

COMMUNITY MEETING REPORT

Petitioner: Lincoln Harris, LLC

Rezoning Petition No. 2017-110

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 July 26, 2017. 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, August 8th at 6:00 p.m. at Sharon United Methodist Church, 4411 Sharon Road, Charlotte North Carolina 28211.

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 Tracy Dodson, as well as by Petitioner's agents, Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown explained that this petition is to request a site plan amendment to the original Phillips Place rezoning in order to keep the development viable in changing times. Mr. Brown said that the Petitioner and architects are the same as the original development so the team understands the vision of Phillips Place. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown began the presentation by explaining the property's location and current zoning. Mr. Brown explained that this petition only concerns the retail and commercial portion of Phillips Place and not the residential component. Mr. Brown explained the history of Phillips Place, which was developed as a ground-breaking mixed use development in 1998 and has been very successful. However, the retail market has evolved dramatically since then and the Petitioner is now requesting a site plan amendment to allow for reinvestment to keep Phillips Place vibrant and competitive.

Mr. Brown explained that the Petitioner has three main objectives at this point. First, the Petitioner would like to expand the meeting room area for the Hampton Inn & Suites. The hotel would like to construct an approximately 4,000 square foot meeting space to host small events. The current zoning allows for this

use and this square footage, but the intended location for the meeting is in a designated setback due to the old zoning designation.

Secondly, Mr. Brown explained that the theater operator would like the ability to respond to market changes by becoming a full-service theater, including drinks and dinner, in a plush setting. Such a redevelopment could allow for more square footage but less overall seats. Since the number of seats will decrease from about 1,700 seats to 900 seats, the increased square footage is not expected to increase traffic.

Lastly, Mr. Brown said that the Petitioner is requesting additional commercial square footage in order to accommodate showroom-type uses at the site. The Zoning Ordinance already accommodates showroom uses, but additional square footage would be needed to accommodate them at Phillips Place. Mr. Brown explained that as online shopping has increased, many brick-and-mortar retail stores have suffered. Some retailers are now interested in showroom spaces, which involve commercial space with a larger footprint but a lower number of visitors resulting in less retail traffic. This is reflected in the City's smaller parking requirement for showroom square footage than for other retail use square footage.

Mr. Brown explained that the Petitioner understands the traffic concerns in the area. The Petitioner has proposed in the development standards to tie the proposed expansion to the generation of traffic. Therefore, even if showroom uses are not built on the proposed commercial portion of the property, alternative uses will not trigger the increase of more than 2,500 trips per day. The Petitioner's representatives asked for feedback regarding whether the community was opposed to residential uses, such as a small number of large condos, as a back-up option if showroom space becomes unviable. The community feedback was favorable as long as there was not a significant increase in traffic and parking spaces could be accommodated.

Mrs. Dodson emphasized that one of the Petitioner's main objective with this renovation is to continue to keep the rest of Phillips Place open and accessible, so any new development will not impede current uses at the site. The Petitioner hopes that this petition will go to public hearing in September and receive a City Council decision in October of this year.

Several attendees expressed their concern about traffic along Fairview Road. The Petitioner's agents stated that they will continue to work with the community to manage proposed uses in order to assure that this site plan does not dramatically increase the level of traffic.

An attendee said they would be very supportive of a bike and pedestrian connection, as proposed, connecting to Broad Street.

An attendee expressed concern over the height, and requested that the Petitioner place a restriction on the maximum height beyond the 120' restriction in the zoning district. The Petitioner's agents committed to continue working with the community to address height concerns.

Another attendee inquired into the hotel meeting room occupancy and commented that there is no increase in parking to respond to the additional meeting space. The Petitioner's representative responded

that the meeting space is intended to be used mostly by people already staying at the hotel and is not expected to bring a significant amount of outside users.

The formal meeting concluded at approximately 7:30 p.m. and the Petitioner's agents departed after individual discussions with attendees at approximately 7:45 p.m.

Respectfully submitted, this 14th day of August, 2017.

cc: Council Member Kenny Smith
John Kinley, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs
2017-110	18313215	O`CONNOR	WILLIAM L JR	PATRICIA M
2017-110	18313216	O`CONNOR	WILLIAM L JR	PATRICIA M
2017-110	18313217	O`CONNOR	WILLIAM L JR	PATRICIA M
2017-110	18313218	O`CONNOR	WILLIAM L JR	PATRICIA M
2017-110	18313219	HARRINGTON	SUSAN	
2017-110	18313220	HARRINGTON	SUSAN	
2017-110	18313221	HONEY PROPERTIES INC		
2017-110	18313222	DOWD	J KENNETH JR	LINDA M
2017-110	18313223	SILVERGIRLS II LLC		
2017-110	18313224	HENRY`S HOLDINGS LLC		
2017-110	18313225	SILVERSISTERS LLC		
2017-110	18313226	6707-D LLC		
2017-110	18313227	SCHUTZENGE L L C		
2017-110	18313228	SCHUTZENGE L L C		
2017-110	18313229	SCHUTZENGE L L C		
2017-110	18313230	SCHUTZENGE L L C		
2017-110	18313240	EDDLEMAN	EDWIN B	
2017-110	18313241	EDDLEMAN	EDWIN B	
2017-110	18313242	MCGRATH	ROBERT J	JAN H
2017-110	18313243	GIORDANO	ANTHONY L	DEBORAH M
2017-110	18313244	OFFUTT LIMITED PARTNERSHIP		
2017-110	18313245	OFFUTT LIMITED PARTNERSHIP		
2017-110	18313246	PACE	R STEPHEN	JACQUELYN S
2017-110	18313247	PACE DEVELOPMENT GROUP INC		
2017-110	18313248	JAYNES FAIRVIEW OFFICE LLC		
2017-110	18313249	JAYNES FAIRVIEW OFFICE LLC		
2017-110	18313250	6725 FAIRVIEW LLC		
2017-110	18313251	HODGE	JOHN E JR	STEPHANIE G
2017-110	18313252	CHS	CORPORATION	
2017-110	18313253	CHS CORPORATION		
2017-110	18313254	CHS CORPORATION		
2017-110	18313255	CHS CORPORATION		
2017-110	18313256	PAG REAL ESTATE LLC		

2017-110	18313257	FOOTBRIDGE HOLDING LLC		
2017-110	18313258	BRINSON,CONRAD,HAWKINS		
2017-110	18313260	STGE INVESTMENTS LLC		
2017-110	18313261	STGE INVESTMENTS LLC		
2017-110	18313262	STGE INVESTMENTS LLC		
2017-110	18313263	STGE INVESTMENTS LLC		
2017-110	18313264	STGE INVESTMENTS LLC		
2017-110	18313265	STGE INVESTMENTS LLC		
2017-110	18313266	STGE INVESTMENTS LLC		
2017-110	18313267	STGE INVESTMENTS LLC		
2017-110	18313268	DEACON HOLDINGS LLC		
2017-110	18313269	DEACON HOLDINGS LLC		
2017-110	18313270	DEACON HOLDINGS LLC		
2017-110	18313271	DEACON HOLDINGS LLC		
2017-110	18313272	PREVETTE	ALLEN DDS PA	
2017-110	18313273	PREVETTE	ALLEN	
2017-110	18313274	PIERCE	KAREN F	WILLIAM E
2017-110	18313275	ARX HOLDINGS LLC		
2017-110	18313276	LAWING	SHARON W	
2017-110	18313277	LAWING	SHARON W	
2017-110	18313278	L & B PARTNERSHIP		
2017-110	18313279	L & B PARTNERSHIP		
2017-110	18313280	STGE INVESTMENTS LLC		
2017-110	18313281	STGE INVESTMENTS LLC		
2017-110	18313282	STGE INVESTMENTS LLC		
2017-110	18313283	STGE INVESTMENTS LLC		
2017-110	18313284	CELF LLC		
2017-110	18313285	CELF LLC		
2017-110	18313286	CELF LLC		
2017-110	18313287	CELF LLC		
2017-110	18313288	WALL	GEORGE BRYAN D M D PA	ROSEMARY SIMPSON
2017-110	18313289	WALL	GEORGE BRYAN D M D PA	ROSEMARY SIMPSON
2017-110	18313290	WALL	G BRYAN	ROSEMARY SIMPSON
2017-110	18313291	WALL	GEORGE BRYAN	ROSEMARY S

2017-110	18313292	GOTHERMAN	ROBERT W	JUDY C
2017-110	18313293	GOTHERMAN	ROBERT W	JUDY C
2017-110	18313294	GILL	WILLIAM H	PHYLLIS D
2017-110	18313295	GILL	WILLIAM H III	PHYLLIS D
2017-110	18313296	CELF LLC		
2017-110	18313297	CELF LLC		
2017-110	18313298	CELF LLC		
2017-110	18313299	CELF LLC		
2017-110	18313302	ALLEN TATE AT PHILLIPS PLACE LLC		
2017-110	18313307	TATE PAPPAS APARTMENT INVESTORS LLC		
2017-110	18313363	BARBEE	ROBERT P	
2017-110	18313364	MITCHELL	TIMOTHY E	
2017-110	18313365	KING	JAMES S	
2017-110	18313366	HALL	JAMES STEWART	KRISTEN C
2017-110	18313367	VAUGHAN	LINDA H	SECOND AMENDED AND
2017-110	18313368	ULLOA	CARLOS H	LAURICE V
2017-110	18313369	CITY OF CHARLOTTE HOUSING	AUTHORITY	
2017-110	18313372A	CITY OF CHARLOTTE HOUSING	AUTHORITY	
2017-110	18313372B	SOUTH PARK SENIORS LLC		
2017-110	18313377	LIVE OAK APARTMENTS LLC		
2017-110	18313378	LIVE OAK APARTMENTS LLC		
2017-110	18313402	6853 FAIRVIEW ROAD LLC		
2017-110	18313403	6857 FAIRVIEW ROAD LLC		
2017-110	18313404	LLC	6857 FAIRVIEW ROAD	6857 FAIRVIEW ROAD
2017-110	18313405	SCHUTZENGE L LLC		
2017-110	18313406	SAKRON LLC		
2017-110	18313407	CLT MARKETING & SALES INC		
2017-110	18313408	BRADSHAW	DAVID F	TERESA I
2017-110	18313409	LIBERTY SPECIALTY CHEMICALS LLC		
2017-110	18313410	PJB REAL ESTATE HOLDINGS LLC		
2017-110	18313411	EWERT	PETER JEFFREY	KIMBERLY T
2017-110	18313412	GODSPEED PROPERTIES LLC		
2017-110	18313413	HAYS AND ASSOCIATES LLC		
2017-110	18313414	AVERICK	ELIZABETH HILL	

2017-110	18313415	JANE'S DOUGH LLC		
2017-110	18313495	CAROLINA INVESTMENT GROUP LLC		
2017-110	18313501	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313502	BASS	EDITH D	
2017-110	18313503	HOLADA	JAMES C	KATHY J
2017-110	18313504	SINGER	DAVID V	BARBARA B
2017-110	18313505	TINKEY	JOHN R	MARY I
2017-110	18313506	BURRIS	ROBERT N	CATHERINE S
2017-110	18313507	HICKS	W STUART	KATHLEEN J
2017-110	18313508	ELLISON	ERNEST II	MARY LANE
2017-110	18313509	GRAINGER	ISAAC B III	DEEDE DUNN
2017-110	18313510	HOLOFCHAK	WAYNE D	LOIS B
2017-110	18313511	REEN	BERNARD M III	SHARON A
2017-110	18313512	PINKSTON	GLEN R JR	DIANNE R
2017-110	18313513	BROWN	FRANK C	MARY MERRITT
2017-110	18313514	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313515	SHIRLEY	BILL A	SANDRA M
2017-110	18313516	BUMGARNER	KRISTY R	
2017-110	18313517	MACKIE	GEORGE M., IV	WANDRA E.
2017-110	18313518	NIMS	JOHN BISHOP	
2017-110	18313519	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313520	GAITHER	ROBERT G	REBECCA G
2017-110	18313521	BUCKNER	JENNIE R	STEPHEN D
2017-110	18313522	RIGGINS	DAVID P	HOPE H
2017-110	18313523	AUGUSTA	PETER J	ARLENE J
2017-110	18313524	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313525	WILSON	FRANKLIN E JR	SUSAN K
2017-110	18313526	SERBIN	RICHARD M	FRANCIE M
2017-110	18313527	BURD	JOHN M	PATRICIA H
2017-110	18313528	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313529	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313530	JURNEY	PHILLIP R	MARTHA F
2017-110	18313531	GRANT	SHERRILL D	
2017-110	18313532	FISH	BRONA B	

