

COMMUNITY MEETING REPORT  
**Petitioner: Crescent Communities, LLC**  
Rezoning Petition No. 2017-199

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 January 25, 2018. 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, February 6th at 6:00 p.m. at the Harvey B. Gantt Center for African-American Arts + Culture, 551 South Tryon Street, Charlotte NC 28202.

**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 Elizabeth McMillan, as well as by Petitioner's agents Eric Stone with White Lodging, Dave Powlen with Little Diversified Architectural Consulting and 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 used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that the Petitioner's team would keep the meeting informal since there were only two attendees.

Mr. Brown described the location of the property and explained that the purpose of this rezoning request is solely to request an optional provision to opt out of the standard setback requirement in order to allow for a cantilevered building design on the intended hotel parcel at the corner of College Street and Stonewall Street. Mr. Brown showed several renderings to demonstrate the vision for the cantilevered design.

Mr. Brown stated that the Petitioner hopes to have a public hearing for this petition on March 19th and a City Council decision on April 16th.

The meeting attendees asked several questions about the overall Tryon Place development and prior rezoning, which are not the subject of the pending rezoning. The Petitioner's team answered those questions and concluded the formal meeting at 6:30 p.m.

Respectfully submitted, this 12th day of February, 2018.

cc: Larkin Egleston, Charlotte City Council  
Solomon Fortune, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-199	07303102	RBC CORPORATION			C/O RYAN LLC	PO BOX 2609		CARLSBAD	CA	92018
2017-199	07303202	GSLH CHARLOTTE REALTY HOLDINGS LLC			C/O GOLDMAN SACHS	6011 CONNECTION DR		IRVING	TX	75039
2017-199	07303203	600 SOUTH TRYON DEVELOPMENT LLC				4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC	28210
2017-199	12505301	R B C CORP			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2017-199	12505302	DUKE ENERGY CAROLINAS LLC				526 S CHURCH ST ECO3T		CHARLOTTE	NC	28202
2017-199	12505303	DUKE ENERGY CAROLINAS LLC				526 SOUTH CHURCH ST ECO3T		CHARLOTTE	NC	28202
2017-199	12505304	DUKE ENERGY CAROLINAS LLC				526 S CHURCH ST ECO3T		CHARLOTTE	NC	28202
2017-199	12505306	DUKE ENERGY CAROLINAS LLC				526 S CHURCH ST ECO3T		CHARLOTTE	NC	28202
2017-199	12505307	DUKE ENERGY CAROLINAS LLC				526 S CHURCH ST ECO3T		CHARLOTTE	NC	28202
2017-199	12505308	DUKE ENERGY CAROLINAS LLC				526 S CHURCH ST ECO3T		CHARLOTTE	NC	28202
2017-199	12506202	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2017-199	12512101	ASANA PARTNERS FUND I TRS LLC				1616 CAMDEN RD SUITE 210		CHARLOTTE	NC	28203
2017-199	12512102	CRESCENT RESOURCES LLC				227 W TRADE ST SUITE 1000		CHARLOTTE	NC	28202
2017-199	12512103	CRESCENT RESOURCES LLC			C/O PROPERTY TAX DEPT	227 W TRADE ST STE 1000		CHARLOTTE	NC	28202
2017-199	12512105	CLT DEVELOPMENT CORP			C/O PROPERTY TAX DEPT	227 W TRADE ST STE 1000		CHARLOTTE	NC	28202
2017-199	12512505	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2017-199	12512506	PH COS CHARLOTTE LLC				303 PEACHTREE CENTER AVE STE 575		ATLANTA	GA	30303
2017-199	12512508	STARPORT HOTEL I LLC	% PORTMAN HOLDINGS LP			303 PEACHTREE CENTER AVE #575		ATLANTA	GA	30303
2017-199	12512509	CITY OF CHARLOTTE	% CITY MANAGER			600 EAST 4TH ST/15TH FLOOR		CHARLOTTE	NC	28202
2017-199	12512510	CITY OF CHARLOTTE	% CITY MANAGER			600 EAST 4TH ST/15TH FLOOR		CHARLOTTE	NC	28202
2017-199	12512511	STARPORT HOTEL I LLC	% PORTMAN HOLDINGS LP			303 PEACHTREE CENTER AVE #575		ATLANTA	GA	30303

