

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Beacon Partners
Rezoning Petition No. 2018-148

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 December 20, 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 Wednesday, January 9th at 6:00 p.m. at 1616 Camden Road, Charlotte, NC 28203.

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 Mike Harrell and by Petitioner's agents Jason Groenewold with Common Square, David Furman with Centro Cityworks, Nate Doolittle with LandDesign, Collin Brown and Brittany Lins with K&L Gates, and Randy Goddard with Design Resource Group. Council member LaWana Mayfield was also in attendance.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and used a PowerPoint presentation attached hereto as Exhibit D.

Since the majority of the meeting attendees attended prior outreach meetings related to this project or were otherwise familiar with the rezoning proposal, Mr. Brown opted for relaxed dialogue rather than utilizing a formal presentation format. During these discussions, Mr. Brown explained that the Petitioner is seeking a rezoning for approximately 1.84 acres on the northeast side of the intersection of West Boulevard and South Tryon Street, west of Hawkins Street.

Mr. Jason Groenewold explained the background for the parcels and his vision for an integrated development focused on bringing the community together around the park as a place to gather. Mr. Mike Harrell described several of the Petitioner's projects in the South End neighborhood and stated that the Petitioner is investing in South End as an area, not just on an individual project basis.

The Petitioner's team explained that the proposal is for an eight-story office building, with a potential rooftop restaurant overlooking the park, ground floor retail and restaurant uses, and a wrapped parking

deck screened by residential (and potential hotel) uses in coordination with David Furman's team at Centro CityWorks. The parking deck may be approximately six stories but would not be visible above the wrapped residential units. The parking deck will have the opportunity to be shared between the weekday office building tenants and evening/weekend residential and retail users and would also be available to park visitors as well. Mr. Brown explained that the proposed development is consistent with the recommendations in the South End Station Area Plan and South End Vision Plan.

Councilwoman LaWana Mayfield commented that she did not believe that a hotel on the corner of Tryon Street was an appropriate use given the existing single-family residential homes on the opposite side of Tryon Street. The Petitioner has moved the focal point entrance to the potential hotel internal to the site rather than along Tryon Street.

Overall, the proposed development was very well received by attendees. One attendee commented that he believed this proposed site plan is one of the most thoughtful projects he's seen and is inline with the Wilmore neighborhood priorities. Several attendees echoed that they liked the proposed connection into the park from West Boulevard and the live/eat/work/play components of the plan.

Mr. Brown stated that the Petitioner's team is cautiously optimistic that this petition could have a public hearing in February with a City Council decision in March. The meeting concluded at approximately 6:45 p.m.

Respectfully submitted, this 14th day of January, 2019.

