

R. Susanne Todd
Partner

WRITER'S E-MAIL ADDRESS:
stodd@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2306

December 8, 2017

VIA HAND DELIVERY

Solomon Fortune
City of Charlotte
Planning Department 8th Floor
600 East Fourth Street
Charlotte, NC 28202

Re: Rezoning Petition No.: 2017-161
Central Piedmont Community College - Charlottetown Rezoning

Dear Mr. Fortune:

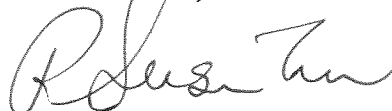
Please find enclosed the community meeting report as required for rezoning petition number 2017-161. This report summarizes the community meeting held by the petitioner on Wednesday, November 29, 2017 at 7:00pm in the Drumm Building, second floor, Central Piedmont Community College – Central Campus, 1325 East Seventh Street, Charlotte, North Carolina 28204.

Included with this report are the notice of community meeting and the required mailing list that identifies who was given notice of this meeting. Also included in this report are the meeting sign in sheet, and the summary meeting minutes.

This petition is scheduled for public hearing before City Council on January 16, 2018. Please let me know if you have any questions or need any additional information.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.



R. Susanne Todd

cc: Penny Cothrane
Vicki Saville

COMMUNITY MEETING REPORT

Petitioner: Central Piedmont

Community College

Rezoning Petition No. 2017-161

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 attached hereto by depositing such notice in the U.S. mail on November 16, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, November 29, 2017 at 7:00 P.M. at Central Piedmont Community College-Central Campus, Drumm Building, Second Floor, 1325 East 7th Street, Charlotte, North Carolina 28204.

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 C. The Petitioner was represented at the Community Meeting by Vicki Saville, Vice President of Facilities and Construction, Greg Long, Executive Director of Construction, Jeff Smith with Bulla Smith Design Engineering, and Susanne Todd with Johnston, Allison and Hord, PA.

SUMMARY OF PRESENTATION/DISCUSSION:

The presentation summary/meeting minutes from the Community Meeting are attached hereto as Exhibit D.

Respectfully submitted, this 8th day of December, 2017.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Exhibit A

[see attached Mailing List]