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-199	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2017-199	Charlotte Crown Realist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2017-199	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2017-199	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2017-199	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2017-199	Dilworth Community Development Association	Cynthia L.	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2017-199	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2017-199	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2017-199	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2017-199	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2017-199	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2017-199	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2017-199	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2017-199	Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
2017-199	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2017-199	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2017-199	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2017-199	Taylor-Lasalle Crime Watch Committee	Lillian K.	Roberts	1001 W 1st St		Charlotte	NC	28202
2017-199	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2017-199	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2017-199	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
2017-199	Third Ward Residents Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2017-199	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2017-199	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2017-199	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208
2017-199	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2017-199	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2017-199	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2017-199	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2017-199	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

# **Exhibit B**

January 25, 2018

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, February 6th at 6:00 p.m.  
**Location:** Harvey B. Gantt Center for African-American Arts + Culture  
551 South Tryon Street  
Charlotte, NC 28202  
**Petitioner:** Crescent Communities, LLC  
**Petition No.:** 2017-199

Dear Charlotte Resident,


We represent Crescent Communities, LLC (the "Petitioner") in its plans to redevelop an approximately 3.5-acre property bounded by E. Stonewall Street, S. Tryon Street, S. College Street, and E. Hill Street (the "Property"). The Petitioner requests a site plan amendment to the UMUD-O zoning district in order to accommodate a cantilevered building design in order to allow second and third level floors to extend out over a portion of the streetscape and to accommodate additional wall signage.

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, February 6th 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: Larkin Egleston, Charlotte City Council  
Solomon Fortune, Charlotte-Mecklenburg Planning Staff

# **Exhibit C**

[illegible]



# **Exhibit D**



Official Community Meeting

# Rezoning Petition: 2017-199 Crescent Communities / Tryon Place Rezoning

February 6, 2018 @ The Harvey B. Gantt Center

# AGENDA

- Introductions
- Property Location
- Current Zoning
- Proposed Optional Provision
- Timeline
- Discussion



