

SECOND COMMUNITY MEETING REPORT
Petitioner: Midtown Area Partners II, LLC
Rezoning Petition No. 2014-109

This Second 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 Second 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 20, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Wednesday, March 4, 2015 at 6:30 PM in the Midtown Centre Office Building, Second Floor Conference Room, located at 1300 Baxter Street in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Second Community Meeting were Roy Goode and Steve McLeod of the Petitioner, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Roy Goode of the Petitioner welcomed everyone to the meeting, and introduced himself, Steve McLeod and John Carmichael. Roy Goode stated that this is the second Community Meeting relating to this Rezoning Petition. The first Community Meeting was held on October 16, 2014.

Roy Goode stated that in addition to the official community meetings, we have also had other meetings with residents of the Cherry Community and residents of the Metropolitan.

We are holding this second Community Meeting to update you on several items. Roy Goode stated that he received feedback on the original requested zoning districts for the site, and he heard concerns that the original requested zoning districts were not compatible with the land use plan. As a result, we spoke with some of the neighbors and representatives of the Planning Department to ascertain what would be more compatible zoning districts to request for this site. Roy Goode then went over the original requested zoning districts for the site and the revised requested zoning districts.

Roy Goode stated that the site is divided into three development areas designated as Development Area A, Development Area B and Development Area C. Development Area A would contain an office, hotel, and retail building. Development Area B would contain the parking structure and ground floor retail and Development Area C would contain single-family attached townhomes.

Originally, we were requesting that Development Area A be rezoned to the MUDD-O (PED) zoning district; that Development Area B be rezoned to the MUDD-O (PED) and MUDD-O

zoning districts; and that Development Area C be rezoned to the MUDD-O zoning district. Under our revised Rezoning Petition, we are requesting that Development Area A be rezoned to the B-2 (PED-O) zoning district; that Development Area B be rezoned to the UR-C (PED-O) zoning district; and that Development Area C be rezoned to the R-8 MF (PED-O) zoning district.

Under our revised Rezoning Petition, we are still requesting the same uses, but we feel that we are requesting zoning districts that are more compatible with the land use plan.

The change in requested zoning districts was a trigger for this second Community Meeting.

John Carmichael then described who was invited to the second Community Meeting. He stated that he used the official invitation list provided by the Planning Department, the sign-in sheet from the first Community Meeting and a sign-in sheet provided by Sylvia Bittle-Patton from a prior meeting with the Cherry Community. John Carmichael stated that he tried to be as inclusive as possible.

Roy Goode then briefly reviewed a list of twenty-seven outstanding site plan issues that had been provided to the Petitioner by the Planning Department. Roy Goode stated that he believes that twenty-five of the twenty-seven outstanding site plan issues have been addressed by the Petitioner. The two outstanding items from this list are the front-loaded garages for the townhome units on Cherry Street, and the height of the building proposed to be developed in Development Area A. With respect to the front-loaded garages, Roy Goode stated that he is working with the Planning Department on a resolution of this issue. With respect to the height of the building proposed to be developed in Development Area A, Roy Goode stated that the height has been reduced from 140 feet to 119 feet, and he is working to see if the height can be reduced further.

Roy Goode stated that his team was informed by the Planning Department and the neighbors that the height of the building should be between 100 feet and 106 feet. This should be the target height. Roy Goode stated that he is trying to keep the pedestrian connection between the building proposed for Development Area A and the parking structure. However, as you push down the height of the building, you may have to place some floor area on top of the deck and possibly over the pedestrian connection. Roy Goode stated that his team is trying to see if they can push the height below 119 feet.

A neighbor asked if the height of the building comes down, would you still need that much height on the parking garage. Roy Goode stated that they are trying to maintain a certain amount of office floor area, and office uses require more parking than a hotel use.

An area resident asked if there was a commitment to the retail uses on the ground floor of the office building and the parking deck. John Carmichael stated that the rezoning plan currently provides that ground floor uses located in the building to be located on Development Area A along South King's Drive should be devoted to non-residential uses with primary street-level access to such uses. Non-residential uses could theoretically include retail and office uses. Roy Goode stated that it is his desire to energize King's Drive.

Sylvia Bittle-Patton, an area resident, explained why on-street parking on King's Drive would not be part of this development. She indicated that the bus route and the bus stop were two reasons why on-street parking would not be provided.

