

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-144

Petitioner: Portman Holdings

Rezoning Petition No.: 2018-144

Property: ± 2.212 acres located at 2151 Hawkins Street (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Wednesday, January 9, 2019, 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** by depositing the Community Meeting Notice in the U.S. mail on 12/27/18. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, January 9, 2019 at 7:00 PM, at Charlotte Trolley Powerhouse Studio, 1507 Camden Road, Charlotte, NC 28203.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Harri Jarvenpaa with Portman Holdings. Also in attendance representing the Petitioner were Justin Houston and Kinsey Hogue with Kimley-Horn, John Gaulden and Julie Jackson with Gensler and Terry Shook and Frank Quattrochi with Shook Kelley. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and welcomed everyone in attendance. Mr. MacVean reviewed the site location and explained the conditional zoning process and current timeline. Mr. MacVean then described the current site conditions and the proposed rezoning plan for the proposed transit supportive mixed-use office and retail building.

This site is being developed by Portman Holdings, which also developed the Westin Hotel building in uptown Charlotte. The proposed plan addresses the South End Vision Plan and will create a site that provides active ground floor uses along the Rail Trail and Hawkins Street as well as open space areas along the light rail line.

The meeting was then opened to questions.

II. Summary of Questions/Comments and Responses:

Attendees asked about the proposed rendered site plan and how the multiple levels will be configured. The building is anticipated to be comprised of ground floor active uses (retail, restaurant, etc.), followed by a screened parking deck and offices above. There will be step backs at various levels of the building offering potential outdoor terraces with green space. It was then asked if massing will be a part of the next submittal of this rezoning plan. The Petitioner is working to provide a building massing diagram but the conditional plans will also focus on the previously included architectural notes to address and regulate the construction of the building.

Attendees inquired about the retail location for the site and learned that substantially the entire ground floor will be comprised of active uses, aside from the parking deck entrance along Hawkins Street, and building core elements. This will allow the building to have dual frontage on both Hawkins Street and the Rail Trail. The active use ground floor will be approximately twenty (20) feet in height.

One attendee inquired about the traffic on Hawkins Street. The Petitioner is working with CDOT to identify any potential traffic issues and improvements.

Attendees were pleased with the overall aesthetic and design of the building and appreciative of the attention to activating the Rail Trail frontage.

