

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-203**

**Petitioner:** South End West Syndicate, LLC  
**Rezoning Petition No.:** 2017-203  
**Property:** ± 0.75 acres located at the intersection of W. Worthington Ave and S. Tryon St (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Tuesday, February 6, 2018. 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 1/25/18. 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 Tuesday, February 6<sup>th</sup>, 2018 at 6:30 PM, at Charlotte Powerhouse Studio, 1507 Camden Rd, Charlotte, NC 28203.

### **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 Emma Littlejohn and Shawn McAllister with South End West Syndicate and Colin Jenest with ColeJenest & Stone. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Bridget Grant opened the meeting and welcomed everyone in attendance. Ms. Grant introduced Emma Littlejohn and Shawn McAllister, the petitioners with South End West Syndicate, LLC and Colin Jenest, the designer with ColeJenest & Stone.

Ms. Littlejohn gave an overview of their company and expressed that they have extensive experience in residential development.

Ms. Grant then went over the rezoning process and pointed out key meeting dates along the way. She then reviewed the site location and its vicinity to both office and multi-family uses. The land use plan calls for transit oriented, multi-family, and mixed-use development.

Ms. Littlejohn then explained the proposed land uses for the Site. The plan calls for 45 residential units with active ground floor uses and parking. The building will integrate the residential feel of the neighborhood and include pockets of open space.

The meeting was then opened for questions.

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

Attendees asked about the parking garage and how it would be presented to the street. The parking deck will be integrated into the building with residential units above on floors 2-5. The Petitioner conveyed they will meet the parking requirements.

Additional details were requested on the exact unit mix. Ms. Littlejohn expressed that through her research, the Charlotte market will support the range of unit types currently being contemplated.

Attendees then shared their perspective on aesthetic and proposed uses for the building. They inquired if building materials and exterior presentation to the neighborhood had been determined. The plans call for a combination of solid materials with design elements that meet many of the goals of the recent South End Vision Plan. The Petitioner plans to bring a meaningful frontage to the neighborhood with seamless architecture. Attendees asked about possible uses for the commercial portion on the ground floor of the development. Ms. Littlejohn informed the audience that specific tenants have not been identified.

There were questions about traffic and how the development may impact the community. Ms. Grant reviewed the trip generation table and described the proposed right turn from S. Tryon St. onto Woodcrest Avenue improvements.

Attendees asked about stormwater detention. Mr. Jenest told the audience that the plan currently contemplates an underground detention system. Final plans for stormwater detention are determined through the permitting process.

The Petitioner explained it is unlikely that proposed elevations will be included in future submittals. However, detailed development standards will be provided.

Ms. Grant thanked everyone in attendance and the meeting was adjourned. Attendees were encouraged to stay and ask additional questions should they choose.