Roy Goode then shared a slide depicting an alternative development scenario for the site. This slide showed heated floor area on top of the parking deck and over the pedestrian connection.

The heated floor area does not go all the way back to Cherry Street. Roy Goode stated that in designing this alternative, we tried to be sensitive to Cherry Street.

In response to a question, Roy Goode stated that the height of the deck under this development alternative would be 100 to 106 feet. Roy Goode stated that once again, he is trying to figure out a way to reduce the height of the building in Development Area A below 119 feet.

In response to a question, Roy Goode stated that the height of the townhome units along Cherry Street at the top of the roof would be approximately 40 feet.

In response to a question, John Carmichael confirmed that the parking structure does encroach into a portion of the site that is currently zoned R-8. However, the parking deck would not encroach into that part of the site that is requested to be rezoned to the R-8 MF (PED-O) zoning district. The parking deck would only be located in that portion of the site zoned UR-C (PED-O).

An area resident asked if you would be able to see the floor area on top of the parking deck from Cherry Street. Roy Goode stated that he is not sure, and that they are currently studying that issue.

An area resident stated that he would like information on the line of sight from Cherry Street, and what would be the building materials of that portion of the parking deck located above the townhomes on Cherry Street. This individual stated that the Cherry Street elevation is the key, even if the heights of the structures have to be higher on King's Drive.

An area resident stated that he is worried about cut-through traffic through the Cherry neighborhood when individuals who work in the office building are leaving at the end of the day. A brief discussion ensued about existing traffic conditions in the area and at the Midtown Centre Office Building. Roy Goode stated that the proposed parking structure would have two points of ingress and egress.

In response to a question, Roy Goode confirmed that under the development alternative, the width of the pedestrian connection between the parking deck and the building proposed for Development Area A has not been reduced.

Roy Goode thanked everyone 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:

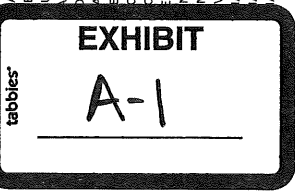
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 6th day of March, 2015.

Midtown Area Partners II, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Roy Goode, Midtown Area Partners II, LLC (via email)

