

R. Susanne Todd
of Counsel

WRITER'S E-MAIL ADDRESS:
stodd@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2306

VIA HAND DELIVERY

June 26, 2014

RECEIVED

Stephanie C. Kelly
City Clerk
Office of the City Clerk
Charlotte Mecklenburg Government Center
600 E. Fourth Street, 7th Floor
Charlotte, NC 28202

JUN 26 2014

OFFICE OF THE CITY CLERK

Re: Rezoning Petition No. 2014-56: Central Piedmont Community College
Central Campus Rezoning

Dear Ms. Kelly:

Please find enclosed the Community Meeting Report, as required, for Rezoning Petition #2014-56. This report summarizes the community meeting held by the Petitioner on Tuesday, June 17, 2014 at 1325 East 7th Street, Room FS 218, Charlotte, NC.

Included within this report are the Notice of Community Meeting dated June 2, 2014 and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign-in Sheet and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before City Council on July 21, 2014. I am also transmitting a copy of this report to Ms. Sonja S. Sanders of the Planning Department. Please let me know if you have any questions or need additional information.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.



R. Susanne Todd

Enclosures

cc: Sonja S. Sanders, Planning Coordinator
Vicki Saville, Vice President of Facilities and Construction, CPCC

COMMUNITY MEETING REPORT

Petitioner: Central Piedmont

Community College

Rezoning Petition No. 2014-056

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 June 2, 2014. 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, June 17, 2014 at 7:00 P.M. at 1325 East 7th Street, Room FS 218, 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 C. The Petitioner was represented at the Community Meeting by Vicki Saville, Vice President of Facilities and Construction, Greg Long, Executive Director of Construction, Rich Rosenthal, former Director of Facilities, Jeff Smith with Bulla Smith Design Engineering, Brad Crotts with Perkins Eastman Architects, and Susanne Todd and Mark Hanson with Johnston, Allison and Hord, PA.

SUMMARY OF PRESENTATION/DISCUSSION:

The agenda and minutes from the Community Meeting are attached hereto as Exhibit D.

Respectfully submitted, this 24th day of June, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Exhibit A

[see attached]

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2014-056	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC	28204
2014-056	June	Watts-Mistri	Amherst Place HOA & NA	1730 Amherst Place	Charlotte	NC	28204
2014-056	Elizabeth	Barnhardt	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff #200	Charlotte	NC	28204
2014-056	Joe	Padilla	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff, Suite 200	Charlotte	NC	28204
2014-056	Cullen	McNulty	Crescent Heights NA	2237 Crescent Avenue	Charlotte	NC	28207
2014-056	Melanie	Sizemore	Elizabeth Comm. Assoc.	2309 Vail Avenue	Charlotte	NC	28207
2014-056	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC	28204
2014-056	Babak	Emadi	Elizabeth Comm. Assoc.	725 Clement Avenue	Charlotte	NC	28204
2014-056	Matt	Nurkin	Elizabeth Comm. Assoc.	2114 Greenway Avenue	Charlotte	NC	28204
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2014-056	Bob	Szymkiewicz	First Ward Community Fund, Inc.	Post Office Box 30712	Charlotte	NC	28230
2014-056	Will	Haden	First Ward Neighbors, Inc.	633 North Alexander Street	Charlotte	NC	28202
2014-056	Karen	Jensen	Friends & Residents of Historic Cherry	311 Baldwin Avenue	Charlotte	NC	28204
2014-056	Budd	Berro	Office of the Gov. of North Carolina	600 East Fourth Street	Charlotte	NC	28202
2014-056	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC	28299
2014-056	Lesa	Kastanas	Plaza Midwood	9101 Covey Hollow Court	Charlotte	NC	28210