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

Additional design commitments were made as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Emma Littlejohn, South End West Syndicate, LLC  
Shawn McAllister, South End West Syndicate, LLC  
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	MAILADDR: CITY	STATE	ZIPCODE
2017-203	11906301	WEBB	G HOWARD JR			PO BOX 38367	CHARLOTTE	NC	28278
2017-203	11906302	WEBB	GEORGE HOWARD JR		(PROBATE #15-361)	PO BOX 38367	CHARLOTTE	NC	28278
2017-203	11906303	WEBB	GEORGE HOWARD JR			PO BOX 38367	CHARLOTTE	NC	28278
2017-203	11906304	WEBB	G HOWARD JR			PO BOX 38367	CHARLOTTE	NC	28278
2017-203	11906315	JAMMES PROPERTY HOLDINGS LLC			C/O MARTY SNIDER & ASSOCIATES	2030 S TRYON ST #3A	CHARLOTTE	NC	28203
2017-203	11906316	JAMMES PROPERTY HOLDINGS LLC				2030 S TRYON ST #3A	CHARLOTTE	NC	28203
2017-203	11906317	MURRAY ELLISON MURRAY LLC				1616 MERRIMAN AVE	CHARLOTTE	NC	28203
2017-203	11906318	WALDEN	CHARLES F SR	MARTHA G	WALDEN	165 NORTH CORNER ESTATES RD	LANCASTER	SC	29720
2017-203	11906319	PALMETTO MDR LLC				PO BOX 7862	THE WOODLANDS	TX	77387
2017-203	11906320	WILSON PROPERTY HOLDINGS LLC				421 PENMAN ST,STE 310	CHARLOTTE	NC	28203
2017-203	11906321	2030 SOUTH TRYON LLC				1800 CAMDEN RD,STE 107-230	CHARLOTTE	NC	28203
2017-203	11906322	DFL PROPERTIES LLC				1133 W 1ST ST	WINSTON-SALEM	NC	27101
2017-203	11906323	2010 SOUTH TRYON LLC				2010 SOUTH TRYON ST SUITE 1-A	CHARLOTTE	NC	28202
2017-203	11906324	2010 TRYON REAL ESTATE LLC				2010 S TRYON ST UNIT 1-C	CHARLOTTE	NC	28203
2017-203	11906325	2010 TRYON REAL ESTATE LLC				2010 S TRYON ST UNIT 1-C	CHARLOTTE	NC	28203
2017-203	11906326	G2B2 LLC				204 BORDEAUX LN	CARY	NC	27511
2017-203	11906328	RJQ INVESTMENTS LLC			C/O LEWIS E QUINN JR	3000 BIG OAK DR	CHARLOTTE	NC	28210
2017-203	11906329	990 COMMERCIAL LLC				900 COMMERCIAL ST	PALP ALTO	CA	94303
2017-203	11907614	SCOTT	TIFFANY A			1934 WOODCREST AVE	CHARLOTTE	NC	28203
2017-203	11907615	WALTON	JAMES C JR	DORIS A	WALTON	1930 WOODCREST AVE	CHARLOTTE	NC	28203
2017-203	11907616	OWEN	JEANNETTE			1926 WOODCREST AVE	CHARLOTTE	NC	28203
2017-203	11907617	THOMSEN	JEFFREY LEE	MAY LOUISE	THOMSEN	1920 WOODCREST AVENUE	CHARLOTTE	NC	28203
2017-203	11907618	WALSTON	GREG	SARA	GULICK	1918 WOODCREST AVE	CHARLOTTE	NC	28203
2017-203	11907619	HONEYCUTT	NANCY C			1021 HABERSHAM DR	CHARLOTTE	NC	28209
2017-203	11907620	MARY MACK PROPERTIES OF CAROLIINA LLC				1908 WOOD DALE TERRACE	CHARLOTTE	NC	28203
2017-203	11907621	RAPPAPORT	ADAM D	ROBYN R	WEISS	415 W 8TH ST # I	CHARLOTTE	NC	28202
2017-203	11907622	TAG VENTURES LLC				421 PENMAN ST STE 110	CHARLOTTE	NC	28203
2017-203	11907623	SOUTH TRYON VENTURES LLC				421 PENMAN ST STE 110	CHARLOTTE	NC	28203
