

COMMUNITY MEETING REPORT
Petitioner: The 6125 Company, LLC
Rezoning Petition No. 2019-001

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-1 attached hereto by depositing such notice in the U.S. mail on February 22, 2019. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, March 6, 2019 at 6:30 PM at Nations Ford Community Church located at 5901 Nations Ford Road in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were David Stewart of the Petitioner, Thomas Haapapuro of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2019-001.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, April 15, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that April 15, 2019 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, April 30, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council on each petition that was heard on Monday, April 15, 2019 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, May 20, 2019 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the location of the site. John Carmichael stated that the site contains approximately 1.793 acres and is located on the northeast corner of the intersection of Tyvola Road and Nations Ford Road. John Carmichael stated that the site is located next to the Wingate by Wyndham hotel and Truliant Federal Credit Union.

John Carmichael shared a zoning map that depicts the site and surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned MUDD-O, which is a conditional zoning district. Therefore, there is an approved conditional rezoning plan that governs the development and use of the site.

John Carmichael shared the approved conditional rezoning plan for the site. He stated that under the approved conditional rezoning plan for the site, the site can be developed with a maximum five story building that can be devoted to a maximum of 10,000 square feet of retail uses, a maximum of 1,000 square feet of office uses and a maximum of 80,000 square feet of self-storage uses. The total maximum size of the building is 91,000 square feet. The site is vacant and has not been developed pursuant to the approved conditional rezoning plan.

Under the approved conditional rezoning plan, a 35 foot landscape area must be established along a portion of the site's frontage on Nations Ford Road, and a tree save area is required to be located along the site's frontage on Tyvola Road.

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting an amendment to the approved conditional rezoning plan for the site to allow the development of a hotel on the site that could contain a maximum of 95 guest rooms. The maximum height of the hotel would be 4 stories. If this Rezoning Petition is approved, the only allowed use on the site would be a hotel.

John Carmichael then shared the Petitioner's site plan. The hotel building would be located to the rear of the site along Tyvola Glen Circle, and parking would be located between the hotel building and Tyvola Road. A 35 foot wide landscape area would be located along the site's frontage on Nations Ford Road. A tree save area would not be located along the site's frontage on Tyvola Road.

David Stewart stated that there is not a lot of detail regarding the hotel use because we do not know at this time who would build the hotel.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Thomas Haapapuro stated that the entrance from Tyvola Road would be limited to a right-in entrance, and that the site's access points and internal roads would not be modified. However, the Petitioner would be improving the pedestrian island refuge and the crosswalk to improve pedestrian safety.

- An attendee who works at the adjacent hotel stated that there are already three hotels in the immediate area now and a fourth hotel has been approved. This would be the fifth hotel. He is concerned about adding another hotel to this area. David Stewart stated that he understands the concern.

- The attendee who works at the adjacent hotel stated that hotel occupancy is declining in the City and this hotel would not help matters. The attendee also stated that the new Fairfield

hotel and Residence Inn have made it worse. He stated that he would be surprised if someone would make the investment to build a hotel on this site.

- The attendee who works at the adjacent hotel stated that none of the hotels in the immediate area have a restaurant. He stated that there is not a good restaurant in this area and that one is needed. He would like to see an Outback Steakhouse Restaurant on this site. He is surprised that Outback would not want to locate on this site. David Stewart stated that he has pursued a restaurant for this location but he has not received any interest from a restaurant. The attendee stated that David Stewart should check with Outback again and that he would prefer a restaurant on this site. The attendee noted that the apartments and homes in the area that could support a restaurant on this site.

- An attendee stated that traffic is always a concern in this area. However, the proposed hotel use would generate less traffic than the currently approved conditional rezoning plan. John Carmichael stated that according to CDOT, the currently approved conditional rezoning plan if developed would generate 1,390 daily vehicular trips, and the proposed hotel use would generate 790 daily vehicular trips.

- The attendee who works at the adjacent hotel reiterated his concern about lack of restaurants in the area and adding another hotel in the immediate area. He stated that it is not healthy to have too many hotels.

