

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-087**

**Petitioner:**                        **Regions Bank**  
**Rezoning Petition No.:**        **2017-087**  
**Property:**                         **± 1.957 acres located at 615 S. College Street (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, May 24<sup>th</sup>, 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 5/12/2017. 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 Wednesday, May 24<sup>th</sup>, 2017 at 6:30 PM**, at ImaginOn Library, 300 E 7<sup>th</sup> Street, Charlotte, NC 28202.

**PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner’s representative at the required Community Meeting was Terry Katon. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

**I.        Overview of Petitioner’s Presentation.**

**Introduction and Overview of Development Plan.**

This Petition involves a request to rezone the ±1.957 acre Site from UMUD-O to UMUD-O(SPA). The Rezoning Petition would allow the placement of two (2) larger wall signs on the building than the current zoning for the property would allow. The two (2) wall signs will be located at the top of the building one on the east elevation and one on the west elevation of the 18 story office building. The two (2) signs would contain up to 335 square feet of sign area. These signs would be up to 135 square feet larger than what is allowed by the current zoning for the property.

The Site was previously rezoned in 1999 to allow changes to how the Site complied with the required ground floor retail square footage requirement and where the required urban open space for the Site would be located. This previous approval is not affected by this rezoning petition.

**II.      Summary of Questions/Comments and Responses:**

There were no attendees at the meeting.

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

There were no changes made as a result of the meeting

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Prince McDougal, Regions Bank  
Terry Katon, Regions Bank  
Michelle Walters, Regions Bank  
Travis Garland, Portman Properties  
David Caulkins, CBRE  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

Pet_No.	taxpid	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-087	12512105	CLT DEVELOPMENT CORP			C/O PROPERTY TAX DEPT	227 W TRADE ST STE 1000		CHARLOTTE	NC	28202
2017-087	12505302	CONSOLIDATED REALTY CO INC				201 S COLLEGE ST STE 1300		CHARLOTTE	NC	28224
2017-087	12505304	CONSOLIDATED REALTY COMPANY	INC (BY MERGER)			201 S COLLEGE ST STE 1300		CHARLOTTE	NC	28224
2017-087	12505308	CONSOLIDATED REALTY COMPANY	INC (BY MERGER)		C/O GROSLAND, LLC	227 W TRADE ST # 800		CHARLOTTE	NC	28202
2017-087	12512102	CRESCENT RESOURCES LLC			C/O PROPERTY TAX DEPT	227 W TRADE ST SUITE 1000		CHARLOTTE	NC	28202
2017-087	12512103	CRESCENT RESOURCES LLC				227 W TRADE ST STE 1000		CHARLOTTE	NC	28202
2017-087	12513504	CRESCENT UPTOWN VENTURE LLC				227 W TRADE ST STE 1000		CHARLOTTE	NC	28202
2017-087	12505303	EASTERN FEDERAL CORPORATION				122 15TH ST, SUITE U		DEL MAR	CA	92014
2017-087	12512506	PH COS CHARLOTTE LLC				303 PEACHTREE CENTER AVE STE 575		ATLANTA	GA	30303
2017-087	12512101	GSM PROPERTIES				1542 OUEFENS RD WEST		CHARLOTTE	NC	28207
2017-087	12505301	R B C CORP			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CHARLSBAD	CA	92018
2017-087	12512508	STARPORT HOTEL I LLC	% PORTMAN HOLDINGS LP			303 PEACHTREE CENTER AVE #575		ATLANTA	GA	30303
2017-087	12512511	STARPORT HOTEL I LLC	% PORTMAN HOLDINGS LP			303 PEACHTREE CENTER AVE #575		ATLANTA	GA	30303
2017-087	12512504B	STARPORT PARKING LLC	% PORTMAN HOLDINGS			303 PEACHTREE CENTER AVE STE 575		ATLANTA	GA	30303
2017-087		KEITH MACVEAN & JEFF BROWN	MOORE & VAN ALLEN, PLLC			100 N. TRYON STREET, SUITE 4700		CHARLOTTE	NC	28202
2017-087		REGIONS BANK (ATTN: PRINCE MCDUGAL)				250 RIVERCHASE PARKWAY EAST, SUITE 600		BIRMINGHAM	AL	35244

Pet_No.	Neighborhood	First_Name	Last_Name	Street_Add	City	State	zip
2017-087	Enderly Park Neighborhood Association	Herbert	Weathers	201-101 W 10th St	Charlotte	NC	28202
2017-088	Taylor-Lasalle Crime Watch Committee	Lillian K.	Roberts	1001 W 1st St	Charlotte	NC	28202
2017-088	Third Ward Neighborhood Association	Mike	Sposato	245 Victoria Ave	Charlotte	NC	28202

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2017-087 – Regions Bank**

Subject: Rezoning Petition No. 2017-087

Petitioner/Developer: Regions Bank

Current Land Use: Office Building and Parking Structure

Existing Zoning: UMUD-O

Rezoning Requested: UMUD-O(SPA)

**Date and Time of Meeting:** **Wednesday, May 24<sup>th</sup>, 2017 at 6:30 p.m.**

Location of Meeting: ImaginOn Library – The Round  
300 E 7th St  
Charlotte, NC 28202  
\*parking is available in the 7<sup>th</sup> Street Station. Bring your ticket to the ImaginOn for validation.

Date of Notice: 5/12/2017

We are assisting Regions Bank (the “Petitioner”) on a Rezoning Petition recently filed to modify the allowed building signage for the newly constructed office building located at 615 S. College Street. The rezoning petition will allow two (2) wall signs that will be appropriate to the scale of the office building façade located at 615 S. College Street (the “Site”). 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 ±1.957 acre Site from UMUD-O to UMUD-O(SPA). The Rezoning Petition would allow the placement of two (2) larger wall signs on the building than the current zoning for the property would allow. The two (2) wall signs will be located at the top of the building one on the east elevation and one on the west elevation of the 18 story office building. The two (2) signs would contain up to 335 square feet of sign area. These signs would be up to 135 square feet larger than what is allowed by the current zoning for the property.

The Site was previously rezoned in 1999 to allow changes to how the Site complied with the required ground floor retail square footage requirement and where the required urban open space for the Site would be located. This previous approval is not affected by this rezoning petition.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’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, May 24<sup>th</sup>, 2017, at 6:30 p.m. at ImaginOn Library, 300 E 7<sup>th</sup> Street, Charlotte, NC 28202.** 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  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission

Prince McDougal, Regions Bank  
Terry Katon, Regions Bank  
Michelle Walters, Regions Bank  
Travis Garland, Portman Properties  
David Caulkins, CBRE  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

**Site Location**



Regions Bank Rezoning Petition No. 2017-087  
 Community Meeting – May 24<sup>th</sup>, 2017 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	<b>NO</b>	<b>ATTENDEES</b>		
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