Case_No	TaxPID	OwnerLastN	OwnerFirst	CownerFirs	CownerLast	MallAddr1	MallAddr2	City	State	ZipCode
2014-109	12522917	ACKERMANN	SHANNON			1100 METROPOLITAN AVE #B06		CHARLOTTE	NC	28204
2014-109	12522715	ALFARO	GILMER			4112 SAWMILL TRACE LN		CHARLOTTE	NC	28213
2014-109	12522930	ALEN	SALLY O VAN		MONTOYA	1100 METROPOLITAN AVE # 404		CHARLOTTE	NC	28204
2014-109	12522941	ALYEA	KEITH BRADFORD R/T	FIDEL DENNIS R/T		1100 METROPOLITAN AVE #415		CHARLOTTE	NC	28204
2014-109	12522719	ANDRICHUK	DANIEL		%KI-HYUN CHUN	1133 METROPOLITAN AVE UNIT 209		CHARLOTTE	NC	28204
2014-109	12522101	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204
2014-109	12522104	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2014-109	12522105	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2014-109	12522107	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2014-109	12522199	ASIAN (KOREAN) HERALD INC THE				1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2014-109	12522202	BANK OF AMERICA NA			C/O KI-HYUN CHUN	1339 BAXTER ST STE 200		CHARLOTTE	NC	28204-3067
2014-109	12522937	BARRAGAN	JONATHAN	ASSESSMENTS	ATTN: CORPORATE REAL ESTATE	NCL-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255
2014-109	12522759	BEAN	RICHARD	MELISSA	BARRAGAN	1100 METROPOLITAN AVE #411		CHARLOTTE	NC	28204
2014-109	12522932	BEASLEY	JENNIFER STACY			1133 METROPOLITAN AV #609		CHARLOTTE	NC	28204
2014-109	12522746	BOHMAN	ERIC R			1100 METROPOLITAN AVE #406		CHARLOTTE	NC	28204
2014-109	12522729	BOYD	JUSTIN A			718 W TRADE ST	UNIT # 711	CHARLOTTE	NC	28202
2014-109	12522931	BROWN	DANIELLE(N/C)			1133 METROPOLITAN AVE#219		CHARLOTTE	NC	28204
2014-109	12522404	BURICK	SAMUEL			1100 METROPOLITAN AVE #405		CHARLOTTE	NC	28204
2014-109	12522405	BURICK	SAMUEL			1835 ARCH ST, UNIT 602		PHILADELPHIA	PA	19103
2014-109	12522935	BURNETT	SAMUEL			1835 ARCH ST, UNIT 602		PHILADELPHIA	PA	19103
2014-109	12522733	CALTS	KATE K			1100 METROPOLITAN AVE #409		CHARLOTTE	NC	28204
2014-109	12521502	CEPADA	FRANCISCO J GONZALES			1133 METROPOLITAN #303		CHARLOTTE	NC	28204
2014-109	12521762	CHAN	BENSON K			609 CHERRY ST		CHARLOTTE	NC	28204
2014-109	12522502	CHARLOTTE MECKLENBURG				130 CHANDELEUR DR		MOORESVILLE	NC	28117-9954
2014-109	12522303	CHERRY COMMUNITY	BOARD OF EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28202
2014-109	12522428	CITY OF CHARLOTTE	ORGANIZATION			610 BALDWIN AV		CHARLOTTE	NC	28204
2014-109	12522601	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2014-109	12522712	COBRE INVESTMENTS LLC				600 E 4TH ST		CHARLOTTE	NC	28202-2816
2014-109	12522726	COLLETT	VIRGINIA C	KAREN C		1133 METROPOLITAN AVE UNIT 202		CHARLOTTE	NC	28204
2014-109	12522767	COMBS	ANTHONY R		COMBS	PO BOX 36799		CHARLOTTE	NC	28204
2014-109	12522718	COUCHHELL	CHRISTOPHER P			820 N EDGEHILL RD		CHARLOTTE	NC	28206-6799
2014-109	12529340	COX	FRANCIS M IV			1133 METROPOLITAN AV #208		CHARLOTTE	NC	28207
2014-109	12522737	CRUZ	ROY O			1100 METROPOLITAN AV #414		CHARLOTTE	NC	28204
2014-109	12522839	DAVIS	JONATHAN C			1100 METROPOLITAN AVE #203		CHARLOTTE	NC	28204
2014-109	12521501	DECONTI	PAUL WYNNEDNA IV			1133 METROPOLITAN AV #307		CHARLOTTE	NC	28204
2014-109	12522732	DESIVA	R STEVEN			1100 METROPOLITAN AVE #413		CHARLOTTE	NC	28204
2014-109	12522730	DEVAULT	SHANTHI NALINI			1605 LUTHER ST		CHARLOTTE	NC	28204
2014-109	12522763	DICKINSON	MICHAEL W	DAVID		1133 METROPOLITAN AVE #302		CHARLOTTE	NC	28204