2017-203	11907624	SOUTH TRYON VENTURES LLC				421 PENMAN ST STE 110	CHARLOTTE	NC	28203
2017-203	11907631	GRAY	STEVEN ANDREW			1905 WILMORE WAK DR #43	CHARLOTTE	NC	28203
2017-203	11907632	PRAGER	HANNAH D			1909 WILMORE WALK DR #44	CHARLOTTE	NC	28203
2017-203	11907633	CRUZ	JUSTIN A			1913 WILMORE WALK DR #45	CHARLOTTE	NC	28203
2017-203	11907634	HERRMANN	SEAN F	JESSICA M	GABLE	1917 WILMORE WALK DR UNIT 46	CHARLOTTE	NC	28203
2017-203	11907635	PERSINGER	MICHAEL WHITAKER			1926 WILMORE WALK DR UNIT 37	CHARLOTTE	NC	28203
2017-203	11907636	YOUNTS	SAMUEL J			1922 WILMORE WALK DR #38	CHARLOTTE	NC	28203
2017-203	11907637	MITCHELL	ELIZABETH A			1918 WILMORE WALK DR	CHARLOTTE	NC	28203
2017-203	11907638	SELFE	CONNOR ALLEN	ALYSON MARIE	WINGATE	1914 WILMORE WALK DR UNIT 40	CHARLOTTE	NC	28203
2017-203	11907639	KENNEDY	BETH ANN			1910 WILMORE WALK DR #41	CHARLOTTE	NC	28203
2017-203	11907640	FISHER	BARBARA			1906 WILMORE WALK DR #42	CHARLOTTE	NC	28203
2017-203	11907641	HONDROS	JOHN			435 W WORTHINGTON AVE	CHARLOTTE	NC	28203
2017-203	11907642	CARPENTER	MILES			439 W WORTHINGTON AV #31	CHARLOTTE	NC	28203
2017-203	11907643	MCCARTER	CRAIG M	MEREDITH	MCCARTER	443 W WORTHINGTON AV	CHARLOTTE	NC	28203
2017-203	11907644	GARDNER	BRANDON ALLEN			2116 VISION DR #33	CHARLOTTE	NC	28203
2017-203	11907645	BRACKETT	CHARLES			2112 VISION DR	CHARLOTTE	NC	28203
2017-203	11907646	JEFFERSON	TONY R			2221 CAMALIER LN	CHARLOTTE	NC	28273
2017-203	11907647	BERGMAN	BEAU GARRETT			2104 VISION DR	CHARLOTTE	NC	28203
2017-203	11907648	WATSON	TAYLOR N			2103 VISION DR UNIT 26	CHARLOTTE	NC	28203
2017-203	11907649	PARKER	LINDSAY A			2107 VISION DR	CHARLOTTE	NC	28203
2017-203	11907650	DYAR	ALEXANDERIA C			2111 VISION DR UNIT 28	CHARLOTTE	NC	28203
2017-203	11907651	KRAAYENBRINK	BENJAMIN			2115 VISION DR	SHARLOTTE	NC	28203
2017-203	11907652	FAGGIOLI	RONALD			451 WEST WORTHINGTON AVE	CHARLOTTE	NC	28203
2017-203	11907653	SINK	DERRICK R			455 W WORTHINGTON AV #24	CHARLOTTE	NC	28203
2017-203	11907654	BURNS	KYLE A	AMY	HANKARD	459 W WORTHINGTON AV UNIT 25	CHARLOTTE	NC	28203
2017-203	11907708	RCMD LLC				11050 DUNDARRACH LN	CHARLOTTE	NC	28277
2017-203	11907709	TINDALL	BRENDAN DAVID	KARYN ELIZABETH	TINDALL	1812 WICKFORD PL	CHARLOTTE	NC	28203
2017-203	11907710	KING	JAMES BRYAN			401 WEST BLVD	CHARLOTTE	NC	28203
2017-203	11907711	AMRYIN	MOHAMMAD			405 WEST BLVD	CHARLOTTE	NC	28203
2017-203	11907712	ORITZ	CARLOS	RACHEL	ORITZ	325 WESLEY HEIGHTS WY	CHARLOTTE	NC	28208
2017-203	11907713	KONSEN	EDMUND			415 WEST BLVD	CHARLOTTE	NC	28203
2017-203	11907714	HAMP	ALICIA	MICHAEL GERARD	HAMP	417 WEST BLVD	CHARLOTTE	NC	28203
2017-203	11907723	ACKERMAN	ASHELY CARL			108 LAKE DAVIDSON CIRCLE	DAVIDSON	NC	28036