Pet. No.	TaxPID	OwnerLastIn	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2014-56	Agent	Johnston, Allison & Hord, PA		Attn: S. Todd		1065 Morehead St.		Charlotte	NC	28204
2014-56	12510919	1427 EAST FOURTH STREET LLC				4500 CAMERON VALLEY PKWY	SUITE 350	CHARLOTTE	NC	28211
2014-56	12511102	1501 EAST 4TH ST LLC				2231 RICHARDSON DR		CHARLOTTE	NC	28211
2014-56	12522495	222-60 SOUTH TORRENCE ST LLC				2094 CORTEYOU RD		CHARLOTTE	NC	28211
2014-56	12522431	ADAMS	JASON L			222 S TORRENCE ST APT 20		CHARLOTTE	NC	28204-3128
2014-56	12510411	AMERICAN BILLIARD CO INC				1426 E 4TH ST		CHARLOTTE	NC	28204
2014-56	12510998	ADA LEASING CO			C/O ADAMS OUTDOOR ADVERTISI	PO BOX 31144		CHARLOTTE	NC	28231
2014-56	12522423	AUTOBELL NISBET CO				1521 EAST 3RD ST		CHARLOTTE	NC	28204-2613
2014-56	12522422	BANK OF NORTH CAROLINA			ATTN: ACCOUNTING DEPARTMENT	3980 PREMIER DR SUITE 210		HIGH POINT	NC	27265
2014-56	12522454	BERKAU	THOMAS S II			604 W HOOD ST		SMITHFIELD	NC	27377
2014-56	12522420	BITTLE	YVONNE			216 S TORRENCE ST		CHARLOTTE	NC	28204
2014-56	12522445	BOLTON	MICHELLE P	GEORGE T	BOLTON	226 S TORRENCE ST APT 104		CHARLOTTE	NC	28204-3180
2014-56	12522446	BROWN	WILLIAM FORREST			426 MARIETTA ST., NW NO. 512		ATLANTA	GA	30313-1728
2014-56	12511203	CAH HOLDINGS LLC				1521 EAST 3RD ST		CHARLOTTE	NC	28204
2014-56	12522440	CALDERON	JUAN P			226 S TORRENCE ST APT 206		CHARLOTTE	NC	28204-3181
2014-56	12511103	CAMERON DONNELLY F COMPANY OF	CHAR INC			1320 SCOTTLAND AVE		CHARLOTTE	NC	28207-2587
2014-56	12510701	CENTRAL CAROLINA BANK & TRUST	CO		% SUNTRUST CORP REAL ESTATE	919 E MAIN ST	HDC-9814	RICHMOND	VA	23219
2014-56	08013203	CENTRAL PIEDMONT	COMMUNITY COLLEGE			PO BOX 4009		CHARLOTTE	NC	28204
2014-56	12510402	CENTRAL PIEDMONT COMMUNITY COL	FOUNDATION INC			PO BOX 35009		CHARLOTTE	NC	28235-5009
2014-56	12511209	CHANDLER	W JAMES	CATHARINA K	CHANDLER	974 QUEBENS RD		CHARLOTTE	NC	28207
2014-56	12511128	CHARLOTTE KING LLC			C/O ROBERT DILL	101 WASHINGTON AVE		SPRING LAKE	NJ	07762-1427
2014-56	12510527	DAVIDLAND LLC				6707 FAIRVIEW RD STE C		CHARLOTTE	NC	28210-3554
2014-56	12522448	ELIMAY LLC				137 COVEY CHASE		TUSCALOOSA	AL	35406
2014-56	12522441	FRANKOVICH	JENNIFER			117 HIDDEN PINES DR		MT HOLLY	NC	28120
2014-56	12522436	FREY	ALAN			2654 CHULTON PL		CHARLOTTE	NC	28207
2014-56	08019405	G & K ENTERPRISES CO LLC				PO BOX 3278		ROCK HILL	SC	29730
2014-56	12522449	HAGWOOD	GEORGE T			226 SOUTH TORRENCE ST #203		CHARLOTTE	NC	28204
2014-56	12511211	HANGLER	BRADLEY L			119 S TORRENCE ST		CHARLOTTE	NC	28204
2014-56	12522303	HUNTER'S AFFORDABLE BONDING IN				428 E 4TH ST STE 400		CHARLOTTE	NC	28202-2488
2014-56	12511201	INTERNATIONAL AUTO &	TRAV CLUB			1501 E 5RD ST		CHARLOTTE	NC	28204
2014-56	12522456	JDL PROPERTY HOLDINGS LLC				2222 GRIMMERSBOROUGH LN		CHARLOTTE	NC	28270
2014-56	12522451	KIMBALL	JAMES			226 S TORRENCE ST #402		CHARLOTTE	NC	28204-3180
2014-56	12510605	LMA-SOUTH KINGS DEVELOPMENT LL			INVESTORS LLC	201 S TRYON ST #4050		CHARLOTTE	NC	28202
2014-56	125105138	MECKLENBURG COUNTY ALCOHOLIC	BEVERAGE CONTROL BOARD			3383 N TRYON ST		CHARLOTTE	NC	28206
2014-56	12522453	MEHRIZI	ALI			3232 BRADFIELD RD		CHARLOTTE	NC	28226
2014-56	12522434	MEHRIZI	MAMOOD	NOOSHIN	MEHRIZI	PO BOX 470112		CHARLOTTE	NC	28247
2014-56	12522455	MEHRIZI	MAMOOD		NOOSHIN MEHRIZI (H/W)	2100 CRESCENT AV UNIT 202		CHARLOTTE	NC	28207
2014-56	12522447	MENIER	SHERA A			226 SOUTH TORRENCE ST #304		CHARLOTTE	NC	28204
2014-56	12522433	MORAN	KAITLIN J	KATHLEEN E	MORAN	222 S TORRENCE ST APT 40		CHARLOTTE	NC	28204

