

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-085**

**Petitioner:** The Spectrum Companies

**Rezoning Petition No.:** 2018-085

**Property:** ± 4.89 acres located along S. Tryon Street (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, August 28, 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 8/17/2018. 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 Tuesday, August 28<sup>th</sup>, 2018 at 7:00 PM, at Charlotte Trolley Powerhouse Studio, 1507 Camden Road, 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 Stephen McClure and Jason Fish with The Spectrum Companies, Phil Oliver with LS3P Associates and Nate Doolittle with LandDesign. Also in attendance were leaders of the South End and Center City Partners as well as Keith MacVean and Jeff Brown with Moore & Van Allen, PLLC.

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

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

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

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean reviewed the Site location and gave a brief overview of the rezoning process, including key dates in the rezoning schedule. He explained that this rezoning petition involves a request to rezone the ±4.89 acre Site from TOD-M and I-2 (Industrial) to TOD-M(O). The majority of the Site is currently developed with parking areas and is zoned TOD-M. The remainder of the Site, located at the intersection of S. Tryon Street and W. Carson Boulevard, is currently occupied with a four story office building and is zoned I-2. He then introduced Stephen McClure with The Spectrum Companies.

Mr. McClure gave the audience a brief history on The Spectrum Companies including previous projects in Raleigh, Nashville, and Charleston. He then explained that they intend for this Site to serve as a gateway between Uptown Charlotte and the South End by providing a much needed

mixture of uses in an area that is potentially zoned for industrial uses. Mr. McClure then introduced Jason Fish with The Spectrum Companies.

Mr. Fish reviewed the Site Plan, highlighting key features of the proposed development. The rezoning petition proposes to rezone the Site to TOD-M(O) to allow the Site to be redeveloped with a mix of transit supportive uses (e.g. office, retail, and hotel uses). The Site is within a quarter mile and short walk from Carson light rail station. The Site is a significant distance from any single family residential development and is located close to the Center City.

The proposed rezoning petition will implement the streetscape improvements and setbacks called for in the recently approved SouthEnd Vision Plan. The rezoning petition also includes the applicable community design guidelines from the SouthEnd Vision Plan (e.g. active ground floor uses, minimum ground floor transparency requirements, and minimum ground floor building heights, etc.). The plan will also provide a significant amount of public open space and is a key focal point of this development. Much needed on-street parking will also be provided along S Tryon Street. A private street connecting S. Tryon Street to Winnifred Street is proposed that will separate the Site into two more pedestrian friendly blocks and act as a promenade through the site.

The meeting was then opened to questions.

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

Attendees inquired about the ground-floor uses on the Site. Mr. Fish explained that there will be approximately 40,000 sq. ft. of retail present along four (4) sides of the Site. This will be a truly mixed-use development with an intentional amount of retail and restaurant uses.

Attendees asked about possible uses for the proposed public open space. Mr. Fish explained that the vision for the open space includes outdoor events, food trucks, and an overall accessible amenity space for the South End.

One attendee asked how many hotel rooms would be available. The hotel is currently planned to have approximately 200 rooms in a boutique type hotel. Another attendee asked if there would be meeting space available. The final amenities of the hotel are still being discussed.

Mr. MacVean thanked those in attendance and the meeting was adjourned.