2014-109	12522717	DICKINSON	SANDRA H	JOSHUA L	DAVIES	1133 METROPOLITAN AV #220		CHARLOTTE	NC	28204
2014-109	12522731	DROSNIS	STEPHEN CRAIG		WATTS	1133 METROPOLITAN AV #613		CHARLOTTE	NC	28204
2014-109	12522938	EAKER	VASILIOS	MARTINA	CORICK	1133 METROPOLITAN AVE #301		CHARLOTTE	NC	28204
2014-109	12522770	FADEL	CHARLES KERN			1100 METROPOLITAN AV #412		CHARLOTTE	NC	28204
2014-109	12522722	FEDERAL NATIONAL MORTGAGE ASSO	JOSEPH T			1133 METROPOLITAN AVE UNIT 620		CHARLOTTE	NC	28204
2014-109	12522766	FEDERAL NATIONAL MORTGAGE ASSO	THOMAS A	SUZANNA		P O BOX 650043		DALLAS	TX	75265
2014-109	12522727	FLETCHER	ALAN R		FLETCHER	19810 PANDY CT		CANYON COUNTRY	CA	91351
2014-109	12522764	FREY	ALAN R		WINNER PROPERTIES LLC	1332 BRAEBURN RD		CHARLOTTE	NC	28211
2014-109	12522750	FRIEDLANDER	ROGER JAY	MARCIA ELLEN	FRIEDLANDER	PO BOX 225		IRONIA	NI	07845
2014-109	12522748	FUCHS	DAVID	JENNIFER	FUCHS	1133 METROPOLITAN AV #313		CHARLOTTE	NC	28204
2014-109	12522409	GARNER	ERIC JR			320 SOUTH TORRENCE ST		CHARLOTTE	NC	28204
2014-109	12521408	GATTIS	SHARON ANN K		HOWELL R KENNEDY JR	4074 N COURSE DR		CHARLOTTE	NC	28204
2014-109	12522914	GIBBS	JOHN	HRESANTHE	GEORGOPoulos	624 CHERRY ST		CHARLOTTE	NC	28204
2014-109	12522914	GIBBS	COY R	HEATHER K	GIBBS	1100 METROPOLITAN AVE 303		CHARLOTTE	NC	28204
2014-109	12522758	GIRTON	DAWN M			1133 METROPOLITAN AVE #608		CHARLOTTE	NC	28204
2014-109	12522906	GNOZZO	JEREMY J	JOSEPH	GNOZZO	1100 METROPOLITAN AVE UNIT 206		CHARLOTTE	NC	28204
2014-109	12522911	GOARE	ALEXANDER D			1100 METROPOLITAN AVE #211		CHARLOTTE	NC	28204
2014-109	12522757	GOLDSTEIN	MATTHEW	BARRIE	MORGANSTEIN	2232 PROVIDENCE RD		CHARLOTTE	NC	28211
2014-109	12522913	GROSS	MICHAEL DAVID	DIANE HOOVER	BECHTLER	1100 METROPOLITAN AVE UNIT 302		CHARLOTTE	NC	28204
2014-109	12522924	HALL	JOHN D			1100 METROPOLITAN WAY #313		CHARLOTTE	NC	28204
2014-109	12522924	HARPER	MELINDA S	STEPHANIE A	HARVEY	PO BOX 325		CHARLOTTE	NC	28204
2014-109	12522924	HARVEY	DAVID M	JULIE	HERKOVIC	1133 METROPOLITAN AV #604		HILLSVILLE	VA	24343
2014-109	12522924	HERKOVIC	JOSEPH			1133 METROPOLITAN AV UNIT 211		CHARLOTTE	NC	28204
2014-109	12522924	HUGHANI	JOHN J	SEYFEDIN	ARAGHI	6351 WYNDHAM HILL DR		CHARLOTTE	NC	28269
2014-109	12522924	PHINSON	JOHN			1133 METROPOLITAN AVE UNIT 318		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	BRADLEE A			PO BOX 160		APEX	NC	27502-0160
2014-109	12522924	PHINSON	CAPITAL LLC	RICHARD E IR	CAUTHEN	100 METROPOLITAN AVE #202		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	JOHN WESLEY	ANNA CLAIRE	ODLE	1133 METROPOLITAN AV #305		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	DANIEL MICHAEL			1133 METROPOLITAN AV #204		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	MICHAEL			1100 METROPOLITAN AVE #408		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	KYLE	DENISE R	LINDSAY	1100 METROPOLITAN AVE UNIT 209		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	HAL R	DENISE F	LINDSAY	1100 METROPOLITAN AV		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	HAL R	ALEX	ELIAS	1100 METROPOLITAN AVE #401		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	HAL R			1133 METROPOLITAN AV STE 605		CHARLOTTE	NC	28204
2014-109	12522924	PHINSON	MELANIE			2100 SHERWOOD AVE		CHARLOTTE	NC	28207
2014-109	12522924	PHINSON	KIERAN M					CHARLOTTE	NC	28207
2014-109	12522924	PHINSON	ANCHI LLC					CHARLOTTE	NC	28207
2014-109	12522924	PHINSON	ANCHI LLC					CHARLOTTE	NC	28207