Mr. MacVean thanked everyone for attending and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Harri Jarvenpaa, Portman Holdings
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-144	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-144	12103110	MCP ASHTON SOUTH END LLC		INVESTORS	C/O METLIFE REAL ESTATE	3500 LENOX RD NE	SUITE 1800	ATLANTA	GA	30326
2018-144	12103111	SCHRUM	MARGARET ANN H		MARGARET ANN H SCHRUM REVOCABLE TRUST	5340 CAMILLA DR		CHARLOTTE	NC	28226
2018-144	12103112	2151 HAWKINS LLC				303 PEACHTREE CENTER AV STE 575		ATLANTA	GA	30303
2018-144	12103113	ROCKHURST LLC				2161 HAWKINS ST		CHARLOTTE	NC	28203
2018-144	12103121	YANCEY JR	FRANKLIN D			505 EAST 6TH ST UNIT 1204		CHARLOTTE	NC	28202
2018-144	12103122	LEATHERMAN BROWN LLC				2108 SOUTH BLVD STE 117		CHARLOTTE	NC	28203
2018-144	12103123	PRENDERGAST	CHARLES F	GRETCHEN C	PRENDERGAST	1039 QUEENS RD W.		CHARLOTTE	NC	28207
2018-144	12103124	2108 SOUTH BLVD 115 LLC				2108 SOUTH BOULEVARD #115		CHARLOTTE	NC	28203
2018-144	12103125	LUCANDER	NILS E	KAREL B	LUCANDER	PO BOX 4569		DAVIDSON	NC	28036
2018-144	12103126	SCHILITZ	LAURA A			521 MAGNOLIA AV		CHARLOTTE	NC	28203
2018-144	12103127	LEMMMS INVESTMENTS LLC				3911 MOORLAND DR		CHARLOTTE	NC	28226
2018-144	12103128	ATHERTON 110 PROPERTIES LLC				2108 SOUTH BV #110		CHARLOTTE	NC	28203
2018-144	12103129	ATHERTON 110 PROPERTIES LLC				2108 SOUTH BV #110		CHARLOTTE	NC	28203
2018-144	12103130	SHEPPARD	CHRISTOPHER	VIKTORIYA	SHEPPARD	2108 SOUTH BLVD		CHARLOTTE	NC	28203
2018-144	12103131	STEEDMAN	ANTOINETTE K			2618 SHEFFIED CRESSENT RD		CHARLOTTE	NC	28226
2018-144	12103132	RAISE3 LLC				8334 PINEVILLE MATTHEWS RD UNIT 103-138		CHARLOTTE	NC	28226
2018-144	12103133	GARRETT	MICHAEL J		C/O DAWN CLAYTON CPA	4805 MARENA PLACE		DURHAM	NC	27707
2018-144	12103134	OBLEADA	AUGUSTO P JR	HEATHER	OBLEADA	2108 SOUTH BLVD STE 105		CHARLOTTE	NC	28203
2018-144	12103135	CAMPBELL	MARK S	NELIDA LOPEZ	ARMAS	7544 STONECROFT PARK DR		CHARLOTTE	NC	28226
2018-144	12103136	WHITE	JULIAN B III	ELIZABETH S	WHITE	2108 SOUTH BOULEVARD STE 101		CHARLOTTE	NC	28203
2018-144	12103137	B & B OF CHARLOTTE LLC				626 QUEENS RD UNIT 203		CHARLOTTE	NC	28207
2018-144	12103138	MURPHY	CARY J			2108 SOUTH BV #300		CHARLOTTE	NC	28203
2018-144	12103139	RAMIREZ	WILLIAM A			2108 SOUTH BV #301		CHARLOTTE	NC	28203
2018-144	12103140	BFF REAL ESTATE HOLDINGS LLC				2108 SOUTH BLVD UNIT 102		CHARLOTTE	NC	28203
2018-144	12103141	LINEBERGER	KENT A	CHRISTA S	LINEBERGER	2108 SOUTH BLVD #103		CHARLOTTE	NC	28203
2018-144	12103142	CANNON REAL ESTATE HOLDINGS INC				2108 SOUTH BLVD #200		CHARLOTTE	NC	28203