2017-110	18313533	GLENN	THOMAS W	ANNE V
2017-110	18313534	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313535	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313536	DRUMMOND	JERE A	PATRICIA C
2017-110	18313537	WILLIAMS	ELEANOR K	
2017-110	18313538	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18313599	PARK PHILLIPS TOWNHOMES OWNERS	ASSOCIATION INC	
2017-110	18314105	PEGGY P CROWDER REV	TRUST UA	
2017-110	18314111	DUKE POWER CO	ATTN: TAX DEPT - PB05B	
2017-110	18314113	PHILLIPS PLACE PARTNERS LLC		
2017-110	18314115A	PHILLIPS PLACE PARTNERS LLC		
2017-110	18314115B	POST APARTMENT HOMES LP		
2017-110	18314116	POST APARTMENT HOMES L P		
2017-110	18314117	PHILLIPS PLACE PARTNERS LLC		
2017-110	18314118	PEGGY P CROWDER REV	TRUST UA	
2017-110	18314119	MCGARITY	MICHAEL WYLIE	
2017-110	18314121	PHILLIPS PLACE PARTNERS LLC		
2017-110	18314122	PHILLIPS PLACE PARTNERS LLC		
2017-110	18314123	PHILLIPS PLACE HOTEL INVESTOR LLC		
2017-110	18314126	MCGARITY	MICHAEL WYLIE	MARY CLAIRE
2017-110	18314127	FORAN	MICHAEL E	GERALDINE C
2017-110	18314128	SHORE	JUSTIN	WILLIAM JR
2017-110	18314129	PITTSER	ANDREW P	
2017-110	18314130	CUTRIGHT	DEITA R	
2017-110	18314131	ROBERTS	RAYMONDE	TRUST OF 1993
2017-110	18314132	NASH	JOHN FRANKLIN III	
2017-110	18314133	GOLDIN	LORI B	
2017-110	18314134	BELL	RANDALL B	LAURIE C
2017-110	18314135	MOLLERT	DAVID	PAMELA
2017-110	18314136	STIMART	KELLY W	
2017-110	18314137	THOMPSON	KENNETH C	ELLEN S
2017-110	18314138	ALEXANDER	STEPHANIE CREE	
2017-110	18314139	OAKLEY	FRANCES S	
2017-110	18314140	CORNWALL	S CATHERINE	

2017-110	18314141	RAPP	ANDREW C	TRUST
2017-110	18314142	SHIPMAN	MICHAEL	BRENDA
2017-110	18314143	SHARVIEW PARTNERS LLC		
2017-110	18314144	SHARVIEW PARTNERS LLC		
2017-110	18314145	SHARVIEW PARTNERS LLC		
2017-110	18314146	SHARVIEW PARTNERS LLC		
2017-110	18314147	SHARVIEW PARTNERS LLC		
2017-110	18314148	SHARVIEW PARTNERS LLC		
2017-110	18314149	SHARVIEW PARTNERS LLC		
2017-110	18314205	BELL	WILLIAM C	MARSHA JONES
2017-110	18314206	WEEKLY HOMES LLC		
2017-110	18314207	WEEKLY HOMES LLC		
2017-110	18314208	CANITANO	JOSEPH J	EVA M
2017-110	18314209	WEEKLEY HOMES LLC		
2017-110	18314210	WEEKLEY HOMES LLC		
2017-110	18314211	WEEKLEY HOMES LLC		
2017-110	18314212	WEEKLEY HOMES LLC		
2017-110	18314213	WEEKLEY HOMES LLC		
2017-110	18314214	WEEKLEY HOMES LLC		
2017-110	18314215	WEEKLEY HOMES LLC		
2017-110	18314216	WEEKLEY HOMES LLC		
2017-110	18314217	WEEKLEY HOMES LLC		
2017-110	18314218	WEEKLEY HOMES LLC		
2017-110	18314219	WEEKLEY HOMES LLC		
2017-110	18314220	WEEKLEY HOMES LLC		
2017-110	18314221	WEEKLEY HOMES LLC		
2017-110	18314236	AVIGNON COMMUNITY ASSOCIATION INC		
2017-110	18314237	AVIGNON COMMUNITY ASSOCIATION INC		
2017-110	18314240	AVIGNON COMMUNITY ASSOCIATION INC		
2017-110	18315102	WC&C INC		
2017-110	18315187	MADISON SOUTHPARK LLC		
2017-110	18315301	BALL	DONNA RUTH	
2017-110	18315302	DELONE	GLORIA GAYLE CUTLER	
2017-110	18315303	LITTLEJOHN	ALAN C	

2017-110	18315304	MOSER	JAMES W	
2017-110	18315305	PAIR	EDWIN K	BARBARA H
2017-110	18315306	JENNINGS	C DANIEL II	CAROL L
2017-110	18315307	SCHAEFFER	CHRISTINE MARIE	
2017-110	18315308	CLARK	WILLIAM M	VERONICA
2017-110	18315309	RUFFIN	BARBARA A	
2017-110	18315310	MCGEE	JOE	MARY
2017-110	18315311	ZURINSKAS	RONALD E	
2017-110	18315312	WHITESIDE	LYDIA	
2017-110	18315313	BOORMAN	BRUCE C	PATRICIA A
2017-110	18315314	CATO	DONNA H	
2017-110	18315315	CHAMBLISS	JOEL BRYCE	
2017-110	18315316	BAYLISS	DOROTHY ANNE	
2017-110	18315317	P & G LLC		
2017-110	18315318	LEONARD	JOHN H	RYAN
2017-110	18315319	BOYER	PATRICIA K	
2017-110	18315320	KILLOUGH	N GRIER	
2017-110	18315321	ROCKECHARLIE	PHILLIP	WILLOW
2017-110	18315322	WILCOX	STATEN L	PAMELA H
2017-110	18315323	GUPTON II	CHARLES E	DENNIS E
2017-110	18315324	ELEAZER	LUTHER HOLMES JR	ELIZABETH L
2017-110	18315325	DONATI	ALDO	MICHAELE W
2017-110	18315326	KLEITCHES	MARILYN P	
2017-110	18315327	BOONE	STACEY A	
2017-110	18315328	HUCKEL	WAYNE P	SUZANNE A
2017-110	18315329	OULD	NELSON	LISA
2017-110	18315330	QUINN	THOMAS E	HARRIET S
2017-110	18315331	DOWNS	KATHRYN N	
2017-110	18315332	MOORE	THOMAS F JR	WINN L
2017-110	18315333	JOHNSTON	ELIZABETH C	
2017-110	18315334	SEBASTIAN	JAMES A	
2017-110	18315335	WOOLLEY	WILLIS PAUL	
2017-110	18315336	RICHARDS	JANET S	
2017-110	18315337	PEARCE	PAULINE C	

2017-110	18315338	PRESLAR	CAROL	
2017-110	18315339	WOODRUFF	RALPH J	ANN S
2017-110	18315340	COWELL	JOHN	ALISSA R
2017-110	18315341	HENRY	AMY MARETTE	
2017-110	18315342	WARLICK	JEWEL R	
2017-110	18315343	OLIVE	SIBILLE H	
2017-110	18315344	SHUMATE	EARL W	
2017-110	18315345	MCCONNELL	EDWARD B	SUSAN G
2017-110	18315346	MERCER	FRITZ Y JR	ERWIN E
2017-110	18315347	BOBBITT	NORWOOD L	NANCY C
2017-110	18315348	DUNMIRE	CAROLE R	
2017-110	18315349	JEK REALTY LLC		
2017-110	18315350	WELLING	PENNY H	
2017-110	18315351	LAPOMARDA	MICHAEL D	
2017-110	18315352	SHIELDS	BARBARA	
2017-110	18315353	SMITH	HEATHER C	
2017-110	18315354	KARRES	NICK G	
2017-110	18315355	RAYNOR	JEFFREY J	KATHLEEN K
2017-110	18315356	ABROMS	ROBERT S	SUSAN K
2017-110	18315357	CATHELL	AMY E	
2017-110	18315358	JONES	DOROTHY A	RICHARD A
2017-110	18315359	HERSHFIELD	STEVEN M	MARY JO
2017-110	18315360	MCCRORY	JOAN M	
2017-110	18315361	KINCAID	JAMES B	
2017-110	18315362	BLYTHE	ROBERT B	LINDA T
2017-110	18315363	THOMAS JR	JOHN G	ELIZABETH J
2017-110	18315364	LOWRIMORE	CAROLYN M	
2017-110	18315401	LMB HOLDINGS LLC		
2017-110	18315402	CHEN	WEI	RUOJIAO
2017-110	18315403	COTTER	DANIEL T	JEAN S
2017-110	18315404	ADES	DIANA R	
2017-110	18315405	ALRUMAIH	SHAFIQUE A	SHAKHA A
2017-110	18315406	HENDERSON	HENRY E	
2017-110	18315407	LOCKIE	DENISE K	

2017-110	18315408	LAVIN	DANIEL P	DEVIN B
2017-110	18315409	DANIEL	JAMES A L JR	
2017-110	18315410	GRAHAM	LARRY MICHAEL	
2017-110	18315411	BETABDISHOO	RAFIK	
2017-110	18315412	HARRIS	MICHAEL SCOTT	
2017-110	18315413	RIFE	MICHAEL S	MICHELLE SUSANNE
2017-110	18315414	PRIEST	JONATHAN CHARLES -NORTON	
2017-110	18315415	MCCARTER	MICHAEL	KRISTINA MANDZUIK
2017-110	18315416	GIBSON JR	PAUL E	THERESA F
2017-110	18315417	ARCURI	SUSAN S	
2017-110	18315418	TABOR-WOODALL	SETH ALEXANDER	
2017-110	18315419	SIKES	MICHAEL R	
2017-110	18315420	LMB HOLDINGS LLC		
2017-110	18315421	REYNOLDS	PAULINE H	
2017-110	18315422	NASH	SUZANNA DESOYE	
2017-110	18315423	BROWN	SUSAN K	
2017-110	18315424	STAUFFER	ALEXANDER W	LAURA B
2017-110	18315425	LINANE	LEIGH S	LUCIA VARGAS
2017-110	18315426	BUCHANAN	DEBRA	
2017-110	18315427	VAN GLISH	MELISSA BETH	
2017-110	18315428	HWANG	JOHN	
2017-110	18315429	FLEMING	MARTA	
2017-110	18315430	GROSSO	NANCY M REV/LVNG/TST	
2017-110	18315431	STRAWN	DAVID V	
2017-110	18315432	KIRKPATRICK	DIANE K	
2017-110	18315433	CHRISAFINIS	VASILIOS	
2017-110	18315434	GIORDANO	MICHELLE	
2017-110	18315435	FREEMAN	SUNNY S	
2017-110	18315436	ELCHOUFL	MAYSSOUN	
2017-110	18315437	GOURLEY	HEATHER	
2017-110	18315438	TRACY	LISA A	
2017-110	18315439	PEARMAN	MATTHEW D	
2017-110	18315440	HOWELL	TINA S	
2017-110	18315441	CHAPMAN	NEIL	

2017-110	18315442	DROSS	MICHAEL W	
2017-110	18315443	BRADLEY	DAVID	
2017-110	18315444	SPEAR	BRENT	LISA
2017-110	18315445	LINCOURT	AMY E	
2017-110	18315446	FODNESS	CRAIG CHARLES	
2017-110	18315447	CORTESE	BRAD J	
2017-110	18315448	CORRELL	JANET LONG	
2017-110	18315449	PAGE	JAMES W	AUDREY C
2017-110	18315450	YOUNG	CHARLES W	
2017-110	18315451	GLADLE	KELLY A	
2017-110	18315452	REED	MABLE	
2017-110	18315453	TATE	RONALD L JR	
2017-110	18315454	CRANE	KRISTINA ANN (N/C)	
2017-110	18315455	MCGINTY	MARY GRETCHEN	
2017-110	18315456	STRAWN	STEPHEN LANCE	
2017-110	18315457	CHUNDRLIK	BRIAN M	
2017-110	18315458	HYNES	PHILLIP D	
2017-110	18315459	WEICKS	REBECCA L	
2017-110	18315460	BURLESON	APRIL	BENJAMIN
2017-110	18315461	PILON	JAMES N	LINDA FRANCES
2017-110	18315462	WHITE	BRYAN C	
2017-110	18315463	WILSON	CAROLINE	
2017-110	18315464	HUBER	MICHAEL J	BRIGHID
2017-110	18315465	BOLLINGER	KELLIE A	
2017-110	18315466	SEIDE	ILENE A	
2017-110	18315468	TESTER	CHRISTY L	
2017-110	18315469	BANKS	RACHEL	
2017-110	18315470	ST JOHN	RENNER JO	
2017-110	18315471	WINTERSON	JOAN L	
2017-110	18315472	BRASINGTON	JESSICA P	
2017-110	18315473	HARRINGTON	MICHAEL	MICHELLE
2017-110	18315474	LAM	CALEB L	
2017-110	18315475	GIORDANO	LINDSAY	
2017-110	18315476	LMB HOLDINGS LLC		

