

## CHILDRESS KLEIN PROPERTIES

October 25, 2007

Jena E. Abernathy and Stuart Abernathy  
435 S. Tryon St. #802  
Charlotte, NC 28202

Re: Rezoning Petition # 2007-151 Bechtler Art Museum

Dear Mr. and Mrs. Abernathy:

You are cordially invited to attend a neighborhood meeting in connection with the above mentioned rezoning petition filed in the City of Charlotte. The purpose of the meeting is for the owner, RBC Corporation, or its representative, to explain the nature of the rezoning request and answer any questions you may have. Please see the attached copy of the rezoning petition for your reference.

The meeting will be held on Thursday, November 8, 2007 at 6:00 pm at the offices of Childress Klein Properties on the 28<sup>th</sup> floor of One Wachovia Center (full address below). For a full address, please see below. Please RSVP to Catherine Ahn at 704-343-4377 or RSVP by email at [catherine.ahn@childressklein.com](mailto:catherine.ahn@childressklein.com) as your name will need to be cleared with building security to gain admittance to the 28<sup>th</sup> floor.

If you have any questions or need further assistance, please do not hesitate to call me at 704-343-4308.

Very truly yours,

Childress Klein Properties

Thomas C. G. Coyle, Jr.

OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE

FY2008

Petition #: 2007-151

Date Filed: 8-3-07

Received By: S. FOWLER

Complete All Fields

OWNERSHIP INFORMATION:

Property Owner: RBC Corporation

c/o Childress Klein Properties

Owner's Address: 2800 Wachovia Center City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 12/18/98 Utilities Provided: (Water) CMUD (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 428 South Tryon Street

Tax Parcel Number(s): 07302505, 07302506, 07302507, 07302509

Current Land Use: Commercial Building and Parking Lot

Size (Sq.Ft. or Acres): Approximately 56,000 square feet

ZONING REQUEST:

Existing Zoning: UMUD-0

Proposed Zoning: U-MUDO

Purpose of Zoning Change: (Include the maximum # of residential units or non-residential square footages):

Requesting relief from "no blank wall" requirements on basis that the  
building's (Bechtler Museum) unique artistic qualities will be  
compromised otherwise.

RBC Corporation

Name of Agent

201 N. Tryon St., 21st Floor

Agent's Address

Charlotte, NC 28288

City, State, Zip

(704) 374-6760 (704) 374-6832  
Telephone Number Fax Number

molly.fowler@wachovia.com  
E-Mail Address

Molly Fowler  
Signature of Property Owner if other than Petitioner

Molly Fowler  
(Name Typed / Printed)

Childress Klein Properties

Name of Petitioner(s)

2800 One Wachovia Center

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

(704) 342-9000 (704) 342-9039

Telephone Number Fax Number

tom.coyle@childressklein.com

E-Mail Address

Thomas C. G. Coyle, Jr.  
Signature  
(Name Typed / Printed)

