

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-031**

**Petitioner:** CitiSculpt

**Rezoning Petition No.:** 2018-031

**Property:** ± .49 acres located at 1301 and 1309 Harding Place (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 Thursday, March 22<sup>nd</sup>, 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 3/12/2018. 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 Thursday, March 22<sup>nd</sup> at 6:30 PM**, at Covenant Presbyterian Church, 1000 E Morehead Street, Charlotte, NC 28204.

### **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 Eric Applefield with CitiSculpt. 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 welcomed the attendee and provided introductions. Ms. Grant reviewed the rezoning plan and tentative schedule.

Mr. Applefield and Ms. Grant provided an opportunity to address any questions

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

The attendee asked for confirmation that parking will be provided in the adjacent parking deck and Mr. Applefield confirmed it would be provided in the adjacent deck.

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

There were no changes to the petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department

Daniel Sterns, CitiSculpt  
Eric Applefield, CitiSculpt  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2018-031	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-031	12520143	PAPPAS MIDTOWN LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2018-031	12520204	PAPPAS MIDTOWN LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2018-031	12520229	PAPPAS MIDTOWN LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2018-031	12520230	PAPPAS MIDTOWN LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2018-031	12520231	PAPPAS MIDTOWN LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2018-031	12520302	DEMAYO REAL ESTATE LLC				PO BOX 34426		CHARLOTTE	NC	28234
2018-031	12520305	MT CALVARY EVANGLICL LU	CH INC			908 KENILWORTH AVE		CHARLOTTE	NC	28204
2018-031	12520306	MT CALVARY EVANGLICL LU	CHURCH INC			1225 E MOREHEAD ST		CHARLOTTE	NC	28204
2018-031	12520311	MT CALVARY EVANGELICAL	LUTHERAN CHURCH INC			1225 E MOREHEAD ST		CHARLOTTE	NC	28204
2018-031	12521101	DILWORTH VENTURES LLC			C/O LINCOLN PROPERTY COMPANY	200 FAIRBROOK DR SUITE 101		HERNDON	VA	20170
2018-031	12521102	DILWORTH VENTURES LLC			C/O LINCOLN PROPERTY COMPANY	200 FAIRBROOK DR SUITE 101		HERNDON	VA	20170
2018-031	12521103	DILWORTH VENTURES LLC			C/O LINCOLN PROPERTY COMPANY	200 FAIRBROOK DR SUITE 101		HERNDON	VA	20170
2018-031	12521104	DILWORTH VENTURES LLC			C/O LINCOLN PROPERTY COMPANY	200 FAIRBROOK DR SUITE 101		HERNDON	VA	20170
2018-031	12521116	REP3 HOLDINGS LLC				1328 HARDING PL		CHARLOTTE	NC	28204
2018-031	12521117	PENNY	ROBERT E III	WADE PURCELL	PENNY	4424 PARVIEW DR N		CHARLOTTE	NC	28226
2018-031	12521118	KINDER-MOURN INC				1320 HARDING PL		CHARLOTTE	NC	28204
2018-031	12521119	KINDER-MOURN INC				1320 HARDING PL		CHARLOTTE	NC	28204
2018-031	12521120	DILWORTH VENTURES LLC			C/O LINCOLN PROPERTY COMPANY	200 FAIRBROOK DR SUITE 101		HERNDON	VA	20170
2018-031	12521121	DILWORTH VENTURES LLC			C/O LINCOLN PROPERTY COMPANY	200 FAIRBROOK DR SUITE 101		HERNDON	VA	20170
2018-031	12521201	WACHOVIA BANK & TRUST CO			C/O CORP TAX DEPT 3RD FL	PO BOX 2609		CARLSBAD	CA	92018
2018-031	12521204	WEST MOREHEAD VENTURES LLC				1435 WEST MOREHEAD ST #130		CHARLOTTE	NC	28208
2018-031	12521205	BEVCO LLC				3920 WINDWOOD CR		CHARLOTTE	NC	28226
2018-031	12521206	HARDING PLACE RESIDENTIAL PARTNERS LLC				222 CENTRAL PARK AVE STE 2100		VIRGINIA BEACH	VA	23462
2018-031	12521321	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2018-031	12521324	INSIDE OUT LAND TRUST		JUDITH A	KECK	700 E 8TH ST		CHARLOTTE	NC	28202
2018-031	12521330	DEMAYO REAL ESTATE LLC				PO BOX 34426		CHARLOTTE	NC	28234
2018-031	12521331	DEMAYO REAL ESTATE LLC				PO BOX 34426		CHARLOTTE	NC	28234
2018-031	12521332	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-031	12521333	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-031	12521334	JONES	DARLENE S			7715 WALTHALL CT		CHARLOTTE	NC	28210
2018-031	12521335	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202
2018-031	12521336	GREENWOOD CLIFF DEVELOPERS LLC				1355 GREENWOOD CLIFF STE 401		CHARLOTTE	NC	28204
2018-031	12521337	APS WATERMARK LLC				PO BOX 34689		CHARLOTTE	NC	28234
2018-031	12521338	300 WATERMARK LLC			C/O CONSORTIUM STRUCTURED INV	1355 GREENWOOD CLIFF,STE 300		CHARLOTTE	NC	28204
2018-031	12521339	VALEDOSA LLC		ATTN: JAY FAISON	C/O SNAP AV	1355 GREENWOOD CLIFF DR STE 301		CHARLOTTE	NC	28204
2018-031	12521340	BLUE DEVIL INVESTMENTS LLC				1355 GREENWOOD CLIFF #301		CHARLOTTE	NC	28204
2018-031	12521341	BRUNNEMER & CO				1355 GREENWOOD CLIFF Unit 401		CHARLOTTE	NC	28204
2018-031	12521344	VALEDOSA LLC				1355 GREENWOOD CLIFF DR	STE 301	CHARLOTTE	NC	28204