2017-110	18315477	MUKERJI	PROTAP	
2017-110	18315478	BOTERO	PATRICIA	
2017-110	18315479	PENG	YAN	
2017-110	18315480	LMB HOLDINGS LLC		
2017-110	18315481	SCHWARZ	MOLLY E	
2017-110	18315482	MCCARN	JILL M	
2017-110	18315483	AHERNE	CHRISTOPHER A	
2017-110	18315484	TERRY	MARK	
2017-110	18315485	STANLEY	AUDREY L	
2017-110	18315501	KEENER	STEPHEN R MD	
2017-110	18315502	MORGAN	MARY KATHERINE	
2017-110	18315503	PRICE	BILL B	TONYA R
2017-110	18315504	COPPLE	REBECCA LYNNE	
2017-110	18315505	HIGGINS	MICHAEL J	
2017-110	18315506	PIHAKIS	ANNA SOPHIA	
2017-110	18315507	CHEN	KE	
2017-110	18315508	HENDERSON	EDWARD WAYNE	
2017-110	18315509	TROCHANOWSKI	THOMAS	IRYDA
2017-110	18315510	PARNELL	CAROLYN J	
2017-110	18315511	PRUDDEN	ELIZABETH A	
2017-110	18315512	EDWARDS	ELIZABETH R	
2017-110	18315513	WILSON	TRAVIS W	
2017-110	18315514	STOLAR	RICHARD F	
2017-110	18315515	DOCHERTY	WENDY S	
2017-110	18315516	BROUN	IGOR I	SVETLANA A
2017-110	18315517	JARZYNSKI	MICHAL	KATARZYNA M
2017-110	18315518	WOLF	DORIS D	
2017-110	18317158A	CAROLINAS HEALTHCARE	FOUNDATION THE	
2017-110	18317158B	CAROLINAS HEALTHCARE	FOUNDATION THE	
2017-110	18317161A	CAROLINAS HEALTHCARE	FOUNDATION THE	

cownerlast	mailaddr1	mailaddr2	city	state	zipcode
O`CONNOR	5916 BENTWAY DR		CHARLOTTE	NC	28226
O`CONNOR	5916 BENTWAY DR		CHARLOTTE	NC	28226
O`CONNOR	5916 BENTWAY DR		CHARLOTTE	NC	28226
O`CONNOR	5916 BENTWAY DR		CHARLOTTE	NC	28226
	2129 WOODHAVEN RD		CHARLOTTE	NC	28211
	2129 WOODHAVEN RD		CHARLOTTE	NC	28211
ATTN YATES HONEY	6701 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
DOWD	6701 FAIRVIEW RD		CHARLOTTE	NC	28210
	6707-C FAIRVIEW RD		CHARLOTTE	NC	28210
	6707 C FAIRVIEW RD		CHARLOTTE	NC	28210
	6707 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
	6707-C FAIRVIEW RD		CHARLOTTE	NC	28210
	6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
	6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
	6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
	6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
	541 MEDEARIS DR		CHARLOTTE	NC	28211
	541 MEDEARIS DR		CHARLOTTE	NC	28211
MCGRATH	3642 ARBOR WAY		CHARLOTTE	NC	28211
GIORDANO	1901 MEADOWOOD LN		CHARLOTTE	NC	28211
	2209 THETFORD CT		CHARLOTTE	NC	28211
	2209 THETFORD CT		CHARLOTTE	NC	28211
PACE	6719 FAIRVIEW RD # C		CHARLOTTE	NC	28210
	6719 FAIRVIEW RD # C		CHARLOTTE	NC	28210
	6725-B FAIRVIEW RD		CHARLOTTE	NC	28210
	6725-B FAIRVIEW RD		CHARLOTTE	NC	28210
	524 MEADOWBROOK RD		CHARLOTTE	NC	28211
HODGE	6725-D FAIRVIEW RD		CHARLOTTE	NC	28210
	250 NORTH TRADE ST BOX 3		MATTHEWS	NC	28105
	250 NORTH TRADE ST BOX 250		MATTHEWS	NC	28105
	250 N TRADE ST BOX 250		MATTHEWS	NC	28105
	250 NORTH TRADE ST BOX 250		MATTHEWS	NC	28105
	4620 PARVIEW DR		CHARLOTTE	NC	28226

	6733 FAIRVIEW RD STE B	CHARLOTTE	NC	28210
PARTNERSHIP	4500 CAMERON VALLEY PY STE 130	CHARLOTTE	NC	28211
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6743-A FAIRVIEW RD	CHARLOTTE	NC	28210
	6743-A FAIRVIEW RD	CHARLOTTE	NC	28210
	6743 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6743 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6747 FAIRVIEW RD	CHARLOTTE	NC	28210
	6747 FAIRVIEW RD	CHARLOTTE	NC	28210
PIERCE	6747 C FAIRVIEW RD	CHARLOTTE	NC	28210
	9307 PERCY CT	CHARLOTTE	NC	28277
	1701 CROSS POINT RD	MATTHEWS	NC	28105
	1701 CROSS POINT RD	MATTHEWS	NC	28105
	6801 FAIRVIEW RD STE C	CHARLOTTE	NC	28210
	6801 FAIRVIEW RD STE C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6805 FAIRVIEW RD #C	CHARLOTTE	NC	28210
	6809 FAIRVIEW RD # B	CHARLOTTE	NC	28210
	6809 FAIRVIEW RD UNIT B	CHARLOTTE	NC	28210
	6809 FAIRVIEW RD # B	CHARLOTTE	NC	28210
	6809 FAIRVIEW RD # B	CHARLOTTE	NC	28210
WALL	6813 A & B FAIRVIEW RD	CHARLOTTE	NC	28210
WALL	6813 A&B FAIRVIEW RD	CHARLOTTE	NC	28210
WALL	2001 VALENCIA TER	CHARLOTTE	NC	28226
WALL	6813 FAIRVIEW RD STE D	CHARLOTTE	NC	28210

GOTHERMAN	4010 CARNOUSTIE LN		CHARLOTTE	NC	28210
GOTHERMAN	4010 CARNOUSTIE LN		CHARLOTTE	NC	28210
GILL	5729 GREEN REA RD		CHARLOTTE	NC	28226
GILL	5729 GREEN REA RD		CHARLOTTE	NC	28226
	6845 FAIRVIEW RD		CHARLOTTE	NC	28210
	6845 FAIRVIEW RD		CHARLOTTE	NC	28210
	6845 FAIRVIEW RD		CHARLOTTE	NC	28210
	6845 FAIRVIEW RD		CHARLOTTE	NC	28210
	6700 FAIRVIEW RD # 300		CHARLOTTE	NC	28210
	4777 SHARON RD STE 550		CHARLOTTE	NC	28210
	4705 ASHLEY PARK LN UNIT 400		CHARLOTTE	NC	28210
	4705 ASHLEY PARK LN		CHARLOTTE	NC	28210
	4705 ASHLEY PARK LN UNIT 420		CHARLOTTE	NC	28210
HALL	6700 FAIRVIEW RD #430		CHARLOTTE	NC	28210
RESTATED REVOCABLE TRUST	4705 ASHLEY PARK LN UNIT 440		CHARLOTTE	NC	28210
ULLOA	4705 ASHLEY PARK LN UNIT 450		CHARLOTTE	NC	28210
	PO BOX 36795		CHARLOTTE	NC	28236
	PO BOX 36795		CHARLOTTE	NC	28236
	4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
	3520 PIEDMONT RD NE STE 410		ATLANTA	GA	30305
	3520 PIEDMONT RD NE STE 410		ATLANTA	GA	30305
	373 ARMOR ST		DAVIDSON	NC	28036
6857 FAIRVIEW ROAD II LLC	6857 FAIRVIEW RD UNIT 300		CHARLOTTE	NC	28210
II LLC	6857-400 FAIRVIEW RD		CHARLOTTE	NC	28210
	6865 FAIRVIEW RD STE B		CHARLOTTE	NC	28210
	1610 WAYBRIDGE LN		CHARLOTTE	NC	28210
	6865 FAIRVIEW RD #D		CHARLOTTE	NC	28210
BRADSHAW	6849 FAIRVIEW RD # 700		CHARLOTTE	NC	28210
	6849 FAIRVIEW RD SUITE 701		CHARLOTTE	NC	28210
C/O PATRICK J BROOME	3205 DELAMORE DRIVE		CHARLOTTE	NC	28104
EWERT	4062 ARBOR WY		CHARLOTTE	NC	28211
	6853 FAIRVIEW RD UNIT 100-A		CHARLOTTE	NC	28210
	6853 FAIRVIEW RD STE 100 B		CHARLOTTE	NC	28210
	5224 GUILDBROOK RD		CHARLOTTE	NC	28226

	7319 VALLEYBROOK LN		CHARLOTTE	NC	28270
C/O BB & T	PROPERTY TAX DEPARTMENT	PO BOX 1290	WINSTON-SALEM	NC	27102
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
	4930 PARK PHILLIPS CT		CHARLOTTE	NC	28210
HOLADA	4926 PARK PHILLIPS CT		CHARLOTTE	NC	28210
SINGER	4922 PARK PHILLIPS CT		CHARLOTTE	NC	28210
TINKEY	2917 CAMDEN PARK PLACE		CHARLOTTE	NC	28210
BURRIS	2921 CAMDEN PARK PL		CHARLOTTE	NC	28210
HICKS	2925 CAMDEN PARK PL		CHARLOTTE	NC	28210
ELLISON	6720 CHURCHILL PARK CT		CHARLOTTE	NC	28210
GRAINGER	6716 CHURCHILL PARK CT		CHARLOTTE	NC	28210
HOLOFCHAK	6712 CHURCHILL PARK CT		CHARLOTTE	NC	28210
REEN	6711 CHURCHILL PARK CT		CHARLOTTE	NC	28210
PINKSTON	6715 CHURCHILL PARK CT		CHARLOTTE	NC	28210
BROWN	6719 CHURCHILL PARK CT		CHARLOTTE	NC	28210
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
SHIRLEY	4816 PARK PHILLIPS CT		CHARLOTTE	NC	28210
	4812 PARK PHILLIP CT		CHARLOTTE	NC	28210
MACKIE	4808 PARK PHILLIPS CT		CHARLOTTE	NC	28210
	4804 PARK PHILLIPS CT		CHARLOTTE	NC	28210
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
GAITHER	4827 PARK PHILLIPS CT		CHARLOTTE	NC	28210
LANDERS	4831 PARK PHILLIPS CT		CHARLOTTE	NC	28210
RIGGINS	4905 PARK PHILLIPS CT		CHARLOTTE	NC	28210
AUGUSTA	4909 PARK PHILLIPS CT		CHARLOTTE	NC	28210
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
WILSON	4921 PARK PHILLIPS CT		CHARLOTTE	NC	28210
SERBIN	4925 PARK PHILLIPS CT		CHARLOTTE	NC	28210
BURD	4929 PARK PHILLIPS CT		CHARLOTTE	NC	28210
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
JURNEY	3214 STRATFORD PARK CT		CHARLOTTE	NC	28211
	3210 STRATFORD PARK CT		CHARLOTTE	NC	28211
	3206 STRATFORD PARK CT		CHARLOTTE	NC	28211

GLENN	3205 STRATFORD PARK CT		CHARLOTTE	NC	28211
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
DRUMMOND	3209 STRATFORD PARK CT		CHARLOTTE	NC	28210
	3213 STRATFORD PARK CT		CHARLOTTE	NC	28210
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
C/O CLINE & COMPANY	1711 EAST BLVD		CHARLOTTE	NC	28203
	3033 SHARON VIEW RD		CHARLOTTE	NC	28210
	422 S CHURCH ST		CHARLOTTE	NC	28242
C/O THE HARRIS GROUP	PO BOX 790830		SAN ANTONIO	TX	78279
	PO BOX 790830		SAN ANTONIO	TX	78279
C/O POST PROPERTIES INC	C/O TAX DEPT 214000	6584 POPLAR AVE	MEMPHIS	TN	38138
C/O POST PROPERTIES INC	C/O TAX DEPT 214000	6584 POPLAR AVE	MEMPHIS	TN	38138
C/O THE HARRIS GROUP	PO BOX 790830		SAN ANTONIO	TX	78279
	3033 SHARON VIEW RD		CHARLOTTE	NC	28210
MARY CLAIRE	3119 SHARON VIEW RD		CHARLOTTE	NC	28210
	PO BOX 790830		SAN ANTONIO	TX	78279
C/O THE HARRIS GROUP	PO BOX 790830		SAN ANTONIO	TX	78279
C/O THE HARRIS GROUP	6700 PHILLIPS PLACE CT		CHARLOTTE	NC	28210
MCGARITY	3119 SHARON VIEW RD		CHARLOTTE	NC	28210
FORAN	2707 PHILLIPS GATE DR		CHARLOTTE	NC	28210
JONES	2711 PHILLIPS GATE DR		CHARLOTTE	NC	28210
	2715 PHILLIPS GATE LN		CHARLOTTE	NC	28210
	2719 PHILLIPS GATE DR		CHARLOTTE	NC	28210
RAYMONDE ROBERST REVOCABLE	3335 INDIAN MEADOWS LN		CHARLOTTE	NC	28210
	3007 CROWDER CT		CHARLOTTE	NC	28210
	3011 CROWDER CT		CHARLOTTE	NC	28210
BELL	7416 WILLESSEN LN		CHARLOTTE	NC	28277
MOLLERT	3021 CROWDER CT		CHARLOTTE	NC	28210
	3025 CROWDER CT		CHARLOTTE	NC	28210
THOMPSON	3029 CROWDER COURT		CHARLOTTE	NC	28210
	2722 PHILLIPS GATE DR		CHARLOTTE	NC	28210
	2718 PHILLIPS GATE DR		CHARLOTTE	NC	28210
	2714 PHILLIPS GATE DR		CHARLOTTE	NC	28210

