

**COMMUNITY MEETING REPORT**  
**Petitioner: TTR Investments, LLC**  
**Rezoning Petition No. 2017-077**

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 May 26, 2017. 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, June 8, 2017 at 6:30 PM at the Offices of Andrew Roby General Contractor located at 2000 West Morehead Street 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. Council Member Mayfield also attended the Community Meeting. The Petitioner's representatives at the Community Meeting were Jon Dixon and Trent Haston of the Petitioner, Kevin Caldwell of Geoscience Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioner's representatives. Since there were only two attendees other than the Petitioner's representatives at the Community Meeting, the Community Meeting was very informal.

Utilizing the power point presentation, John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this rezoning request is the location of the Community Meeting. John Carmichael stated that the site contains approximately 1.396 acres, and it is currently improved with a single building.

The site is zoned I-1 and the Petitioner is requesting that the site be rezoned to the MUDD-O zoning district to accommodate the conversion of the existing building located on the site into two separate buildings and the renovation of the building adjacent to West Morehead Street. The two buildings could together contain a maximum of 28,000 square feet of gross floor area. The buildings could be devoted to office uses and to a maximum of 2,000 square feet of retail uses.



John Carmichael shared the rezoning plan that depicts the portion of the building that would be demolished to convert the existing building into two separate buildings.

In response to a question, John Carmichael stated that the height of the buildings would not be increased. The Petitioner would simply convert the existing building into two separate buildings and renovate the building adjacent to West Morehead Street.

Jon Dixon stated that his firm specializes in the adaptive re-use of existing buildings. Jon Dixon stated that his firm would be developing this project with the Andrew Roby company.

Jon Dixon stated that a marketing firm has expressed an interest in occupying the building adjacent to West Morehead Street.

An attendee, who is an employee of WBTV, advised the Petitioner's representatives of the helicopter that lands at WBTV's offices located across the street from the site.

Jon Dixon advised that CDOT will be installing bike lanes on West Morehead Street soon.

A general discussion then took place regarding growth in the area.

The meeting was 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 rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

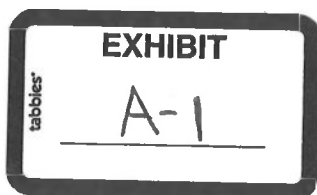
Respectfully submitted, this 12<sup>th</sup> day of June, 2017.

**TTR Investments, LLC, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via e-mail)  
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via e-mail)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)



Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirst	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-077	6704516	TTR INVESTMENTS LLC	TRENT HASTON			2000 WEST MOREHEAD STREET, SUITE G		CHARLOTTE	NC	28208
2017-077	06702112	PARHAM	LEWIS H JR		W HUGO HEIDENREICH & WVS	3405 JOHNNY CAKE LN		CHARLOTTE	NC	28226
2017-077	06702153	JEFFERSON-PILOT	COMMUNICATIONS/WBTV INC		C/O WBTV	ONE JULIAN PRICE PL		CHARLOTTE	NC	28208
2017-077	06703112	SOUTHEASTERN LAND DEVELOPMENT LLC				9624 BAILEY RD SUITE 290		CHARLOTTE	NC	28031
2017-077	06703113	RUSO PROPERTIES LLC				6336 WAKEHURST RD		CHARLOTTE	NC	28226
2017-077	06703114	1861 EVERGREEN LLC				6203 LEDGE MOUNTAIN DR		AUSTIN	TX	78731
2017-077	06703115	AP TBR MOREHEAD WEST OWNER LLC				1575 NORTHSIDE DR NW BLDG 100 STE 200		ATLANTA	GA	30318
2017-077	06703116	AP TBR MOREHEAD WEST OWNER LLC				1575 NORTHSIDE DR NW BLDG 100 STE 200		ATLANTA	GA	30318
2017-077	06703117	TODD	EDWIN R			1515 MARYLAND AVE		CHARLOTTE	NC	28209
2017-077	06703118	LINCOLN FINANCIAL SPORTS INC				201 MONROE ST		MONTGOMERY	AL	36104
2017-077	06703165	NVR INC				10710 SIKES PLACE STE 250		CHARLOTTE	NC	28277
2017-077	06703166	SOUTHEASTERN LAND DEVELOPMENT LLC				9624 BAILEY RD SUITE 290		CHARLOTTE	NC	28031
2017-077	06703174	YARLAGADDA	SRI CHARAN	KEERTI SRI	SURAPANENI	1813 EVERGREEN DR		CHARLOTTE	NC	28208
2017-077	06703175	FARO	JONATHAN S			1821 EVERGREEN DR		CHARLOTTE	NC	28208
2017-077	06704406	BARRON	SYLVESTER LEE	MARY V	BARRON	2056 MILLERTON AVE		CHARLOTTE	NC	28208
2017-077	06704407	MATTISON	JOHN R			2052 MILLERTON AVE		CHARLOTTE	NC	28208
2017-077	06704443	RATH JR	CHARLES ABRY	CAITLIN	COX	3203 MORGAN CLARK RD		CHARLOTTE	NC	28208
2017-077	06704501	KRIDER	JEFFREY O		LATONYA 6330-1592	1108 SPRING FALL CT		CHARLOTTE	NC	28213
2017-077	06704502	HOWZE	WILLIE JR	VERA M	HOWZE	2071 MILLERTON AVE		CHARLOTTE	NC	28208
2017-077	06704515	TWRC LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2017-077	06704516	TTR INVESTMENTS LLC				PO BOX 221416		CHARLOTTE	NC	28222
2017-077	06704517	2022 W MOREHEAD ST LLC				2016 WEST MOREHEAD ST		CHARLOTTE	NC	28208
2017-077	06704518	TWRC LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2017-077	06704519	TWRC LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2017-077	06704520	TWRC LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2017-077		JOHN CARMICHAEL (ROBINSON BRADSHAW)				101 N. TRYON STREET, SUITE 1900		CHARLOTTE	NC	28246