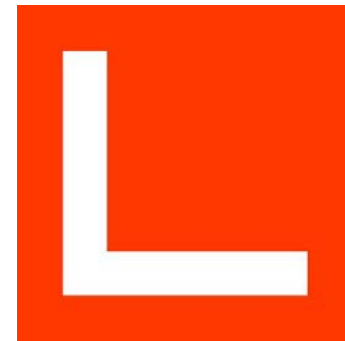
Brian Leary & Elizabeth McMillian



Eric Stone

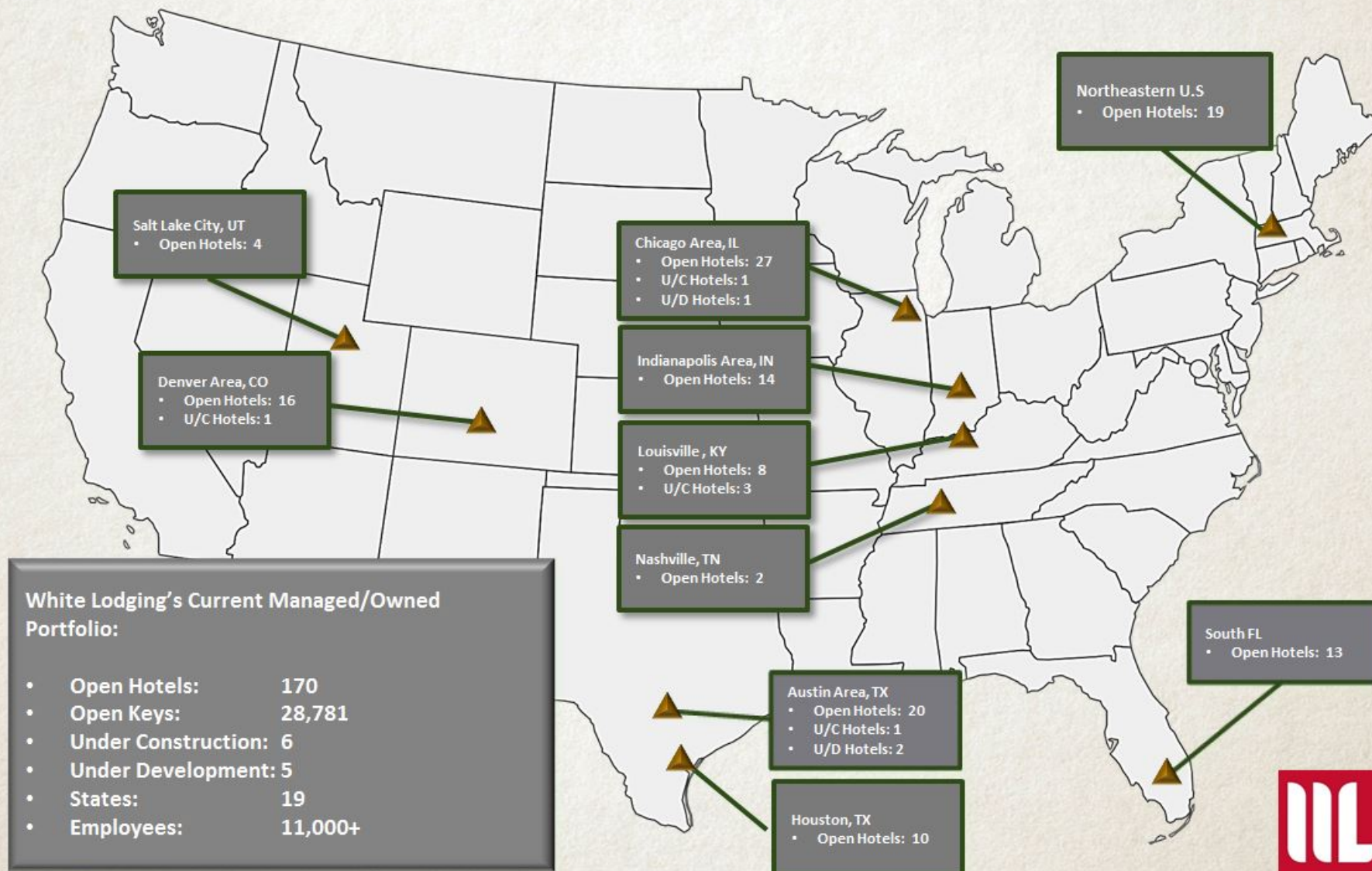


Collin Brown & Brittany Lins



David Powlen

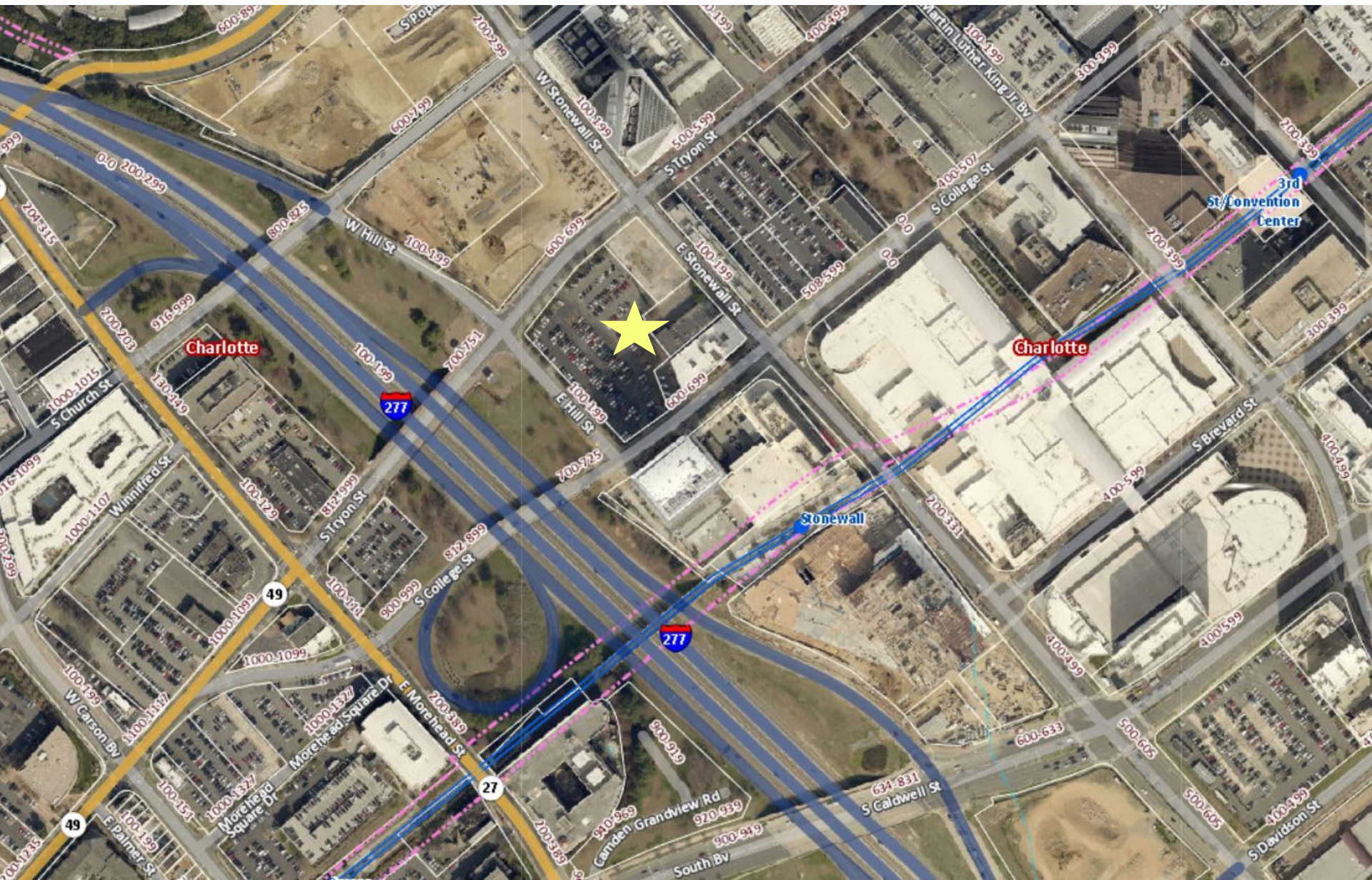
# WHITE LODGING - PORTFOLIO OVERVIEW



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 points and others as softer, larger blue or white blurs. The overall effect is a textured, shimmering blue background.