FIRST_NAME	LAST_NAME	Co Owner	First Co Owner	Last Co Owner	ORGANIZATION	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
June	Watts-Mistri				Amherst Place Homeowners Association	1730 Amherst Place		Charlotte	NC	28204
Kristen	Paulet				Belmont Community Association	1201 Pegram Street		Charlotte	NC	28205
Teresa	Reid				Belmont Community Association	1020 Belmont Avenue		Charlotte	NC	28205
Lindsay	Olson				Belmont Neighborhood Association	1116 E 15th Street		Charlotte	NC	28205
Rick	Winkler				Chantilly Neighborhood Association	2101 Shenandoah Avenue		Charlotte	NC	28205
Rick	Winkler				Chantilly Neighborhood Association	2121 Chesterfield Avenue		Charlotte	NC	28205
Joe	Padilla				Charlotte Regional Realtor Association	1201 Greenwood Cliff		Charlotte	NC	28204
Maggi	Bixler				Cherry Neighborhood Association	1805 Baxter Street		Charlotte	NC	28204
Kathryn	Hubicki				Cherry Neighborhood Association	325 Baldwin Avenue		Charlotte	NC	28204
Kristen Joyce	Moyer				Cherry Neighborhood Association	1922 Luther Street		Charlotte	NC	28204
Myron	Patton				Cherry Neighborhood Association	1623 Luther Street		Charlotte	NC	28204
Stephanie	Wick				Cherry Neighborhood Association	1712 Amherst Place		Charlotte	NC	28204
Sylvia	Bittle- Patton				Cherry Neighborhood Joint Leadership Team	1623 Luther Street		Charlotte	NC	28204
Cullen	McNulty				Crescent Heights Neighborhood Association	2237 Crescent Avenue		Charlotte	NC	28207
John	Fryday				Dilworth Community Development Association	1119 Belgrave Place		Charlotte	NC	28203
David	Wolfe				Elizabeth Community Association	316 Cameron Avenue		Charlotte	NC	28204
Beth	Haenni				Elizabeth Community Association	2133 Greenway Avenue		Charlotte	NC	28204
Claire	Short				Elizabeth Community Association	2300 Greenway Avenue		Charlotte	NC	28204
Eric	Davis				Elizabeth Community Association	2200 Greenway Avenue		Charlotte	NC	28204
Jim	Belvin				Elizabeth Community Association	624 Lamar Avenue		Charlotte	NC	28204
Melanie	Sizemore				Elizabeth Community Association	2309 Vail Avenue		Charlotte	NC	28207
Monte	Ritchey				Elizabeth Community Association	525 Clement Avenue		Charlotte	NC	28204
Bob	Szymkiewicz				First Ward Neighbors, Inc	702 E 9th Street		Charlotte	NC	28202
Will	Haden				First Ward Neighbors, Inc	633 N. Alexander Street		Charlotte	NC	28202
Cassie	Brown				First Ward, Southend	709 E. 8th Street		Charlotte	NC	28202
Karen	Jensen				Friends & Residents Of Historic Cherry	311 Baldwin Avenue		Charlotte	NC	28204
Rex	Jones				MoRA	308 Queens Road	#22	Charlotte	NC	28204
Budd D.	Berro				Office Of The Governor Of The North Carolina	600 E. Fourth Street		Charlotte	NC	28202
John L.	Nichols, III				Plaza Central Partners Neighborhood Association	1200 Central Avenue		Charlotte	NC	28204
Lesa	Kastanas				Plaza Midwood Merchants Association	1512 Central Avenue	Unit A	Charlotte	NC	28205
Barbara	Rainey				The Cherry Community Organization (CCO)	610 Baldwin Avenue		Charlotte	NC	28204
Jeffrey	Brunner	Benjamin		Larrick	PARK 2 PROPERTIES LLC	1240 Charlottetowne Avenue		Charlotte	NC	28204
Amrin Neel	Shayeghi				CAVALARIS REALTY COMPANY	514 West Front Street		Statesville	NC	28677
James	Cavalaris				CIRCLE G LLC	PO BOX 35535		Charlotte	NC	28235
Deepak	Raj				MCCREE FAMILY PROPERTY-EAST INDEPENDENCE BY LLC	229-231 N. Torrence Street		Charlotte	NC	28204
Marilyn	London				G & K ENTERPRISES CO LLC	10305 Osprey Drive		Pineville	NC	28134
Charles	McRee				THE GEORGE AND RUTH BARRETT FAMILY LLC	1616 Brandon Road		Charlotte	NC	28207
David	Kaveh				Charlotte Center for Legal Advocacy, Inc. f/k/a Legal Serv	PO BOX 3278		Rock Hill	SC	29730
George	Barrett, III					7718 Blue Ridge Circle		Charlotte	NC	28270
Kenneth	Schorr					217 N. Torrence Street		Charlotte	NC	28204
Elliott	Motley, IV							Charlotte	NC	28204