- The attendee who works at the adjacent hotel stated that the overgrown grass and the sign on the site that is not properly maintained harms his business.

- An attendee who lives nearby noted that some of the homes near the site are not well maintained, and she asked if the homes that are not well maintained would harm the proposed hotel use. David Stewart stated that it does not help and that he would prefer that the homes be well maintained.

- The attendee who works at the adjacent hotel stated that our hotel has a nice fence with shrubbery. He noted that there have been car break-ins in the area, and that another hotel adds more targets.

- An area resident stated that her neighborhood is constantly changing. She asked why a business would want to be next to this neighborhood.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

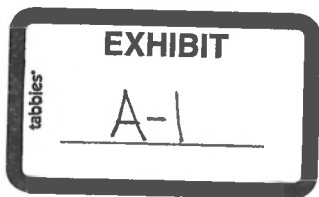
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of March, 2019.

The 6125 Company, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

2019-001	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-001	16705352	TPM PROPERTIES LP				3816 MOORELAND FARM RD		CHARLOTTE	NC	28226
2019-001	16705354	TPM PROPERTIES LP				3816 MOORELAND FARM RD		CHARLOTTE	NC	28226
2019-001	16705401	SCHILL FAMILY RENTALS LLC				7006 FINE ROBE DR		INDIAN TRAIL	NC	28079
2019-001	16705402	AMANDA'S DEVELOPMENT				PO BOX 524695		MIAMI	FL	33152
2019-001	16705445	CAMACHO				412 WILBROWN CR		CHARLOTTE	NC	28217
2019-001	16705446	OSBURN				400 WILBROWN CIR		CHARLOTTE	NC	28217
2019-001	16707304	WORLD MISSION SOCIETY CHURCH				117 S BLOOMINGDALE RD		BLOOMINGDALE	IL	60108
2019-001	16707305	PEREZ				6238 NATIONS FORD RD		CHARLOTTE	NC	28217
2019-001	16707329	TOVAL				115 SLEEPY HOLLOW RD		CHARLOTTE	NC	28217
2019-001	16912108	TYVOLA INN LLC				PO BOX 855		SANTEE	SC	29142
2019-001	16912110	REVA CHARLOTTE CORPORATE CENTER LLC				1100 BOULDERS PARKWAY STE 605		RICHMOND	VA	23225
2019-001	16912111	TRULIANT FEDERAL CREDIT UNION				PO BOX 26000		WINSTON-SALEM	NC	27114
2019-001	16912112	THE 6125 COMPANY LLC				PO BOX 1017		DAVIDSON	NC	28036
2019-001	16912113	HOTEL 6028 TYVOLA GLEN LP				2000 HIGH WICKHAM PL STE 300		LOUISVILLE	KY	40245
2019-001	16915213	CADENA-TORRES				431 SHARONVIEW CIR		CHARLOTTE	NC	28217
2019-001	16915214	BAKER				216 FORD ST		HARRIBURG	NC	28075
2019-001	16915215	PRIDEAUX				6301 NATIONS FORD RD		CHARLOTTE	NC	28217
2019-001	16915306	PORTILLO				327 SHARVIEW CR		CHARLOTTE	NC	28217
2019-001	16915307	THOMPSON				333 SHARVIEW CIR		CHARLOTTE	NC	28210
2019-001	16915308	BLACKMAN				121 ALEXIS FOREST DR		STANLEY	NC	28164
2019-001	16915309	ABBOTT				7135 CANE CT		CHARLOTTE	NC	28226
2019-001	16915501	OUTEN				3512 OUT OF BOUNDS DR		MONROE	NC	28112
2019-001	16915502	OUTEN				3512 OUT OF BOUNDS DR		MONROE	NC	28112
2019-001	16915503	MORGAN				1239 ARCHDALE DR UNIT C		CHARLOTTE	NC	28217