2014-109	12527275	MARCEL	JACQUELINE Y	MELISSA L	1133 S KINGS DR #215	CHARLOTTE	NC	28204
2014-109	1252744	MARTIN	GERALD SHERROD		1133 METROPOLITAN AVE UNIT 314	CHARLOTTE	NC	28204
2014-109	1252749	MCCOY	DAVID COOPER		1133 METROPOLITAN AVE #319	CHARLOTTE	NC	28204
2014-109	12527518	MC DANIEL	KIM		442 WALNUT AV	CHARLOTTE	NC	28208
2014-109	12522768	MCDONALD	MATTHEW G	MCDONALD	912 QUEENS RD	CHARLOTTE	NC	28207
2014-109	1252918	MCLAUGHLIN	DEBORAH WHITMIRE	MCLAUGHLIN	600 E 4TH ST	CHARLOTTE	NC	28204
2014-109	12521316	MECKLENBURG	COUNTY		600 E 4TH ST	CHARLOTTE	NC	28204
2014-109	12522704	MECKLENBURG	COUNTY		600 E 4TH ST	CHARLOTTE	NC	28204
2014-109	12522919	MENDENHALL	CHRIS DEE		1100 METROPOLITAN AVE #308	CHARLOTTE	NC	28202
2014-109	12522707	METROPOLITAN REALTY COMPANY LLC			270 PARK AVE 7TH FL	CHARLOTTE	NC	28204
2014-109	12522708	METROPOLITAN REALTY COMPANY LLC			270 PARK AVE 7TH FL	NEW YORK	NY	10017
2014-109	12522709	METROPOLITAN REALTY COMPANY LLC			270 PARK AVE 7TH FL	NEW YORK	NY	10017
2014-109	12522771	METROPOLITAN REALTY COMPANY LLC			270 PARK AVE 7TH FL	NEW YORK	NY	10017
2014-109	12522705	METROPOLITAN RESIDENTIAL LLC			PO BOX 2439	NEW YORK	NY	10017
2014-109	12521496	MIDTOWN AREA PARTNERS II LLC			1300 BAXTER ST STE 270	MATTHEWS	NC	28106
2014-109	12522801	MIDTOWN AREA PARTNERS II LLC			1300 BAXTER ST STE 270	CHARLOTTE	NC	28204
2014-109	12522802	MIDTOWN AREA PARTNERS II LLC			1300 BAXTER ST STE 270	CHARLOTTE	NC	28204
2014-109	12524413	MIDTOWN AREA PARTNERS II LLC			1300 BAXTER ST STE 270	CHARLOTTE	NC	28204
2014-109	12524413	MIDTOWN AREA PARTNERS II LLC			2112 BRANCH AVE SE	CHARLOTTE	NC	28204
2014-109	12522403	MONTGOMERY			PO BOX 11887	WASHINGTON	DC	20020-3338
2014-109	12522921	MORROW	LILIE BELLE	MARC B	1133 METROPOLITAN AVE #306	BIRMINGHAM	AL	35203-0505
2014-109	12522921	MORROW	EMILY A		507 CHERRY ST	CHARLOTTE	NC	28204
2014-109	12522736	MOZINGO	JENNIFER		285 QUEENS COVE RD	MOORESVILLE	NC	28117
2014-109	12527751	MYATT	BRENNEL	CARRIE	507 CHERRY ST	CHARLOTTE	NC	28204
2014-109	12522501	MYERS TABERNACLE AME ZION	CHURCH		1133 METROPOLITAN AVE #207	CHARLOTTE	NC	28204
2014-109	12522504	NGUYEN	TRINH NGOC		1133 METROPOLITAN AVE #312	CHARLOTTE	NC	28204
2014-109	12522741	NGUYEN	WES NINH		1133 METROPOLITAN AVE #310	CHARLOTTE	NC	28204
2014-109	12522907	ORLTINGER	ALBERT JR	SOPHIA W	1100 METROPOLITAN AVE #203	CHARLOTTE	NC	28204
2014-109	12522742	OSUNA	KRISTIN MARIE	JENNIFER	1133 METROPOLITAN AVE #403	CHARLOTTE	NC	28204
2014-109	12522740	OSUNA	RAFAEL	DEBORAH	6736 ALEXANDRIA LN	CHARLOTTE	NC	28204
2014-109	12529299	PALANK	BRIAN J		1133 METROPOLITAN AV #510	CHARLOTTE	NC	28270
2014-109	1252753	PANVENO	MICHAEL		1133 METROPOLITAN AV #214	CHARLOTTE	NC	28204
2014-109	12522201	PAU-JAC INC	BRADLEY J		1133 METROPOLITAN AV #308	CHARLOTTE	NC	28204
2014-109	12522760	PENCE	CHAD E		1809 THE PLAZA	CHARLOTTE	NC	28205
2014-109	12522724	PRUETT	LISA A		1133 METROPOLITAN AVE #317	CHARLOTTE	NC	28204