EXHIBIT

Richard	Anderson	PRICE HARGETT PETHO & ANDERSON PLLC	1430 Elizabeth Avenue	Charlotte NC	28204
Mitchell	Hume	NORTH TORRENCE LLC	225 North Torrence Street	Charlotte NC	28204
Andrew	Zoutewelle, Trustee	1418 EAST FIFTH STREET NO. 1 LLC	1418 E. 5th Street	Charlotte NC	28204
Gary	Hixson Jane Hixson		1414 E. 5th Street	Charlotte NC	28204
Fred	Hargett	c/o Novant Hea Incorporated PROVIDENCE ROAD LAND PARTNERS LLC	2085 Frontis Plaza Boulevard	Winston-Se NC	27103
East	Park, LLC	Grubb PROPERTIES, INC. PROVIDENCE ROAD LAND PARTNERS LLC	1523 Elizabeth Avenue Suite 220	Charlotte NC	28204
Fred	Hargett	PROVIDENCE ROA Land Partners, L 1427 EAST FOURTH STREET LLC	2085 Frontis Plaza Boulevard	Winston-Se NC	27103
Grubb	Properties, Inc.	1427 EAST FOURTH STREET LLC	1523 Elizabeth Avenue Suite 220	Charlotte NC	28204
Fred	Hargett	PROVIDENCE ROA Land Partners, L TORRENCE STREET PARTNERS LLC	2085 Frontis Plaza Boulevard	Winston-Se NC	27103
Grubb	Properties, Inc.	TORRENCE STREET PARTNERS LLC	1523 Elizabeth Avenue Suite 220	Charlotte NC	28204
MECKLENBURG COUNTY		C/O REAL ESTATE /FINANCE DEPT	600 E. 4th Street 11th Floor	Charlotte NC	28202

Exhibit B

[see attached Written Notice of Meeting]

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Central Piedmont Community College

Date and Time of Meeting: Wednesday, November 29, 2017 at 7:00 p.m.

Place of Meeting: Central Piedmont Community College – Central Campus
Drumm Building, Second Floor
1325 East Seventh Street, Charlotte, NC 28204

Petitioner: Central Piedmont Community College

Petition No.: 2017-161

We are assisting Central Piedmont Community College (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone tax parcels 080-194-01; 080-194-03; 080-194-04; 080-194-05; 080-194-07; 080-194-14; 080-194-15 and 080-194-16 consisting of +/- 1.76 acres located on the southeast side of Charlottetown Avenue between Elizabeth Avenue and E. 5th Street (the “Site”). The purpose of the rezoning is to rezone the Property from General Business and Neighbor Services (“B-2” and “NS”) to Mixed Use Development District (“MUDD-O”) so that it “matches” the zoning of the rest of the CPCC campus. Having a single, consistent zoning classification for the entire Central Campus will allow us to develop the Property in a manner that is harmonious with the existing Central Campus. A map showing the Site outlined in red is enclosed herewith.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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. Mecklenburg County GIS records indicate that you are 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 Wednesday, November 29, 2017 at 7:00 p.m. at the Central Campus in the Drumm Building, Second Floor, 1325 East Seventh Street, Charlotte, NC 28204. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd at (704) 998-2306.