2018-031	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-031	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2018-031	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2018-031	Cherry	Maggi	Bixler	1805 Baxter St		Charlotte	NC	28204
2018-031	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2018-031	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2018-031	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2018-031	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2018-031	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2018-031	Crescent Heights Neighborhood Association	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
2018-031	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2018-031	Dilworth Community Development Association	Jill K	Walker	1140 Linganore Pl		Charlotte	NC	28203
2018-031	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2018-031	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2018-031	Dilworth Community Development Association	Mathew	Demetriades	1320 Fillmore Avenue #422		Charlotte	NC	28203
2018-031	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2018-031	Dilworth Community Development Association	Sis	Atlass Kaplan	1320 Fillmore Av	318	Charlotte	NC	28203
2018-031	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2018-031	Metropolitan	Vanessa	Goeschl	1133 Metropolitan Ave	609	Charlotte	NC	28204
2018-031	MoRA	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2018-031	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2018-031	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-031	Queens West Homeowners Association	Warren	Linde	2000 Nolen Park Lane		Charlotte	NC	28209
2018-031	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-031 – CitiSculpt**

Subject: Rezoning Petition No. 2018-031  
Petitioner/Developer: CitiSculpt  
Current Land Use: Office  
Existing Zoning: O-2(PED)  
Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Thursday, March 22<sup>nd</sup>, 2018 at 6:30 p.m.**

Location of Meeting: Covenant Presbyterian Church – Fellowship Hall Room 205  
1000 E Morehead Street  
Charlotte, NC 28204

Date of Notice: 3/12/2018

We are assisting CitiSculpt (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at 1301 and 1309 Harding Place (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 ±.49 acre Site from O-2(PED) to MUDD-O to allow for the development of the parcel with an office building as allowed by the current zoning with the addition of subterranean climate controlled storage.

**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 Thursday, March 22<sup>nd</sup>, 2018, at 6:30 p.m. at Covenant Presbyterian Church, 1000 E Morehead Street, Charlotte, NC 28204.** 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). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Daniel Sterns, CitiSculpt  
Eric Applefield, CitiSculpt  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

# Site Location



CitiSculpt Rezoning Petition No. 2018-031  
 Community Meeting – March 22<sup>nd</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	Bob Penny	1328 Harding Pl.	704 372 1400	bobpenny@carolina.rr.com
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CitiSculpt Rezoning Petition No. 2018-031  
 Community Meeting – March 22<sup>nd</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	Bob Penny	1328 Harding Pl.	704 372 1400	bobpenny@carolina.rr.com
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