

COMMUNITY MEETING REPORT
Petitioner: Fairview Plaza Buildings, LLC
Rezoning Petition No. 2016-095

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 17, 2017. 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 Thursday, March 2, 2017 at 6:30 PM at The Ivey Memory Wellness Day Center located at 6030 Park South Drive 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 Paul Herndon and David Jarrett of the Petitioner, Steve Blakley and Eric Hampton of Kimley-Horn and Associates 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 everyone 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. 2016-095.

John Carmichael briefly reviewed the agenda for the meeting, and he provided the current schedule of events relating to this rezoning request.

Utilizing the power point presentation, John Carmichael stated that the site subject to this Rezoning Petition contains approximately 1.621 acres and is located on Piedmont Row Drive South at its southern terminus. The site is currently a portion of a parking deck that serves the adjacent office park owned by the Petitioner.

John Carmichael stated that the site is currently zoned O-3 (CD) and the surrounding and nearby parcels of land are zoned O-3 (CD), MUDD (CD), O-3, O-1, MUDD-O, R-22 MF (CD), UR-C and R-8 MF (CD).

John Carmichael stated that this Rezoning Petition was originally filed on April 18, 2016. At that time, the site subject to this Rezoning Petition contained approximately 5.242 acres, and the site was comprised of the entire parking deck. Now, the site is a portion of the parking deck. If

this Rezoning Petition is approved, that portion of the parking deck located on the site would be demolished, and the remainder of the parking deck would remain in place.

The Rezoning Petition as originally filed on April 18, 2016 requested that the site be rezoned to the MUDD-O zoning district to accommodate the development of up to 400 apartments, 300 hotel rooms, 75,000 square feet of retail and restaurant space and 125,000 square feet of office space on the approximately 5.242 acre site. Three buildings were proposed with the following maximum heights: 100 feet, 130 feet and 150 feet.

Under the amended, current version of the Rezoning Petition, the Petitioner is requesting that the site be rezoned to the MUDD-O zoning district to accommodate the development of two buildings on the approximately 1.621 acre site that could contain up to 180 hotel rooms and accessory uses and up to 7,500 square feet of retail, restaurant and service uses. The maximum height of the hotel building would be 150 feet, and the maximum height of the building containing retail, restaurant and service uses would be 25 feet.

John Carmichael stated that the buildings would be setback a minimum of 30 feet from the back of curb along Piedmont Row Drive South.

Eric Hampton then addressed the meeting. Eric Hampton, utilizing the power point presentation, described and showed the 30 foot setback from the back of curb along Piedmont Row Drive South. The setback would be comprised of an 8 foot wide planting strip, an 8 foot wide sidewalk and a 14 foot wide "green ribbon" area that would contain a mixture of hardscape, landscaping and other features such as benches and dining tables. This would be an enlarged pedestrian area that would soften the edge of the proposed buildings. Eric Hampton stated that the exhibit depicting this 30 foot setback area is an illustrative example of what this area could look like if this Rezoning Petition is approved and the site is developed.

Eric Hampton stated that a minimum 8 foot wide clear sidewalk area would have to be maintained.

Paul Herndon then addressed the meeting and provided background information on the Petitioner's ownership of the site and the adjacent office park. Paul Herndon stated that the Petitioner has owned the site and the adjacent office park since 1979. The Petitioner has made some changes and improvements to the office park over the years. For example, the Petitioner bought the site located next to the office park at the corner of Park South Drive and Fairview Road and added the retail/restaurant building. These amenities have helped the office park. The Petitioner has also renovated the interiors of the office buildings and improved the occupancy of the office buildings.

Paul Herndon stated that the Petitioner is a long term holder of its investments, and it intends to own the site and adjacent office park for years. Paul Herndon stated that they have been approached by hotel operators regarding this site. The Petitioner would not sell the site to a hotel operator, but would enter into a ground lease or possibly do a joint venture with a hotel operator. Paul Herndon would prefer a full service hotel for the site. Paul Herndon stated that a hotel on this site would continue to improve the area and it would be an amenity for the adjacent office park.

Paul Herndon stated that the Petitioner primarily owns office parks. The Petitioner recently sold a site in Whitehall to Top Golf.