Petition #: **2007-151**

Petitioner: Childress Klein Properties

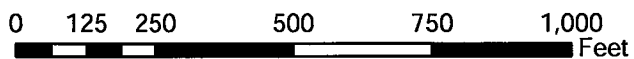
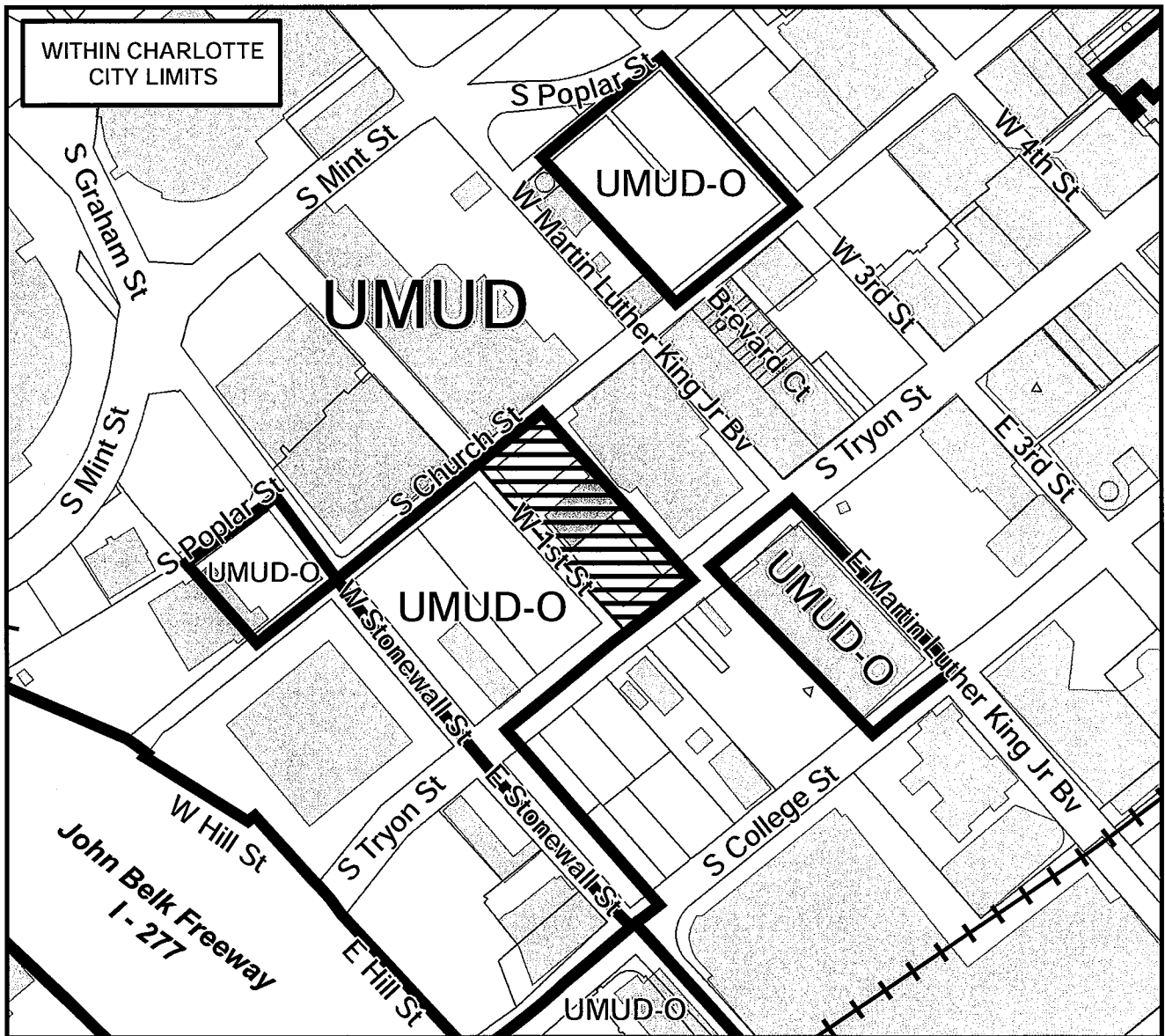
Zoning Classification (Existing): UMUD-O

(Uptown Mixed Use District, Optional)

Zoning Classification (Requested): UMUD-O S.P.A.

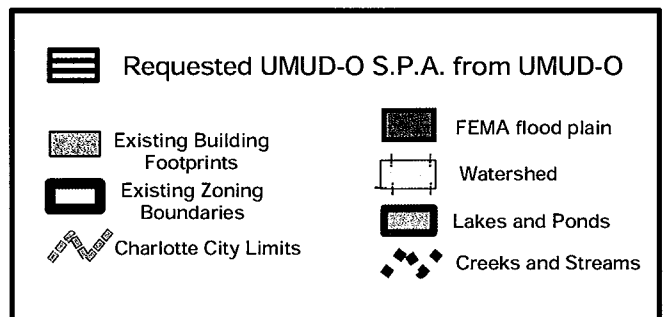
(Uptown Mixed Use District, Optional, Site Plan Amendment)

Acreeage & Location : Approximately 1.29 acres located on the northwest corner of S Tryon Street and W 1st Street.



Zoning Map #(s) **102**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
09-07-2007



## Meeting Minutes

Meeting Date: November 8, 2007

Meeting Time: 6:00pm

Meeting Place: Childress Klein Properties  
301 S. College Street, Suite 2800  
Charlotte, NC 28202

Job: Rezoning Petition #: 2007-151 Bechtler Art Museum

Attendees: Dave Wagner – Wagner Murray Architects  
Laura Smith – Smith Harbrecht  
Larry Lindsey – Childress Klein Properties  
Tom Coyle – Childress Klein Properties

CC: Attendees

The Bechtler Neighborhood Meeting occurred on November 8, 2007 at 6:00pm in the offices of Childress Klein Properties in Charlotte, North Carolina. Respondents to attend the meeting included Jim Floyd from the Ratcliff and Deborah Cox of First Ward; however, neither respondents showed up that evening. Attendees were Dave Wagner of Wagner Murray Architects, Laura Smith of Smith Harbrecht, Larry Lindsey of Childress Klein Properties, and Tom Coyle of Childress Klein Properties. Laura Smith will call to follow-up on the respondents who did not attend the meeting.