2014 ANDREW C RAPP REVOCABLE	650 CHESTNUT ST UNIT 207	SAN FRANCISCO	CA	94133
SHIPMAN	2706 PHILLIPS GATE DR	CHARLOTTE	NC	28210
	6700 FAIRVIEW RD	CHARLOTTE	NC	28210
	6700 FAIRVIEW RD	CHARLOTTE	NC	28210
	6700 FAIRVIEW RD	CHARLOTTE	NC	28210
	6700 FAIRVIEW RD	CHARLOTTE	NC	28210
	6700 FAIRVIEW RD	CHARLOTTE	NC	28210
	6700 FAIRVIEW RD	CHARLOTTE	NC	28210
C/O PHILLIPS GATE	5970 FAIRVIEW RD #710	CHARLOTTE	NC	28210
BELL	4319 CALVET CT	CHARLOTTE	NC	28210
	111 NORTH POST OAK RD	HOUSTON	TX	77055
	111 NORTH POST OAK RD	HOUSTON	TX	77055
CANITANO	5011 VERNET LN	CHARLOTTE	NC	28210
	1111 NORTH POST OAK RD	HOUSTON	TX	77055
	1111 NORTH POST OAK RD	HOUSTON	TX	77055
	1111 NORTH POST OAK RD	HOUSTON	TX	77055
	1111 NORTH POST OAK RD	HOUSTON	TX	77055
	1111 NORTH POST OAK RD	HOUSTON	TX	77055
	1111 NORTH POST OAK RD	HOUSTON	TX	77055
	1111 NORTH POST OAK RD	HOUSTON	TX	77055
	11430 N COMMUNITY HOUSE RD STE 275	CHARLOTTE	NC	28277
	11430 N COMMUNITY HOUSE RD STE 275	CHARLOTTE	NC	28277
	11430 N COMMUNITY HOUSE RD STE 275	CHARLOTTE	NC	28277
	11430 N COMMUNITY HOUSE RD STE 275	CHARLOTTE	NC	28277
	1111 NORTH POST OAK RD	HOUSTON	TX	77055
	434 FAYETTEVILLE ST STE 1730	RALEIGH	NC	27601
	434 FAYETTEVILLE ST STE 1730	RALEIGH	NC	27601
	434 FAYETTEVILLE ST STE 1730	RALEIGH	NC	27601
	3850 SHARON VIEW RD	CHARLOTTE	NC	28226
C/O AMERICAN LANDMARK LLC	11911 US HIGHWAY 1 STE 204	NORTH PALM BEACH	FL	33408
	3501 KYLEMORE CT	CHARLOTTE	NC	28210
	3503 KYLEMORE CT	CHARLOTTE	NC	28210
	3505 KYLEMORE CT	CHARLOTTE	NC	28210

	3507 KYLEMORE CT	CHARLOTTE	NC	28210
PAIR	3509 KYLEMORE CT	CHARLOTTE	NC	28210
JENNINGS	3511 KYLMORE CT	CHARLOTTE	NC	28210
	3513 KYLEMORE CT	CHARLOTTE	NC	28210
CLARK	3515 KYLEMORE CT	CHARLOTTE	NC	28210
	3517 KYLEMORE CT	CHARLOTTE	NC	28210
MCGEE	3521 KYLEMORE CT	CHARLOTTE	NC	28210
	3523 KLEMORE CT	CHARLOTTE	NC	28210-3379
	3525 KYLEMORE CT	CHARLOTTE	NC	28210
BOORMAN	3527 KYLEMORE CT	CHARLOTTE	NC	28210
	3529 KYLEMORE CT	CHARLOTTE	NC	28210
	3531 KYLEMORE CT	CHARLOTTE	NC	28210
	3533 KYLEMORE CT	CHARLOTTE	NC	28210
	115 N. MAIN ST	RIPLEY	MS	38663
DEAL	3537 KYLEMORE CT	CHARLOTTE	NC	28210
	3516 KYLEMORE CT	CHARLOTTE	NC	28210
	3514 KYLEMORE CT	CHARLOTTE	NC	28210
ROCKECHARLIE	3512 KYLEMORE CT	CHARLOTTE	NC	28210
WILCOX	3510 KYLEMORE CT	CHARLOTTE	NC	28210
CONNER	3508 KYLEMORE CT UNIT 3508	CHARLOTTE	NC	28210
ELEAZER	3506 KYLEMORE CT	CHARLOTTE	NC	28210
DONATI	3504 KYLEMORE CT	CHARLOTTE	NC	28210
	3502 KYLEMORE CT	CHARLOTTE	NC	28210
	3500 KYLEMORE CT	CHARLOTTE	NC	28210
HUCKEL	3520 KYLEMORE CT	CHARLOTTE	NC	28210
OULD	3522 KYLEMORE CT	CHARLOTTE	NC	28210
QUINN	3524 KYLEMORE CT	CHARLOTTE	NC	28210
	3526 KYLEMORE COURT	CHARLOTTE	NC	28210
MOORE	3528 KYLEMORE CT	CHARLOTTE	NC	28210
	4649 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4647 CURRAGHMORE RD	CHARLOTTE	NC	28210
PAULA JACKSON	4645 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4643 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4641 CURRAGHMORE RD	CHARLOTTE	NC	28210

	304 MICHELANGELO WY	CARY	NC	27518
WOODRUFF	4637 CURRAGHMORE RD	CHARLOTTE	NC	28210
COWELL	4635 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4633 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4631 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4627 CURRAGHMORE RD	CHARLOTTE	NC	28210
SHEILA J MILLER	4625 CURRAGHMORE RD	CHARLOTTE	NC	28210
MCCONNELL	4623 CURRAGHMORE RD	CHARLOTTE	NC	28210
MERCER	4621 CURRAGHMORE RD	CHARLOTTE	NC	28210
BOBBITT	4615 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4613 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4611 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4609 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4607 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4605 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4603 CURRAGHMORE RD	CHARLOTTE	NC	28210
	4601 CURRAGHMORE RD	CHARLOTTE	NC	28210
RAYNOR	3541 KYLEMORE CT	CHARLOTTE	NC	28210
ABROMS	3543 KYLEMORE CT	CHARLOTTE	NC	28210
	3545 KYLEMORE CT	CHARLOTTE	NC	28210
JONES	3547 KYLEMORE CT	CHARLOTTE	NC	28210
GERMAIN	3549 KYLEMORE CT	CHARLOTTE	NC	28210
	3551 KYLEMORE CT	CHARLOTTE	NC	28210
BERMA JEAN D	3553 KYLEMORE CT	CHARLOTTE	NC	28210
BLYTHE	3555 KYLEMORE CT	CHARLOTTE	NC	28210
THOMAS	3557 KYLEMORE CT	CHARLOTTE	NC	28210
	3559 KYLEMORE CT	CHARLOTTE	NC	28210
	2101 HASTINGS DR	CHARLOTTE	NC	28207-2425
CAO	4938 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
COTTER	1206 HEATHERLOCH DR	GASTONIA	NC	28054
	4934 S HILL VIEW DR	CHARLOTTE	NC	28210
ALRUMAIH	6865 FAIRVIEW RD STE D	CHARLOTTE	NC	28210
	4930 SOUTH HILL VIEW DR UNIT 54	CHARLOTTE	NC	28210
	4928 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210

LAVIN	3446 STETTLER VIEW RD UNIT 236	CHARLOTTE	NC	28210
	3444 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3442 STETTLER VIEW RD	CHARLOTTE	NC	28210
	4501 CARMEL RD	CHARLOTTE	NC	28226
	3436 STETTLER VIEW RD	CHARLOTTE	NC	28210
RIFE	3434 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3432 STETTLER VIEW RD	CHARLOTTE	NC	28210
MCCARTER	3422 STETTLER VIEW RD	CHARLOTTE	NC	28210
GIBSON	4807 CAMBRIDGE CRESCENT DR	CHARLOTTE	NC	28226
	3426 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3418 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3416 STETTLER VIEW RD #215	CHARLOTTE	NC	28210
	2101 HASTINGS DR	CHARLOTTE	NC	28207-2425
	3408 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3406 STETTLER VIEW RD UNIT 212	CHARLOTTE	NC	28210
	3404 STETTLER VIEW RD	CHARLOTTE	NC	28210
STAUFFER	3402 STETTLER VIEW RD	CHARLOTTE	NC	28210
ZANATTA	3326 STETTLER VIEW RD #209	CHARLOTTE	NC	28210
	3324 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3322 STETTLER VIEW RD #207	CHARLOTTE	NC	28210
	3320 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3316 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3314 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3312 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3310 STETTLER VIEW RD	CHARLOTTE	NC	28210
	4866 S HILL VIEW DR	CHARLOTTE	NC	28210
	4864 SOUTH HILL VIEW DRIVE UNIT 65	CHARLOTTE	NC	28210
	4862 S HILL VIEW DR UNIT 66	CHARLOTTE	NC	28210
	4860 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4854 S HILL VIEW DR #29	CHARLOTTE	NC	28210
	4852 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4850 SOUTH HILL VIEW DRIVE	CHARLOTTE	NC	28210
	4848 S HILL VIEW DR	CHARLOTTE	NC	28210
	4846 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210

	4840 S HILL VIEW DR	CHARLOTTE	NC	28210
	4838 S HILL VIEW DR	CHARLOTTE	NC	28210
SPEAR	2101 HASTINGS DR	CHARLOTTE	NC	28207
	4832 S HILL VIEW DR	CHARLOTTE	NC	28210
	619 BEAUHAVEN LN	WAXHAW	NC	28173
	4828 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4824 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
PAGE	4822 S HILL VIEW DR	CHARLOTTE	NC	28210
	4305 ROLLING WOOD LN	MONROE	NC	28112
	4816 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4814 S HILL VIEW DR	CHARLOTTE	NC	28210
	4812 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	236 WEST SECOND ST	OCEAN ISLE BEACH	NC	28469
	4804 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4802 S HILL VIEW DR	CHARLOTTE	NC	28210
	4710 S HILL VIEW DR	CHARLOTTE	NC	28210
	579 MORNING GLORY CT	LAKE WYLIE	SC	29710
	4706 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
EPSTEIN	4703 S HILL VIEW DR	CHARLOTTE	NC	28210
PILON	9701 PALLISERS TER	CHARLOTTE	NC	28210
	4707 S HILL VIEW DR	CHARLOTTE	NC	28210
	4709 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
HUBER	4945 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4943 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4941 S HILL VIEW DR	CHARLOTTE	NC	28210
	4939 S HILL VIEW DR	CHARLOTTE	NC	28210
	4937 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4933 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4931 S HILL VIEW DR UNIT 42	CHARLOTTE	NC	28210
	4929 S HILL VIEW DR	CHARLOTTE	NC	28210
HARRINGTON	4927 SOUTH VIEW DR	CHARLOTTE	NC	28210
	4925 S HILL VIEW DR	CHARLOTTE	NC	28210
	4923 SOUTH HILL VIEW DR UNIT	CHARLOTTE	NC	28210
	2101 HASTINGS DR	CHARLOTTE	NC	28207-2425

	4915 S HILL VIEW DR	CHARLOTTE	NC	28210
	4913 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4911 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	2101 HASTINGS DR	CHARLOTTE	NC	28207-2425
	4907 S HILL VIEW DR	CHARLOTTE	NC	28210
	4905 S HILL VIEW DR	CHARLOTTE	NC	28210
	4903 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	3308 STETTLER VIEW RD	CHARLOTTE	NC	28210
	4711 SOUTH HILL VIEW DR UNIT 5	CHARLOTTE	NC	28210
	4922 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4920 S HILL VIEW DR	CHARLOTTE	NC	28210
PRICE	4918 S HILL VIEW DR	CHARLOTTE	NC	28262
	1531 BLANCHARD BEND	ROCK HILL	SC	29732
	4914 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4912 S HILL VIEW DR #61	CHARLOTTE	NC	28210
	4910 SOUTH HILL VIEW DR	CHARLOTTE	NC	28210
	4908 S HILL VIEW DR	CHARLOTTE	NC	28210
TROCHANOWSKI	3307 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3309 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3311 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3317 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3319 STETTLER VIEW RD #234	CHARLOTTE	NC	28210
	3321 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3323 STETTLER VIEW RD	CHARLOTTE	NC	28210
SARKISOVA	3437 STETTLER VIEW RD	CHARLOTTE	NC	28210
JARZYNSKI	3439 STETTLER VIEW RD	CHARLOTTE	NC	28210
	3441 STETTLER VIEW RD	CHARLOTTE	NC	28210
	PO BOX 32861	CHARLOTTE	NC	28232
	PO BOX 32861	CHARLOTTE	NC	28232
	PO BOX 32861	CHARLOTTE	NC	28232