2018-144	12103143	MALINA	JOHN			2108 SOUTH BOULEVARD STE 201		CHARLOTTE	NC	28203
2018-144	12103144	OBLEADA	LYDIA P	AUGUSTO JR	OBLEADA	2108 SOUTH BV STE 202		CHARLOTTE	NC	28203
2018-144	12103145	SOUTHEND CRUZ LLC				2108 SOUTH BV UNIT #203		CHARLOTTE	NC	28203
2018-144	12103146	LOCKETT	SUZANNE C			1542 HIGH ST		CHARLOTTE	NC	28211
2018-144	12103147	BURKE	JOHN T			1220 S GRAHAM ST		CHARLOTTE	NC	28203
2018-144	12103148	PARKER	MAXIMILLIAN	SONJIA	PARKER	2054 SHARON RD		CHARLOTTE	NC	28207
2018-144	12103149	PARKER	MAXIMILLIAN			2054 SHARON RD		CHARLOTTE	NC	28207
2018-144	12103150	BASS	ANTHONY EDWIN			2108 SOUTH BLVD STE 208		CHARLOTTE	NC	28203
2018-144	12103151	ARNOLD	NELSON T			2108 SOUTH BLVD #209		CHARLOTTE	NC	28203
2018-144	12103152	BENZING	MARTHA S			PO BOX 77049		CHARLOTTE	NC	28271
2018-144	12103153	TEN THIRTEEN INVESTMENTS LLC				1947 ABBOTT ST		CHARLOTTE	NC	28203
2018-144	12103154	FLANAGAN	J DAVID			2108 SOUTH BLVD STE 212		CHARLOTTE	NC	28203
2018-144	12103155	HERSCH	STEPHEN DAVID			9312 MATHIS AVE		MANASSAS	VA	20110
2018-144	12103156	SHAFRANEK	SCOTT S			2130 STONEWOOD DR		CHARLOTTE	NC	28210
2018-144	12103158	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-144	12103161	STATLER WALDORF & ASSOCIATES LLC				2173 HAWKINS ST STE H		CHARLOTTE	NC	28203
2018-144	12103162	THE GOLD MIND LLC				2173 HAWKINS ST STE F		CHARLOTTE	NC	28203
2018-144	12103163	THE GOLD MIND LLC				2173 HAWKINS ST STE F		CHARLOTTE	NC	28203
2018-144	12103164	RED DYNAMICS HOLDINGS LLC				2173 HAWKINS ST STE E		CHARLOTTE	NC	28203
2018-144	12103165	FLYLO III L.L.C				4020 YANCEY RD		CHARLOTTE	NC	28270
2018-144	12103166	FLYVO IV LLC				4020 YANCEY RD		CHARLOTTE	NC	28217
2018-144	12103167	BHMC PROPERTIES LLC				2173 HAWKINS ST STE B		CHARLOTTE	NC	28203
2018-144	12103168	MARUHA LLC				2173 HAWKINS ST SUITE A		CHARLOTTE	NC	28203
2018-144	12103169	ATHERTON MILL (E&A) LLC				PO BOX 528		COLUMBIA	SC	29202
2018-144	12103170	CITY OF CHARLOTTE				600 E 4TH ST 7TH FL		CHARLOTTE	NC	28202
2018-144	12103211	CHARLOTTE LUMBER & MFG CO				PO BOX 36094		CHARLOTTE	NC	28236
2018-144	12103212	HARGRAVE	VIRGINIA L			10012 BRASS EAGLE LN		CHARLOTTE	NC	28210
2018-144	12103213	AP 2116 HAWKINS ST LLC				1616 CAMDEN RD SUITE 210		CHARLOTTE	NC	28203
2018-144	12103214	MOREBILT HOMES INC				PO BOX 36094		CHARLOTTE	NC	28236
2018-144	12103219	RAM CAPITAL LLC	% DWAYNE ALEXANDER			2170 HAWKINS ST #A		CHARLOTTE	NC	28203
2018-144	12103227	ATHERTON MILL (E&A) LLC				PO BOX 528		COLUMBIA	SC	29202
2018-144	12103228	CC-SFA MF ATHERTON LLC				227 WEST TRADE ST STE 100		CHARLOTTE	NC	28202
2018-144	12103229	CC-SFA MF ATHERTON LLC				227 WEST TRADE ST STE 100		CHARLOTTE	NC	28202