cc: Solomon Fortune, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-148	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-148	11907901	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR		MOORESVILLE	NC	28117
2018-148	11907902	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR		MOORESVILLE	NC	28117
2018-148	11907903	YEE VENTURES LLC		GONG A	YEE	205 TEMPLETON BAY DR		MOORESVILLE	NC	28117
2018-148	11907904	MAYBECK	DAWN A	NANCY C	NORMAN	1714 S TRYON ST		CHARLOTTE	NC	28203
2018-148	11907905	GROENEWOLD	JASON			1626 S TRYON ST		CHARLOTTE	NC	28203
2018-148	11907906	GROENEWOLD	JASON			1626 SOUTH TRYON ST		CHARLOTTE	NC	28203
2018-148	11907909	FLAUM	MICHAEL D			245 W KINGSTON AVENUE		CHARLOTTE	NC	28203
2018-148	11907910	JOHNSON	BRADLEE A	PATRICK D	DEELY	1133 METROPOLITAN AVE UNIT 318		CHARLOTTE	NC	28203
2018-148	11907911	WILSON	BRIAN T			251 W KINGSTON AVE		CHARLOTTE	NC	28203
2018-148	11907912	NAVARRO	PETER	SMITHA	BALLYAMANDA	301 WEST KINGSTON AVE		CHARLOTTE	NC	28203
2018-148	11907930	CLAYTON	KENNETH A	PEGGY CLAYTON	GENTLE	2985 KEADY MILL LOOP		KANNAPOLIS	NC	28081
2018-148	11907932	PLS PROPERTY MANAGEMENT OF NORTH CAROLINA LLC				1 SOUTH WACKER DR 36TH FL		CHICAGO	IL	60606
2018-148	11907952	MAYBECK	DAWN A	NANCY C	NORMAN	235-237 WEST KINGSTON AV		CHARLOTTE	NC	28203
2018-148	11907953	GROENEWOLD	JASON			241 WEST KINGSTON AVE UNIT A		CHARLOTTE	NC	28203
2018-148	11907954	KNAPIK	SHAREEN			241 W KINGSTON AVE UNIT B		CHARLOTTE	NC	28203
2018-148	11907955	JASON GROENEWOLD TRUST				1626 S TRYON ST		CHARLOTTE	NC	28203
2018-148	11907956	CHAMBERLAIN HOLDINGS LLC				241 W KINGSTON AVE UNIT D		CHARLOTTE	NC	28203
2018-148	11908904	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR		MOUNT HOLLY	NC	28120
2018-148	11908905	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR		MOUNT HOLLY	NC	28120
2018-148	11908906	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR		MOUNT HOLLY	NC	28120
2018-148	11908907	BRNELL HOLDINGS LLC				205 SILVERCLIFF DR		MOUNT HOLLY	NC	28120
2018-148	11908908	SHEFFIELD ENTERPRISE			C/O CALVIN G GREER	108 GASCONY DR		GREENVILLE	SC	29609
2018-148	12101107	CAROLINA FOODS INC				1807 S TRYON ST		CHARLOTTE	NC	28203
2018-148	12101108	CAROLINA FOODS INC				1807 S TRYON ST		CHARLOTTE	NC	28203
2018-148	12101109	CAROLINA FOODS INC				1807 S TRYON ST		CHARLOTTE	NC	28203
2018-148	12101110	CAROLINA FOODS INC				1807 S TRYON ST		CHARLOTTE	NC	28203
2018-148	12101401	DCC PARCEL B PLUS LLC				4801 PGA BLVD		PALM BEACH GARDENS	FL	33418
2018-148	12101407	DCC PARCEL B PLUS LLC				4801 PGA BLVD		PALM BEACH GARDENS	FL	33418
2018-148	12101409	DCC PARCEL B PLUS LLC				4801 PGA BLVD		PALM BEACH GARDENS	FL	33418
2018-148	12101410	DCC PARCEL B PLUS LLC				4801 PGA BLVD		PALM BEACH GARDENS	FL	33418
2018-148	12101411	WHILDEN	DONALD M		MARY FRANCES D	7218 MELODY LN		CHARLOTTE	NC	28214
2018-148	12306101	DIVINE SOUTH END LLC				PO BOX 365		CRAMERTON	NC	28032
2018-148	12306103	BR PARK & KINGSTON CHARLOTTE LLC			C/O BLUEROCK REAL ESTATE LLC	712 FIFTH AVE 9TH FL		NEW YORK	NY	10019
2018-148	12306201	RAPPAPORT PEARSON LLC				224 WEST BLVD		CHARLOTTE	NC	28212
2018-148	12306204	CS COMMONS LLC				500 E MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2018-148	12306205	RENGER	PAGE M L/T		ANN CAMERON M MONCKTON	2062 HOPEDALE AVE		CHARLOTTE	NC	28207
2018-148	12306206	MATTHEWS	B FRANK II		JOHN F RENGIER JR TR	PO BOX 3737		GASTONIA	NC	28054
2018-148	12306207	204 WEST BLVD LLC				1626 S TRYON ST		CHARLOTTE	NC	28203
2018-148	12306209	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-148	12306210	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28201
2018-148	12306211	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-148	12306212	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-148	12306216	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-148	12306217	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-148	12306218	1725 S TRYON ST LLC				1626 S TRYON ST		CHARLOTTE	NC	28203
2018-148	12306219	LONDON	MARILYN LIVING TRUST			10305 OSPREY DR		PINEVILLE	NC	28134
2018-148	12306220	LONDON	MARILYN L (LIVING TRUST)			10305 OSPREY DR		PINEVILLE	NC	28134
2018-148	12306221	LONDON	MARILYN L	MARILYN L	LONDON	10305 OSPREY DR		PINEVILLE	NC	28134
2018-148	12306222	LONDON	MARILYN L (LIVING TRUST)			10305 OSPREY DR		PINEVILLE	NC	28134
2018-148	12306301	CUSA NC HOLDINGS LP				11 GREENWAY PLAZA STE 2400		HOUSTON	TX	77046

2018-148	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-148	Bethlehem Center's OST	Willie M.	Burton	2704 Baltimore Avenue		Charlotte	NC	28203
2018-148	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2018-148	Brookhill Community Association	Debbie	Williams	2516 S Tryon St		Charlotte	NC	28203
2018-148	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2018-148	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2018-148	Dilworth	Franklin	Keathley	2144 Park Road		Charlotte	NC	28203
2018-148	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2018-148	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2018-148	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2018-148	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2018-148	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2018-148	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-148	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2018-148	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2018-148	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2018-148	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2018-148	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2018-148	Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2018-148	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2018-148	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2018-148	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2018-148	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2018-148	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2018-148	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2018-148	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2018-148	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2018-148	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2018-148	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2018-148	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2018-148	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