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD
2017-110		Sean	Bird	5731 Bellechasse Street
2017-110	Ballantyne Residential POA, Inc	Rachel	Gold	5970 Fairview Rd.
2017-110	Ballantyne Residential Property Owners Association Inc.	Anne	Greak	5970 Fairview Rd.
2017-110	Barclay Downs HOA	Becky	McGrath	3200 Glen Terrace
2017-110	Beverly Woods East Civic Association	Carmen	Adams	2941 Champaign St
2017-110	Beverly Woods East Civic Association	Todd	Dunnagan	4017 Meadston Ln
2017-110	Fairmeadows Neighborhood Association	David	Herran	2918 Eastburn Road
2017-110	Forest Heights Homeowners Association	Hettie	Wright	3230 Sunnybrook Dr
2017-110	Foxcroft Homeowners Association	Allen	Nedrich	2101 Sedley Rd
2017-110	Giverny Homeowners Association	Maryrose	Turner	3507 Castellaine Dr
2017-110	Giverny Homeowners Association	Michelle	Hall	3504 Castellaine Dr
2017-110	Giverny Homeowners Association	Patricia	Baldwin	5321 Colony Rd
2017-110	Heatherstone Neighborhood Association	Christine	Woods	3635 Stokes Av
2017-110	Highgrove HOA	Rachel	Gold	5970 Fairview Rd. Suite 710
2017-110	Highview Road Civic Association	Alan	Jones	3712 Highview Rd
2017-110	Lavie South Park	Josh	Francis	5725 Carnegie Boulevard
2017-110	Mount Island - Shuffletown	Ronald	Gosey	3719 School House Ln
2017-110	Mountainbrook Neighborhood Organization	Bill	Martin	3608 School House Ln
2017-110	Park Phillips Townhomes Owners Association	Barbara	Pomeroy	4929 Park Phillips Court
2017-110	Park Phillips Townhomes Owners Association	Ike	Grainger	6716 Churchill Park Ct
2017-110	Park Quail Neighborhood COAlition Neighborhood Association	Mary	Settlemyre	5811 Fairview Rd
2017-110	Picardy Homeowners Association	Phyllis	Strickland	5809 Wintercrest Ln
2017-110	Piedmont Row Homeowners Association	John	McCann	4620 Piedmont Row Dr
2017-110	Piper Glen Homeowners Association	Rachel	Gold	5970 Fairview Rd. Suite 710
2017-110	Sharon Woods Homeowners Association	Jeremy	Douglas	3216 Chaucer Dr
2017-110	South Park Neighborhood Association	Joey	Bukowski	4020 Sharon Pkwy
2017-110	South Park Neighborhood Association	Steven George	Bock	2719 Phillips Gate Dr
2017-110	Southpark	Tammi	Gilbert	5731 Closeburn Rd
2017-110	SouthPark Association of Neighborhoods (SPAN)	Robert	Aulebach	3013 Mountainbrook Road
2017-110	Spring Field Community Association	Lois M.	Nwosu	4400 Sharon Rd
2017-110	Winding Brook Civic Association	Dan	Medvid	5117 Little Brook Ln
2017-110	Withers Grove	Rachel	Gold	5970 Fairview Road

UNIT_NUM	CITY	STATE	ZIP
	Charlotte	NC	28210
Suite 710	Charlotte	NC	28210
Ste 710	Charlotte	NC	28210
	Charlotte	NC	28211
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28211
	Charlotte	NC	28226
	Charlotte	NC	28226
	Charlotte	NC	28226
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28209
	Charlotte	NC	28226
	Charlotte	NC	28226
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28209
	Charlotte	NC	28209
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28211
	Charlotte	NC	28215
	Charlotte	NC	28210
	Charlotte	NC	28210
	Charlotte	NC	28211
	Charlotte	NC	28226
Suite 710	Charlotte	NC	28210

EXHIBIT B

July 26, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Tuesday, August 8th
Location: Sharon United Methodist Church
4411 Sharon Road
Charlotte, NC 28211
Petitioner: Lincoln Harris, LLC
Petition No.: 2017-110

Dear Charlotte Resident,

We represent Lincoln Harris, LLC (the "Petitioner") in its plans to redevelop a 15.11 acre property located on the south side of Fairview Road east of Sharon Road and across from Cameron Valley Parkway (the "Property"). The Petitioner is seeking to rezone the property from the CC (commercial center) zoning district to the MUDD-O (mixed use) zoning district in order to accommodate its redevelopment plans.

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 invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, August 8th, at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member Kenny Smith
John Kinley

EXHIBIT C

Community Meeting Sign-In Sheet

Petitioner: Lincoln Harris, LLC

Petition: 2017-110

Sharon United Methodist Church

4411 Sharon Road

Charlotte, NC 28211

August 8, 2017 @ 6:00 p.m.

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Drew Thresher	6400 Hazelton Dr.	704-277-1825	drewthresher@yahoo.com
Ilene Seide	4941 S. Hill View	704-904-7705	i53960@bellsouth.net
MIRIAM MARTIN	3040 EASTHAM LN	704 553-2615	MIRIAMTHEGARDNER@ATT.NET
Beth Thomas			
DAVID & LINDA BERTLEY	3135 MOUNTAINBROOK		
Hilary Greenberg	3015 Clarendon	704-366-1541	hilarygreenberg@hotmail.com
Igor Brown	3437 Stettin View Rd	980-237-0970	igor.brown@hotmail.com
David Herran	2918 Eastburn Rd	704-560-3848	pdh1026@gmail.com
Tracey Alexander	7005 L...	704-907-9881	traceyalexander19@yahoo
Jennie Buckner	4831 Park Phillips Ct.	704-301-6015	jenniebuckner47@gmail.com
Elizabeth McGregor	3122 Landerwood	704 957 0527	EBMcGregor@aol.com
Sandy McGregor	" "	" "	" "
Mary Springstead	2415 Sh. Ln	704 607 7142	mary.springstead@gmail.com
WILNA EUBANK	3040 EASTHAM LN	704 553-2615	WILNA.EUBANK@ATT.NET
Michelle O'Brien	1341 E. Morehead St	704 561 5240	mobrien@wrhrealty.com
Nick Wilkens	2500 HANDLEY	704.607.8700	nplwikens@gmail.com
DON CAMPBELL	721 Governor Morrison Unit 605, Charlotte 28211	617-599-7220	donsayitso@yahoo.com
ALLEN TATE	6700 FAIRVIEW RD CHARLOTTE 28210	704-367-7300	allen.tate.iii@allen.tate.com
B. Shields	4605 Courtyard Rd		shieldsb@AOL

EXHIBIT D

Official Community Meeting

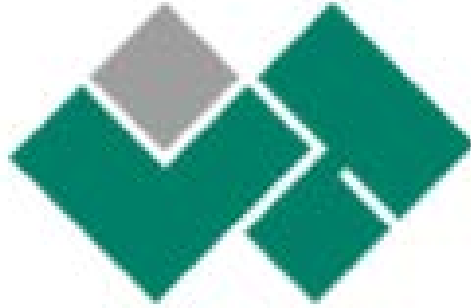
**Phillips Place Rezoning
Petition No. 2017-110**

August 8, 2017

Sharon United Methodist Church

AGENDA

- Introductions
- Property Location
- Background
- Current Zoning
- Rezoning Objectives
- Rezoning Proposal
- Questions/Discussion