# Property Location



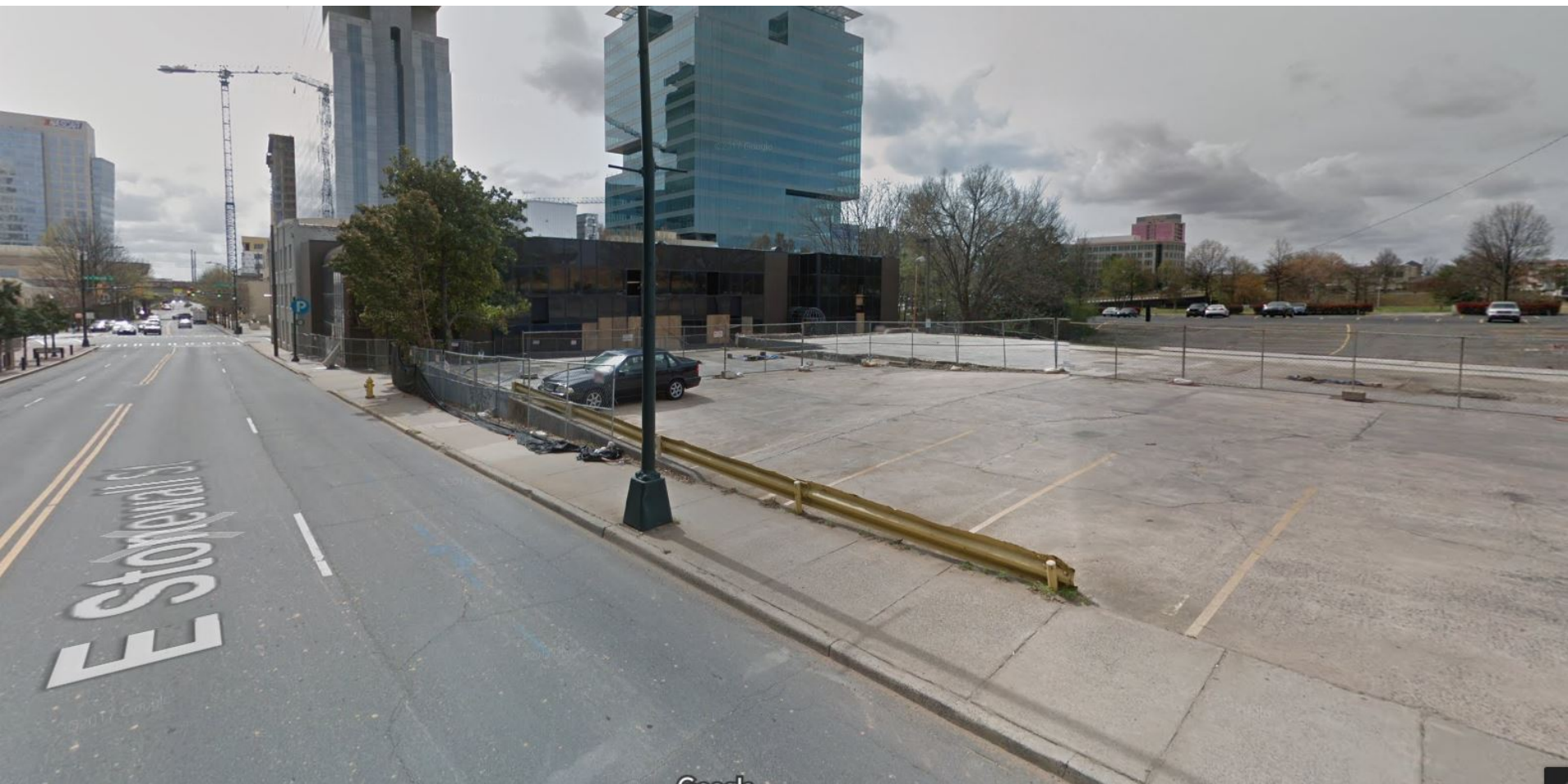












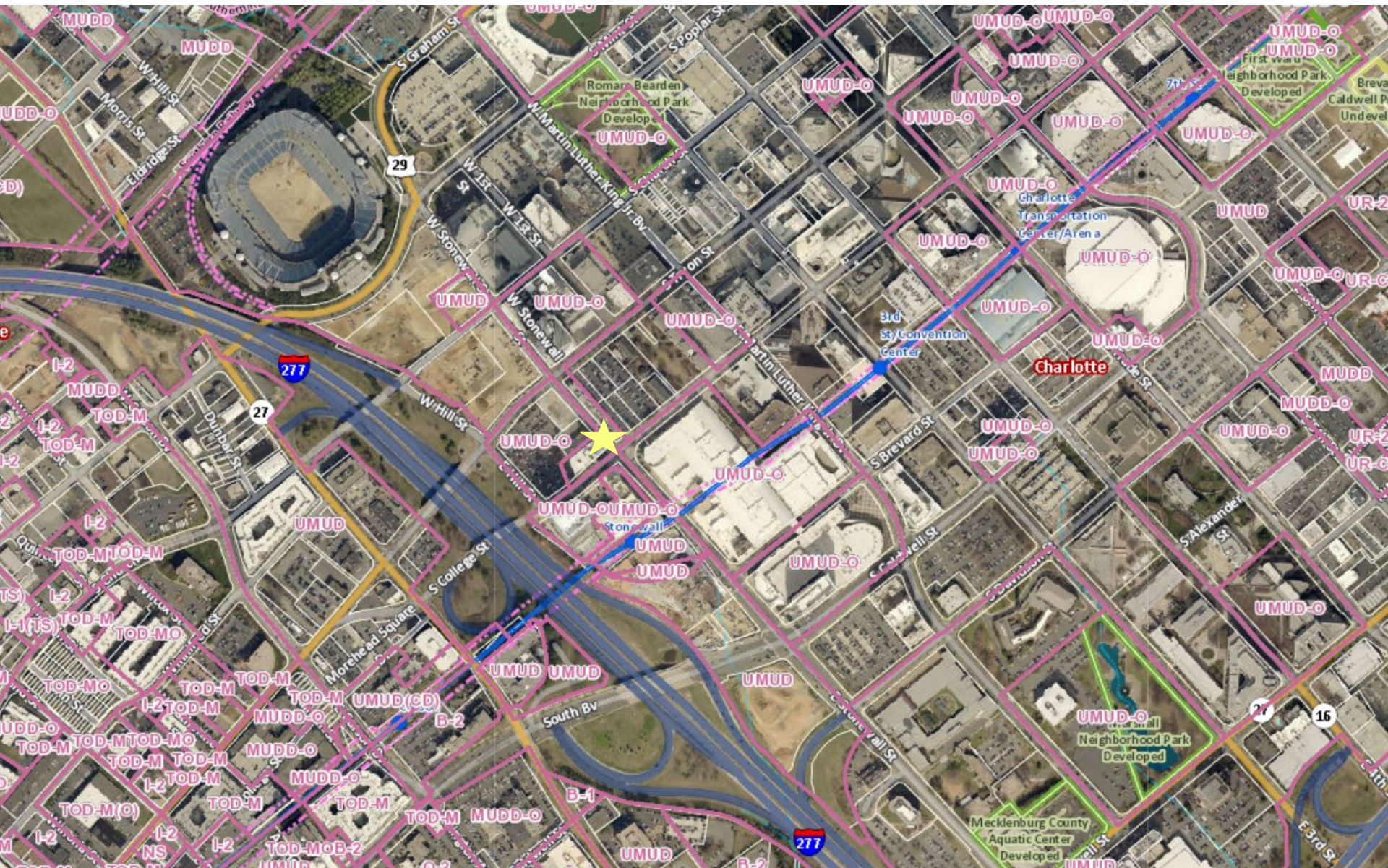


The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as larger, softer, light blue or white circles. The overall effect is reminiscent of light reflecting off water droplets or particles in a dark space.