2014-56	12511208	NCBT				520 GERVAS ST	COLUMBIA	SC	29201
2014-56	12522430	ODENWELLER	JOHN B III			222 S TORRENCE ST APT 10	CHARLOTTE	NC	28204-3128
2014-56	12522437	PATTERSON	JOHN GREGORY			22 S TORRENCE ST #80	CHARLOTTE	NC	28204
2014-56	12522450	PENDLETON	LAURA			226 S TORRENCE ST UNIT #303	CHARLOTTE	NC	28204
2014-56	12522432	PETERSEN	JAMES M			222 SOUTH TORRENCE STREET	CHARLOTTE	NC	28204
2014-56	12522444	PLAGIANIS	HARRY G			226 TORRENCE ST #305	CHARLOTTE	NC	28204
2014-56	12510311	PRICE	LARRY E		LYNDA A	1430 ELIZABETH AVE	CHARLOTTE	NC	28204
2014-56	12511125	PROVIDENCE ROAD LAND	PARTNERS LLC			4500 CAMERON VALLEY PKWY SUITE 350	CHARLOTTE	NC	28211
2014-56	12522302	RAINEY	MARILYN GIBSON		DEREK LOVETTE	230 FOX ST	CHARLOTTE	NC	28227
2014-56	12511204	RGHG LLC				1320 E 4TH ST	CHARLOTTE	NC	28204-3324
2014-56	12522439	ROTHWELL	BRYAN			226 S TORRENCE ST APT 106	CHARLOTTE	NC	28204-3180
2014-56	12510408	ROY T NUMBER FIVE LLC				132 BREVARD CT	CHARLOTTE	NC	28202
2014-56	12511310	S L THOMAS PROPERTIES LLC				516 N TRYON ST	CHARLOTTE	NC	28202
2014-56	12522452	SAVAGE	JACLYN S			226-202 S TORRENCE ST	CHARLOTTE	NC	28204
2014-56	12511101	SCHRUM	MARVIN L		PAULA M	110 N TORRENCE ST	CHARLOTTE	NC	28204
2014-56	12522442	SHIPLETT	KEVIN M			226 S TORRENCE ST	CHARLOTTE	NC	28204
2014-56	12511104	TORRENCE STREET PARTNERS LLC				4500 CAMERON VALLEY PKWY	SUITE 350 CHARLOTTE	NC	28211
2014-56	12522443	TRUONG	SUSIE Q			226 S TORRENCE ST UNIT 205	CHARLOTTE	NC	28204
2014-56	12510533	WELLS PROPERTY NUMBER FIVE LLC				132 BREVARD CT	CHARLOTTE	NC	28202
2014-56	12511210	WHITEFIELD	PAUL L			1500 E 4TH ST	CHARLOTTE	NC	28204
2014-56	12522438	WILLI	JOHN		DIANE C	222 S TORRENCE ST #90	CHARLOTTE	NC	28204-3128

Exhibit B

[see attached]

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Central Piedmont Community College

Date and Time of Meeting: Tuesday, June 17, 2014 at 7:00 p.m.