Exhibit B

December 20, 2018

Collin W. Brown
collin.brown@klgates.com

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F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Wednesday, January 9, 2019 at 6:00 p.m.
Location: 1616 Camden Road
Suite 510
Charlotte, NC 28203
Petitioner: Beacon Partners
Petition No.: 2018-148

Dear Charlotte Resident,

We represent Beacon Partners (the "Petitioner") in its plans to redevelop an approximately 1.84-acre property located on the north side of West Blvd, east of S. Tryon, and west of Hawkins St. (the "Property"). The Petitioner requests a rezoning from the Property's Business District (B-1) zoning to a Transit Oriented Mixed-Use Development (TOD-MO) to accommodate potential office, residential, retail, and hotel uses that incorporate pedestrian amenities and spurs Kingston Neighborhood Park development.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, January 9, 2019 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: Solomon Fortune, Charlotte-Mecklenburg Planning Staff
LaWana Mayfield, Charlotte City Council District 3

Exhibit C

6:00 PM

[illegible]

Exhibit D



K&L GATES

Official Community Meeting

Common Square Rezoning Petition 2018-148

@ 1616 Camden
January 9, 2019

AGENDA

- Introductions
- Beacon Partners
- Location
- Development Considerations
- Current Zoning
- Area Plan
- Vision Plan
- Potential Rezoning
- Conditional Zoning
- Community Priorities
- Potential Timeline
- Discussion



Mike Harrell & Matt Lucarelli



Jason Groenewold



Nate Doolittle



David Furman



Randy Goddard

K&L GATES

Collin Brown & Brittany Lins

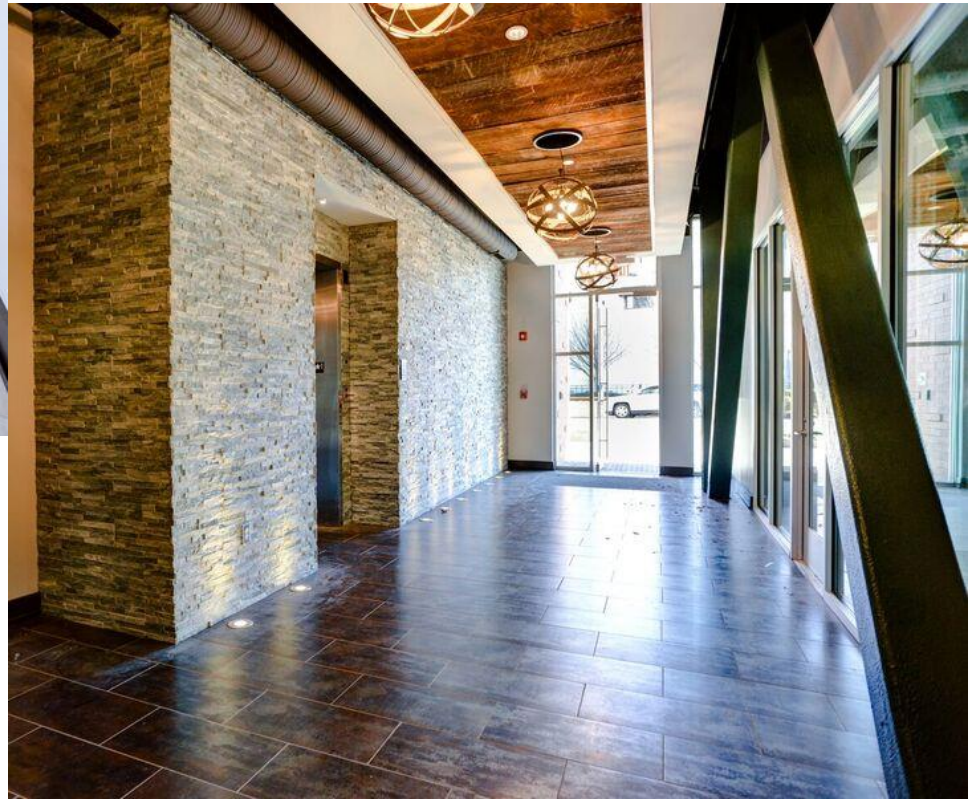
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Beacon Partners Projects in South End