2019-001	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-001	Montclair South Homeowners Association	Al	Peace	1021 Carysbrook Ln		Charlotte	NC	28217
2019-001	Southwest Community Development Corporation	Phillip M.	Davis	5901 Nations Ford Rd		Charlotte	NC	28217
2019-001	Spring Field Community Association	Lois M.	Nwosu	517 Echodale Dr		Charlotte	NC	28211
2019-001	Spring Park Homeowners Association	Stephen	Decosta	517 Echodale Dr		Charlotte	NC	28217
2019-001	Tyvola Ridge At Yorkmont Park Association	Martha M.	Parks	5701 Southampton Rd		Charlotte	NC	28217
2019-001	Windsong Trails Neighborhood Association	Frances	Hayden	616 Knight Ct		Charlotte	NC	28217

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2019-001** filed by The 6125 Company, LLC to request the rezoning of an approximately 1.79 acre site located on the northeast corner of the intersection of Nations Ford Road and Tyvola Road

Date and Time of Meeting: Wednesday, March 6, 2019 at 6:30 PM

Place of Meeting: Nations Ford Community Church
5901 Nations Ford Road
Charlotte, North Carolina 28217

We are assisting The 6125 Company, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 1.79 acre site located on the northeast corner of the intersection of Nations Ford Road and Tyvola Road from the MUDD-O zoning district to the MUDD-O S.P.A. (Site Plan Amendment) zoning district. The purpose of this rezoning request is to accommodate the development of a hotel on the site that could contain a maximum of 95 guest rooms.

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. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

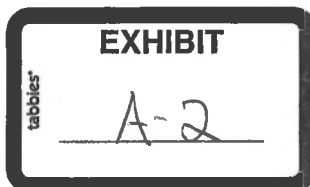
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, March 6, 2019 at 6:30 PM at Nations Ford Community Church located at 5901 Nations Ford Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 22, 2019





Community Meeting Sign-in-Sheet

The 6125 Company, LLC, Petitioner -- Rezoning Petition No. 2019-001

Nations Ford Community Church
5901 Nations Ford Road, Charlotte, NC 28217

Wednesday, March 6, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Shirley Allen	524 Wilbrow Cir 28217	704-620- 2666	shirly115@yahoo.com
2.	Viola Sturkey	5512 Queen Anne Rd	704 523-0231	
3.	Donna Camp	6116 Knight Court	704-523-0829	
4.	Todd Blanton	6050 Tyvola Glen	704.651.6398	todd.blanton@charlottewingate.com
5.	Delores Trimmal	636 Wilbrow Cir	704.564.7356	
6.				
7.				
8.				
9.				

Rezoning Petition No. 2019-001

The 6125 Company, LLC, Petitioner

Community Meeting

March 6, 2019



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com



Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Site Plan Amendment Request
- IV. Review and Discussion of the Site Plan
- V. Question, Answer and Comment Session