LINCOLN
HARRIS

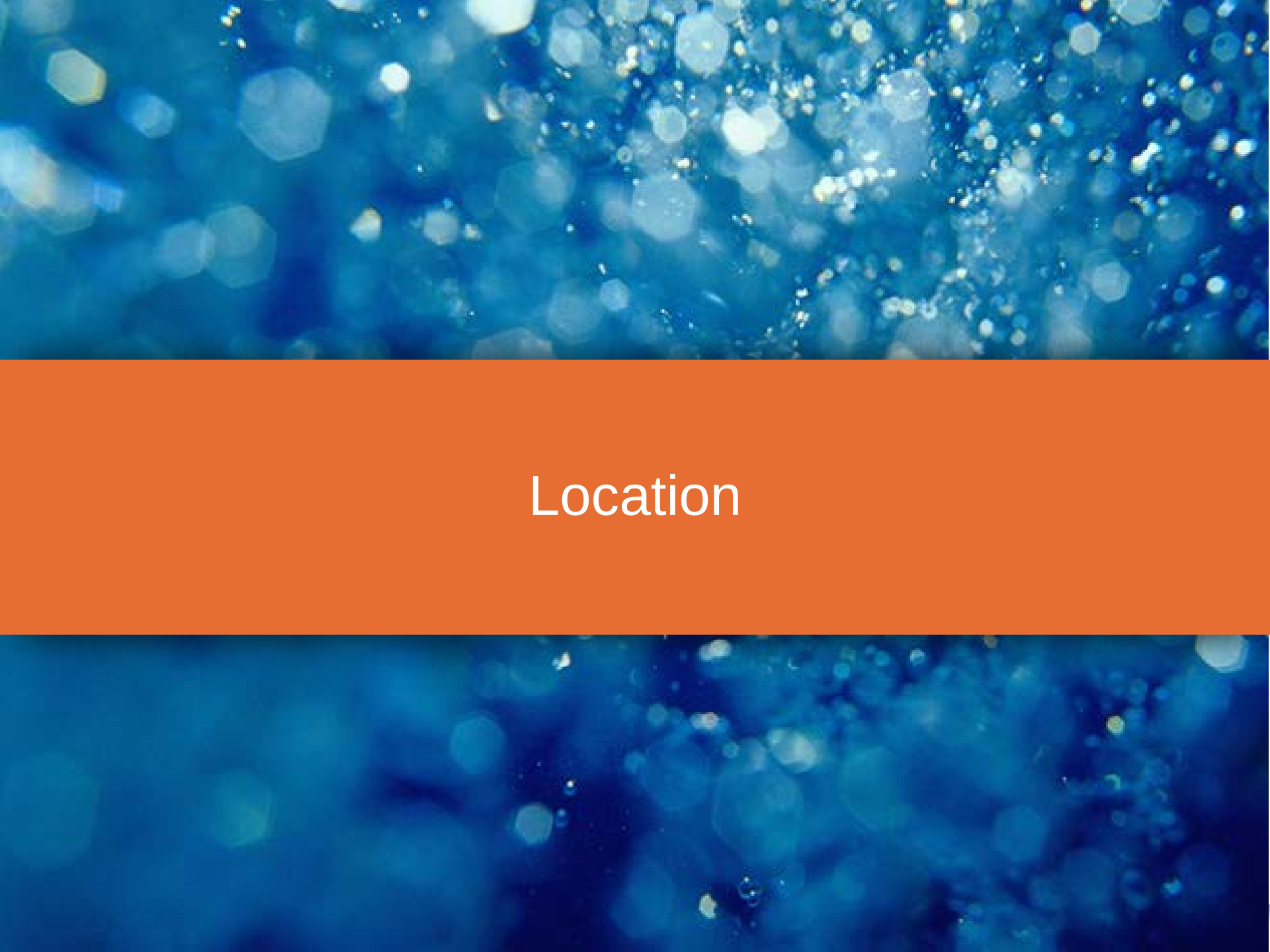
Tracy Dodson



Jim Williams, Paul Fretz, Hal Shute

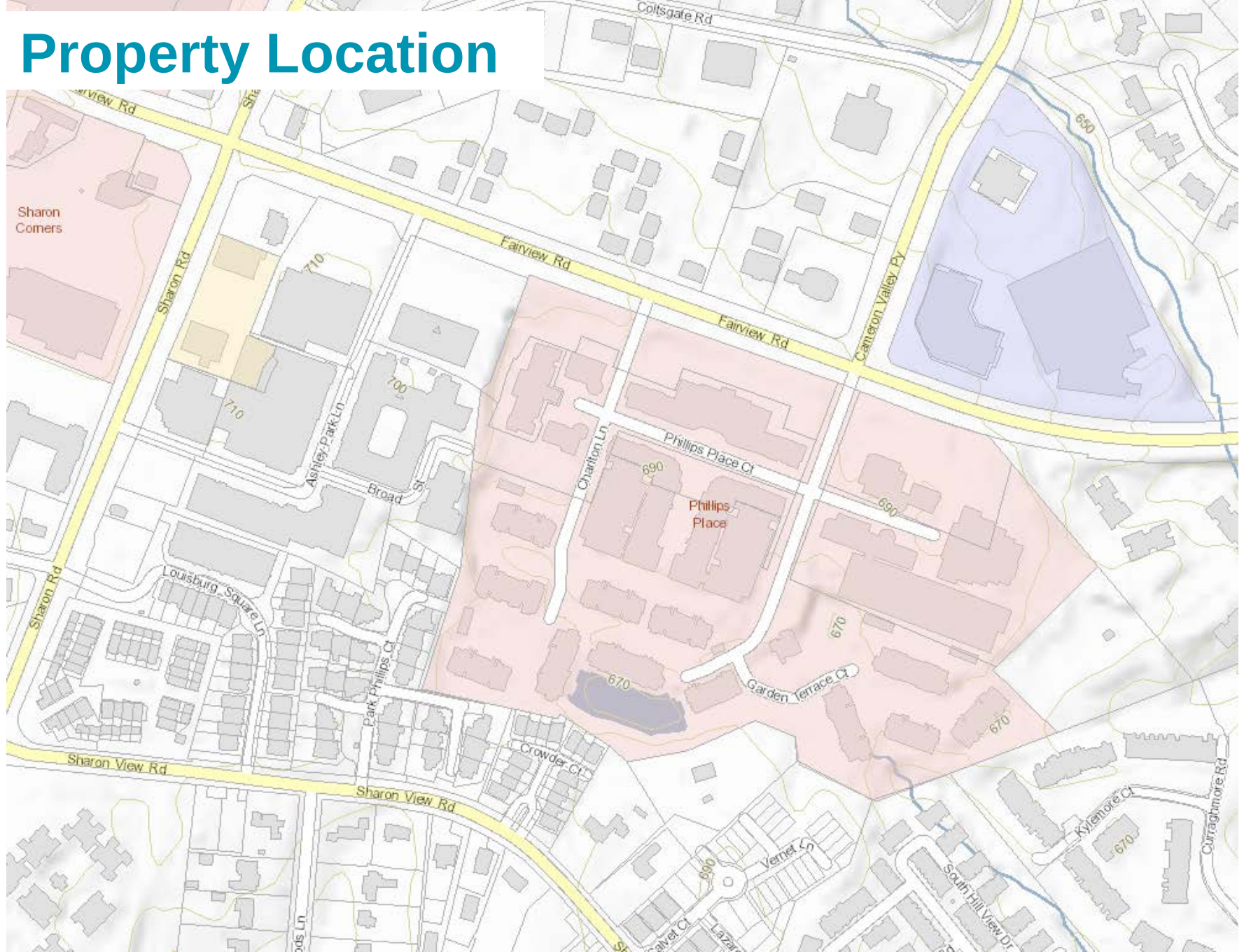
K&L | GATES

Collin Brown & Brittany Lins

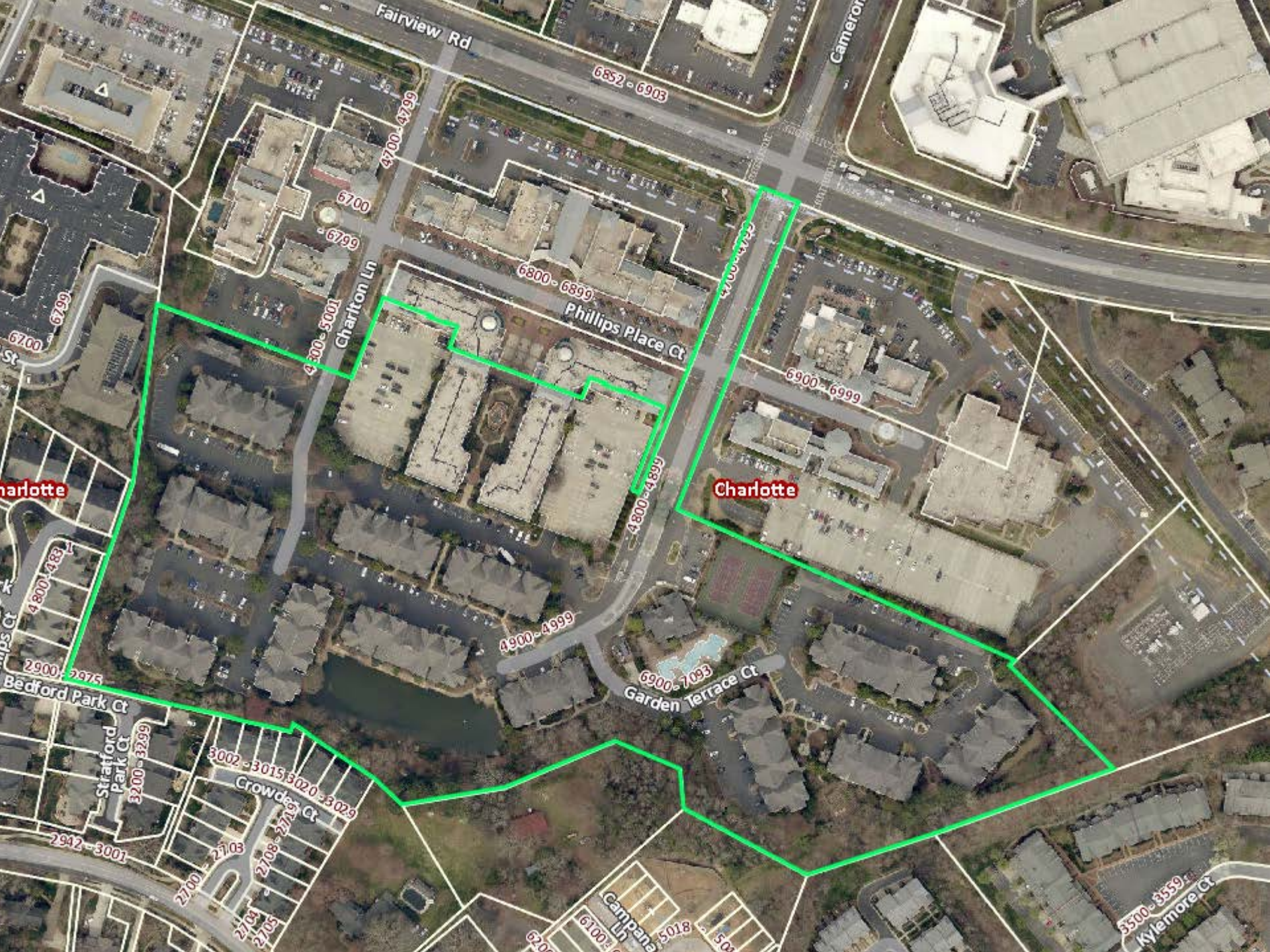
The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The word "Location" is centered within this band.

Location

Property Location







The image features a blue background with a bokeh effect of light spots. The top half of the image is a solid blue band, and the bottom half is a darker blue band with a bokeh effect of light spots. The word "Background" is centered in the blue band.

Background

Phillips Place

Charlotte, North Carolina

Project Type:
Commercial/Industrial

Case No:
C028020

Year:
1998



SUMMARY

A suburban mixed-use development on 35 acres near Charlotte, North Carolina, featuring 130,000 square feet of retail space, 402 residential units, 124 hotel rooms, and a multiplex cinema. The project includes a pedestrian-scaled main street within a traditional low-density suburban area. The three-story buildings on the main street feature retail uses on the ground level and apartments on the second and third floors. The classically influenced architecture and the significant emphasis on high-quality streetscape design and lighting combine to create a pleasant and safe pedestrian experience.

FEATURES

- Mixed-use development
- Housing above street-level retail stores
- Town center
- Specialty retail stores

DEVELOPMENT PROCESS

From the outset the developers pursued a mixed-use, town center development for the property. They felt that this was a desirable and highly marketable concept for SouthPark and for the specific site, which was in a prime location and of sufficient size to allow the concept to work.

The site originally was owned by the D.L. Phillips Trust, a family trust, and some of the family members live adjacent to the property to the south. Thus, while they had a strong economic interest in development of the land, they also were interested in a development that did not detract from the surrounding residential areas. As a result, they exercised considerable influence on the nature of the project and its impact on their neighborhood.

To develop a mixed-use project on the property required rezoning. In the South District Plan, the site was recommended for multifamily housing at a density of 22 units per acre. This would have allowed potentially 800 units, which would have generated significant traffic during peak hours. The developers sought to amend the plan to incorporate nonresidential uses, which they successfully argued would reduce peak traffic, avoid placement of residential housing adjacent to high-tension power lines, and provide retail stores not presently in the Charlotte market and public spaces that would be an amenity for the surrounding area, while still providing for the multifamily housing originally targeted by the plan.

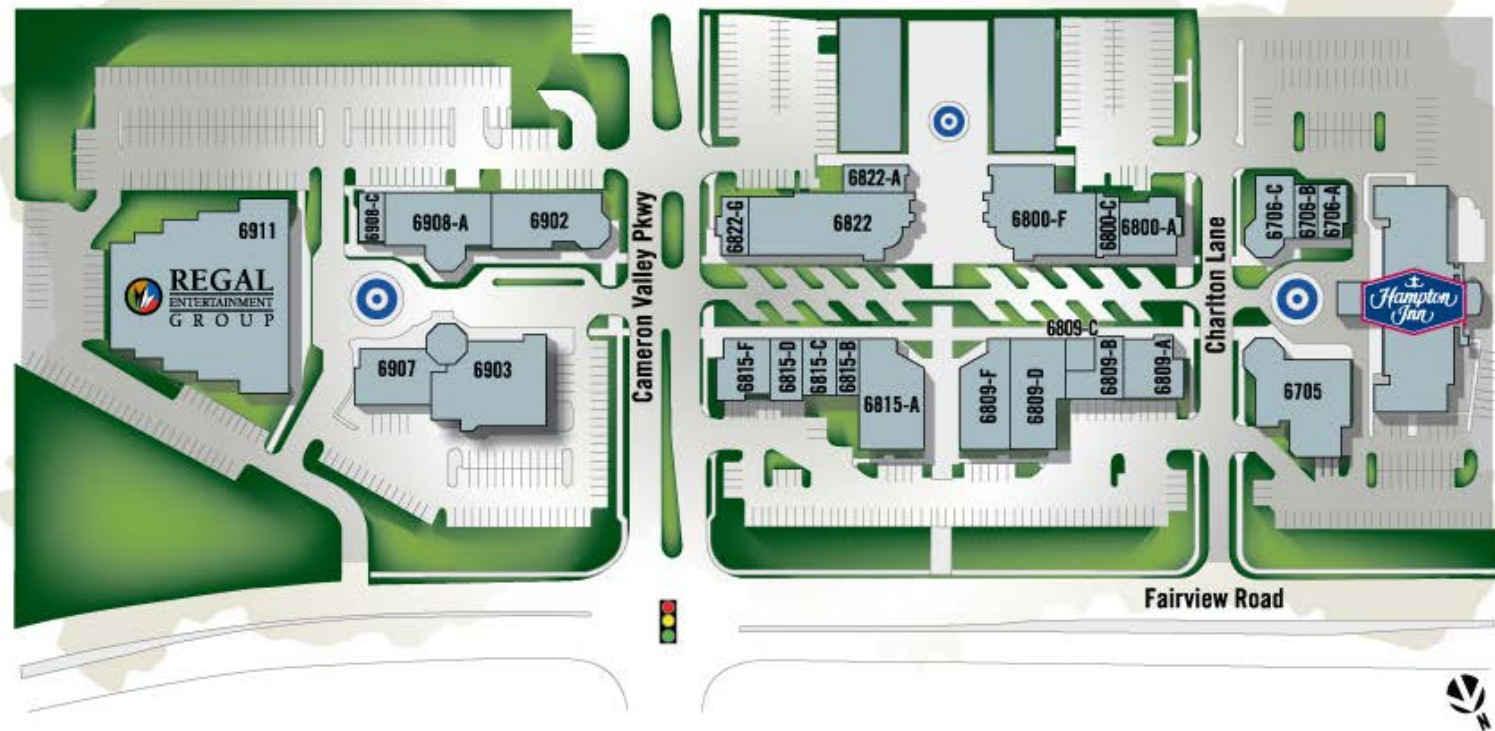
To complicate the rezoning approval process, the county had no mixed-use zoning classification. Thus, the developer had to apply for an amendment to the CC-General Commercial zoning category to allow residential above retail uses, further lengthening the approval process even though city staff and elected officials were supportive of the project. The conditional rezoning plan required sensitivity to the surrounding land uses and residents, as it involved achieving residential densities higher than those previously approved for the area.

- Phillips Place brings to the Charlotte suburbs a new urban element, giving its residents the opportunity to walk to many conveniences and providing visitors and nearby residents and workers with an exciting combination of dining, shopping, and entertainment in one location. Phillips Place is a major step in the right direction for suburban place making and pedestrian-oriented, mixed use development.

The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish circles and others as softer, larger blue or white halos. The overall texture is grainy and ethereal, resembling a night sky or a microscopic view of light particles.

Phillips Place Today





Hampton Inn & Suites

6705. Palm Restaurant

6706-A. M&S Cleaners

6706-B. IKE BEHAR

6706-C. WP Kitchen + Bar

6800-A. Paper Source

6800-C. Copper Penny Charlotte

6800-F. Orvis

6809-A. Coplon's

6809-B. Luna, Inc.

6809-C. Granville

6809-D. Windsor Jewelers

6809-F. PF Chang's

6815-A. Restoration Hardware

6815-D. J.McLaughlin

6822. Brooks Brothers

6822-A. Allen Edmonds

6822-G. Eileen Fisher

6902. Upstream Restaurant

6903. Dean & DeLuca

6907. Taylor Richards & Conger

6907. TRC W

6908-B. Modern Salon & Spa

6911. Phillips Place Stadium 10

RETAIL APOCALYPSE



RETAIL

REDEFINING *the art of* SHOPPING

At Phillips Place, you'll find outstanding restaurants, specialty retail, exciting apparel, and exquisite home furnishings, all set along an inviting main street against a backdrop of beautiful flowers, park benches, bubbling fountains, and Old World charm. It's the destination for finding the fashion in style.

