

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Lincoln Harris

Rezoning Petition No. 2018-106

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 September 19, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 2nd at 6:00 p.m. at Legion Brewery SouthPark, 5610 Carnegie Blvd. Charlotte, NC 28209.

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 John Harris, Brett Phillips, and Melanie June, as well as by Petitioner's agents, Jim Williams and Hal Shute from the architecture team, traffic engineer Randy Goddard with DRG, Nate Doolittle with Landesign, and Collin Brown with K&L Gates. Also, in attendance was District 6 City Council member, Tariq Bokhari.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation attached hereto as Exhibit D.

Mr. Brown began the presentation by introducing the Petitioner's team and explaining the property location. The property consists of an unnumbered parcel located on Carnegie Boulevard, near Torp Landing Boulevard and Charneck Palisades Drive, west of Barclay Downs Drive, totaling approximately 2.58 acres. Mr. Brown explained that the Petitioner's team has met with several community members as well as the SouthPark Association of Neighborhoods for initial feedback on the proposed development.

Mr. Brown explained the history of the site and how it was originally rezoned in 2010 and then again in 2014 for the current zoning MUDD-O. Mr. Brown continued to explain that the Petitioner is not trying to change the current zoning, but they are amending the current rezoning plan to prevent different development. The current MUDD-O zoning of the parcel entitles the site for 200 multi-family dwelling units up to 120 feet in height. Mr. Brown then explained Lincoln Harris' success within the area, and how they would like this site to be used for additional office space rather than more residential units.

Mr. Brown then turned the presentation over to Johnno Harris to show some potential conceptual renderings of the office building.

Johnno Harris explained their process and their priorities when they started this project, which was the demands by tenants, demands by the market, what happens on the ground floor, and a unique architectural design to the area.

Mr. Brown stated that initial community and council member feedback appears supportive of the Petitioner's goal to have the site be an office building with some retail, as well as a unique architectural design. The earliest potential public hearing date is November 19th, with a potential City Council decision on December 17th.

In response to an attendee's question regarding traffic, the Petitioner's agents responded that there has been a traffic study conducted and submitted to the City and CDOT for their feedback.

In response to an attendee's question regarding light pollution the Petitioner responded that this concern depends on the person and where they are located, some people like the lighting of the buildings at night, some do not, and some are indifferent.

The meeting presentation concluded at approximately 7:00 p.m. and the Petitioner's agents continued to have discussions with community members until approximately 7:15 p.m. and departed shortly thereafter.

Respectfully submitted, this 15th day of October, 2018.

cc: Sonja S. Sanders, Charlotte-Mecklenburg Planning Department