Place of Meeting: Facilities Services Center, Central Campus
1325 East 7th Street, Room FS 218, Charlotte, NC

Petitioner: Central Piedmont Community College

Petition No.: 2014-56

We are assisting Central Piedmont Community College (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone 4 parcels of property (collectively, the “Site”) at or near the intersection of East Fourth Street and Charlottetowne Avenue from B-2 to MUDD-CD (Mixed Use Development District – Conditional District). The purpose of the requested zoning change is to allow for these parcels to “match” the zoning of the existing CPCC campus for future expansion of the campus in a harmonious manner. A map showing the 4 parcels in red is enclosed herewith.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission’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 Tuesday, June 17, 2014 at 7:00 P.M. in the Facilities Services Center on the Central Campus, 1325 East 7th Street, Room FS 218, Charlotte, North Carolina. The building is located on East 7th Street between Charlottetowne Avenue and Central Avenue. Please park on the Charlottetowne Avenue side and come up to the second floor receptionist area. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd at (704) 998-2306.

Johnston, Allison & Hord, P.A.

cc: Councilmember Patsy Kinsey (District 1)
Eric Davis, President, Elizabeth Community Association
Sonja S. Sanders, Planning Coordinator, LDS

Date Mailed: June 2, 2014

Exhibit C

[see attached]

SIGN IN SHEET

CENTRAL PIEDMONT COMMUNITY COLLEGE
REZONING REQUEST FROM B-2 TO MUDD-CD
PETITION 2014-56
COMMUNITY MEETING

HELD ON TUESDAY, JUNE 17, 2014
AT 7 PM

MEETING HELD AT FACILITIES SERVICES CENTER ON CENTRAL
CAMPUS, 1325 EAST 7th STREET, ROOM FS 218 CHARLOTTE, NC

PETITIONER: CENTRAL PIEDMONT COMMUNITY COLLEGE

NAME	ADDRESS	PHONE #
1. Rich Rosenthal	5443 Gate Post Rd	704 507 3800
2. Bob Glusenkamp	237 Walnut Pt Dr	704 400 8175
3. Kevin Patton	4033 Camrose Crossing Ln	704 845 1151
4. Vicki Smilk	4539 Emory Lane	704 366 5859
5. Brad Crofts		704 351 9023
6. Greg Long	921 Creekview Ln	704 394 7841
7. Jeff Smith	3908 Meadowbrook Dr	704 593 8371
8.		
9.		
10.		
11.		
12.		
13.		
14.		

Exhibit D

[see attached]

AGENDA

**CENTRAL PIEDMONT COMMUNITY COLLEGE
MIXED USE DEVELOPMENT REZONING REQUEST
FROM B-2 TO MUDD-CD
PETITION 2014-56
COMMUNITY MEETING**

**HELD ON TUESDAY, JUNE 17, 2014
AT 7 PM**

**MEETING HELD AT FACILITIES SERVICES CENTER ON CENTRAL
CAMPUS, 1325 EAST 7th STREET, ROOM FS 218, CHARLOTTE, NC**

PETITIONER: CENTRAL PIEDMONT COMMUNITY COLLEGE

- 1. WELCOME AND INTRODUCTION OF DEVELOPMENT TEAM**
- 2. REVIEW OF THE REZONING PLAN**
- 3. REZONING SCHEDULE**
- 4. QUESTIONS AND ANSWERS**
- 5. ADJOURNMENT**

Summary Minutes for Community Meeting
Petition No. 2014-056
Requested Rezoning from B-2 to MUDD-O

Petitioner: Central Piedmont Community College ("CPCC")
Held On: Tuesday, June 17, 2014 from 7:00 p.m. to approximately 8:00 p.m.
Location: Facilities Services Center on Central Campus, 1325 East 7th Street, Room FS 218, Charlotte, NC