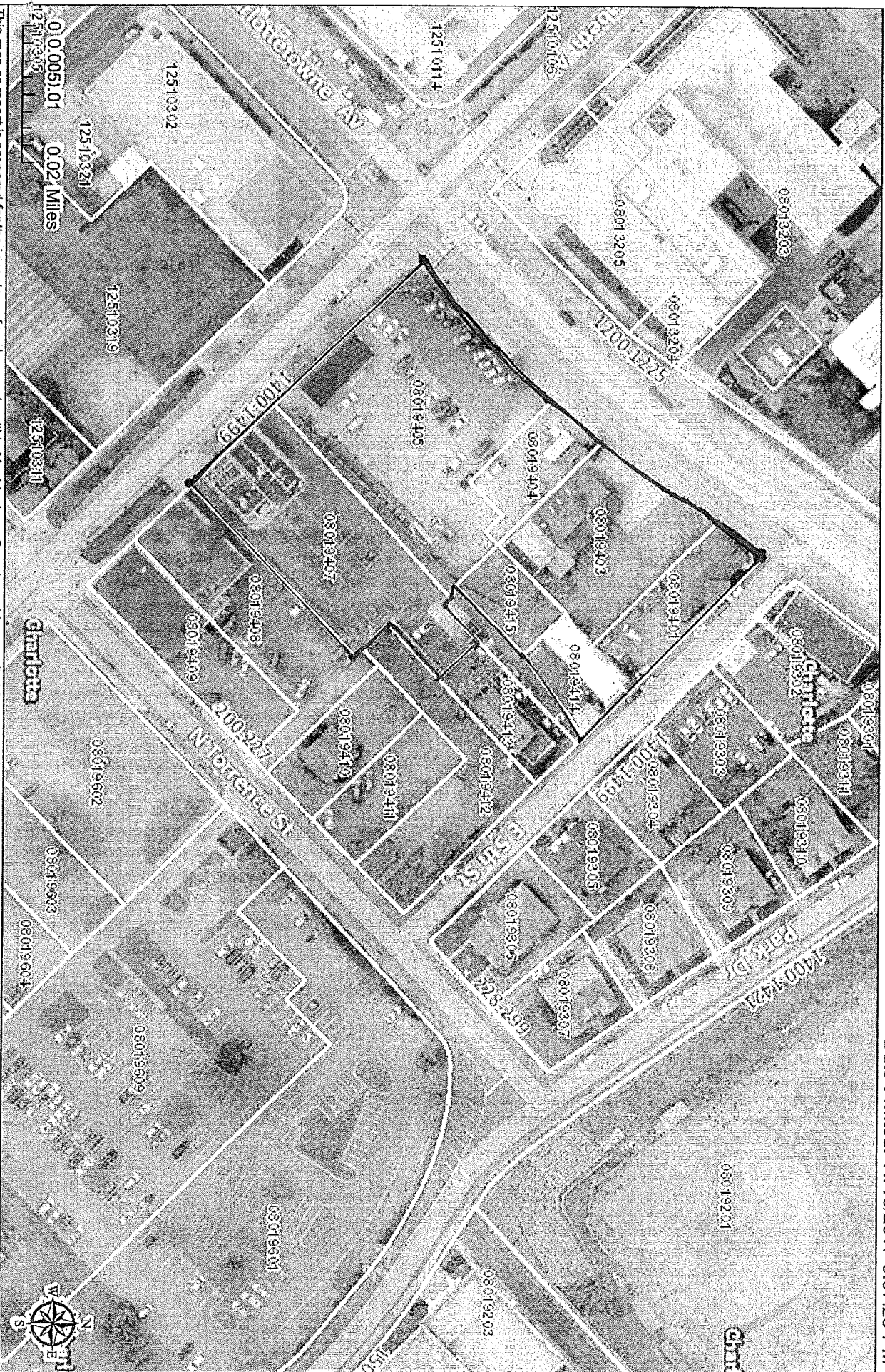
Johnston, Allison & Hord, P.A.

cc: Patsy Kinsey, City Council Representative, District 1
Larken Egleston, City Council Representative-Elect, District 1
Solomon Fortune, City of Charlotte
Vicki Saville, CPCC
Greg Long, CPCC

EXHIBIT B

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 11/16/2017 3:37:28 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Exhibit C

[see attached Sign In Sheet]

EXHIBIT C

SIGN IN SHEET

CENTRAL PIEDMONT COMMUNITY COLLEGE
REZONING REQUEST FROM B-2 and NS to MUDD-O
PETITION RZ-2017-161
COMMUNITY MEETING

HELD ON WEDNESDAY, NOVEMBER 29, 2017
AT 7:00 PM

MEETING HELD IN THE DRUMM BUILDING, SECOND FLOOR, CENTRAL
PIEDMONT COMMUNITY COLLEGE - CENTRAL CAMPUS, 1325 EAST
SEVENTH STREET, CHARLOTTE, NC 28204