Nov 8 - Dechter Neighborhood Meeting

Attendees:

Dore Wagner - Wagner Murray  
Laura Smith - Smith Harbrecht  
Larry Lindsay - CFP  
Don Coyle - CFP

Deborah Cox of First Ward - no show  
Jeff Boyd of Ratcliff - no show

Laura will call them. to  
fill in.

Pat. No.	TAXPID	OWNER/FLSTN	OWNER/FRST	COWNER/FRS	COWNER/LAST	MAIL ADDR1	MAIL ADDR2	CITY	STATE	ZIP CODE
2007-151	Pathfinder	Childress Klean Properties		Attention: Tom Coyle		2800 One Wachovia Center PO BOX 130156		Charlotte	NC	28202
2007-151	07302511	408 SOUTH TRYON STREET	INVESTORS LLC		% UBS REALTY INVEST	817 WEST PEACHTREE ST NW #601		ATLANTA	GA	30308-1139
2007-151	12505258	ABERNATHY				435 S TRYON ST #802		CHARLOTTE	NC	28202
2007-151	12505221	ALEXANDER				435 S TRYON ST #306		CHARLOTTE	NC	28202
2007-151	12505553	BENJAMIN				435 S TRYON ST #709		CHARLOTTE	NC	28202
2007-151	12505245	BOURNE				4545 BOUGHANWILLA DR		CHARLOTTE	FL	33308
2007-151	12505261	BOYALL				435 S TRYON ST #605		CHARLOTTE	NC	28202
2007-151	12505224	CAROLINA REAL PROPERTY LLC				435 S TRYON ST #500		CHARLOTTE	NC	28202
2007-151	12505239	CHIOFALO				435 SOUTH TRYON ST #607		CHARLOTTE	NC	28202
2007-151	12505248	CLARK				435 S TRYON ST #704		CHARLOTTE	NC	28202
2007-151	12505234	CLEMENTI				435 S TRYON ST #602		CHARLOTTE	NC	28202
2007-151	07302125	COLONY ON TRYON LLC CORP				4500 CAMERON VALLEY PKWY #350		CHARLOTTE	NC	28211
2007-151	12505302	CONSOLIDATED REALTY CO INC				901 EAST BLVD		CHARLOTTE	NC	28203-5203
2007-151	12505259	COX				435 S TRYON ST #803		CHARLOTTE	NC	28202
2007-151	07304102	DUKE POWER CO				435 S TRYON ST #706		CHARLOTTE	NC	28202
2007-151	12505250	EGAN				422 S CHURCH ST		CHARLOTTE	NC	28202
2007-151	12505101	FIRST UNION NATIONAL BANK				1420 1ST UNION PLAZA		CHARLOTTE	NC	28202
2007-151	12505220	FLOYD				435 S TRYON ST #305		CHARLOTTE	NC	28202
2007-151	12505214	FOUR HUNDRED TWENTY FIVE SOUTH TRYON ST LLC				1420 TWO FIRST UNION CENTER		CHARLOTTE	NC	28202
2007-151	12505206	FOUR HUNDRED TWENTY FIVE SOUTH TRYON STREET LLC				100 N TRYON ST STE 3800		CHARLOTTE	NC	28202-4031
2007-151	12505271	FURMAN				435 S TRYON ST #907		CHARLOTTE	NC	28202
2007-151	12505237	GOLDIN				435 SOUTH TRYON ST #605		CHARLOTTE	NC	28202
2007-151	12505249	GOLDSTON				435 S TRYON ST #705		CHARLOTTE	NC	28202
2007-151	12505256	GREEN				435 SOUTH TRYON STREET #800		CHARLOTTE	NC	28202
2007-151	12505257	GREEN INVESTMENTS OF NORTH				435 S TRYON ST #800		CHARLOTTE	NC	28202
2007-151	12505270	HAMILTON				435 S TRYON ST #906		CHARLOTTE	NC	28202
2007-151	12505238	HARGADON				435 S TRYON #806		CHARLOTTE	NC	28202
2007-151	12505218	HOUGHTON				435 S TRYON ST #303		CHARLOTTE	NC	28202
2007-151	12505216	JACKSON				435 S TRYON ST #301		CHARLOTTE	NC	28202
2007-151	12505215	JOHNSON				2915 AUDUBON TERRACE NW		WASHINGTON	DC	20010
2007-151	12505247	KELLEY				435 S TRYON ST #703		CHARLOTTE	NC	28202
2007-151	12505232	KING				435 SOUTH TRYON ST #600		CHARLOTTE	NC	28202
2007-151	12505231	KOSTUR				435 S TRYON ST #507		CHARLOTTE	NC	28202
2007-151	12505246	LADLEY				435 S TRYON ST #702		CHARLOTTE	NC	28202
2007-151	12505266	LATORRE				435 S TRYON ST #902		CHARLOTTE	NC	28203
2007-151	12505222	MANLY				435 SOUTH TRYON ST #304		CHARLOTTE	NC	28202
2007-151	12505226	MASON				435 S TRYON ST #307		CHARLOTTE	NC	28202
2007-151	12505262	MCWATERS				435 S TRYON ST #502		CHARLOTTE	NC	28202
2007-151	12505236	MELISSARIS				1609 DIXON RD		WILMINGTON	NC	28405
2007-151	12505255	MILONE				435 S TRYON ST #604		CHARLOTTE	NC	28202
2007-151	12505241	MONTGOMERY				435 SOUTH TRYON ST #603		CHARLOTTE	NC	28202
2007-151	12505268	MURPHY				435 S TRYON ST #904		CHARLOTTE	NC	28202
2007-151	12505260	NORWOOD				121 W TRADE ST #804		CHARLOTTE	NC	28202
2007-151	12505242	PANDURO				435 S TRYON ST #610		CHARLOTTE	NC	28202
2007-151	12505227	PATRIDGE				435 S TRYON ST UNIT 503		CHARLOTTE	NC	28203
2007-151	12505303	QSM PROPERTIES				1910 SOUTH BV STE 200		CHARLOTTE	NC	28203
2007-151	12505240	QUEEN CITY COUNDMINIUM				PO BOX 36469		CHARLOTTE	NC	28236
2007-151	07302507	R B C CORP				1420 TWO FIRST UNION CENTER		CHARLOTTE	NC	28208-0340
2007-151	12505217	RAUPAL				435 S TRYON ST #302		CHARLOTTE	NC	28202
2007-151	07303107	RBC CORP				201 N TRYON ST/21ST FLOOR	NC-0114	CHARLOTTE	NC	28208-0114
2007-151	07302266	RBC CORP				1420 TWO FIRST UNION CENTER		CHARLOTTE	NC	28208-0340
2007-151	12505230	RICE				435 S TRYON ST #506		CHARLOTTE	NC	28202
2007-151	12505228	SCHLOSSER				435 SOUTH TRYON ST #504		CHARLOTTE	NC	28202
2007-151	12505208	SELCO SERVICE CORPORATION (MERGER)				301 S COLLEGE ST # OFFICE		CHARLOTTE	NC	28202-6000
2007-151	12505243	SERREY				435 S TRYON ST #611		CHARLOTTE	NC	28202
2007-151	12505223	SMITH				401 S TRYON ST #2560		CHARLOTTE	NC	28202