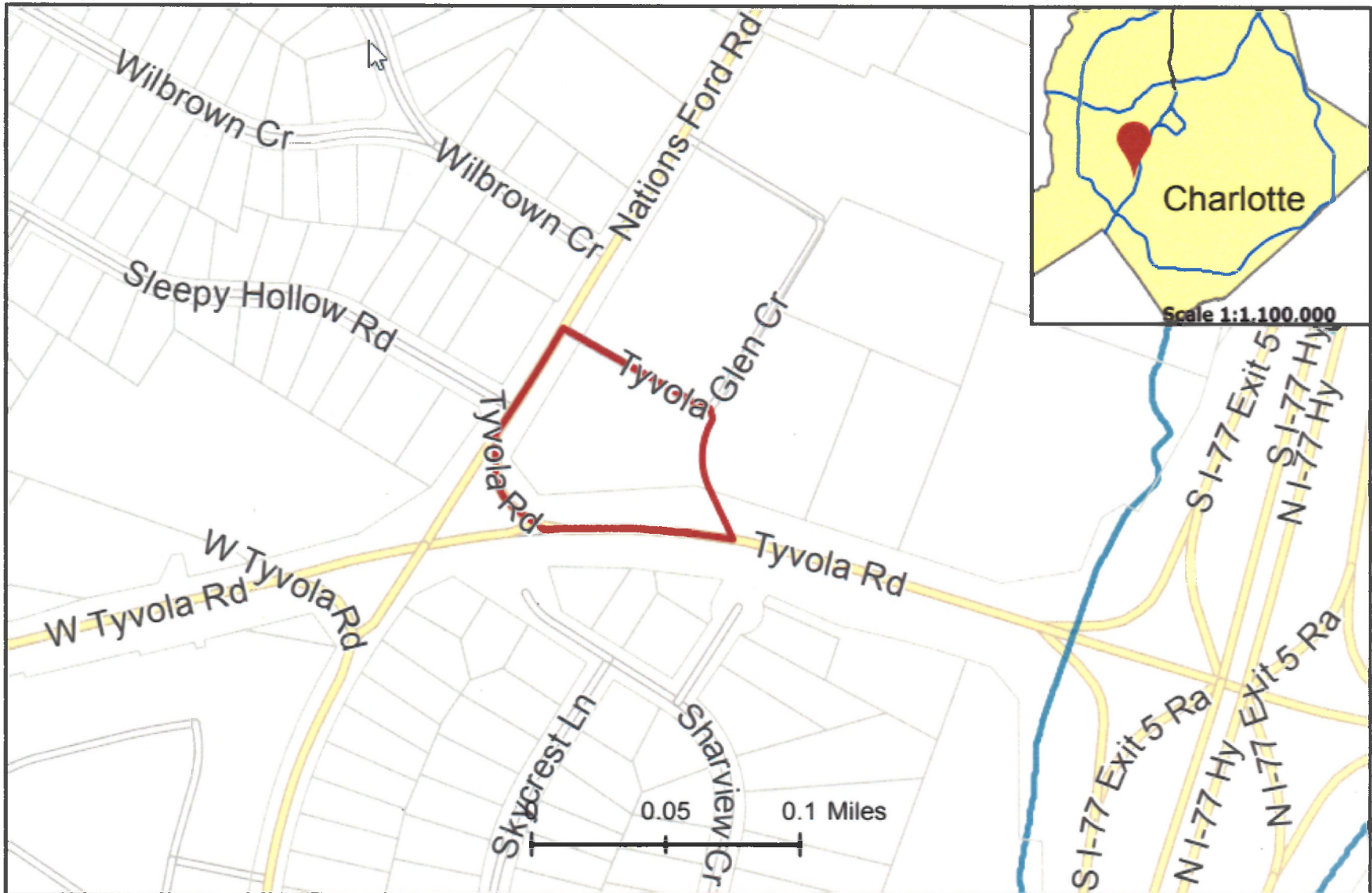
Rezoning Team

- David Stewart, The 6125 Company, LLC
- Thomas Haapapuro, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, April 15, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, April 30, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, May 20, 2019 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center