# Current Zoning



## Current Zoning: UMUD and UMUD-O

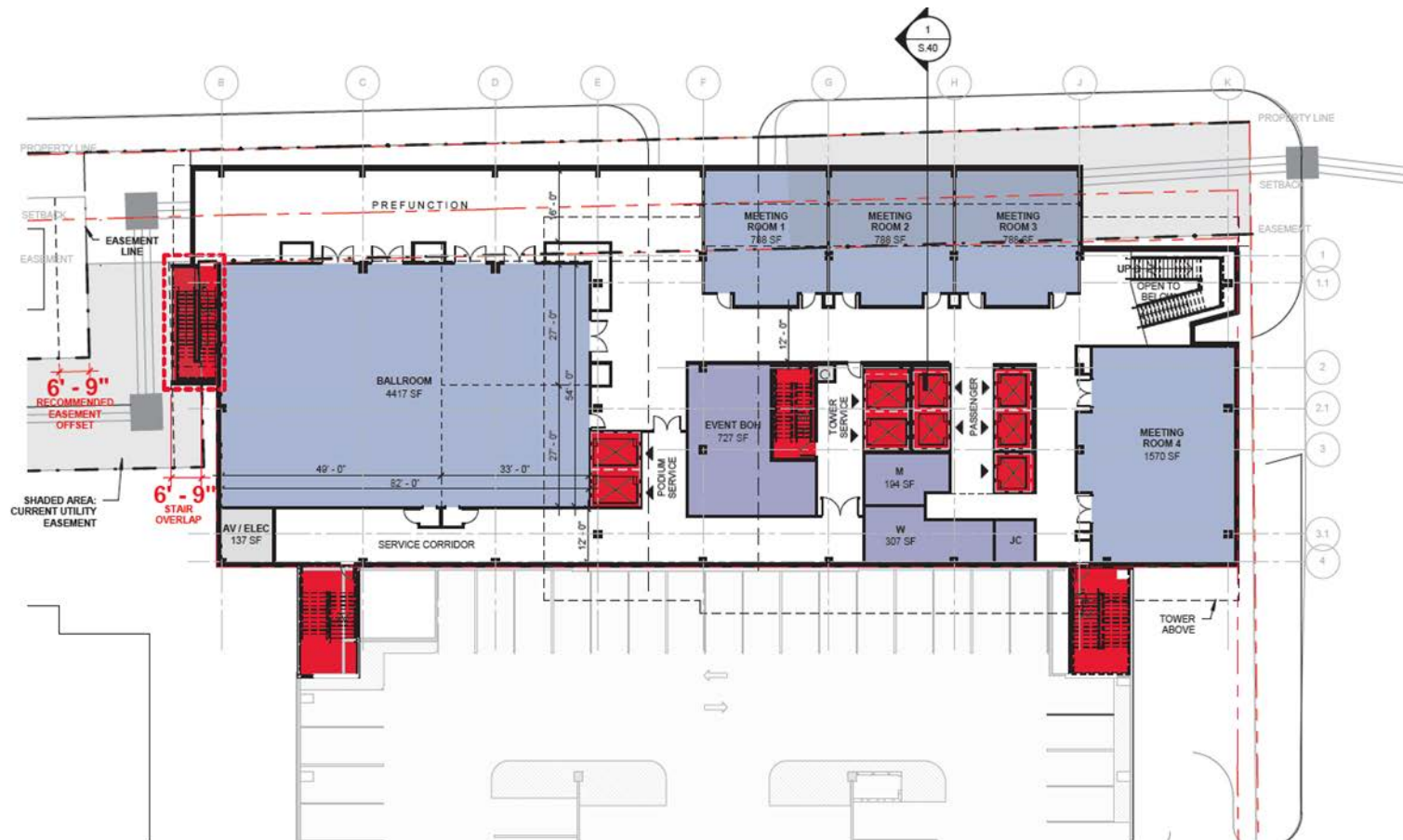




The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the middle of the slide, serving as a background for the title text.

# Proposed Optional Provision





**EXHIBIT 3 - STAIR OVERLAP UTILITY EASEMENT AT PLAZA**  
**LEVEL 03 - BALLROOM LEVEL**

0 10 20 FT

HKS

HOSPITALITY GROUP

20 NOV 2017  
21708.000

HOTEL, CHARLOTTE NC  
WHITE LODGING

# **Proposed Rezoning District UMUD-O and UMUD-O (SPA)**



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# Timeline

# Anticipated Rezoning Schedule

Application Deadline (4th Mon except holidays) – <b>Dec. 18, 2017</b>	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	1/29/18	Feb 1 - Feb 7	2/9/18	NA	NA	NA	NA	2/12/18	2/23/18	2/26/18	3/19/18	3/26/18	4/3/18	4/16/18
Two Full Review Cycles	1/29/18	Feb 1 - Feb 7	2/9/18	2/12/18	2/26/18	NA	NA	3/12/18	3/23/18	3/26/18	4/16/18	4/23/18	5/1/18	5/21/18
Three Full Review Cycles	1/29/18	Feb 1 - Feb 7	2/9/18	2/12/18	2/26/18	3/12/18	4/2/18	4/16/18	4/27/18	4/30/18	5/21/18	5/25/18	6/5/18	6/18/18

## Best Case Scenario

Public Hearing Date: March 19, 2018

City Council Decision: April 16, 2018

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title.

# Discussion

K&L GATES