In response to a question regarding how much of the existing parking deck would be occupied by the hotel, Paul Herndon stated that only the corner of the existing park deck would be

demolished and occupied by the hotel. That corner of the parking deck is inefficient. The parking deck is engineered so that a portion of it can be demolished. Paul Herndon stated that a hotel use has lower parking requirements than office uses.

In response to a question, Paul Herndon stated that there would be sufficient parking for the office park and the hotel use. Paul Herndon stated that the site and the adjacent office park would meet the parking requirements of the zoning ordinance and the parking requirements of the Petitioner's lender.

An individual asked if the green ribbon area would be extended to Fairview Road. Paul Herndon stated that it would not be extended to Fairview Road because of existing improvements. However, the Petitioner will make sidewalk improvements and the new restaurant to the north of the site is creating an urban space.

An individual suggested adding benches and a water feature at the triangular portion of the site.

An individual asked what the exterior of the building would look like, and Paul Herndon stated that they do not have a design at this time since they do not have a hotel operator. John Carmichael stated that there are architectural requirements in the development standards on the Rezoning Plan.

A discussion then ensued regarding traffic. Individuals stated that Park South Drive and Fairview Road are congested in the morning and in the afternoon.

An individual asked if a traffic signal would be installed on Park South Drive. Steve Blakley stated that the current plan is that when the future parallel road to Fairview Road is installed, a traffic signal would be installed at the intersection of this future road and Park South Drive. Steve Blakley does not know when that would occur. It would not occur in connection with this proposed development.

An individual asked about storm water runoff both during and after construction. Eric Hampton stated that the development of the site would have to meet the mitigation requirements of the Post Construction Controls Ordinance.

In response to a question, John Carmichael stated that the maximum height of the hotel building would be 150 feet.

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

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

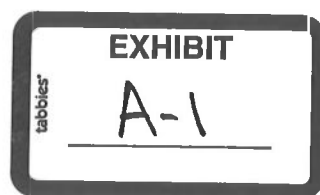
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13th day of March, 2017.