2017-203	11907724	YOUTNS	SAMUEL JACKSON	ROLLINS ALEXANDER	MCGHEE	3501 PARK SOUTH STATIONS BV	CHARLOTTE	NC	28210
2017-203	11907725	MANGPOULOS	REBECCA M			2248 VISION DRIVE	CHARLOTTE	NC	28203
2017-203	11907726	THORNHILL	KARLA SUE			2244 VISION DR #4	CHARLOTTE	NC	28203
2017-203	11907727	BRICKLER	MARC	ALEXIS	BRICKLER	2240 VISION DR, UNIT 5	CHARLOTTE	NC	28203
2017-203	11907728	HARRIS	NAKEILA			2236 VISION DR #6	CHARLOTTE	NC	28203
2017-203	11907729	FEY	NATHAN HAMMERBERG	MORGAN	LAURIE	454 W WORTHINGTON AV	CHARLOTTE	NC	28203
2017-203	11907730	POLEN	WILLIAM D III			450 W WORTHINGTON AVE	CHARLOTTE	NC	28203
2017-203	11907731	ELGIN	MATTHEW BLAINE			446 W WORTHINGTON AV #9	CHARLOTTE	NC	28203
2017-203	11907732	CAI	PETER			7701 WALTHALL CT	CHARLOTTE	NC	28210
2017-203	11907733	ROWELL	DAVID M	DAVID F	ROWELL	2220 VISION DR UNIT 11	CHARLOTTE	NC	28203
2017-203	11907734	WHITE	JERRY J JR			2216 VISION DR	CHARLOTTE	NC	28203
2017-203	11907735	CHURCH	PATRICK RICHARD			212 RYDER CUP CIRCLE	RALEIGH	NC	27603
2017-203	11907736	VALDES	FRANCO X			2208 VISION DR #14	CHARLOTTE	NC	28203
2017-203	11907737	WHITE	BRIAN M			2204 VISION DR #15	CHARLOTTE	NC	28203
2017-203	11907738	KOLLAJA	THOMAS JOHN			432 WEST WORTHINGTON AVE	CHARLOTTE	NC	28203
2017-203	11907739	PATEL	ILESHA A			428 W WORTHINGTON AV #20	CHARLOTTE	NC	28203
2017-203	11907740	BRIDGWOOD	MARK STUART	DEANNA LEE	BRIDGWOOD	424 W WORTHINGTON AV #21	CHARLOTTE	NC	28203
2017-203	11907741	ALLEN	SARAH	MARK	ALLEN	420 W WORTHINGTON AV #22	CHARLOTTE	NC	28203
2017-203	11907742	SHAW	KATHLEEN MARIE			1810 WILMORE WALK DR #16	CHARLOTTE	NC	28203
2017-203	11907743	GRIFFIN	DANIEL T			1806 WILMORE WALK DR #17	CHARLOTTE	NC	28203
2017-203	11907744	SINK	DERRICK			1802 WILMORE WALK DR #18	CHARLOTTE	NC	28203
2017-203	11907933	PLS PROPERTY MANAGEMENT OF NORTH CAROLINA LLC				1 SOUTH WACKER DR 36TH FL	CHICAGO	IL	60606
2017-203	11907935	MEHTA PARTNERS LLC				327 OXFORDSHIRE LN	CHAPEL HILL	NC	27517
2017-203	11907936	FILLINGIM	CONNIE M			151 KOLIC HELMEY RD	GUYTON	GA	31312
2017-203	11907937	SWANSON	COURTNEY			329 WEST BLVD	CHARLOTTE	NC	28209
2017-203	11907938	MEHTA PARTNERS LLC				327 OXFORDSHIRE LN	CHAPEL HILL	NC	27517
2017-203	11907939	CLEVELAND	LINDA FAYE SWEATT			337 WEST BLVD	CHARLOTTE	NC	28203
2017-203	11907940	GRACI	INEZMARIE			1815 WICKFORD PL	CHARLOTTE	NC	28203
2017-203	11907941	FENG	XIXI			1819 WICKFORD PL	CHARLOTTE	NC	28203
2017-203	11907942	WICKFORD WORTHINGTON LLC				1825 WICKFORD PLACE	CHARLOTTE	NC	28203
2017-203	11907943	WICKFORD WORTHINGTON LLC				308 W WORTHINGTON AVE	CHARLOTTE	NC	28203
2017-203	11907944	SANTA CRUZ ENTERPRISES INC				1830 S TRYON ST	CHARLOTTE	NC	28203
2017-203	12101103	VS AMERICA INC				1940 ABBOTT ST UNIT 501	CHARLOTTE	NC	28203
2017-203	12101219	REEL HOLDINGS LLC				1900 ABBOTT ST ,SUITE 100	CHARLOTTE	NC	28203
2017-203	12101220	AWESOME J LLC				1900 ABBOTT ST STE 101	CHARLOTTE	NC	28203
2017-203	12101221	B2 PARTNERS LLC				PO BOX 220010	CHARLOTTE	NC	28222
2017-203	12101222	INSIDE PASSAGE LLC				1066 HEATHER GLENN DR	MATTHEWS	NC	28104
2017-203	12101223	SMITH HARRIS PROPERTIES LLC				1900 ABBOTT ST ,SUITE 104	CHARLOTTE	NC	28203
2017-203	12101224	3C HOLDING LLC				1900 ABBOTT ST ,SUITE 105	CHARLOTTE	NC	28173
2017-203	12101225	ALLEGIANCE CAMDEN SQUARE LLC				1950 ABBOTT ST SUITE 600	CHARLOTTE	NC	28203
2017-203	12101226	TECHSTRUCTURES LLC				1950 ABBOTT ST ,SUITE 601	CHARLOTTE	NC	28203
2017-203	12101227	PRENDERGAST	CHARLES F	GRETCHEN C	PRENDERGAST	1039 QUEENS RD WEST	CHARLOTTE	NC	28207
2017-203	12101228	WOEHLER	BYRON M	PAMELA J	WOEHLER	3601 BOUNTY CT	MATTHEWS	NC	28104
2017-203	12101229	WOEHLER	BYRON M	PAMELA J	WOEHLER	3601 BOUNTY CT	MATTHEWS	NC	28104
2017-203	12101230	MUCCI REAL ESTATE HOLDING LLC				1950 ABBOTT ST STE 605	CHARLOTTE	NC	28203
2017-203	12101231	ROY	JOSEPH T IV	NANCY N	ROY	1930 ABBOTT ST ,SUITE 400	CHARLOTTE	NC	28203
2017-203	12101232	LEIGH BRINKLEY DESIGN INC				1930 ABBOTT ST ,SUITE 401	CHARLOTTE	NC	28203
2017-203	12101233	D-HIGH LLC				1930 ABBOTT ST ,SUITE 402	CHARLOTTE	NC	28203
2017-203	12101234	D-HIGH LLC				1930 ABBOTT ST ,SUITE 402	CHARLOTTE	NC	28203
2017-203	12101235	PLAN B CAPITAL LLC				4817 HARDISON RD	CHARLOTTE	NC	28226
2017-203	12101254	1920 LOFR LLC				1920 ABBOTT ST STE 300	CHARLOTTE	NC	28203
2017-203	12101255	ROJDEV	ILIJA	ROZA ROJDEV	NIKOLOVSKA	320 ABBOTT ST UNIT 301	CHARLOTTE	NC	28203
2017-203	12101256	GERRARD PROPERTIES LLC				3117 WILLOW OAK RD	CHARLOTTE	NC	28209
2017-203	12101257	CERTACARE LLC				3410 GRESHAM PLACE	CHARLOTTE	NC	28211
2017-203	12101258	CGR CREATIVE LLC				1930 ABBOTT ST SUITE 304	CHARLOTTE	NC	28203
2017-203	12101259	ADE774 LLC				3535 ROSEWELL RD STE 63	MARIETTA	GA	30062
2017-203	12101260	VS AMERICA INC				1940 ABBOTT ST UNIT 501	CHARLOTTE	NC	28203
2017-203	12101261	VS AMERICA INC				1940 ABBOTT ST UNIT 501	CHARLOTTE	NC	28203
2017-203	12101262	SMART CO, LLC				1930 ABBOTT ST SUITE 304	CHARLOTTE	NC	28203
2017-203	12101263	WALDTHAUSEN	KURT			3808 POMFRET LN	CHARLOTTE	NC	28211
2017-203	12101264	A-1 DISTRIBUTING COMPANY LLC				2000 EDISON ST	CHARLOTTE	NC	28206
2017-203	12101265	SIMMONS	GREGORY L	CAROL C	SIMMONS	2906 HEATHMOOR LN	CHARLOTTE	NC	28211