2018-144	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-144	Bethlehem Center's OST	Willie M.	Burton	2704 Baltimore Avenue	Apt. 610	Charlotte	NC	28203
2018-144	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road		Charlotte	NC	28203
2018-144	Brookhill Community Association	Debbie	Williams	2516 S Tryon St		Charlotte	NC	28203
2018-144	Candlewood Homeowners Association	Jim & Donna	Lorezen	2516 S Tryon St		Charlotte	NC	28203
2018-144	Dilworth	Franklin	Keathley	2144 Park Road		Charlotte	NC	28203
2018-144	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2018-144	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2018-144	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2018-144	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2018-144	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2018-144	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2018-144	Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
2018-144	Sedgefield Neighborhood Association	Janelle	Travis	635 Poindexter Dr		Charlotte	NC	28209
2018-144	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
2018-144	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		charlotte	NC	28203
2018-144	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2018-144	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2018-144	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2018-144	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Brian	Walker	501 West Bv		Charlotte	NC	28202
2018-144	Wilmore Neighborhood Assocation	John	English	1630 S Mint St		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Martha	Epps	501 West Bv		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2018-144	Wilmore Neighborhood Assocation	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-144– Portman Holdings

Subject: Rezoning Petition No. 2018-144

Petitioner/Developer: Portman Holdings

Current Land Use: office

Existing Zoning: MUDD-O

Rezoning Requested: TOD-M(O)

Date and Time of Meeting: **Wednesday, January 9th, 2019 at 7:00 p.m.**

Location of Meeting: Charlotte Trolley Powerhouse Studio
1507 Camden Road
Charlotte, NC 28203

Date of Notice: 12/27/18

We are assisting Portman Holdings (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of the site located at 2151 Hawkins Street (the “Site”) with transit supportive uses as allowed by the transit oriented development district. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±2.212 acre Site from MUDD-O to TOD-M(O). The Site is currently developed with a 25,000 square foot building that is zoned MUDD-O. The currently approved MUDD-O conditional plan for the Site, allows the Site to be redevelopment subject to the standards of the MUDD zoning district.

The proposed TOD-M(O) conditional site plan associated with this rezoning petition also proposes to allow the redevelopment of the Site, but with transit supportive uses as allowed by the TOD-M zoning district. The rezoning petition is currently anticipating that the Site will be developed with an office building with ground floor retail uses. The proposed site plan also requests through an optional provision to allow the proposed building to have a building height of up to 250 feet.

Streetscape improvements will be provided along Hawkins Street as called for in the SouthEnd Vision Plan. The Petitioner will also improve the Site’s frontage along the light rail line as called for in the SouthEnd Vision Plan.

Access to the Site will be from Hawkins Street.