2007-151	12505252	SNIPES	BRYAN W		455 S TRYON ST #708	CHARLOTTE	NC	28202
2007-151	12505305	ST PETERS CATHOLIC CHURCH			501 S TRYON ST	CHARLOTTE	NC	28202-1839
2007-151	07304101	SUN-DUKE LP		% U S REALTY ADVISORS	1370 AVENUE OF THE AMERICAS	NEW YORK	NY	10019-4602
2007-151	12505251	SYED	ATHAR M		455 SOUTH TRYON ST #707	CHARLOTTE	NC	28202
2007-151	12505225	TAKAMURA	KOICHI	TAKAMURA	455 SOUTH TRYON ST #501	CHARLOTTE	NC	28202
2007-151	12505269	TODD	EMORY S		455 SOUTH TRYON ST #905	CHARLOTTE	NC	28202
2007-151	12505264	VALDEZ	ARTHUR L	GERALDINE A	PO BOX 1840	ROSS	CA	94957
2007-151	12505244	VICKERS	BRIAN L	VALDEZ	27 HIGH TECH BLVD	THOMASVILLE	NC	27380
2007-151	12505267	VIOLETTE	KEVIN S		455 S TRYON ST #903	CHARLOTTE	NC	28202
2007-151	07303102	WACHOVIA BANK			201 N TRYON ST-21ST FLOOR	CHARLOTTE	NC	28208-0114
2007-151	12505229	WEBBER	SPURGEON W III	ESTATE	455 S TRYON ST #505	CHARLOTTE	NC	28202
2007-151	12505254	WESOLEK	LISA M	STERLIN M	455 S TRYON ST #710	CHARLOTTE	NC	28202
2007-151	12505263	WILLARD	THOMAS E	WESOLEK	33961 GRANADA DR	DANA POINT	CA	92629
2007-151	12505233	WING	MICHAEL D	WILLARD	455 S TRYON ST #601	CHARLOTTE	NC	28202
2007-151	12505255	ZALECKI	MICHAEL G	WING	1800 CAMDEN ROAD SUITE 107, #106	CHARLOTTE	NC	28203
				ZALECKI				