Fairview Plaza Buildings, LLC, Petitioner

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

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerflrs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-095	17902201	3 SEP-CCP LLC				350 N LASALLE STE 1000		CHICAGO	IL	60654
2016-095	17125266	AULEBACH	ROBERT M	SUSAN A	AULEBACK	6000 S REGAL LN #26		CHARLOTTE	NC	28210
2016-095	17902202	BANK OF NORTH CAROLINA			ATTN: MR RICK CALLICUTT	1226 EASTCHESTER DR		HIGH POINT	NC	27265
2016-095	17125295	BLANCHARD	IRVIN T IV	COLLEEN W	BLANCHARD	3322 OLD CLOSEBURN CT		CHARLOTTE	NC	28210
2016-095	17902238	CCP PROPERTY OWNER SOUTHPARK LLC				780 LYNNHAVEN PARKWAY STE 240		VIRGINIA BEACH	VA	23452
2016-095	17902242	CCP PROPERTY OWNER SOUTHPARK LLC				780 LYNNHAVEN PARKWAY STE 240		VIRGINIA BEACH	VA	23452
2016-095	17125211	CENTER FOR HEALTHY LIVING INC				6030 PARK SOUTH DR		CHARLOTTE	NC	28210
2016-095	17125298	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2016-095	17125215A	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2016-095	17125268	COUCH	E JEFFERY			6018 S REGAL LN		CHARLOTTE	NC	28210
2016-095	17901184	CSHV SOUTHPARK LLC				PO BOX 638		ADDISON	TX	75001
2016-095	17902237	FAIRVIEW PLAZA BUILDINGS LLC			C/O AMERICAN ASSET CORPORATION	5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2016-095	17902239	FAIRVIEW PLAZA BUILDINGS LLC			C/O AMERICAN ASSET CORPORATION	5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2016-095	17902253	FAIRVIEW PLAZA JLC LLC			C/O AMERICAN ASSET CORPORATION	5950 FAIRVIEW RD,STE 800		CHARLOTTE	NC	28210
2016-095	17125287	GOODWIN	EDWARD L			3434 ROYAL CREST DR		CHARLOTTE	NC	28210
2016-095	17902241	H@PARK SOUTH LLC				1717 MCKINNEY AVE STE 1900		DALLAS	TX	75202
2016-095	17125213	HCP PC1 NORTH CAROLINA LLC		SVC) INC	C/O THOMSON REUTERS (PROP TAX	PO BOX 847		CARLSBAD	CA	92018
2016-095	17125263	HEAFNER	MICHAEL D	NANCY M	HEAFNER	6009 SOUTH REGAL LN		CHARLOTTE	NC	28210
2016-095	17125285	MILLS	CYNTHIA M S	JOHN J	MILLS	3442 ROYAL CREST DR		CHARLOTTE	NC	28210
2016-095	17125223	MOORE	JOHN V			6727 CONSERVATORY LN		CHARLOTTE	NC	28210
2016-095	17902252	NF II/CI OF CHARLOTTE LLC			C/O NOBLE INVESTMENT GROUP	3424 PEACHTREE RD	2000 MONARCH TOWER	ATLANTA	GA	30326
2016-095	17125269	O'CONNOR	CONNIE S	FRANK H JR	O'CONNOR	6024 SOUTH REGAL LN #7		CHARLOTTE	NC	28210
2016-095	17125260	PALM	LESLIE M	SUZANNE C	PALM	6021 SOUTH REGAL LN		CHARLOTTE	NC	28210
2016-095	17125262	PISTIOLIS	GERASIMOS MICHAEL	TULA	PISTIOLIS	6013 S REGAL LN		CHARLOTTE	NC	28210
2016-095	17125290	ROYAL CREST AT SOUTH PARK	HOMEOWNERS ASSOC INC			1300 ALTURA RD		CANDLER	NC	28715
2016-095	17901183	SELAF FAIRVIEW LLC				3379 PEACHTREE RD #360		ATLANTA	GA	30326
2016-095	17125288	SMITH	CHARLES W JR	JUDY L	SMITH	3430 ROYAL CREST DR		CHARLOTTE	NC	28210
2016-095	17125284	SPINA	MARY T			3446 ROYAL CREST DR		CHARLOTTE	NC	28210
2016-095	17125215B	STRAWN PARKTOWNE LLC				400 EAST BV		CHARLOTTE	NC	28203
2016-095	17125286	SWAILS	JOHN E	MARGARET ANN	SWAILS	3438 ROYAL CREST DR		CHARLOTTE	NC	28210
2016-095	17125264	THE GEORGE FRANCES CARROLL JR L/T				6005 SOUTH REGAL LN		CHARLOTTE	NC	28210
2016-095	17125294	TURNER	KIMBERLY	MATTHEW J	TURNER	3324 OLD CLOSEBURN CT		CHARLOTTE	NC	28210
2016-095	17125261	WARD	BARRY W		GALE P	6017 S REGAL LN		CHARLOTTE	NC	28210
2016-095	17125265	WINFIELD	KATHY L			6001 S REGAL LN		CHARLOTTE	NC	28210
2016-095	17125267	WOODS	JOHN M	MARTHA S	WOODS	6004 KNIGHT CREST CT		CHARLOTTE	NC	28210