<b>Pet_No.</b>	<b>Neighborho</b>	<b>First_Name</b>	<b>Last_Name</b>	<b>Street_Add</b>	<b>City</b>	<b>State</b>	<b>zip</b>
2017-077	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd	Charlotte	NC	28208
2017-077	Historic Camp Greene Neighborhood Association	Tommy	Harris	2331 Morton Street	Charlotte	NC	28208
2017-077	Taylor-Lasalle Crime Watch Committee	Lillian K.	Roberts	1001 W 1st St	Charlotte	NC	28202
2017-077	Wedgewood North Homeowners Association	Mike	Cimbotti	2604 Columbus Cr	Charlotte	NC	28208



**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2017-077** filed by TTR Investments, LLC to request the rezoning of an approximately 1.4 acre site located on the northwest corner of the intersection of West Morehead Street and Millerton Avenue from the I-1 zoning district to the MUDD-O zoning district

**Date and Time  
of Meeting:** Thursday, June 8, 2017 at 6:30 PM

**Place of Meeting:** Offices of Andrew Roby General Contractor  
2000 West Morehead Street  
Charlotte, NC 28208

We are assisting TTR Investments, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 1.4 acre site located on the northwest corner of the intersection of West Morehead Street and Millerton Avenue from the I-1 zoning district to the MUDD-O zoning district. The purposes of this rezoning request are to accommodate the conversion of the existing building located on the site into two separate buildings and the renovation of the building adjacent to West Morehead Street. The buildings could be devoted to office uses and a maximum of 2,000 square feet of retail 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.

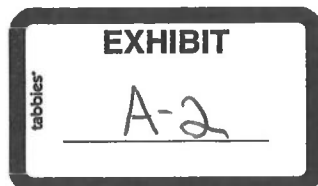
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, June 8, 2017 at 6:30 PM at the Offices of Andrew Roby General Contractor located at 2000 West Morehead Street in Charlotte.** 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. LaWana Mayfield, Charlotte City Council District 3 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May, 26, 2017







**TTR Investments, LLC, Petitioner  
Rezoning Petition No. 2017-077**

**Community Meeting Sign-in Sheet**

**Offices of Andrew Roby General Contractor  
2000 West Morehead Street  
Charlotte, NC**

**Thursday, June 08, 2017**

**6:30 P.M.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	MIKE GURTHIE	1 JULIAN AVE PL	704 249 5226	<del>##</del> MGURTHIE@WRPTV.com
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				



# Rezoning Petition No. 2017-077

TTR Investments, LLC, Petitioner

Community Meeting

June 8, 2017



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



# Rezoning Schedule

- Public Hearing: Monday, July 17, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, August 1, 2017 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, September 18, 2017 at 5:30  
PM at the Charlotte-Mecklenburg  
Government Center