Site – 1.793 Acres

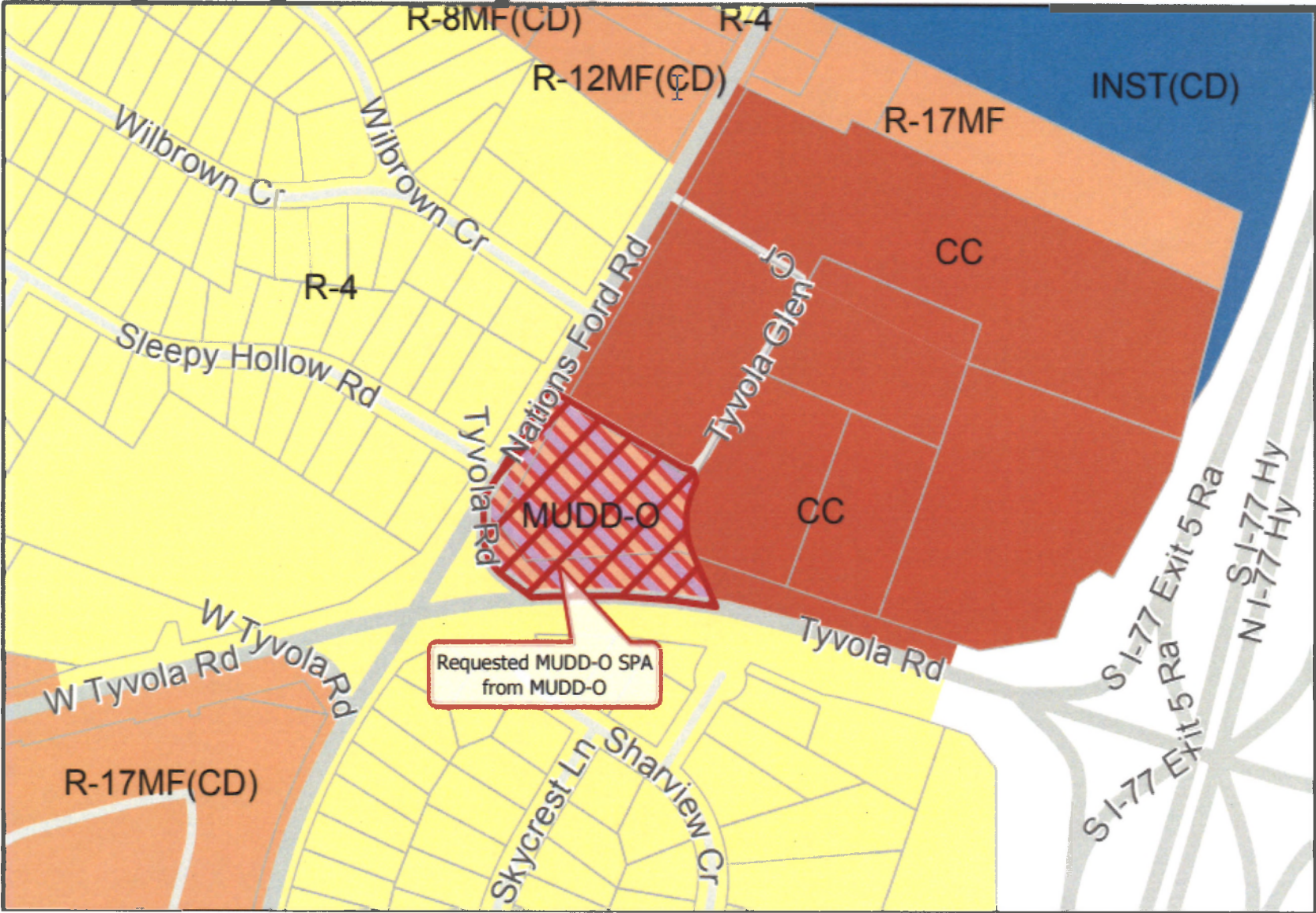


Site – 1.793 Acres



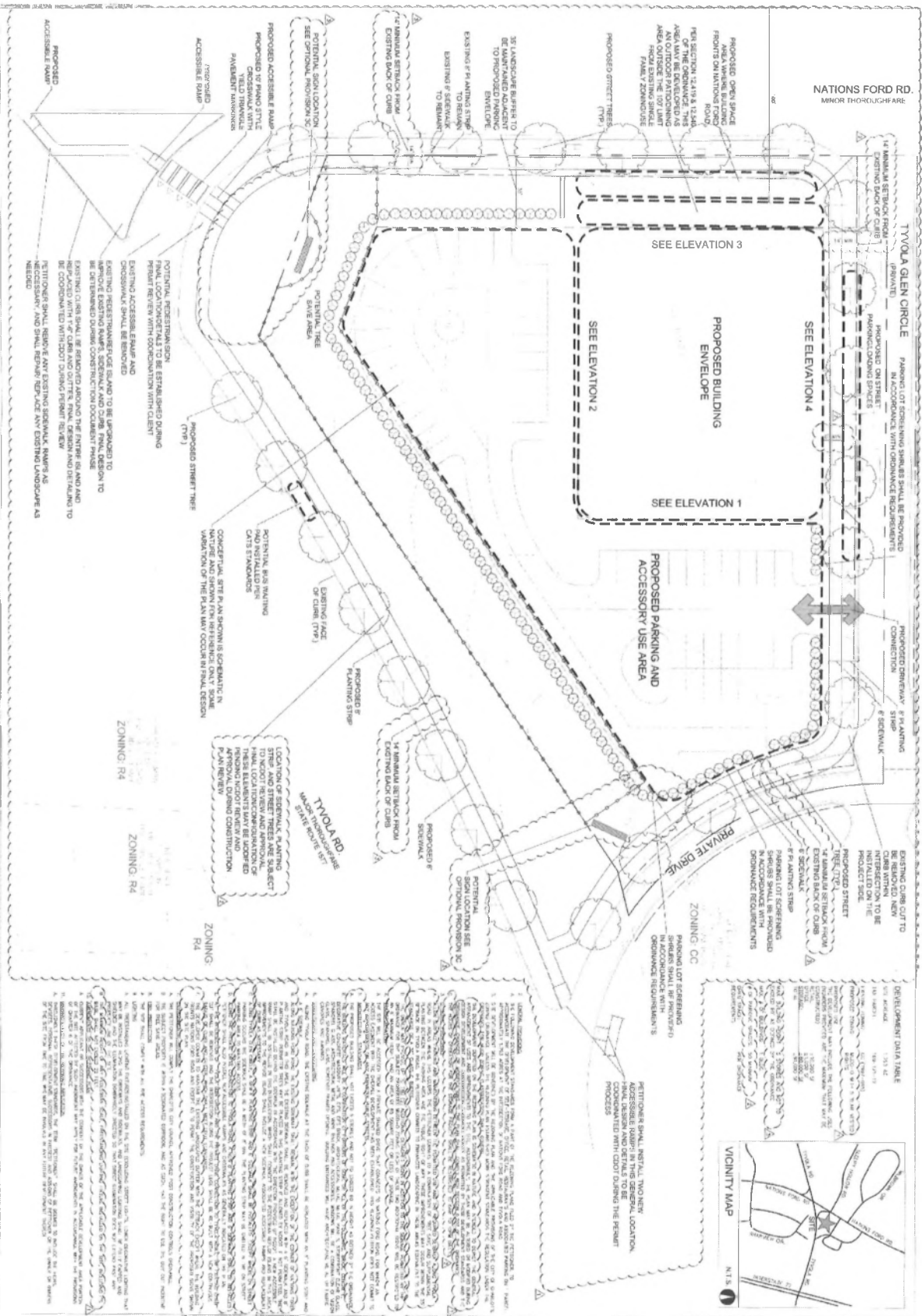


Current Zoning of the Site



Approved Conditional Rezoning Plan for the Site

- Site is currently zoned MUDD-O (Rezoning Petition No. 2016-081 Approved on July 18, 2016).
- Current zoning allows a maximum 5 story, 60 foot tall building on the site.
- Building can be devoted to a maximum of 10,000 square feet of retail uses, 1,000 square feet of office uses and 80,000 square feet of self-storage uses.
- Total maximum size of the building is 91,000 square feet.