PETITIONER: CENTRAL PIEDMONT COMMUNITY COLLEGE

NAME	ADDRESS	PHONE #
1. Katherine Schorr	2110 E. 5 th	917 806 5937
2. Andy Zourenville	1418 E. 5 th St.	704-400-3644
3. JEFF SMITH	3908 MARKWINDYR DL CLT 28226	704.333.8249
4. ANIRAN RAY	229 N. DAVENPORT	704 488 4510
5. DEEPAK RAJ	Kindlycontact@gmail.com	704-999-1614
6. Melznic Sizemore	2309 Vail Ave	704.375.3244
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		

Exhibit D

[see attached Summary Meeting Minutes]

EXHIBIT D

Summary Minutes for Community Meeting Petition No. 2017-161 Requested Rezoning from B-2, O-2 and NS to MUDD-O

Petitioner: Central Piedmont Community College ("CPCC")
Held On: Wednesday, November 29, 2017 from 7:05 p.m. to approximately 9:15 p.m.
Location: Second Floor of Drumm Building on Central Campus, 1325 East 7th Street, Charlotte, NC

1. Notice of this meeting was sent to neighboring property owners and community leaders. Several members of the community attended.. All attendees were encouraged to sign in on the meeting sign in sheet.
2. Susanne Todd with the law firm of Johnston, Allison & Hord, P.A. welcomed the attendees. Ms. Todd also introduced the representatives from CPCC in attendance, including Vicki Saville, Associate Vice President of Facilities and Construction, Greg Long, Executive Director of Design and Construction, and Jeff Smith with Stanley D. Lindsey and Associates, LTD.
3. Ms. Todd identified for the attendees the eight (8) parcels that comprise the rezoning petition (the "Parcels") and explained CPCC's plan to rezone said Parcels from B-2, O-2 and NS to MUDD-CD in order to match the current zoning designation for the remainder of CPCC's Central Campus. She pointed out CPCC's desire that the Parcels be rezoned now so that when County funding for capital improvements on the Parcels is received, CPCC can develop the Parcels to harmonize seamlessly with the existing Central Campus.
4. A full size copy of the current Site Plan was provided for the attendees to review. Having received City staff comments earlier in the day, the Site Plan had not yet been revised to reflect said changes. Smaller versions of the site plan including staff comments were shown and a commitment was made to mail interested attendees a copy of the revised Site Plan once prepared. Vicki Saville of CPCC explained the college's tentative plans to construct two (2) new classroom buildings on the Site (Buildings 1 and Building 2 respectively). The first building, located at the corner of Charlottetown Avenue and Fifth Street, is funded. Plans call for the building to be five stories high and approximately 88,000 SF. A site plan of the proposed building was shown. A bike pavilion is proposed adjacent to the new building and a service court with limited parking will be located in the rear of the building. A question was asked about when construction would commence on the new building to which CPCC responded that middle to late 2018. An attendee asked where parking for the new classroom building was located. Students would continue to park in the existing lots and decks around campus. At present, CPCC has around 800 more parking spaces than required by zoning. Several attendees expressed concern that students attending classes park in the spaces along Fifth

Street instead of parking in the college parking decks. Use of the parking along Fifth Street by students limits the parking available to visitors to businesses in the area. . CPCC provides registered students with a free parking passes so the issue may require City enforcement intervention. Suggestion was made that Fifth Street should be a one way street. An attendee asked about CPCC's plans for the other half of the Site. Greg Long with CPCC said that for the next few years, the remaining half of the Site would be used as a temporary storage and lay down area to accommodate the remaining construction of buildings on campus. Building construction in urban areas is difficult due to lack of storage space so having this designated area will allow CPCC to finish its construction more efficiently. A question was asked about whether the construction trailers were going to stay on the property. Mr. Long responded affirmatively until campus construction complete. An attendee asked what CPCC planned to do with the remaining property after construction complete. Mr. Long indicated that the property would be seeded for use as an interim open space until construction of the second classroom building was funded. This could take 10-15 years.

An attendee asked about the materials that would and would not be used for the classroom buildings proposed for the Site. CPCC representative explained that the exterior would match the other buildings on campus, namely red brick veneer with as much precast stone as the college can afford. An attendee asked about the entrances for the proposed buildings. Exact entrances have not yet been determined.