1616 Center







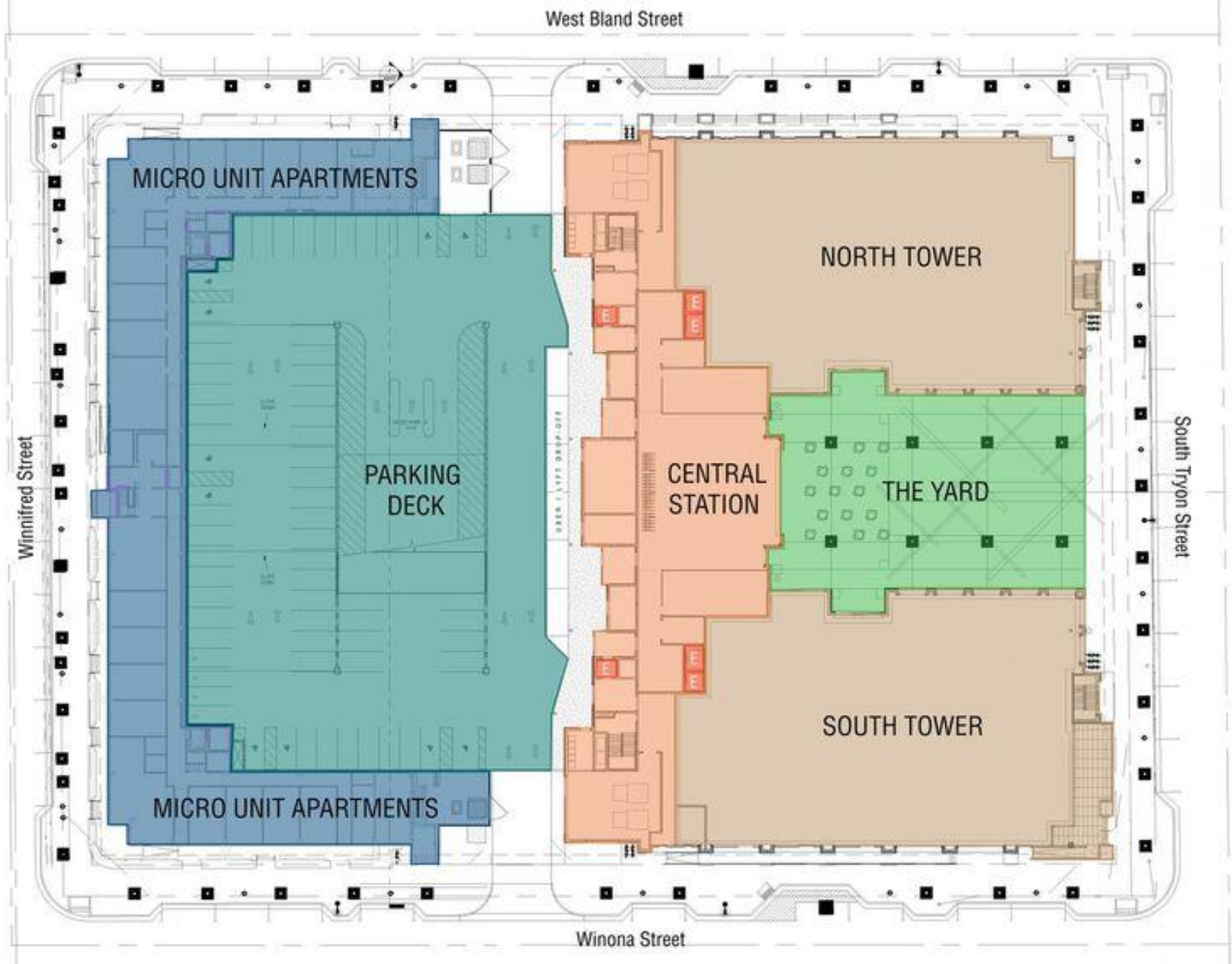
1616 CENTER
SITE PLAN



Railyard

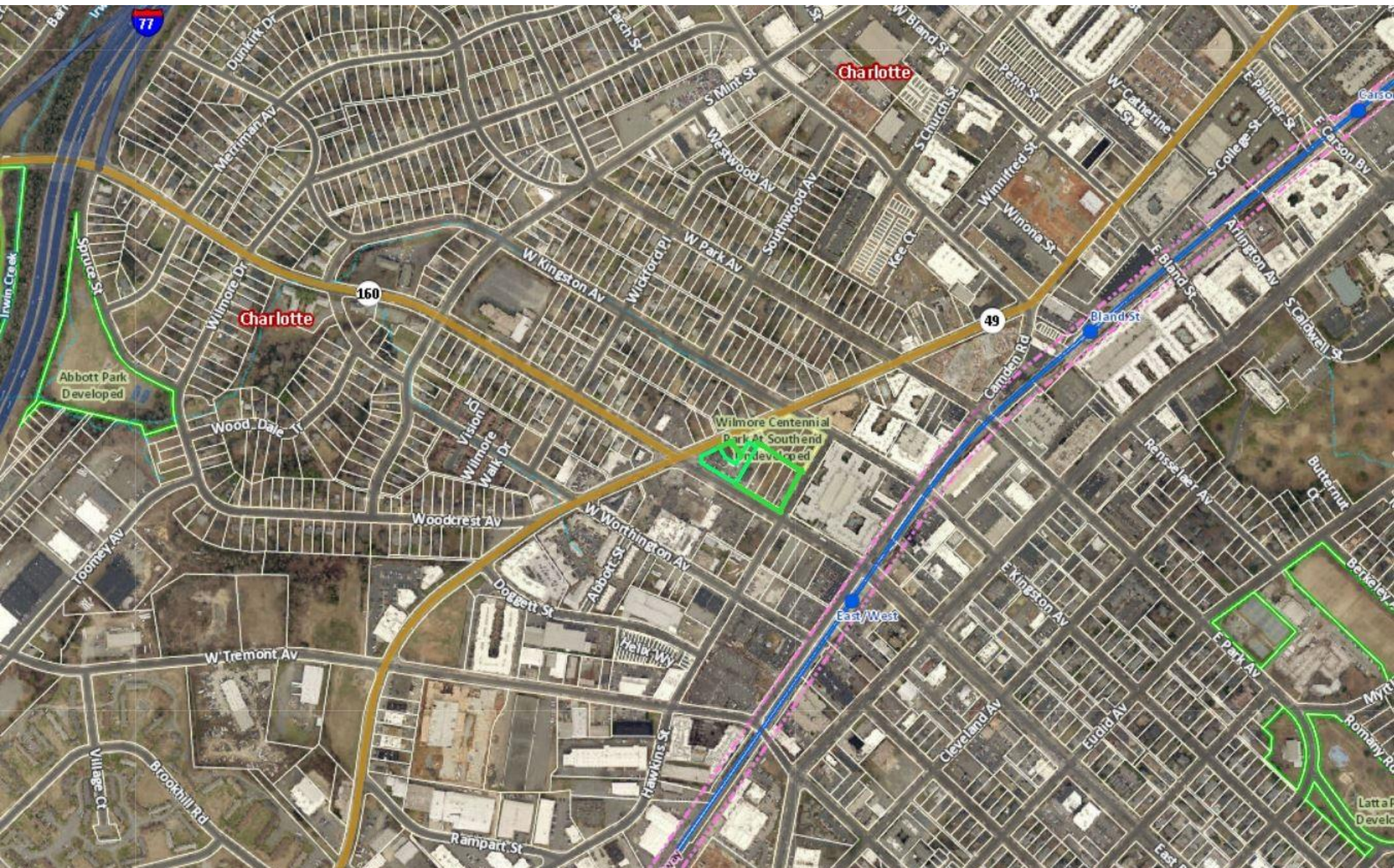