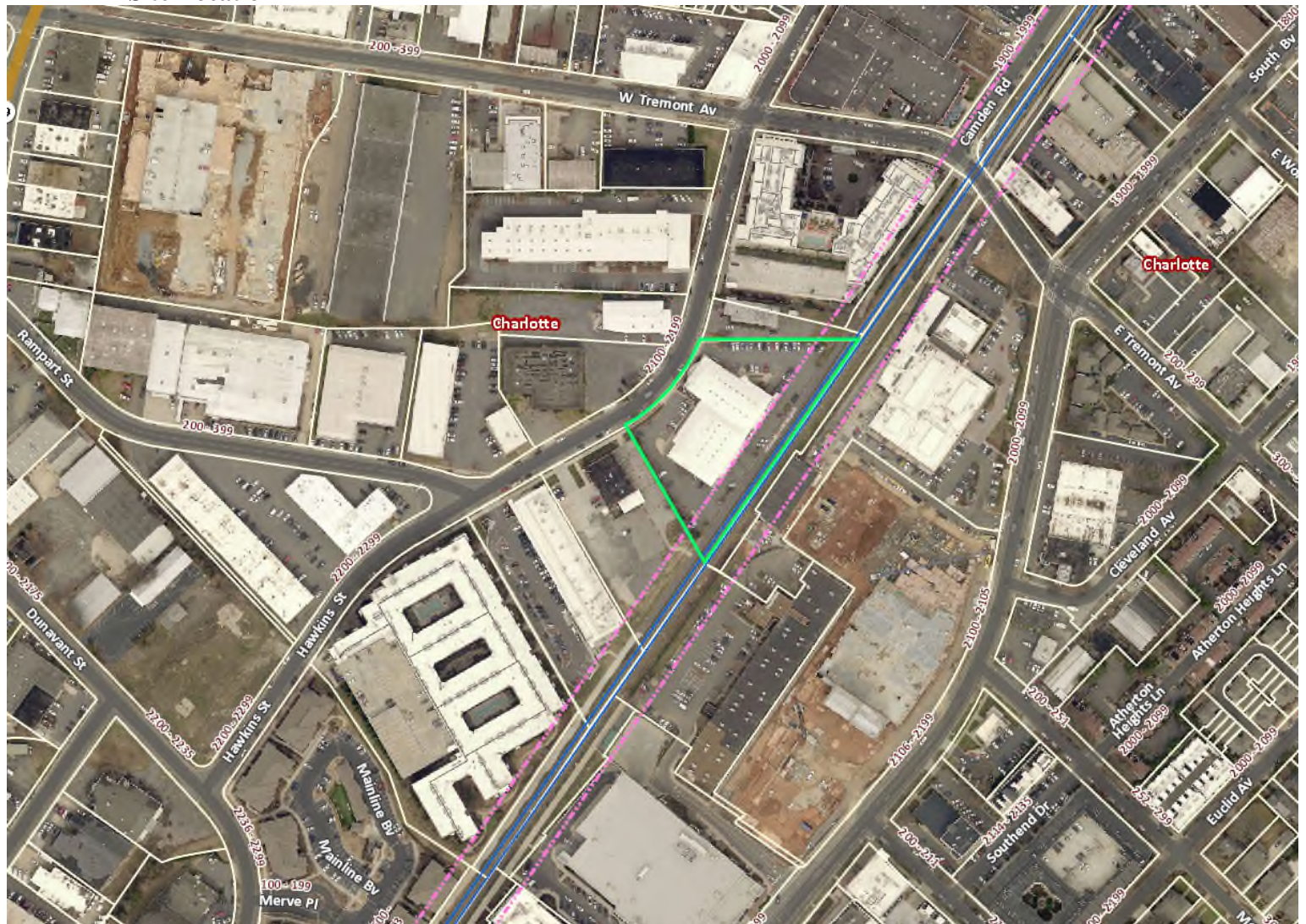
Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, January 9th, 2019 at 7:00 p.m. at Charlotte Trolley Powerhouse Studio, 1507 Camden Road, Charlotte, NC 28203.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Harri Jarvenpaa, Portman Holdings
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Portman Holdings – 2151 Hawkins St Rezoning Petition No. 2018-144
Community Meeting – January 9, 2019 @ 7:00pm

	<u>NAME</u> <u>Please print legibly</u>	<u>ADDRESS</u> <u>Please print legibly</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> <u>Please print legibly</u>
1	Gary Barbeau	1800 Camden Rd	704 458 1390	garybarbeau@gmail
2	Angie Lovelace	125 W Tremont Ave	204 332 4001	ashtonsouthendmgr@greystar.com
3	Alex Parker	2000 S Blvd	803 744 6782	aparker@edens.com
4	David Hanley	2000 Euclid Ave Suite C	269-377-0666	hanley.d@gmail.com
5	KEVIN CHAMBERLIN	2173 HAWKINS ST. STEB.	704 333 5931	KEVIN@BHMARC.COM
6	HAMILTON CURT	2173 HAWKINS ST. SUITE B	704 661 8923	hamilton.curt@cortcia.com
7	Toni D. Zwart	10610 McBratton Lane	704-724-1054	tdi6827@gmail.com
8	RICHARD BARTLETT	2173 HAWKINS ST SUITE B	704-333-5931	RICHARD DBARTLETT@YHOO.COM
9	William Gupka	PO Box 10489 Raleigh NC	27605 818 247 8585	wrgupka@gmail.com
10	Klint Mullis	929 Granite Way	704-491-1286	kmullis@charlottecentercity.org
11	Maria Floren	235 Keswick Ave	704-802-3871	mfloren@charlottecentercity.org
12	David McConnell	5722 Belle Bellechasse St	704-651-4906	dmcconnell@charlottecentercity.org
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14				