charlotte, NC	
40	AUSTIN SHRUM	105 Meme Place Charlotte, NC 28203	Paul.reinhartsen@gmail.com
41	Lynn Caldwell	1709 Springdale	lynn@suedeonline.com
42	Jeff Pharr		
43	Christopher Dennis	445 Keswickloch	cdennis916@yahoo.com
44	Melissa Gaston	1833 Stroud PARK CT 28206	Mellane3@lyahoo.
45	Doug Shoemaker	1933 E. 8th Street CT 28204	douglas.shoemaker@gmail.com
46	LINDY HOFFMAN	1401 Rising OAK	lindycupratt@yahoo
47	George Lightfoot	1871-112 Springsten Rd. Rock Hill, SC	glightfoot@compuserve.net
48	STEVEN CHANCE	1816 WOODWARD AVE 28206	sdtchance@yahoo.com
49	CHRISTINA TAYLOR	2120 BREATON DR. 28206	CRISLUVSU@YAHOO.COM
50	SHAWN TOOLEY	LANODESVIL.	
51	Kayla & Evan Erwin	3330 Bending Birch Pl Charlotte 28206	KaylaLynn29@gmail EErwin84@gmail

CAMP NORTH END

Name Address Email

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- 53 JEREMY + CONNIE BLANCH 1714 WOODWARD JTB@JEREMYBLANCHY.com
- 54 Paul + Connie Wiser (work) ~~here~~
- 55 Todd Wise mtwise@earthlink.net
- 56 Zane Camper 1206 Rising Oak Dr. Zane.Camper@gmail.com
- 57 PAUL REINHARTSEN paul.reinhartsen@gmail.com
- 58 Charles Sanson CharlesRSanson@gmail.com
- 59 GARRETT TIGHY garrett@wearehygge.com
- 60 Rob Phocas 1830 Davis Rd., Davidson, NC robphocas@gmail.com
- 61 MATT LAITINEN MATT@STONEHENGE^{REG.}com