1. Notice of this meeting was sent to neighboring property owners and community leaders. No members of the community (i.e., persons unaffiliated with CPCC) attended the meeting. All attendees were affiliated with CPCC, including several CPCC employees and representatives from one of CPCC's architecture firms (Perkins Eastman), land design firms (Bulla Smith Design Engineering), and general contractors (Rodgers Builders). Attorneys from CPCC's law firm, Johnston, Allison & Hord, P.A., were also in attendance. All attendees were encouraged to sign in on the meeting sign in sheet.
2. Susanne Todd with the law firm of Johnston, Allison & Hord, P.A. welcomed the attendees. Ms. Todd also introduced the representatives from CPCC in attendance, including Vicki Saville, Vice President of Facilities and Construction, Greg Long, Executive Director of Construction, Rich Rosenthal, former Director of Facilities, Jeff Smith with Bulla Smith Design Engineering, Brad Crotts with Perkins Eastman Architects, and Mark Hanson with Johnston, Allison and Hord, PA.
3. Despite no members of the community being present, CPCC and its representatives proceeded with their planned presentation. Ms. Todd identified for the attendees the four (4) parcels that are part of the rezoning petition (the "Parcels") and explained CPCC's plan to rezone said Parcels from B-2 to MUDD-O in order to match the current zoning designation for the remainder of CPCC's Central Campus. She pointed out CPCC's desire that the Parcels be rezoned now so that when County funding for capital improvements on the Parcels is received, CPCC can develop the Parcels to harmonize seamlessly with the existing Central Campus.
4. Ms. Saville then presented a slide show prepared by Perkins Eastman that showed potential building envelopes and various site data for the Parcels. Ms. Saville explained that the future redevelopment of the Parcels (if the rezoning is approved) will accomplish a number of goals, including without limitation (i) allowing CPCC to move closer to the square foot of facilities per student ratios desired by the County and State (i.e., both the State and County desire a ratio of 90-100 square feet per student, while CPCC's current ratio is approximately 65 square feet per student), and (ii) facilitating the future development of CPCC in order to better provide workforce training for the region's growing economy.
5. At the conclusion of Ms. Saville's presentation, Mr. Smith walked the attendees through the rezoning Site Plan that was submitted to the Planning Department and pointed out the various changes being requested by the Planning Department staff.

5. Upon completion of the presentation, the floor was opened for questions from the attendees. No questions were proffered. Ms. Todd then reminded the attendees of the upcoming Public Hearing on July 21, 2014 and the Council Decision on September 15, 2014 and thanked everyone in attendance for coming.

The meeting was concluded at approximately 8:00 p.m.

R. Susanne Todd
Attorney

WRITER'S E-MAIL ADDRESS:
stodd@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2306

VIA HAND DELIVERY

June 26, 2014

Sonja S. Sanders
Planning Coordinator, Land Development Services
Charlotte-Mecklenburg Planning Department
600 East 4th Street
Charlotte, NC 28202

Re: Rezoning Petition No. 2014-56: Central Piedmont Community College
Central Campus Rezoning

Dear Ms. Sanders:

Please find enclosed the Community Meeting Report, as required, for Rezoning Petition No. 2014-56. This report summarizes the community meeting held by the Petitioner on Tuesday, June 17, 2014 at 1325 East 7th Street, Room FS 218, Charlotte, NC.

Enclosed in this report are the Notice of Community Meeting dated June 2, 2014, and the required mailing list that identifies who was notified of this meeting. Also included in this report are the Meeting Agenda, the Meeting Sign-in Sheet, and the Summary Meeting Minutes.

This Petition is scheduled for public hearing before the City Council on July 21, 2014. I am also transmitting a copy of this report to Ms. Stephanie Kelly, City Clerk. Please let me know if you have any questions or need additional information.

Sincerely,

JOHNSTON ALLISON & HORD, P.A.