2014-109	12522738	QUINN	DANIEL R	DARREL KEITH	1133 METROPOLITAN AV #611	CHARLOTTE	NC	28204
2014-109	12521407	RAINIER BUILDERS LLC	JAMES K		2328 BAY ST	CHARLOTTE	NC	28204
2014-109	12522747	SHEPLEY	APARAPPAR	JANET	1100 METROPOLITAN AV #204	CHARLOTTE	NC	28205
2014-109	12522761	SHORT	BAXTER	PAMELA	3811 ABBINGTON RD	CHARLOTTE	NC	28204
2014-109	12521409	SHORT DEVELOPMENT GROUP LLC	R WAYNE		1133 METROPOLITAN AVE#619	CHARLOTTE	NC	28211
2014-109	12521504	SINGH	SMITH	% KINGSPOINT	2121 W MAIN ST	CHARLOTTE	NC	28204
2014-109	12521504	SMITH	SMITH		1133 METROPOLITAN AVE #213	ALBEMARLE	NC	28001-5423
2014-109	12522769	SMITH	J KEITH		129 W TRADE ST #1260	ALBEMARLE	NC	28001
2014-109	12521414	SOUTH CENTRAL OIL CO INC			129 W TRADE ST #1260	CHARLOTTE	NC	28202
2014-109	12521409	SOUTH CENTRAL OIL CO INC			129 W TRADE ST #1260	CHARLOTTE	NC	28202
2014-109	12522723	STALLINGS			129 W TRADE ST #1260	CHARLOTTE	NC	28202
2014-109	12522102	STONEHUNT LLC	GARY R	CAROL R	1100 METROPOLITAN AVE UNIT 410	CHARLOTTE	NC	28202
2014-109	12522103	STONEHUNT LLC	DANIEL HORACE		1100 METROPOLITAN AVE #301	CHARLOTTE	NC	28202
2014-109	12522103	STONEHUNT LLC	JONATHAN		1133 METROPOLITAN AVE #203	CHARLOTTE	NC	28204
2014-109	12522602	STONEHUNT LLC	ALEXANDRA		3001 DUNNARE AVE	CHARLOTTE	NC	28204
2014-109	12522603	STONEHUNT LLC	GIGI S	FLAVIUS EDWARD JR	1133 METROPOLITAN AV #304	CHARLOTTE	NC	28204
2014-109	12522896	SUGG			102 EASTHAM CT	CHARLOTTE	NC	28205
2014-109	12522912	SWIFT			753 BROAD ST STE 901	MOORESVILLE	NC	28117
2014-109	12522713	SWOPE	DANIEL HORACE	PAUL J	1100 METROPOLITAN AVE	AUGUSTA	GA	30901
2014-109	12522728	TATTS	JONATHAN	JUDITH H	1100 METROPOLITAN AVE	CHARLOTTE	NC	28204
2014-109	12522734	TAYLOR	ALEXANDRA	MARY ELIZABETH	328 S TORRENCE ST	CHARLOTTE	NC	28204
2014-109	12522739	THREE STAR SALES LLC	GIGI S	THOMAS W	1133 METROPOLITAN AV #210	CHARLOTTE	NC	28204
2014-109	12522203	TREFZ & TREFZ INC		CYDRA J	1133 METROPOLITAN AV #615	CHARLOTTE	NC	28204
2014-109	12522925	TSAHAKIS	JOHN PAUL		1133 METROPOLITAN AV #606	CHARLOTTE	NC	28204
2014-109	12522923	TUDOR	ROSS A		1133 METROPOLITAN AVE #612	CHARLOTTE	NC	28204
2014-109	12522406	TYSON	SAMUEL LEE	VAN DYKE	1509 MARYLAND AVE	CHARLOTTE	NC	28209
2014-109	12522720	VALTANEN	MARITSA LINDROOS	VERHOEVEN	1509 MARYLAND AVE	CHARLOTTE	NC	28209
2014-109	12522765	VAN DYKE	JEFFREY T		1100 METROPOLITAN AVE #210	CHARLOTTE	NC	28204
2014-109	12522756	VERHOEVEN	PETER		1100 METROPOLITAN AVE UNIT 311	CHARLOTTE	NC	28204
2014-109	12522762	WADE	JENNIFER		1100 METROPOLITAN AVE #201	CHARLOTTE	NC	28204
2014-109	12522905	WALLACE HOLDINGS LLC			1144 LINGANORE PLACE	CHARLOTTE	NC	28203
2014-109	12522916	WALLACE HOLDINGS LLC			1133 METROPOLITAN AV #201	CHARLOTTE	NC	28204
2014-109	12522910	WANG	JAMES L	DOU				
2014-109	12522922	WANG	XIAOYU	WHITFIELD				
2014-109	12522901	WHITFIELD	WANDA P					
2014-109	12522928	WOLFE	ALLEN P					
2014-109	12522745	WOOD	JAMES E III					
2014-109	12522711	YEARGAN	SHANNON					