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-095	Connie	Farrell	Beverly Woods Civic Assoc.	3332 Champaign Street	Charlotte	NC 28210
2016-095	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC 28209
2016-095	Gina	Collas	Picardy HOA	315 Garrison Drive	Kings Mountain	NC 28086
2016-095	Roger	Coates	Closeburn/Glenkirk Neighborhood	5616 Glenkirk Road	Charlotte	NC 28210
2016-095	Wilma	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC 28209
2016-095	Christine	Woods	Heatherstone NA	3635 Stokes Avenue	Charlotte	NC 28210
2016-095	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC 28209
2016-095	Roger	Coates	Glenkirk NA	5616 Glenkirk Road	Charlotte	NC 28210
2016-095	Randy	Thomas	Southpark Mall - Simon Properties	4400 Sharon Road	Charlotte	NC 28211
2016-095	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC 28209
2016-095	Ike	Grainger	Park Phillips Townhomes Owners Assoc.	6716 Churchill Park Court	Charlotte	NC 28210
2016-095	Teri	Marshall	Beverly Woods Civic Assoc.	3900 Kitley Place	Charlotte	NC 28210
2016-095	Nancy	Mosier	Montclair NA	5919 Boxwood Lane	Charlotte	NC 28210
2016-095	Rachel	Gold	Ballantyne Residential POA, Inc	5970 Fairview Road, Suite 710	Charlotte	NC 28210
2016-095	Tom	Golen	Piedmont Row COA	4625 Piedmont Row Drive, #511E	Charlotte	NC 28210
2016-095	Leslie	Mueller	Closeburn & Glenkirk NA	5523 Closeburn Road	Charlotte	NC 28210
2016-095	Maddy	Baer	Wentcrest HOA	5617 Fairview Rd #7	Charlotte	NC 28209
2016-095	Steven	Bock	South Park NA	2719 Phillips Drive	Charlotte	NC 28210
2016-095	George	Caudle	Fair Meadows HOA	3230 sunnysbrook Drive	Charlotte	NC 28210
2016-095	John	McCann	Piedmont Row HOA	4620 Piedmont Row Drive	Charlotte	NC 28210
2016-095	Rachel	Gold	Firstserve Residential, Inc.	5970 Fairview Road, Suite 710	Charlotte	NC 28210
2016-095	Todd	Dunnagan	Beverly Woods NA	4017 Meadston Lane	Charlotte	NC 28210
2016-095	Anna	Wilder	Barclay Downs HOA	3201 Wickersham Road	Charlotte	NC 28211
2016-095	Tammi	Gilbert	Southpark	5731 Closeburn Road	Charlotte	NC 28210
2016-095	Anne	Greak	Ballantyne Residential Property Owners Association	5970 Fairview Road, Ste 710	Charlotte	NC 28210
2016-095	David	Herran	Fairmeadows Neighborhood Association	2918 Eastburn Road	Charlotte	NC 28210
2016-095	Robert	Aulebach	Royal Crest Homeowners Association	6000 South Regal Lane	Charlotte	NC 28210

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2016-095** filed by Fairview Plaza Buildings, LLC to request the rezoning of an approximately 1.621 acre site located on west side of Piedmont Row Drive South, south of Fairview Road, from the O-3 (CD) zoning district to the MUDD-O zoning district

Date and Time of Meeting: Thursday, March 2, 2017 at 6:30 p.m.

Place of Meeting: The Ivey Memory Wellness Day Center
6030 Park South Drive
Charlotte, NC 28210

We are assisting Fairview Plaza Buildings, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 1.621 acre site located on the west side of Piedmont Row Drive South, south of Fairview Road, from the O-3 (CD) zoning district to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate the development of a maximum 180 room hotel with accessory uses and up to 7,500 square feet of retail, restaurant and personal service uses on the site.

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.

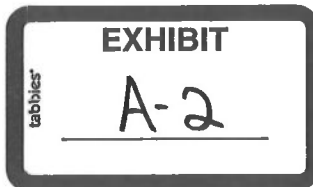
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, March 2, 2017 at 6:30 p.m. at The Ivey Memory Wellness Day Center located at 6030 Park South Drive in Charlotte. Representatives 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: Mr. Kenny Smith, Charlotte City Council District 6 (via email)
Ms. Vi Lyles, Mayor Pro Tem (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 17, 2017



Fairview Plaza Buildings, LLC, Petitioner
Rezoning Petition No. 2016-095

Community Meeting Sign-in Sheet

The Ivey Memory Wellness Day Center
6030 Park South Drive
Charlotte, NC 28210

Thursday, March 2, 2017

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	WILNA EURY	3040 EASTHAM LN	704-553-2615	WILNA.EURY@ATT.NET
2.	MIRIAM MARTIN	3040 EASTHAM LN	704-553-2615	MIRIAMTHEGARDNER@ATT.NET
3.	RANDY CAUDLE	3421 Sunnybrook DR	704-552-7171	grandycandle@yahoo
4.	Roger Coates	5616 Glenkirk Rd		rrjcoates@yahoo.com
5.	Rob Aul-Jech		704-365-1648	
6.	Les Palm	6021 S. REGAL LN	980-238-8612	lespalm@att.net
7.	Elizabeth McGreer	3122 Landerwood Dr	704-957-0527	President @ WBCivic.com
8.	Lynn Ivey	6030 Park S. Dr.	704-957-6727	lynn@theivey.com
9.	John Moore	6727 Conservatory Lane	704-651-9429	johnrmoore@aol.com
10.				
11.				
12.				
13.				