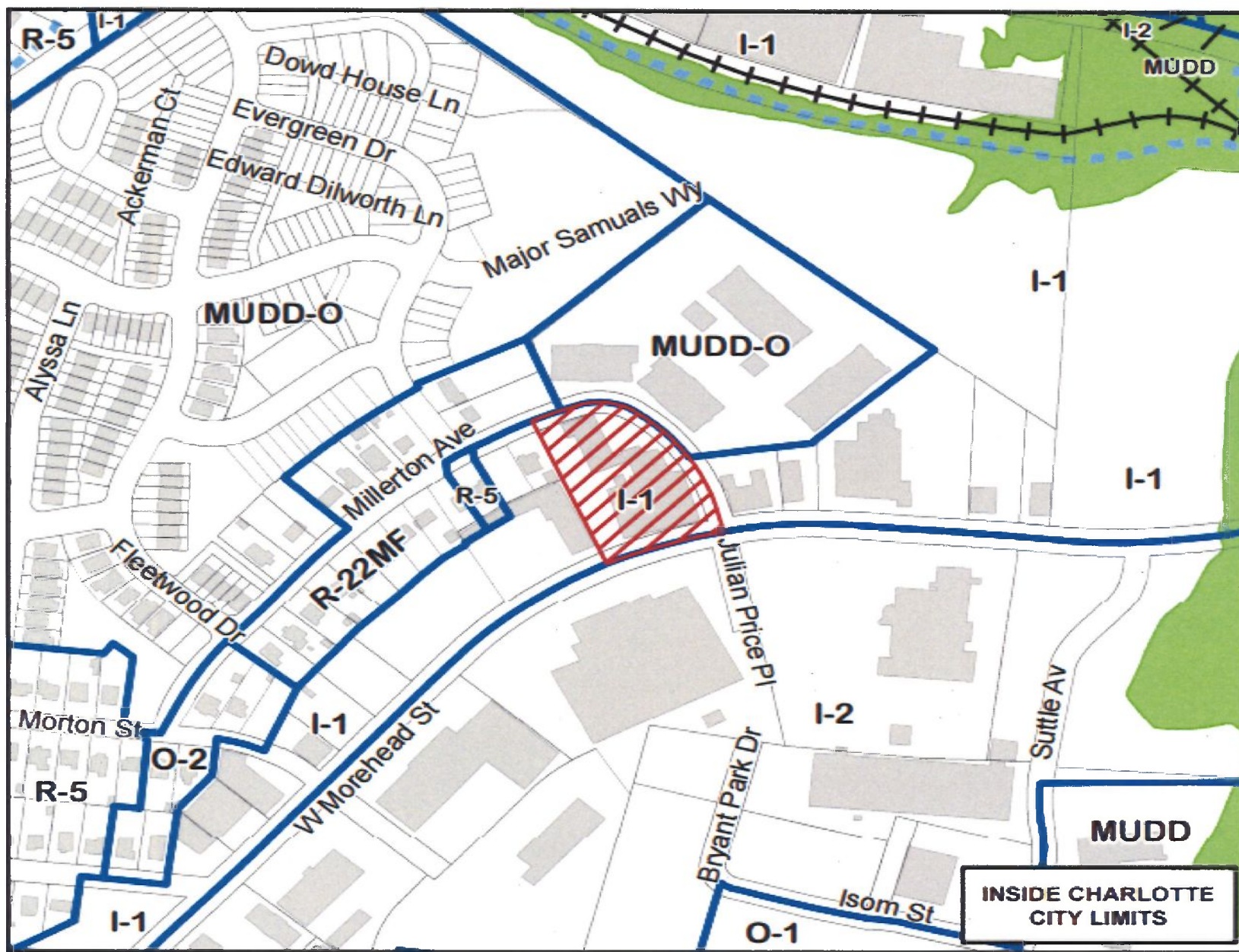




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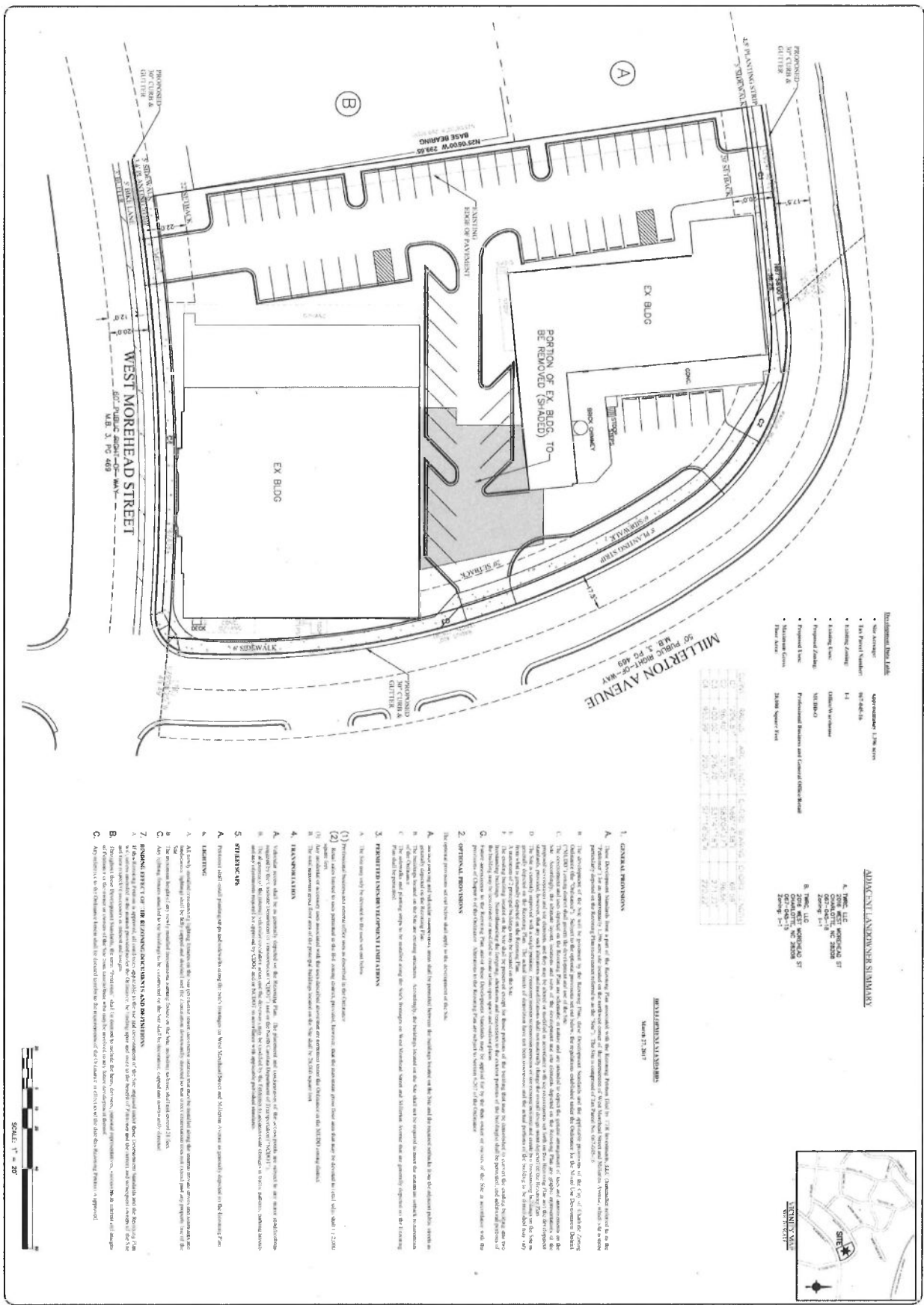




## Rezoning Request

- Requesting the rezoning of this site from the I-1 zoning district to the MUDD-O zoning district to accommodate two existing buildings on the site that will together contain a maximum of 28,000 square feet of gross floor area.
- The buildings may be devoted to office uses and to a maximum of 2,000 square feet of retail uses.





**Exhibit A: Site Data**

Map Reference: L-200-0000

Site Address: 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

Site Area: 1.00 Acre

Proposed Use: Office Building

Proposed Building: 100,000 sq. ft.

Proposed Parking: 100 spaces

Proposed Access: 100' wide

Proposed Easement: 10' wide

Proposed Setback: 10' wide

Proposed Landscaping: 10' wide

Proposed Sidewalk: 10' wide

Proposed Stormwater: 10' wide

Proposed Utility: 10' wide

Proposed Other: 10' wide

**ADJACENT LANDOWNERS SUMMARY**

A. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

B. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

C. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

D. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

E. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

F. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

G. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

H. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

I. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

J. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

K. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

L. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

M. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

N. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

O. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

P. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

Q. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

R. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

S. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

T. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

U. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

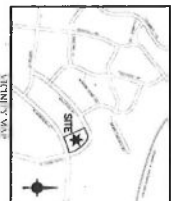
V. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

W. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

X. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

Y. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

Z. 1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202



RZ  
1

**REZONING PLAN**

**WEST MOREHEAD PROPERTY  
CHARLOTTE, NORTH CAROLINA**

**CESSCENCE GROUP**

1000 E. MILLERTON AVENUE, CHARLOTTE, NC 28202

704.555.1234

www.cesscencengroup.com





# Questions and Comments