Case_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2014-109	Cullen	McNulty	Crescent Heights NA	2237 Crescent Avenue	Charlotte	NC	28207
2014-109	Bob	Szymkiewicz	First Ward Community Fund, Inc.	Post Office Box 30712	Charlotte	NC	28230
2014-109	Karen	Jensen	Friends & Residents of Historic Cherry	311 Baldwin Avenue	Charlotte	NC	28204
2014-109	June	Watts-Mistri	Amherst Place HOA & NA	1730 Amherst Place	Charlotte	NC	28204
2014-109	Melanie	Sizemore	Elizabeth Comm. Assoc.	2309 Vail Avenue	Charlotte	NC	28207
2014-109	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC	28204
2014-109	Elizabeth	Barnhardt	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff #200	Charlotte	NC	28204
2014-109	Monte	Ritchey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte	NC	28204
2014-109	Joe	Padilla	Charlotte Regional Realtor Assoc.	1201 Greenwood Cliff, Suite 200	Charlotte	NC	28204
2014-109	Budd	Berro	Office of the Gov. of North Carolina	600 East Fourth Street	Charlotte	NC	28202
2014-109	Cynthia	Schwartz	Dilworth Comm. Dev. Assoc. (DCDA)	1235 East Blvd., Suite E-153	Charlotte	NC	28203
2014-109	Mike	Sposato	Carolina Realty Advisors	1001 East Boulevard	Charlotte	NC	28203
2014-109	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC	28203
2014-109	Beth	Haenni	Elizabeth NA	2133 Greenway Avenue	Charlotte	NC	28204
2014-109	Eric	Davis	Elizabeth NA	2200 Greenway Avenue	Charlotte	NC	28204