Rezoning Petition No. 2016-095

Fairview Plaza Buildings, LLC, Petitioner

Community Meeting

March 2, 2017



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Information on American Asset Corporation
- V. Review and Discussion of the Site Plan
- VI. Question, Answer and Comment Session.

Development Team

- Paul Herndon, American Asset Corporation
- David Jarrett, American Asset Corporation
- Steve Blakley, Kimley-Horn
- Eric Hampton, Kimley-Horn
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, April 17, 2017 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, May 2, 2017 at 4:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, May 15, 2017 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center

Site – 1.621 Acres



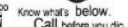


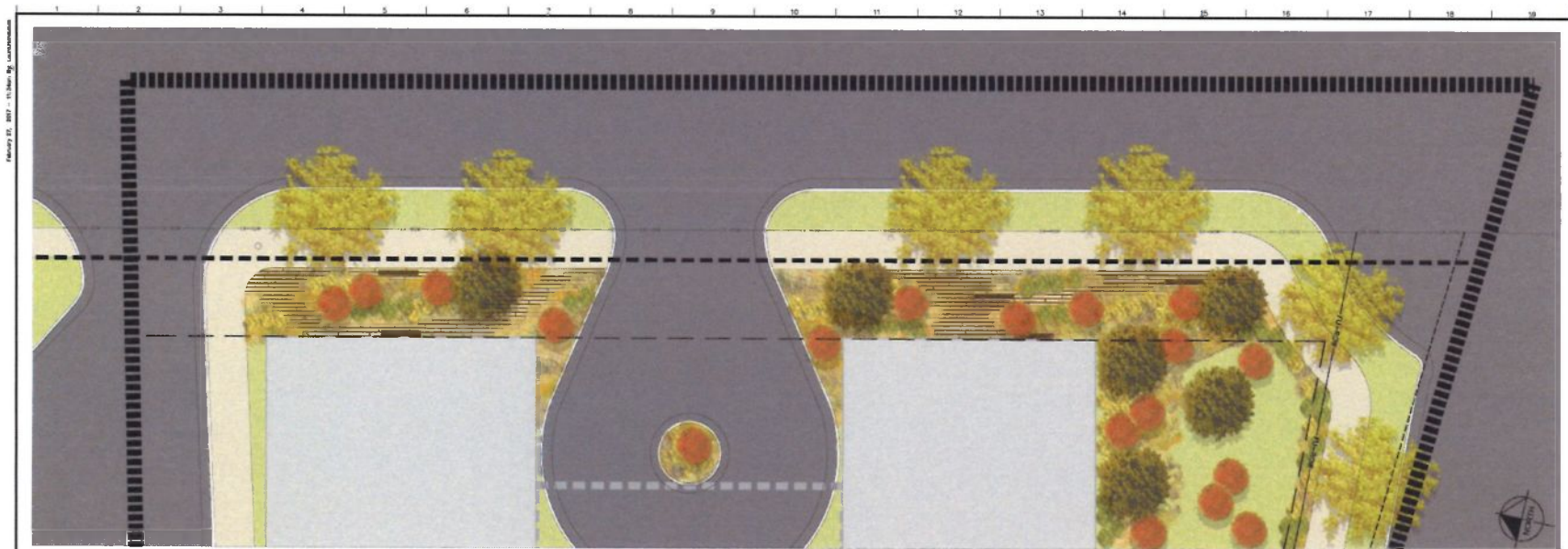




Rezoning Request

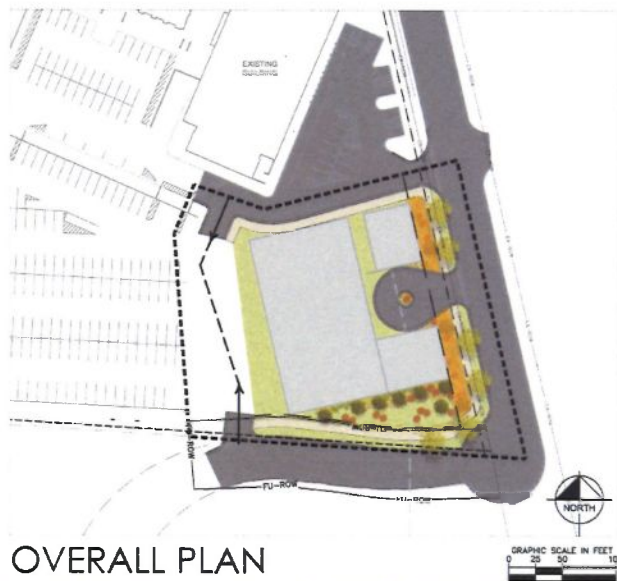