R. Susanne Todd

Enclosures

cc: Ms. Stephanie Kelly, City Clerk
Vicki Saville, Vice President of Facilities and Construction, CPCC

COMMUNITY MEETING REPORT

Petitioner: Central Piedmont

Community College

Rezoning Petition No. 2014-056

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SUMMARY OF PRESENTATION/DISCUSSION:

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Respectfully submitted, this 24th day of June, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

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[see attached]

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2014-56	12510402	CENTRAL PIEDMONT COMMUNITY COL	FOUNDATION INC			PO BOX 35009		CHARLOTTE	NC	28235-5009
2014-56	12511209	CHANDLER	W JAMES	CATHARINA K	CHANDLER	974 QUEENS RD		CHARLOTTE	NC	28207
2014-56	12511128	CHARLOTTE KING LLC			C/O ROBERT DILL	101 WASHINGTON AVE		SPRING LAKE	NJ	07762-1427
2014-56	12510527	DAVIDLAND LLC				6707 FAIRVIEW RD STE C		CHARLOTTE	NC	28210-3554
2014-56	12522448	ELMAY LLC				137 COVEY CHASE		TUSCALOOSA	AL	35406
2014-56	12522441	FRANKOVICH	JENNIFER			117 HIDDEN PINES DR		MT HOLLY	NC	28120
2014-56	12522436	FREY	ALAN			2654 CHILTON PL		CHARLOTTE	NC	28207
2014-56	08019405	G & K ENTERPRISES CO LLC				PO BOX 3278		ROCK HILL	SC	29730
2014-56	12522449	HAGWOOD	GEORGE T			226 SOUTH TORRENCE ST #203		CHARLOTTE	NC	28204
2014-56	12511211	HAIGLER	BRADLEY L			119 S TORRENCE ST		CHARLOTTE	NC	28204
2014-56	12522303	HUNTER'S AFFORDABLE BONDING IN				428 E 4TH ST STE 400		CHARLOTTE	NC	28202-2488
2014-56	12511201	INTERNATIONAL AUTO &	TRAV CLUB			1501 E 3RD ST		CHARLOTTE	NC	28204
2014-56	12522456	JDL PROPERTY HOLDINGS LLC				2222 GRIMMERSBOROUGH LN		CHARLOTTE	NC	28270
2014-56	12522451	KIMBALL	JAMES			226 S TORRENCE ST #102		CHARLOTTE	NC	28204-3180
2014-56	12510605	LMI-SOUTH KINGS DEVELOPMENT LL		INVESTORS LLC	C/O LENNAR MULTIFAMILY	201 S TRYON ST #1050		CHARLOTTE	NC	28202
2014-56	12510513B	MECKLENBURG COUNTY ALCOHOLIC	BEVERAGE CONTROL BOARD			3333 N TRYON ST		CHARLOTTE	NC	28206
2014-56	12522453	MEHRIZI	ALI			3232 BRADFIELD RD		CHARLOTTE	NC	28226
2014-56	12522434	MEHRIZI	WAMOOD	NOOSHIN	MEHRIZI	PO BOX 470112		CHARLOTTE	NC	28247
2014-56	12522455	MEHRIZI	MAMOOD		NOOSHIN MEHRIZI (H/W)	2100 CRESCENT AVE UNIT 202		CHARLOTTE	NC	28207
2014-56	12522447	MENIER	SHERA A			226 SOUTH TORRENCE ST #304		CHARLOTTE	NC	28204
2014-56	12522433	MORAN	KATTUN J	KATHLEEN E	MORAN	222 S TORRENCE ST APT 40		CHARLOTTE	NC	28204