TYVOLA CROSSING
CHARLOTTE, NORTH CAROLINA
HAWTHORN HOLDING GROUP
P.O. BOX 668
DAVIDSON, NC 28036

REZONING PETITION FOR PUBLIC HEARING: 2016-051

dfg
DESIGN RESOURCE GROUP



SCALE: 1" = 20'
DATE: 08/18/16

REZONING PETITION FOR PUBLIC HEARING: 2016-051

CHARLOTTE AREA PLANNING DEPARTMENT

NO. 1000

NO. 1000

NO. 1000

NO. 1000

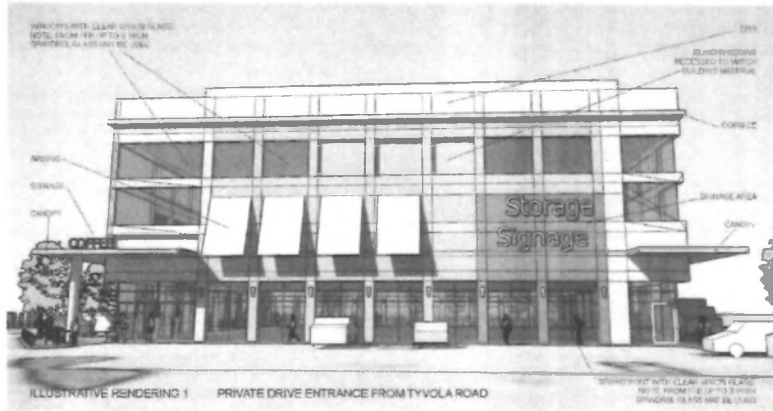
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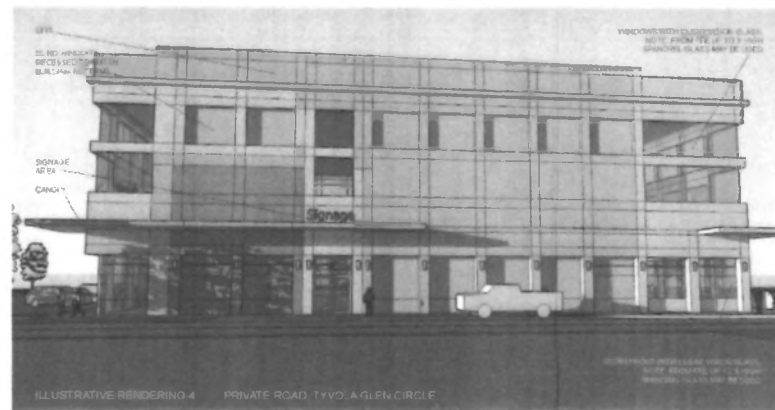
ILLUSTRATIVE RENDERING 1 PRIVATE DRIVE ENTRANCE FROM TYVOLA ROAD



ILLUSTRATIVE RENDERING 2 TYVOLA ROAD VIEW



ILLUSTRATIVE RENDERING 3 NORTH SIDE ROAD VIEW



ILLUSTRATIVE RENDERING 4 PRIVATE ROAD, TYVOLA GLEN CIRCLE

DRG
DESIGN
RESOURCE
GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

10101 Westpark Mall, Suite 400, Charlotte, NC 28208
704.537.8000
www.drginc.com



REZONING PETITION
FOR PUBLIC HEARING
2016-081

REZONING PLANS

TYVOLA CROSSING
CHARLOTTE, NORTH CAROLINA
HAWTHORN HOLDING GROUP
100 S. GARDNER STREET, SUITE 200
DANFORTH, NC 28036
APPROVED BY
CITY COUNCIL
2016.05.10

**BUILDING
ELEVATIONS**

SCALE: N.T.S.
PROJECT # 585-002
DATE MAY 18, 2016
REVISIONS:
DRAWN BY: [Signature] CHECKED BY: [Signature]