Jason Harris
624 Welker Street
Charlotte, NC 28204

Scott Foisy
624 Welker Street
Charlotte, NC 28204

Rosalyn Allison-Jacobs
634 Waco Street
Charlotte, NC 28204

Karthryn Hubicki
325 Baldwin Avenue
Charlotte, NC 28204

Magdalene Hood
506 Avant Street, Suite 215
Charlotte, NC 28204

Betty Fielders
506 Avant Street, #101
Charlotte, NC 28204

Courtney Craven
1700 Luther Street
Charlotte, NC 28204

Barbara Rainey
317 Baldwin Avenue
Charlotte, NC 28204

Virginia Bynum
1400 Main Street
Charlotte, NC 28204

Beatrice Cherry
506 Avant Street, #111
Charlotte, NC 28204

Kristy Lowe
506 Avant Street, #106
Charlotte, NC 28204

Elaine Lynch
506 Avant Street, #205
Charlotte, NC 28204

Felicia Coiles
506 Avant Street
Charlotte, NC 28204

Julianna Inghandy
625 Baldwin Avenue
Charlotte, NC 28204

Elaine Cahn
625 Baldwin Avenue
Charlotte, NC 28204

Joyce M. Anderson
405 S. Torrence Street
Charlotte, NC 28204

Kendra Anderson
405 S. Torrence Street
Charlotte, NC 28204

Robin Jones
511 Main Street
Charlotte, NC 28204

Oscar Hare
615 Torrence Street
Charlotte, NC 28204

Veronica McLeod
816 Luther Street
Charlotte, NC 28204

Willie Mae McDonald
506 Avant Street, #300
Charlotte, NC 28204

Donna Grier
1502 Baxter Street
Charlotte, NC 28204

Valarie Huntley
612 Waco Street
Charlotte, NC 28204

Jonathan and Jen Wing
425 Eli Street
Charlotte, NC 28204

Ashleigh Byrd
616 Baldwin Street
Charlotte, NC 28204

Eugene Bradley
1902 Baxter Street
Charlotte, NC 28204

Neil Folkes
620 S. Torrence Street
Charlotte, NC 28204

Kristen Moyer
1922 Luther Street
Charlotte, NC 28204

Antonio P. Jordan
411 Cherry Street
Charlotte, NC 28204

Doris Dennis
700 Baldwin Avenue
Charlotte, NC 28204

Martha Lambert
1421 Luther Street
Charlotte, NC 28204

Ruthie Hamlin
1400 Standish Place
Charlotte, NC 28204

Myron Patton
1623 Luther Street
Charlotte, NC 28204

Sylvia Bittle-Patton
1623 Luther Street
Charlotte, NC 28204

David Jacobs
634 Waco Street
Charlotte, NC 28204

Karen Jensen
311 Baldwin Avenue
Charlotte, NC 28204

**NOTICE TO INTERESTED PARTIES
OF SECOND COMMUNITY MEETING**

Subject: Second Community Meeting -- **Rezoning Petition No. 2014-109** filed by Midtown Area Partners II, LLC to request the rezoning of an approximately 1.99 acre site located on the northeast corner of the intersection of Baxter Street and South Kings Drive and the south side of Luther Street between Cecil Street and Cherry Street from the R-8, UR-C(CD)(PED) and B-1(PED) zoning districts to the B-2(PED-O), UR-C(PED-O) and R-8 MF(PED-O) zoning districts

**Date and Time
of Meeting:** Wednesday, March 4, 2015 at 6:30 p.m.

Place of Meeting: Midtown Centre Office Building
Second Floor Conference Room
1300 Baxter Street
Charlotte, NC 28204

We are assisting Midtown Area Partners II, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 1.99 acre site located on the northeast corner of the intersection of Baxter Street and South Kings Drive and the south side of Luther Street between Cecil Street and Cherry Street from the R-8, UR-C(CD)(PED) and B-1(PED) zoning districts to the B-2(PED-O), UR-C(PED-O) and R-8 MF(PED-O) zoning districts. The purpose of this rezoning request is to accommodate a mixed use development that could be comprised of a maximum 270,000 square foot building that could contain office, retail, hotel and residential uses, a maximum 187,450 square foot structured parking facility, a maximum of 4,600 square feet of ground floor retail uses in the structured parking facility and dwelling units attached to the structured parking facility. The Petitioner previously held a Community Meeting relating to this rezoning request on October 16, 2014.

The Petitioner will hold a Second 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.

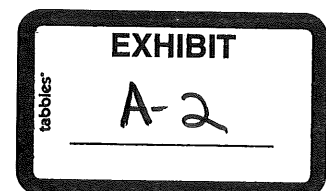
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Second Community Meeting regarding this Rezoning Petition on Wednesday, March 4, 2015 at 6:30 p.m. in the Second Floor Conference Room of the Midtown Centre Office Building located at 1300 Baxter Street 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. Patsy Kinsey, Charlotte City Council District 1 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Roy Goode, Midtown Area Partners II, LLC (via email)

Date Mailed: February 20, 2015



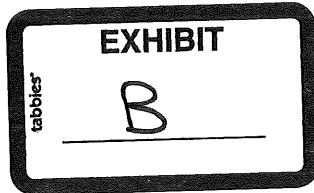
Midtown Area Partners II, LLC, Petitioner
Rezoning Petition No. 2014-109

Second Community Meeting Sign-in Sheet

Midtown Centre Office Building
Second Floor Conference Room
1300 Baxter Street
Charlotte, NC

Wednesday, March 04, 2015

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Donna McGrier	1502 Baxter St	704 915 6277	
2.	Sylvia B. Patten	1623 Luther Street	704 372-3720	sbpcscd@bellsouth.net
3.	Barbara Kainey	317 Baldwin Avenue	704 332-0444	
4.	Virginia Bennum	1400 Main Street	704 331-4110	
5.	Debris Dennis	700 Baldwin Ave	704-372-7523	
6.	Deborah McLeod	622 -Luther St	(704) 372-6426	
7.	Myron Patten	1623 Luther St	(704) 372-3720	mpatten@safewaytransportation.net
8.	Oscar Hare	615 Torrence St	704-376-2220	
9.	Ken Wilson	308 S Torrence St	203-350-9536	
10.	Tedd Duncan	1608 Baxter St	900-875-1991	duncan.tedd@gmail.com
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				