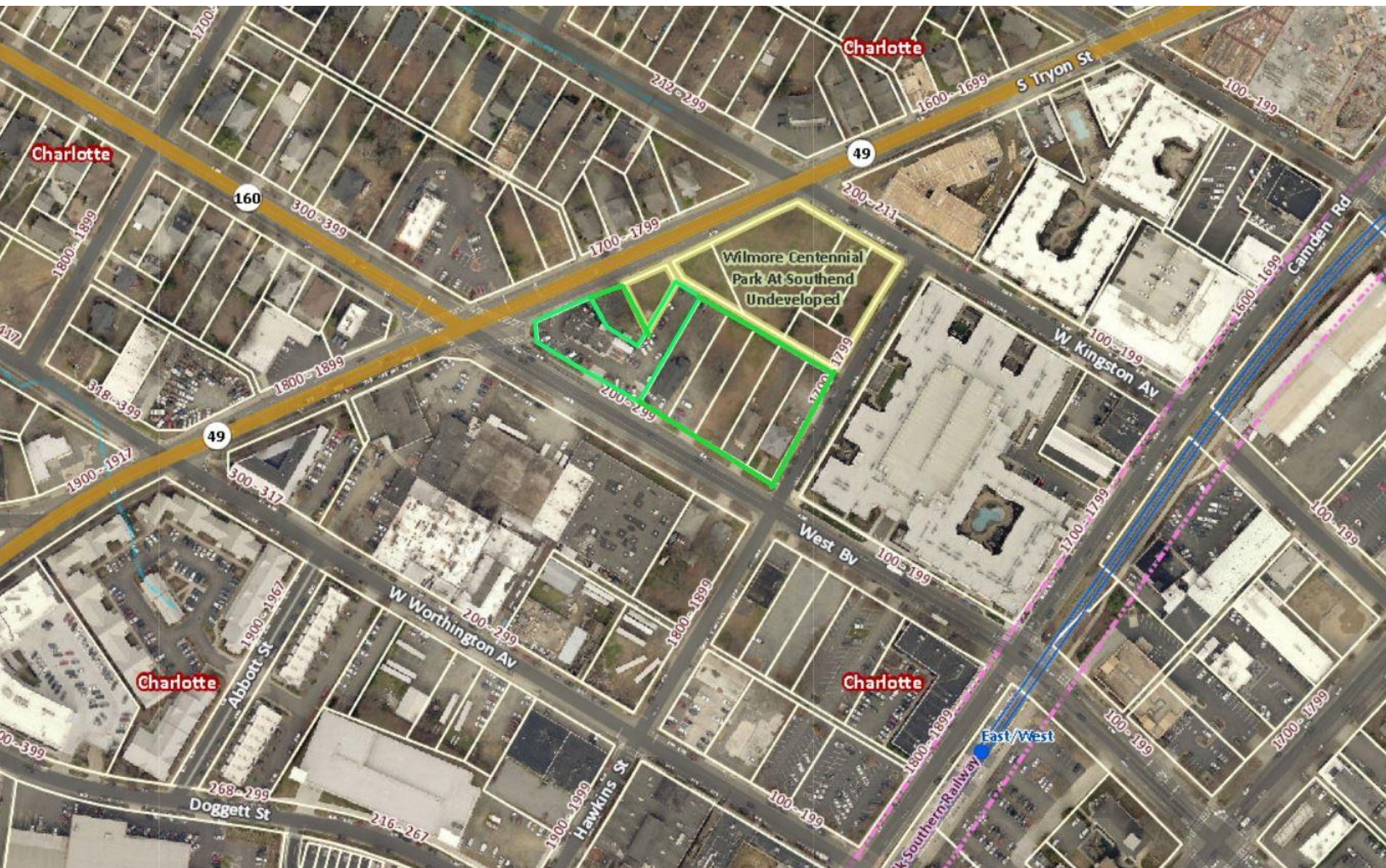




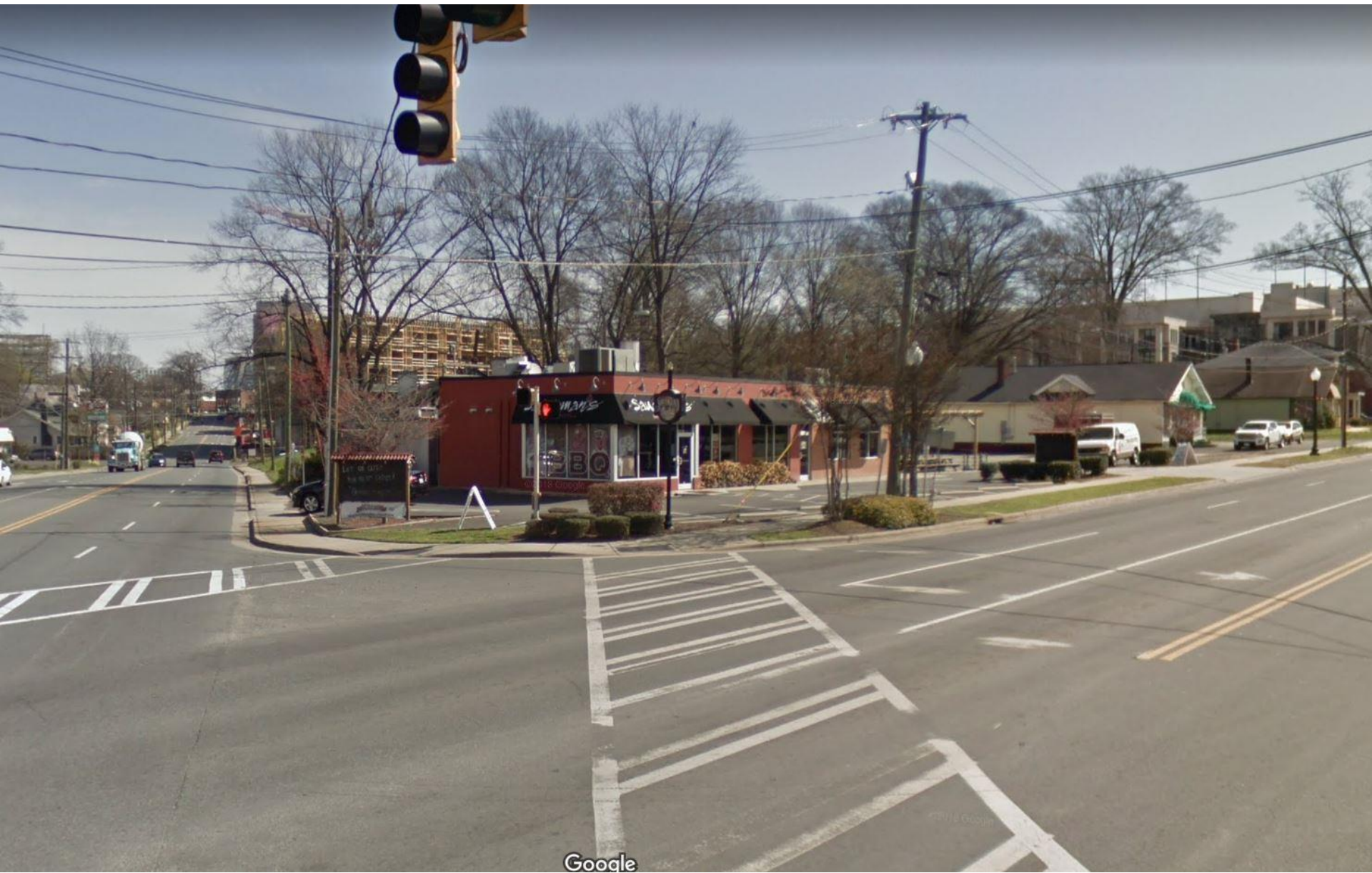
The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as softer, larger blue or white blurs. The overall effect is reminiscent of light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