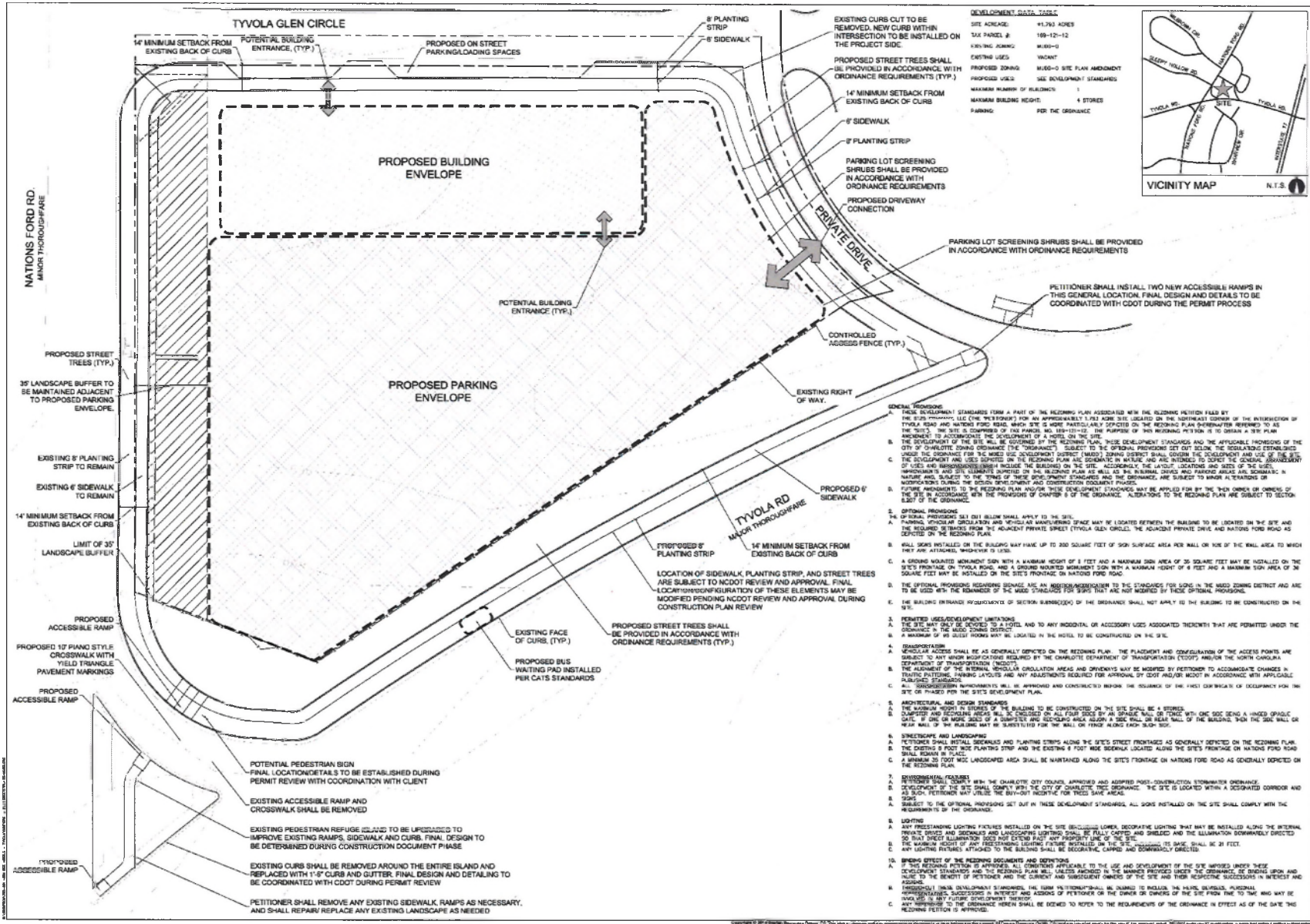


Rezoning Request

- Requesting an amendment to the approved MUDD-O conditional rezoning plan for the site to accommodate the development of a hotel on the site that could contain a maximum of 95 guest rooms.
- Maximum 4 story building.

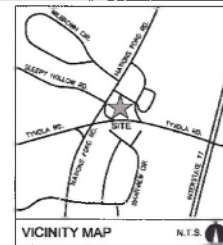


Site Plan



DEVELOPMENT DATA TABLE

SITE ACREAGE	41,763 ACRES
TAX PARCELS #	108-12-12
MARKING AGENCY	W-80-8
EXISTING USE	VACANT
PROPOSED ZONING	MUO-0 SITE PLAN AMENDMENT
PROPOSED USE	SEE DEVELOPMENT STANDARDS
MAXIMUM NUMBER OF BUILDINGS	1
MAXIMUM BUILDING HEIGHT	4 STORES
PARKING	PER THE ORDINANCE



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2788 Wilmont Blvd., Ste 300 Charlotte, NC 28209
704.363.2000
www.drgapp.com



REZONING PETITION
FOR PUBLIC HEARING
2019-001

REZONING PLANS

TYVOLA CROSSING
CHARLOTTE, NORTH CAROLINA
HIGH-RISE HOTELS
122 DODDERS BOULEVARD
CHARLOTTE, NC 28203
803.987.4600

SCHEMATIC SITE PLAN



PROJECT # 780-001
DRAWN BY DM
CHECKED BY

DECEMBER 17, 2018
REVISIONS:
1. FROM 18-10212 COMMENTS (A, B, C)