704.374.6631

Pet. No.	Text2	Text3	Text4	Text5
2007-151	Amherst Place HOA & NA	Ms. June Watts-Mistri	1730 Amherst Place	Charlotte NC 28204
2007-151	Bibleville Wellness Association	Ms. Beth Marlin	508 Beatties Ford Road	Charlotte NC 28216-5334
2007-151	Biddleville Residents & Friends	Mr. Gerald Green	2018 W. Trade Street	Charlotte NC 28216
2007-151	Biddleville/Five Points Community	Mr. Charles Jones	2014 West Trade Street	Charlotte NC 28216
2007-151	Charlottetown Terrace (CHA)	Ms. Grace Ridgeway	1000 Baxter Street, #715	Charlotte NC 28204
2007-151	Cherry Community Association	Mr. Justin Nevill	1912 Baxter Street	Charlotte NC 28204
2007-151	Cherry Community Organization	Ms. Phyllis Lynch	609 Baldwin Avenue	Charlotte NC 28204
2007-151	Dilworth Community Development Assoc. (DCDA)	Jill Walker	1140 Liganore Place	Charlotte NC 28203
2007-151	Dilworth Community Development Assoc. (DCDA)	John B. Fryday	1119 Belgrave Place	Charlotte NC 28203
2007-151	Edwin Towers (CHA)	Ms. Eddie Young	201 West 10th Street, Apt. 101	Charlotte NC 28202
2007-151	Elizabeth Community Association	Mr. Babak Emadi	725 Clement Avenue	Charlotte NC 28204
2007-151	Elizabeth Community Association	Mr. Peter Tart	1517 E. 8th Street	Charlotte NC 28204
2007-151	Elizabeth Community Association	Mr. Roxie Towns	1512 E. 8th Street	Charlotte NC 28204
2007-151	Elizabeth Community Association	Mr. Tony Miller	360 N. Caswell St., Suite 200	Charlotte NC 28204
2007-151	Elizabeth Community Association	Ms. Melanie Sizemore	2309 Vail Avenue	Charlotte NC 28207
2007-151	First Ward Community Fund, Inc.	Mr. Bob Szymkiewicz	Post Office Box 30712	Charlotte NC 28230
2007-151	First Ward Neighbors, Inc.	Mr. Will Haden	633 North Alexander St.	Charlotte NC 28202
2007-151	Friends & Residents of Historic Cherry	Ms. Karen Jensen	311 Baldwin Avenue	Charlotte NC 28204
2007-151	Friends of Fourth Ward, Inc.	Mr. Rob Cummings	PMB 370 Suite B220, 100 N. Tryon St.	Charlotte NC 28202
2007-151	Greenville HOA & Resident Assoc.	Mr. Thomas L. Sadler	1416 Whisnant Street	Charlotte NC 28206
2007-151	Hall House Residents Assoc. (CHA)	Ms. Rebecca Fennell	426 N. Tryon Street, Apt. 9C	Charlotte NC 28202
2007-151	Hall House Residents Assoc. (CHA)	Ms. Rosa Dargins	426 N. Tryon Street, Apt. 2D	Charlotte NC 28202
2007-151	Kenilworth County	Mr. H. MacDonald	1602 Kenilworth Avenue	Charlotte NC 28203
2007-151	Olmsted Park HOA	Mr. David Winters	409 Meacham Street	Charlotte NC 28203
2007-151	Seversville Community Organization	Mr. Wallace Pruitt	208 State Street	Charlotte NC 28208
2007-151	Third Ward (Committee to Restore and Preserve)	Ms. Virginia Woolard	1001 West First Street	Charlotte NC 28202
2007-151	Third Ward Neighbors Association	Mr. Eric Davis	841 West Fourth Street	Charlotte NC 28202
2007-151	Tryon N. Business Corridor Coalition	Ms. Elizabeth Roseman	2407 North Tryon Street	Charlotte NC 28206
2007-151	Wesley Heights Community Assoc.	Mr. Brian H. Nolen	309 Walnut Avenue	Charlotte NC 28208
2007-151	Wesley Heights Community Assoc.	Ms. Nevada Graham	304 Grandin Road	Charlotte NC 28232
2007-151	Wesley Heights Community Assoc.	Ms. Shirley Fulton	608 Walnut Avenue	Charlotte NC 28208