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

There were no changes as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Steve McClure, The Spectrum Companies  
Jason Fish, The Spectrum Companies  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2018-085	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-085	07305201	WAFRA INVEST LOFT 135 LP			C/O WAFRA INVESTMENT ADVISORY GROUP INC	345 PARK AVE 41ST FLOOR		NEW YORK	NY	10154
2018-085	07305302	B & K INVESTMENT CO				PO BOX 11053		CHARLOTTE	NC	28220
2018-085	07305303	MONTGOMERY	JOHN C III			3924 BLACK SYCAMORE DR		CHARLOTTE	NC	28226
2018-085	07305304	CARSON SYSTEMS LLC			C/O VON PATEL	PO BOX 1919		HUNTERSVILLE	NC	28070
2018-085	07305305	CARSON SYSTEMS LLC			C/O VON PATEL	PO BOX 1919		HUNTERSVILLE	NC	28070
2018-085	07307202	122 WB LAND LLC				1414-A S TRYON ST		CHARLOTTE	NC	28203
2018-085	07307203	FALLS	LAUREL S	TRUST	LAUREL MAXINE GRANT FALLS	PO BOX 11911		CHARLOTTE	NC	28220
2018-085	07307204	FALLS	LAUREL S	TRUST	LAUREL MAXINE GRANT FALLS	PO BOX 11911		CHARLOTTE	NC	28220
2018-085	07307206	DRIGGERS ELECTRIC	& CONTROL CO INC			634 PHILLIP DAVIS DR		CHARLOTTE	NC	28217
2018-085	07307207	WICKER TRYON LLC				5300 OLD PINEVILLE RD STE 150		CHARLOTTE	NC	28217
2018-085	07307210	CBG REAL ESTATE LLC				TWO MORROCROFT CENTRE	4064 COLONY RD STE 430	CHARLOTTE	NC	28211
2018-085	07307211	GLOBAL SIGNAL ACQUISITIONS IV LLC				4017 WASHINGTON RD	PMB 353	MCMURRAY	PA	15317
2018-085	07307212	D J S INVESTMENTS LLC				1310 S TRYON ST SUITE 101		CHARLOTTE	NC	28203
2018-085	07307213	MRH HOLDINGS LLC				1310 S TRYON ST #102		CHARLOTTE	NC	28203
2018-085	07307214	PACKARD HOLDINGS LLC				1310 S TRYON ST SUITE 102		CHARLOTTE	NC	28203
2018-085	07307215	ESSE QUAM VIDERI LLC				1310 S TRYON ST #104		CHARLOTTE	NC	28203
2018-085	07307216	JG REAL PROPERTY LLC				4325 PAPA JOE HENDRICK BLVD		CHARLOTTE	NC	28262
2018-085	07307217	CAROLINA PACKARD LLC				1310 S TRYON ST #107		CHARLOTTE	NC	28203
2018-085	07307218	MC FEE	MATTHEW CHRISTOPHER	MICHAEL D	FLAUM	4725 PIEDMONT ROW STE 420		CHARLOTTE	NC	28210
2018-085	07307219	COX REAL ESTATE HOLDINGS LLC				1310 S TRYON ST STE 111		CHARLOTTE	NC	28203
2018-085	07307220	SCARLET VENTURES LLC				1310 S TRYON ST #109		CHARLOTTE	NC	28203
2018-085	07307221	SKYLINE DEVELOPMENT GROUP LLC				1310 S TRYON ST #106		CHARLOTTE	NC	28203
2018-085	07307222	CATHERINE LLC				6701 CARMEL RD STE 118		CHARLOTTE	NC	28226
2018-085	07307301	LG SEVEN INVESTMENTS LLC				4517 RANDOLPH ROUAH		CHARLOTTE	NC	28216
2018-085	07307307	LG SEVEN INVESTMENTS LLC				4517 RANDOLH ROAD		CHARLOTTE	NC	28211
2018-085	07307308	LG SEVEN INVESTMENTS LLC				4517 RANDOLPH ROAD		CHARLOTTE	NC	28211
2018-085	07307309	1100 SOUTH TRYON ASSOCIATES LLC			C/O THE SPECTRUM COMPANIES STE 210	300 S TRYON ST		CHARLOTTE	NC	28202
2018-085	07307310	1100 SOUTH TRYON ASSOCIATES LLC			C/O THE SPECTRUM COMPANIES STE 210	300 S TRYON ST		CHARLOTTE	NC	28202
2018-085	07307311	1100 SOUTH TRYON ASSOCIATES LLC			C/O THE SPECTRUM COMPANIES STE 210	300 S TRYON ST		CHARLOTTE	NC	28202
2018-085	07327101	MID-AMERICA APARTMENTS,LP				TAX DEPT:010146	6815 POPLAR AV	MEMPHIS	TN	38138
2018-085	07327107	WEST	MAURICIO W	ROMAN CATHOLIC D/CHLT	DIOCESAN ADMINISTRATOR OF THE	PO BOX 36776		CHARLOTTE	NC	28236
2018-085	07327107E	CURLIN WILLIAM G	(BISHOP/ROMAN CATHOLIC DI			PO BOX 36776		CHARLOTTE	NC	28236
2018-085	07327110	MID-AMERICA APARTMENTS,LP			C/O SOUTH CHURCH STREET PH I	6815 POPLAR AVE		GERMANTOWN	TN	38138
2018-085	07327111	THE BLOCK AT CHURCH STREET , OWNERS ASSOCIATION INC			C/O FIRST SERVICE RESIDENTIAL	5970 FAIRVIEW RD SUITE 710		CHARLOTTE	NC	28210
2018-085	07327236	HENDERSON	RENATA	REGINA	HENDERSON	100 N TRYON ST, PMB 268, B220		CHARLOTTE	NC	28202
2018-085	07327237	MIGNANELLI	ANTHONY JOSEPH II	MATTHEW THOMAS	HEALY	610 PENN ST		CHARLOTTE	NC	28203
2018-085	07327238	PODGORSKI	PAUL			606 PENN ST		CHARLOTTE	NC	28203
2018-085	07327239	GERLACH	MARY E	PHILIPP T	GERLACH	243 E PARK AVE		CHARLOTTE	NC	28203
2018-085	07327240	DUCHARME	RAYMOND			205 LINCOLN ST		CHARLOTTE	NC	28203
2018-085	07327241	DERNOSHEK	LOGAN W			209 LINCOLN ST		CHARLOTTE	NC	28205
2018-085	07327242	SHAH	SHAUNAK KIRIT			213 LINCOLN ST		CHARLOTTE	NC	28203
2018-085	07327243	MILLER	JEFF A			217 LINCOLN ST		CHARLOTTE	NC	28203
2018-085	07327244	ESTES	GEORGE MERRICK JR			221 LINCOLN ST		CHARLOTTE	NC	28203
2018-085	07327245	DAY	ALICE MARIE			225 LINCOLN ST		CHARLOTTE	NC	28203
2018-085	07327268	THE BLOCK AT CHURCH STREET	OWNERS ASSOCIATION INC		C/O FIRST SERVICE RESIDENTIAL	5970 FAIRVIEW RD SUITE 710		CHARLOTTE	NC	28210
2018-085	07327271	BLOCK AT CHURCH STREET OWNERS	ASSOCIATION INC (THE)		C/O FIRST SERVICE RESIDENTIAL	5970 FAIRVIEW RD SUITE 710		CHARLOTTE	NC	28210
2018-085	07327272	BLOCK AT CHURCH STREET OWNERS	ASSOCIATION INC (THE)		C/O FIRST SERVICE RESIDENTIAL	5970 FAIRVIEW RD SUITE 710		CHARLOTTE	NC	28210
2018-085	12301205	MOREHEAD TRYON PROPERTIES LLC				108 E MOREHEAD ST		CHARLOTTE	NC	28202
2018-085	12301206	MOREHEAD TRYON PROPERTIES LLC				108 E MOREHEAD ST		CHARLOTTE	NC	28202
2018-085	12301207	MOREHEAD TRYON PROPERTIES LLC				108 E MOREHEAD ST		CHARLOTTE	NC	28202
2018-085	12301305	BURTON	JULIE DEAN	JAMES SCOTT	BURTON	132 E CARSON BLVD		CHARLOTTE	NC	28203
2018-085	12301306	HEDRICK	CHARLES MARK	LISA	HEDRICK	128 E CARSON BV		CHARLOTTE	NC	28202
2018-085	12301307	WEEKLEY HOMES LLC				11430 N COMMUNITY HOUSE RD STE 275		CHARLOTTE	NC	28277
2018-085	12301308	WEEKLEY HOMES LLC				11430 N COMMUNITY HOUSE RD STE 275		CHARLOTTE	NC	28277
2018-085	12301309	WEEKLEY HOMES LLC				11430 N COMMUNITY HOUSE RD STE 275		CHARLOTTE	NC	28277
2018-085	12301310	REYNOLDS	KOREY J			112 E CARSON BLVD		CHARLOTTE	NC	28203
2018-085	12301311	WEEKLEY HOMES LLC				11430 N COMMUNITY HOUSE RD STE 275		CHARLOTTE	NC	28277
2018-085	12301312	LILLY	WILLIAM SPENCER	ALLISON DUNCAN	LILLY	104 EAST CARSON BLVD		CHARLOTTE	NC	28203
2018-085	12301313	CARSON TOWNHOMES HOMEOWNERS ASSOCIATION INC				PO BOX 38809		CHARLOTTE	NC	28278
2018-085	12301314	CARSON TOWNHOMES HOMEOWNERS ASSOCIATION INC				PO BOX 38809		CHARLOTTE	NC	28278
2018-085	12303101	CAMDEN SUMMIT PARTNERSHIP	LP			PO BOX 56607		ATLANTA	GA	30343
2018-085	12303201	SOUTH END APARTMENTS LLC				270 PARK AVE 7TH FL		NEW YORK	NY	10017
2018-085	12303301	SOUTH END APARTMENTS LLC				270 PARK AVE 7TH FL		NEW YORK	NY	10017
2018-085	12303401	CAMDEN SUMMIT PARTNERSHIP	LP			PO BOX 27329		HOUSTON	TX	77227