2017-203	12101266	DECO-TECTURE, LLC		2865 BARTNAM RD	WINSTON-SALEM	NC	27106
2017-203	12101268	LAW FIRM CAROLINAS III LLC		PO BOX 41027	GREENSBORO	NC	27404
2017-203	12101269	TOM JAMES COMPANY		263 SEABOARD LN	FRANKLIN	TN	37067
2017-203	12101271	HAK HOLDINGS LLC		1927 S TRYON ST UNIT 107	CHARLOTTE	NC	28203
2017-203	12101272	RBS CHARLOTTE PROPERTIES LLC		PO BOX 41027	GREENSBORO	NC	27404
2017-203	12101273	DAHER LITTLE HOLDINGS LLC		1927 S TRYON ,STE 200	CHARLOTTE	NC	28203
2017-203	12101274	DAHER LITTLE HOLDINGS LLC		1927 S TRYON ST # 200	CHARLOTTE	NC	28203
2017-203	12101275	GBK TRYON LLC	C/O DAVID KOSTMAYER	1927 S TRYON ST STE 205	CHARLOTTE	NC	28203
2017-203	12101276	RMTC PROPERTIES LLC		305 S JEFFERSON ST	ROANOKE	VA	24011
2017-203	12101277	P&A REALTY LLC		1927 S TRYON ST #300	CHARLOTTE	NC	28203
2017-203	12101278	GBK TRYON LLC	C/O DAVID KOSTMAYER	1927 S TRYON ST STE 205	CHARLOTTE	NC	28203
2017-203	12101286	CG AND SS PROPERTIES LLC		1927 TRYON ST STE 106	CHARLOTTE	NC	28203