PHILLIPS  PLACE

[HOME](#)

[DIRECTORY](#)

[MAP](#)

[EVENTS](#)

[CONTACT](#)



AN EVENING AT PHILLIPS PLACE TEE PARTY

AUG 9TH 5^{TO} 11^{PM}

Starting at 5 pm, shuttles will run every 15 minutes until 12 am from the Morrocroft parking deck. (4064 Colony Road, Charlotte NC 28211)

This is a private event, for more information please visit
Phillips Place at 6800 Phillips Place Court, NC 28210

SHOPPING

Brooks Brothers

Copper Penny

RESTORATION HARDWARE

ORVIS
SPORTING TRADITIONS
Since 1845

Coplon's

EILEEN
FISHER

LUNA



WINDSOR
JEWELERS

J. McLaughlin

T R C
W



MODERN SALON & SPA

I K E
BEHAR
NEW YORK

Granville

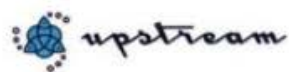
Allen Edmonds

PAPER  SOURCE

TAYLOR
RICHARDS
& CONGER

DINING

DEAN & DELUCA



KITCHEN + BAR

AMENITIES

MS Cleaners



THREE OBJECTIVES

- Hotel Meeting Space
- Theater Renovation
- Ability to attract “showroom” tenants

AMENITIES

MS Cleaners

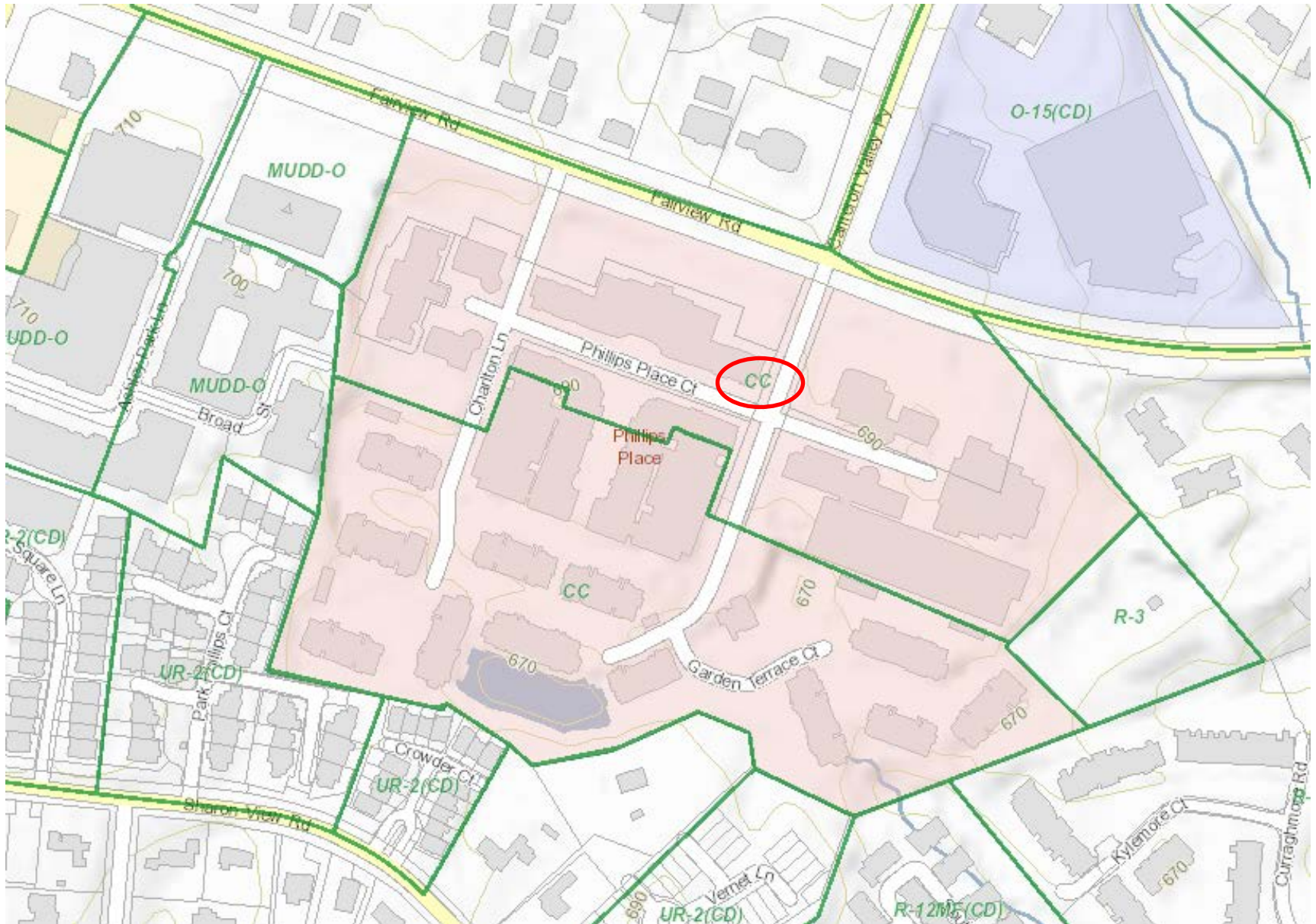


REGAL
ENTERTAINMENT
GROUP

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light circles and hexagons in various shades of blue and white, creating a sparkling, underwater-like texture.

Existing Zoning

Current Zoning: CC (Commercial Center)



SOUTHPARK SMALL AREA PLAN

Volume 1: Concept Plan



Mixture of Land Uses



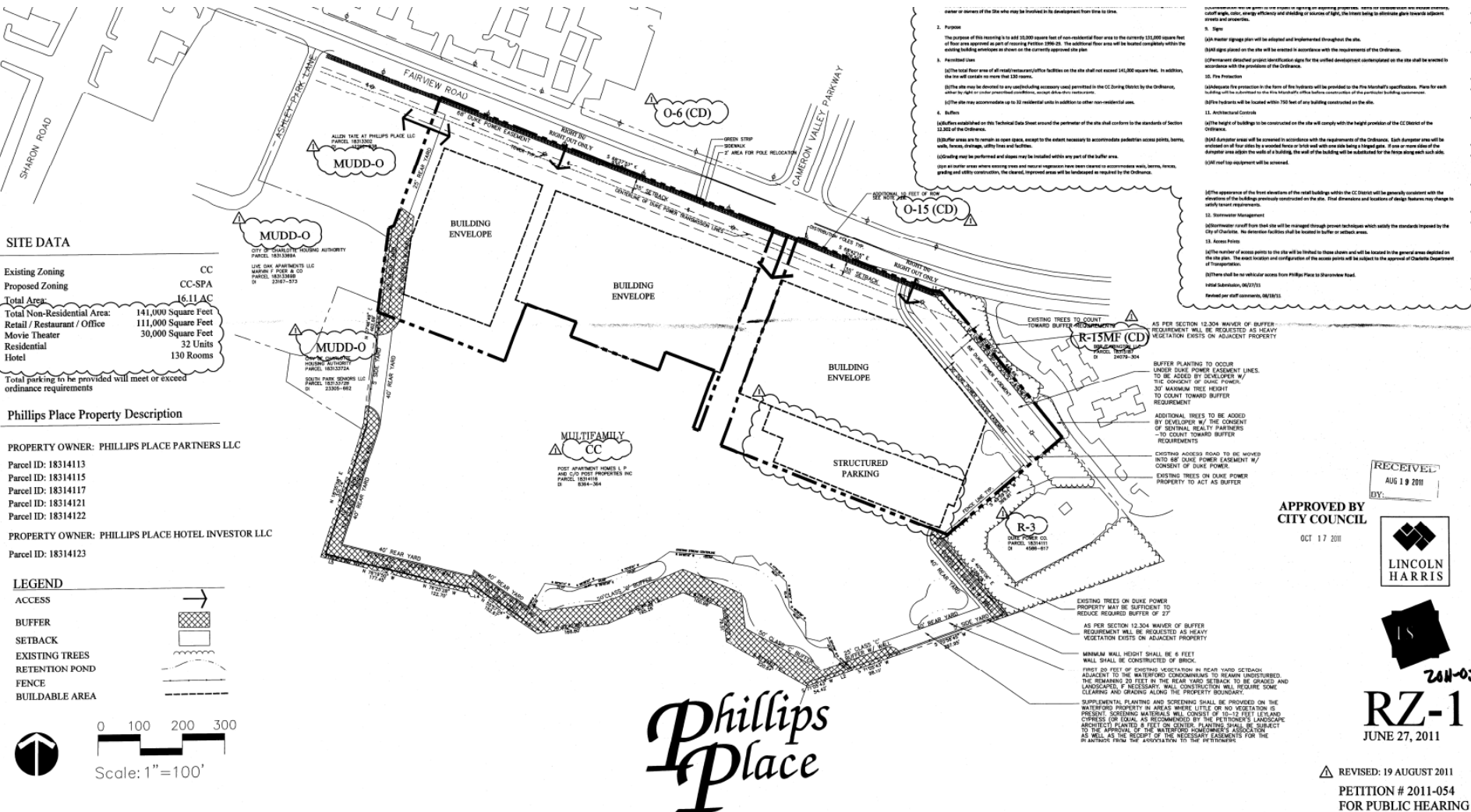
Public Open Space



Transportation Options

Adopted by the
Charlotte City Council
March 27, 2000

Current Rezoning (Petition No. 2011-054)



Recommended Land Use



The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light circles and hexagons in various shades of blue and white, creating a sparkling, underwater-like texture.

Rezoning Objectives

THREE OBJECTIVES

- Hotel Meeting Space
- Theater Renovation
- Ability to attract “showroom” tenants

AMENITIES

MS Cleaners



REGAL
ENTERTAINMENT
GROUP

SITE DATA

Existing Zoning	CC
Proposed Zoning	CC-SPA
Total Area:	16.11 AC
Total Non-Residential Area:	141,000 Square Feet
Retail / Restaurant / Office	111,000 Square Feet
Movie Theater	30,000 Square Feet
Residential	32 Units
Hotel	130 Rooms

Total parking to be provided will meet or exceed ordinance requirements

Site Development Data:

Acreage:	± 15.11 AC
Tax Parcels:	183-141-23
	183-141-22
	183-141-21
	183-141-13
	183-141-17

Existing Zoning:	CC
Proposed Zoning:	MUDD-O with five (5) year vested rights
Existing Uses:	Retail, Theater, EDEE, and Hotel
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district.

Maximum Development:

- Up to 180,000 square feet of commercial uses
- Up to 130 Hotel Rooms
- Up to 40,000 square feet of theater uses

Maximum Building Height: Up to 120 feet as allowed by the Ordinance in the MUDD zoning district.

Parking: As required by the Ordinance for the MUDD zoning district.

Current Zoning

141,000 s.f.

130 Hotel Rooms

Proposed Zoning

**220,000 s.f. (plus 26K non-included
130 Hotel Rooms)**

ALL COMMERCIAL SQUARE FOOTAGE IS NOT THE SAME

141,000 Existing

246,000 Allowed if Rezoning is Approved

Main Concern in SouthPark is Typically Traffic

Goal is to keep Phillips Place competitive, allow reinvestment and while being generally traffic neutral

A business establishment primarily for the display and selling of a limited type or line of products that requires an area to setup and exhibit the products, such as furniture, building trade products including cabinets, fixtures, tile, carpeting, and other similar items or products.

These business establishments are generally characterized as having a relatively low volume of customers at any one time frame compared to other retail type businesses. A showroom may include retail and wholesale sales, but must be contained in an entirely enclosed building with no outside storage of any materials, products, or parts. Any storage of material or products not displayed can occupy no more than 40% of the gross floor area of the building and be contained within the same building as the display area.
(Petition No. 2003-011, §2.201, 2-17-03)



1. Add Approximately 4,000 s.f. of meeting space at hotel, currently allowed need to modify setback to accommodate
2. Renovate Theater to accommodate full-service Cinema; theater gets larger but number of seats is significantly reduced
3. Allow flexibility to accommodate “showroom” type stores

Phillips Place Trip Generation Comparison

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Existing Development									
Hotel [310]	130	Rms	1,062	41	28	69	40	38	78
Movie Theatre [444]	1,726	Seats	*	*	*	*	47	74	121
Retail [820]	111,000	SF	7,268	103	63	166	309	334	643
Existing Development Total Trips			8,330	144	91	235	396	446	842
Proposed Development									
Hotel [310]	130	Rms	1,062	41	28	69	40	38	78
Movie Theatre [444]	960	Seats	*	*	*	*	26	41	67
Retail [820]	108,600	SF	7,165	102	62	164	304	329	633
Furniture Store	50,000	SF	253	6	3	9	11	12	23
Proposed Development Total Trips			8,480	149	93	242	381	420	801
Difference between Proposed Development and Existing Development			150	5	2	7	-15	-26	-41

Reference:

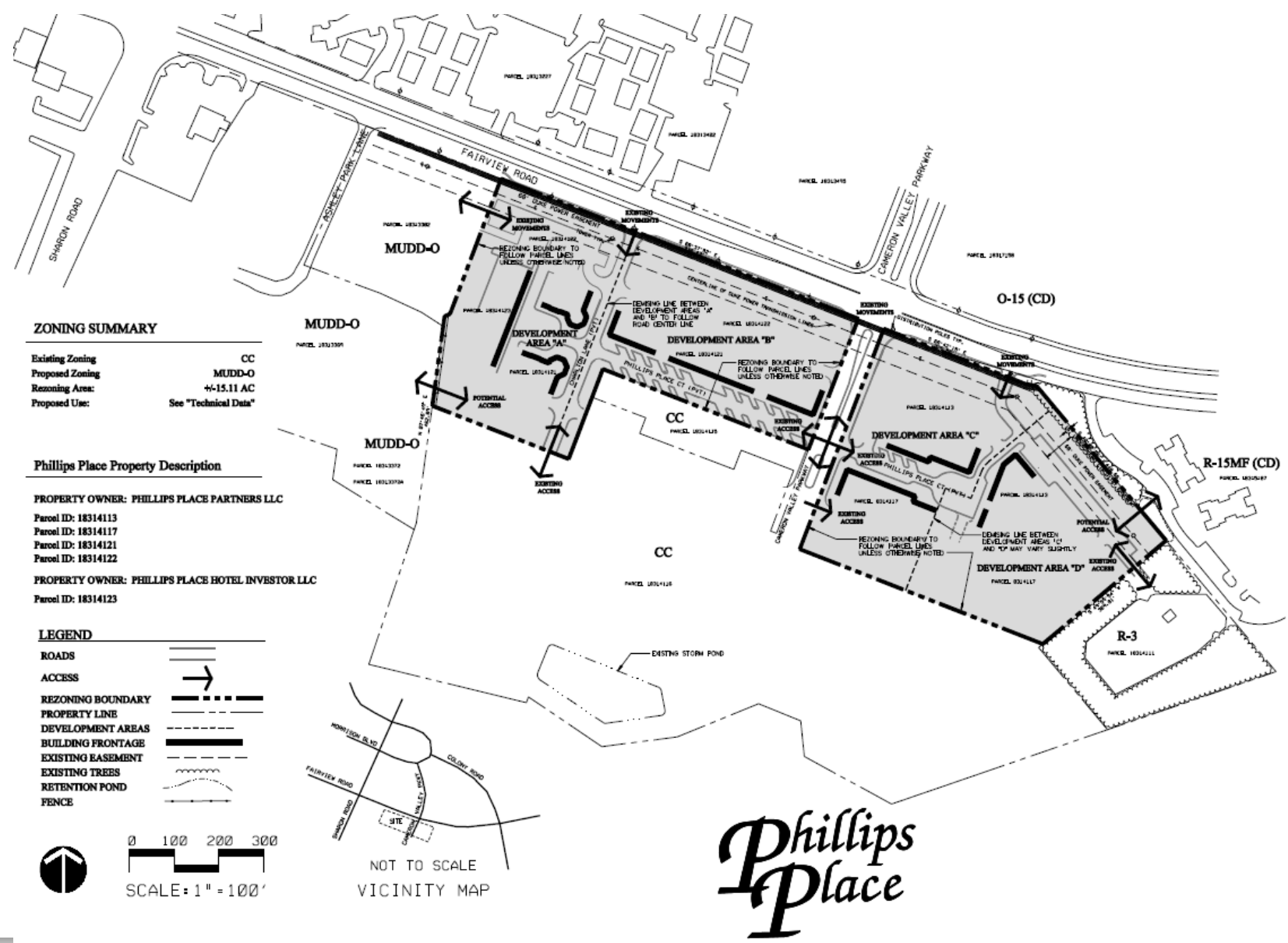
Example Parking Generation Comparison

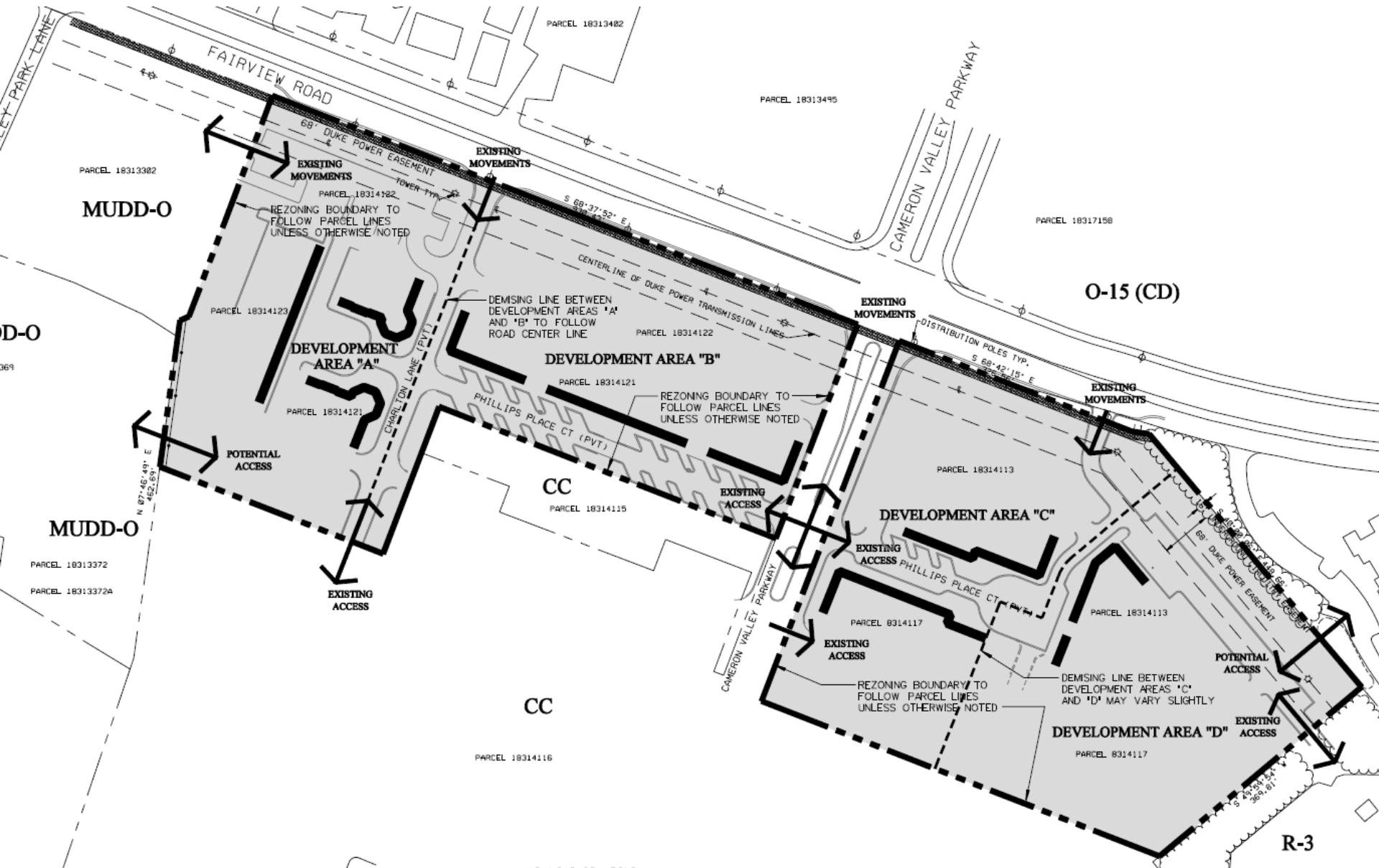
Demonstrates how increased square footage does not necessarily increase traffic counts, types of uses are key.

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, textured appearance.

Proposed Rezoning

Rezoning Proposal: MUDD-O



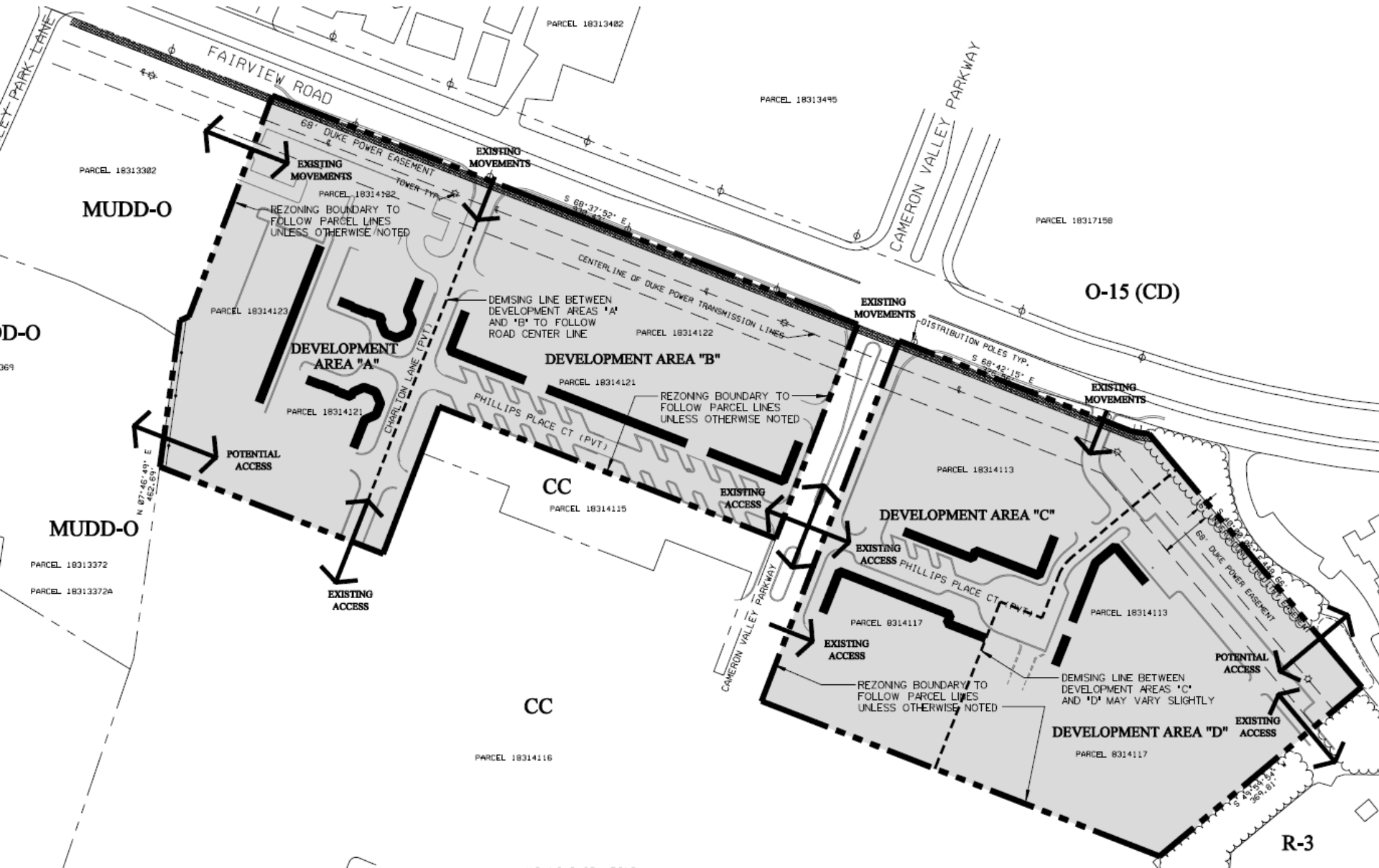


III. Permitted Uses:

- a. Subject to the Maximum Development provisions set forth under Section IV below, the Site may be devoted to any commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith, except for the following:
 1. Car washes;
 2. Automobile service stations; and
 3. EDEEs with drive-through service windows.
- b. The Rezoning Plan sets forth four (4) development areas as generally depicted on the Technical Data Sheet as Blocks A, B, C, and D (each a "Block" and collectively the "Blocks").
- c. Subject to the restrictions and limitations listed below, the principal buildings constructed within the Blocks may be developed with up to 130 hotel rooms and associated accessory uses, up to 40,000 square feet of theater space and up to 180,000 square feet of gross floor area of commercial non-residential uses permitted by right and under prescribed conditions, along with any accessory uses allowed in the MUDD zoning district.
- d. . At the time of this rezoning petition the Site contains approximately 80,000 square feet of retail and EDEE uses (exclusive of hotel and theater uses). This rezoning petition allows the development of up to 100,000 square feet of additional commercial square footage. As a result, up to 180,000 square feet of commercial uses may be developed (in addition to hotel and theater uses also allowed). While there are no specific square footage limitations on particular commercial uses, Petitioner agrees that this additional square footage shall be developed and managed in a manner that does not place an undue burden on the existing transportation and parking infrastructure. Therefore, Petitioner shall ensure that the additional commercial development allowed by this rezoning petition will not result in an increase of the Site's overall estimated daily traffic counts by more than 2,500 vehicular trips. Thus, prior to the issuance of a Certificate of Occupancy, the City may require that the Petitioner provide a vehicular trip generation comparison prepared by a licensing traffic engineer. Traffic impact estimates shall be calculated based on the Institute of Transportation Engineers Trip Generation Manual.

PRELIMINARY COMMUNITY FEEBACK

- Cap Building Height
- Cap Parking
- Bike / Ped Connectivity to the North
- Require Traffic Impact Analysis for CO's
- Bike Parking
- Signage Limits



Anticipated Rezoning Schedule

Application Deadline (4th Mon except holidays) – Jun. 26, 2017	1st full review complete, comments sent to petitioner	Petitioner/ staff comment review meetings	Petitioner's community meeting held by this date (include report in your next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, comments sent to petitioner	Submittal deadline requesting next PH (5 weeks prior to PH)	Determination on cases cleared for next PH (11 days after submittal)	1st Legal ad submittal date (last day to defer prior to advertising)	Public Hearing (3rd Mon except holidays)	Submittal deadline for revised site plans for Z.C. (1 week after hearing)	Zoning Committee Meeting (15 days after PH, always a Tue, except holidays)	City Council Decision (3rd Mon except holidays)
One Full Review Cycle	7/31/17	Aug 3 - Aug 9	8/11/17	NA	NA	NA	NA	8/14/17	8/25/17	8/28/17	9/18/17	9/25/17	10/3/17	10/16/17
Two Full Review Cycles	7/31/17	Aug 3 - Aug 9	8/11/17	8/14/17	8/28/17	NA	NA	9/11/17	9/22/17	9/25/17	10/16/17	10/23/17	11/1/17	11/20/17
Three Full Review Cycles	7/31/17	Aug 3 - Aug 9	8/11/17	8/14/17	8/28/17	9/11/17	10/2/17	10/16/17	10/27/17	10/30/17	11/20/17	11/27/17	12/5/17	12/18/17

- Best case scenario:
 - Public Hearing September 18, 2017
 - City Council Decision October 16, 2017



The image features a blue background with a bokeh effect of out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text "Questions/Discussion" in white.

Questions/Discussion

K&L GATES