2018-085	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-085	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2018-085	Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
2018-085	Charlotte Crown Realist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2018-085	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2018-085	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2018-085	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2018-085	Dilworth Community Development Association	Jill K	Walker	1140 Linganore Pl		Charlotte	NC	28203
2018-085	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2018-085	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2018-085	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2018-085	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2018-085	Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
2018-085	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2018-085	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-085	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		charlotte	NC	28203
2018-085	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2018-085	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2018-085	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2018-085	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
2018-085	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	
2018-085	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2018-085	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2018-085	Wilmore Neighborhood Assocation	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2018-085	Wilmore Neighborhood Assocation	Brian	Walker	501 West Bv		Charlotte	NC	28202
2018-085	Wilmore Neighborhood Assocation	John	English	1630 S Mint St		Charlotte	NC	28203
2018-085	Wilmore Neighborhood Assocation	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2018-085	Wilmore Neighborhood Assocation	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2018-085	Wilmore Neighborhood Assocation	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2018-085	Wilmore Neighborhood Assocation	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2018-085	Wilmore Neighborhood Assocation	Martha	Epps	501 West Bv		Charlotte	NC	28203
2018-085	Wilmore Neighborhood Assocation	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2018-085	Wilmore Neighborhood Assocation	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-085 – The Spectrum Companies**