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-203	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2017-203	Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2017-203	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2017-203	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2017-203	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2017-203	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2017-203	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2017-203	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-203	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		charlotte	NC	28203
2017-203	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2017-203	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2017-203	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2017-203	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2017-203	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2017-203	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2017-203	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2017-203	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2017-203	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION # 2017-203 – South End West Syndicate, LLC**

Subject: Rezoning Petition No. 2017-203  
Petitioner/Developer: South End West Syndicate, LLC  
Current Land Use: Vacant (formerly church, commercial, parking)  
Existing Zoning: B-1 and R-8  
Rezoning Requested: MUDD-O

**Date and Time of Meeting: Tuesday, February 6<sup>th</sup> at 6:30 p.m.**

Location of Meeting: Charlotte Powerhouse Studio  
1507 Camden Rd  
Charlotte, NC 28203

Date of Notice: 1/25/18

We are assisting South End West Syndicate, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the intersection of Worthington Ave and S Tryon St (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 ± .75 acre Site from B-1 and R-8 to MUDD-O. Current plans have contemplated a for sale product. The proposed development is a high-quality residential community with supportive active ground floor uses. Primary access to the Site shall be from Worthington Avenue.

**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 Tuesday, February 6<sup>th</sup>, 2018, at 6:30 p.m. at Charlotte Powerhouse Studio, 1507 Camden Rd, Charlotte, NC 28203.** 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 Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Shawn McAllister, South End West Syndicate, LLC  
Emma Littlejohn, South End West Syndicate, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

# Site Location





South End West Syndicate, LLC – Tryon & Worthington Rezoning Petition No. 2017-203  
Community Meeting – February 6<sup>th</sup>, 2018 @ 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	Lois Kemp	1929 Wood Dale Ter	919 605 8340	Lwkemp@gmail.com
2	Klint Mullis	929 <del>929</del> Gracie Way <sup>Charlotte, NC 28204</sup>	704-491-1286	kwmullis17@gmail.com
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