2014-56	12511208	NCBT				520 GERVAS ST	COLUMBIA	SC	29201
2014-56	12522450	ODENWEILER	JOHN B III			222 S TORRENCE ST APT 10	CHARLOTTE	NC	28204-3128
2014-56	12522437	PATTERSON	JOHN GREGORY			22 S TORRENCE ST #80	CHARLOTTE	NC	28204
2014-56	12522450	PENDLETON	LAURA			226 S TORRENCE ST UNIT #303	CHARLOTTE	NC	28204
2014-56	12522432	PETERSEN	JAMES M			222 SOUTH TORRENCE STREET	CHARLOTTE	NC	28204
2014-56	12522444	PLAGIANNIS	HARRY G			226 TORRENCE ST #305	CHARLOTTE	NC	28204
2014-56	12510311	PRICE	LARRY E	LYNDA A	PRICE	1430 ELIZABETH AVE	CHARLOTTE	NC	28204
2014-56	12511125	PROVIDENCE ROAD LAND	PARTNERS LLC			4500 CAMERON VALLEY PKWY SUITE 350	CHARLOTTE	NC	28211
2014-56	12522302	RAINEY	MARILYN GIBSON	DEREK LOVETTE	RAINEY	280 FOX ST	CHARLOTTE	NC	28227
2014-56	12511204	RGHG LLC				1520 E 4TH ST	CHARLOTTE	NC	28204-3224
2014-56	12522439	ROTHWELL	BRYAN			225 S TORRENCE ST APT 106	CHARLOTTE	NC	28204-3180
2014-56	12510408	ROY T NUMBER FIVE LLC				132 BREVARD CT	CHARLOTTE	NC	28202
2014-56	12511310	S L THOMAS PROPERTIES LLC				516 N TRYON ST	CHARLOTTE	NC	28202
2014-56	12522452	SAVAGE	JACLYN S			226-202 S TORRENCE ST	CHARLOTTE	NC	28204
2014-56	12511101	SCHUM	MARVIN L	PAULA M	SCHUM	110 N TORRENCE ST	CHARLOTTE	NC	28204
2014-56	12522442	SHIPLETT	KEVIN M			226 S TORRENCE ST	CHARLOTTE	NC	28204
2014-56	12511104	TORRENCE STREET PARTNERS LLC				4500 CAMERON VALLEY PKWY	SUITE 350 CHARLOTTE	NC	28211
2014-56	12522443	TRUONG	SUSIE Q			226 S TORRENCE ST UNIT 205	CHARLOTTE	NC	28204
2014-56	12510533	WELLS PROPERTY NUMBER FIVE LLC				132 BREVARD CT	CHARLOTTE	NC	28202
2014-56	12511210	WHITFIELD	PAUL L			1500 E 4TH ST	CHARLOTTE	NC	28204
2014-56	12522438	WILLI	JOHN	DIANE C	WILLI	222 S TORRENCE ST #90	CHARLOTTE	NC	28204-3128

Exhibit B

[see attached]

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Central Piedmont Community College

Date and Time of Meeting: Tuesday, June 17, 2014 at 7:00 p.m.

Place of Meeting: Facilities Services Center, Central Campus
1325 East 7th Street, Room FS 218, Charlotte, NC

Petitioner: Central Piedmont Community College

Petition No.: 2014-56

We are assisting Central Piedmont Community College (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone 4 parcels of property (collectively, the “Site”) at or near the intersection of East Fourth Street and Charlottetowne Avenue from B-2 to MUDD-CD (Mixed Use Development District – Conditional District). The purpose of the requested zoning change is to allow for these parcels to “match” the zoning of the existing CPCC campus for future expansion of the campus in a harmonious manner. A map showing the 4 parcels in red is enclosed herewith.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission’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 Tuesday, June 17, 2014 at 7:00 P.M. in the Facilities Services Center on the Central Campus, 1325 East 7th Street, Room FS 218, Charlotte, North Carolina. The building is located on East 7th Street between Charlottetowne Avenue and Central Avenue. Please park on the Charlottetowne Avenue side and come up to the second floor receptionist area. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd at (704) 998-2306.

Johnston, Allison & Hord, P.A.

cc: Councilmember Patsy Kinsey (District 1)
Eric Davis, President, Elizabeth Community Association
Sonja S. Sanders, Planning Coordinator, LDS

Date Mailed: June 2, 2014

Exhibit C

[see attached]

SIGN IN SHEET

CENTRAL PIEDMONT COMMUNITY COLLEGE
REZONING REQUEST FROM B-2 TO MUDD-CD
PETITION 2014-56
COMMUNITY MEETING

HELD ON TUESDAY, JUNE 17, 2014
AT 7 PM

MEETING HELD AT FACILITIES SERVICES CENTER ON CENTRAL
CAMPUS, 1325 EAST 7th STREET, ROOM FS 218 CHARLOTTE, NC

PETITIONER: CENTRAL PIEDMONT COMMUNITY COLLEGE

NAME	ADDRESS	PHONE #
1. Rich Rosenthal	5943 Gate Post Rd	704 507 388
2. Bob GILSENKAMP	237 WALNUT PT DR	704 400 8175
3. KEVIN PATTON	4033 CAMROSE CROSSING LN	704 845 115
4. Vicki SWALE	4539 EMERY LAKE	704 366 5859
5. BRAD CROTTIS		704 351 9023
6. GREG LONG	921 CREEKVIEW LN	704 394 7841
7. JEFF SMITH	3908 MEADOW RIDGE DR	704 393 8371
8.		
9.		
10.		
11.		
12.		
13.		
14.		