- Requesting the rezoning of the site to the MUDD-O zoning district to accommodate the development of a maximum 180 room hotel with accessory uses and up to 7,500 square feet of retail, restaurant and personal service uses on the site





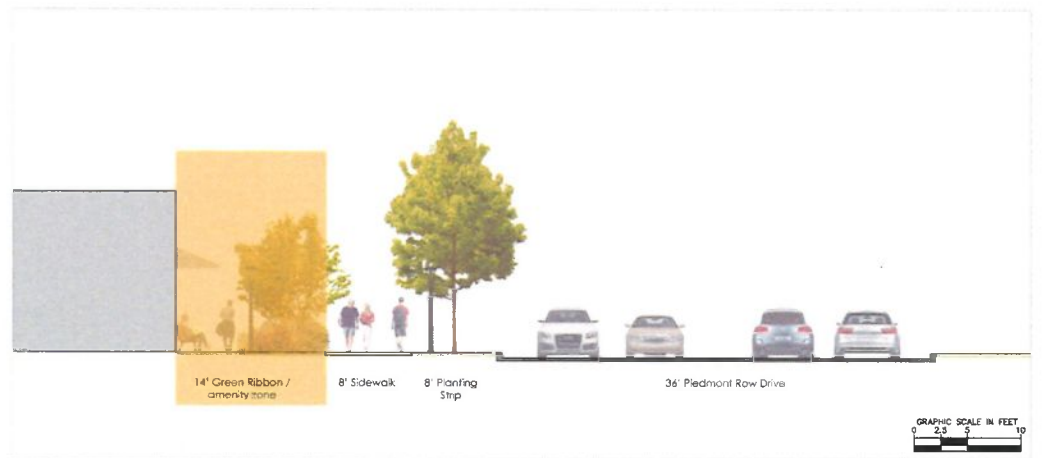
GREEN RIBBON PLAN

GRAPHIC SCALE IN FEET
0 5 10 20



OVERALL PLAN

GRAPHIC SCALE IN FEET
0 20 50 100



GREEN RIBBON SECTION

GRAPHIC SCALE IN FEET
0 2.5 5 10



Rezoning Petition No. 2016-095

Know what's below.
Call before you dig.

Kimley-Horn
NO. 10000 AF-0102
230 SOUTH TRYON ST.
SUITE 200
CHARLOTTE, NORTH
CAROLINA 28202
PHONE: (704) 333-5131
© 2016

NO.	DATE	REVISIONS
1	12/19/2016	PREPARED FOR CITY OF CHARLOTTE

FAIRVIEW PLAZA JLC, LLC
8802 FAIRVIEW ROAD, SUITE 500
CHARLOTTE, NORTH CAROLINA 28210

FAIRVIEW PLAZA
REZONING PETITION #2016-117
FAIRVIEW PLAZA AT FAIRVIEW
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

REZONING EXHIBIT

DESIGNED BY: JLC
CHECKED BY: JLC
DATE: 12/19/2016
PROJECT: 015272030
RZ-1



Questions and Comments