Subject: Rezoning Petition No. 2018-085

Site: +/- 4.89 acres along S. Tryon Street (see site locator map attached)

Petitioner/Developer: The Spectrum Companies

Current Land Use: Office/parking

Existing Zoning: TOD-M: Transit Oriented Development – Mixed Use and  
I-2: General Industrial District

Rezoning Requested: TOD-M(O): Transit Oriented Development – Mixed Use –  
Optional

**Date and Time of Meeting:** **Tuesday, August 28<sup>th</sup> at 7:00 p.m.**

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

Date of Notice: August 17th, 2018

We are assisting The Spectrum Companies (the “Petitioner”) on a Rezoning Petition recently filed in connection with the redevelopment with transit supportive uses of the parcels bounded by W. Carson Boulevard, W. Catherine Street, S. Tryon Street and Winnifred Street (the “Site”). We take this opportunity to furnish you with basic information concerning the rezoning petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This rezoning petition involves a request to rezone the ±4.89 acre Site from TOD-M and I-2 (Industrial) to TOD-M(O). The majority of the Site is currently developed with parking areas and is zoned TOD-M. The remainder of the Site, located at the intersection of S. Tryon Street and W. Carson Boulevard, is currently occupied with a four story office building and is zoned I-2.

The rezoning petition proposes to rezone the Site to TOD-M(O) to allow the Site to be redeveloped with a mix of transit supportive uses (e.g. office, retail, and hotel uses). The Site is within a quarter mile and short walk from Carson light rail station. The Site is a significant distance from any single family residential development and is located close to the Center City, which is a transit oriented development zoning district.

The proposed rezoning petition will implement the streetscape improvements and setbacks called for in the recently approved SouthEnd Vision Plan. The rezoning petition also includes the applicable community design guidelines from the SouthEnd Vision Plan (e.g. active ground floor uses, minimum ground floor transparency requirements, and minimum ground floor building heights, etc.). The Site will include a large central open plaza with frontage on W. Carson Street, which will provide the Site views of the uptown sky line. A private street connecting S. Tryon Street to Winnifred Street is proposed that will separate the Site into two more pedestrian friendly blocks and act as a promenade through the site.