An attendee wanted to know what the second building would look like. Ms. Saville explained that unfunded, the building has not yet been designed so CPCC will not know what Building 2 will look like until a point in the future other than to say that it will look like the other Central Campus buildings. An attendee expressed frustration indicating that CPCC should not be allowed to rezone the second half of the Site until it was ready to construct Building 2. In the meantime, the property should be left as currently zoned. Said attendee did not think it was appropriate for CPCC to be allowed to "upzone" the property to allow for more uses when other developers had to show definite plans with elevations, etc. Ms. Saville noted that CPCC is not a developer of commercial property. Mr. Long explained that CPCC intended to use the two remaining buildings on the property in the interim and that CPCC tries to avoid constructing buildings taller than 75 feet due to construction costs associated with "high rise" requirements. Therefore, it is unlikely but not yet determined that Building 2 would exceed 75 feet (5 stories). in height. Ms. Todd explained that the current zoning of the properties allows for a wide variety of uses that might not be envisioned by the Elizabeth neighborhood. Rezoning the entire Site limits the Site to education and related purposes. Rezoning the Site would provide the neighborhood with the security of knowing what the Site will be used for, even if the exact dimensions of Building 2 are not yet known.

An attendee asked when the Public Hearing for the Rezoning was scheduled. Ms. Todd responded that the Public Hearing was currently planned for January 16, 2018 but could change based on staff comments to the submitted site plan. The attendee expressed concern that CPCC had already filed its rezoning petition without meeting with the Elizabeth neighborhood first. The attendee said typically, developers meet with the neighborhood months in advance of filing a rezoning application to explain the proposed

project and solicit comment. Ms. Saville apologized indicating that generally speaking, CPCC is a known quantity and typically uncontroversial. Ms. Todd explained that only one community meeting is required by the rezoning process and whether additional meetings are called generally depends on the magnitude/uses involved in the project. No attendees from the community attended the last CPCC rezoning so we did not anticipate any controversy over this rezoning proposal.

The attendee stated that the Elizabeth neighborhood and community had invested a lot of money in the area, constructing the Gold Rush and street scape amenities, etc. in hopes of bringing "life" to this area of town. The area wants to see street oriented development with a night life such as shops and restaurants that neighbors in the Elizabeth community can walk to at night. The attendee went on to express that when you get down to Charlottetown Avenue, everything is dead because college campus is closed. During the day, students enter and exit the classroom buildings and then leave campus. The classrooms and parking decks along Charlottetown Avenue create a dead zone in conflict with the vision for Elizabeth Avenue. The attendee expressed annoyance with incomplete projects along Elizabeth and Fifth Street.

Ms. Saville and Mr. Long explained that unfortunately CPCC is in the business of educating and is not a landlord nor can CPCC sell alcohol on its premises. Therefore, even if it had it, it could not rent space for restaurants, etc. Another attendee, an adjacent property owner, expressed concern that the proposed construction of Building 2 would cut off his access to Elizabeth Avenue via an alleyway. It was noted by CPCC that an alleyway through to Elizabeth does not exist. A review of the plans showed that current access would not be impacted by the proposed construction of the first building.

Ms. Saville explained that the future redevelopment of the Parcels (if the rezoning is approved) will accomplish a number of goals, including without limitation (i) allowing CPCC to move closer to the square foot of facilities per student ratios desired by the County and State (i.e., both the State and County desire a ratio of 90-100 square feet per student, while CPCC's current ratio is approximately 65 square feet per student), and (ii) facilitating the future development of CPCC in order to better provide workforce training for the region's growing economy.

The Meeting concluded at around 9:15 PM with a couple of nearby property owners staying after the meeting to talk about the area with CPCC representatives. CPCC representatives and Ms. Todd thanked the attendees for coming.