Exhibit D

[see attached]

AGENDA

**CENTRAL PIEDMONT COMMUNITY COLLEGE
MIXED USE DEVELOPMENT REZONING REQUEST
FROM B-2 TO MUDD-CD
PETITION 2014-56
COMMUNITY MEETING**

**HELD ON TUESDAY, JUNE 17, 2014
AT 7 PM**

**MEETING HELD AT FACILITIES SERVICES CENTER ON CENTRAL
CAMPUS, 1325 EAST 7th STREET, ROOM FS 218, CHARLOTTE, NC**

PETITIONER: CENTRAL PIEDMONT COMMUNITY COLLEGE

- 1. WELCOME AND INTRODUCTION OF DEVELOPMENT TEAM**
- 2. REVIEW OF THE REZONING PLAN**
- 3. REZONING SCHEDULE**
- 4. QUESTIONS AND ANSWERS**
- 5. ADJOURNMENT**

Summary Minutes for Community Meeting
Petition No. 2014-056
Requested Rezoning from B-2 to MUDD-O

Petitioner: Central Piedmont Community College ("CPCC")
Held On: Tuesday, June 17, 2014 from 7:00 p.m. to approximately 8:00 p.m.
Location: Facilities Services Center on Central Campus, 1325 East 7th Street, Room FS 218, Charlotte, NC

1. Notice of this meeting was sent to neighboring property owners and community leaders. No members of the community (i.e., persons unaffiliated with CPCC) attended the meeting. All attendees were affiliated with CPCC, including several CPCC employees and representatives from one of CPCC's architecture firms (Perkins Eastman), land design firms (Bulla Smith Design Engineering), and general contractors (Rodgers Builders). Attorneys from CPCC's law firm, Johnston, Allison & Hord, P.A., were also in attendance. All attendees were encouraged to sign in on the meeting sign in sheet.

2. Susanne Todd with the law firm of Johnston, Allison & Hord, P.A. welcomed the attendees. Ms. Todd also introduced the representatives from CPCC in attendance, including Vicki Saville, Vice President of Facilities and Construction, Greg Long, Executive Director of Construction, Rich Rosenthal, former Director of Facilities, Jeff Smith with Bulla Smith Design Engineering, Brad Crotts with Perkins Eastman Architects, and Mark Hanson with Johnston, Allison and Hord, PA.

3. Despite no members of the community being present, CPCC and its representatives proceeded with their planned presentation. Ms. Todd identified for the attendees the four (4) parcels that are part of the rezoning petition (the "Parcels") and explained CPCC's plan to rezone said Parcels from B-2 to MUDD-O in order to match the current zoning designation for the remainder of CPCC's Central Campus. She pointed out CPCC's desire that the Parcels be rezoned now so that when County funding for capital improvements on the Parcels is received, CPCC can develop the Parcels to harmonize seamlessly with the existing Central Campus.

4. Ms. Saville then presented a slide show prepared by Perkins Eastman that showed potential building envelopes and various site data for the Parcels. Ms. Saville explained that the future redevelopment of the Parcels (if the rezoning is approved) will accomplish a number of goals, including without limitation (i) allowing CPCC to move closer to the square foot of facilities per student ratios desired by the County and State (i.e., both the State and County desire a ratio of 90-100 square feet per student, while CPCC's current ratio is approximately 65 square feet per student), and (ii) facilitating the future development of CPCC in order to better provide workforce training for the region's growing economy.

5. At the conclusion of Ms. Saville's presentation, Mr. Smith walked the attendees through the rezoning Site Plan that was submitted to the Planning Department and pointed out the various changes being requested by the Planning Department staff.

5. Upon completion of the presentation, the floor was opened for questions from the attendees. No questions were proffered. Ms. Todd then reminded the attendees of the upcoming Public Hearing on July 21, 2014 and the Council Decision on September 15, 2014 and thanked everyone in attendance for coming.

The meeting was concluded at approximately 8:00 p.m.