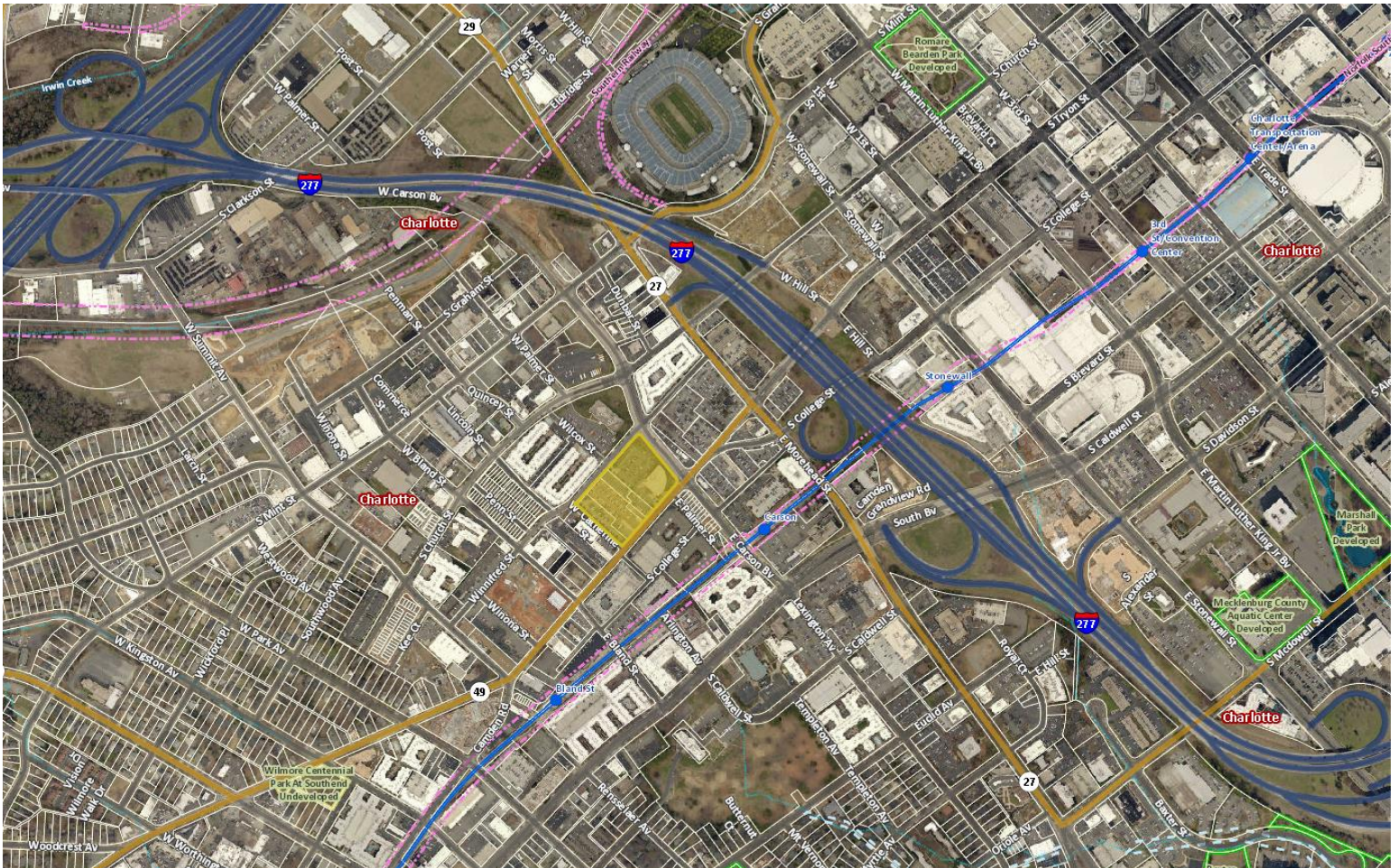
## Community Meeting Date and Location:

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, August 28<sup>th</sup>, at 7:00 p.m. at Powerhouse Trolley 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 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 Department  
Steve McClure, The Spectrum Companies  
Jason Fish, The Spectrum Companies  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location



**The Spectrum Companies – South End Rezoning Petition No. 2018-085  
Community Meeting – August 28, 2018 @ 7:00pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	PAUL PODGORSKI	606 PENN ST		
2	Bekim Sejdiu	9629 Viola Cir, Unit K		
3	U2 Chand	Dilworth (LGA)		
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