Location







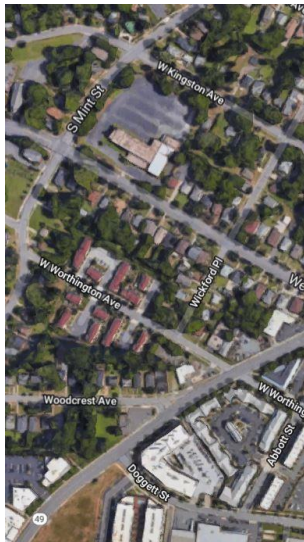


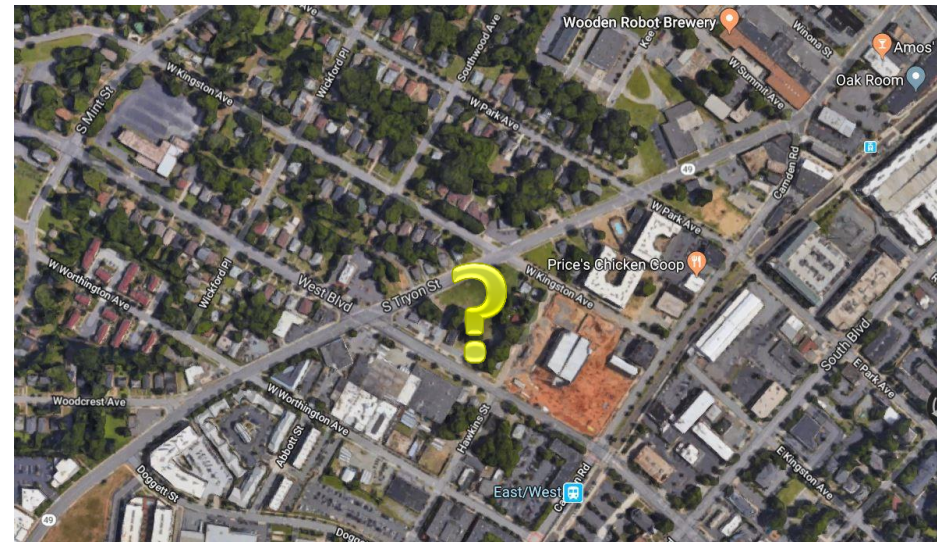


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Development Considerations

Development Considerations

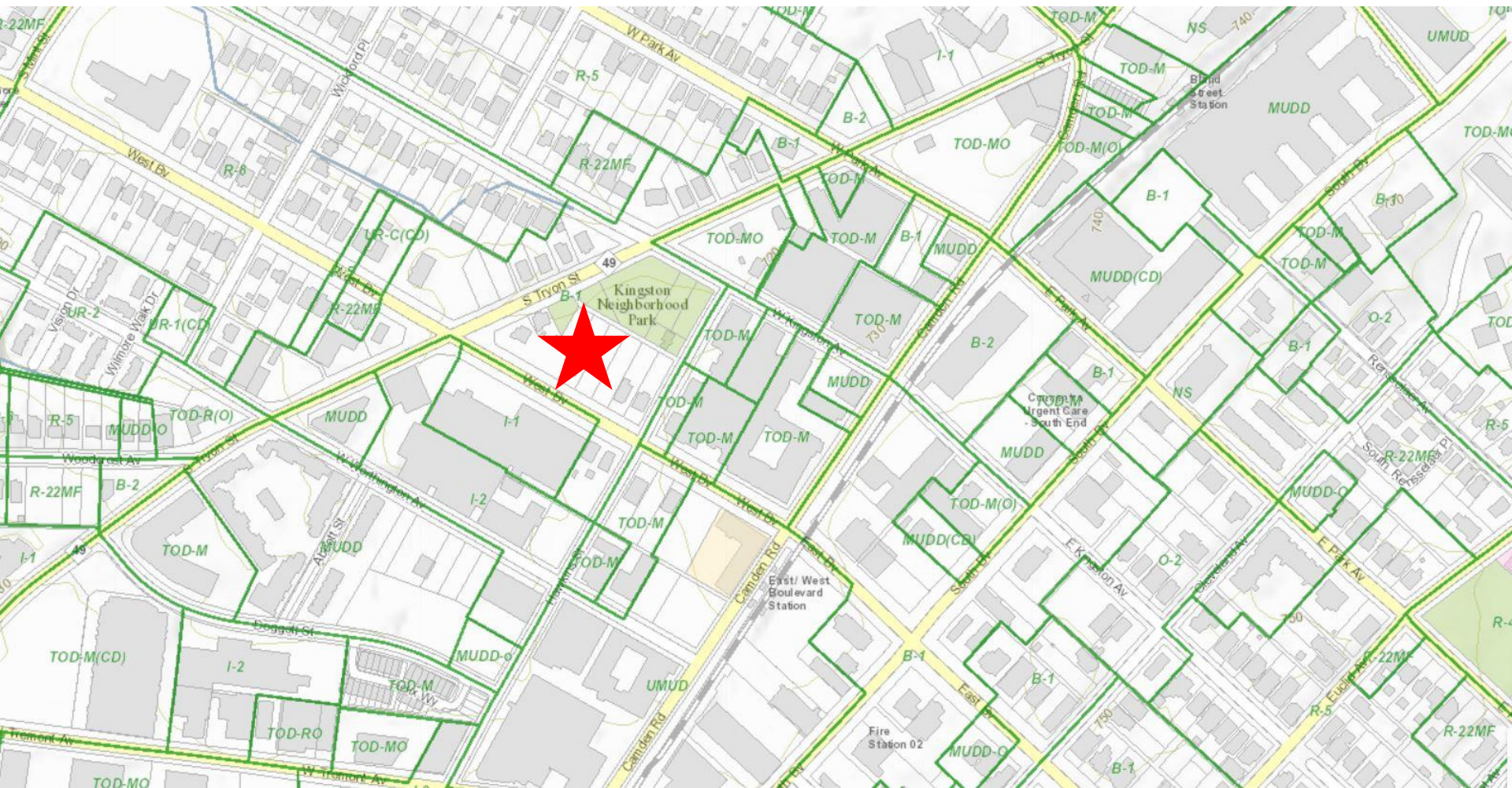
- Property Owner Requirements
 - Existing Zoning
 - Natural/Environmental Constraints
 - Access/Transportation Constraints
 - Adjacent Owner Concerns
 - Ordinance/Policy Requirement (non-zoning)
 - Adopted Area plans
 - City Priorities
 - Adjacent Uses
 - Community Concerns
 - Market Realities
- 
- An aerial photograph of a residential neighborhood. The map shows several streets including S Main St, W Kingston Ave, W Worthington Ave, Woodcrest Ave, Duggan St, and Abbot St. The area is characterized by green trees, lawns, and various residential buildings, including some larger commercial-style structures. A road with a '49' shield is visible at the bottom left.



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

Current Zoning

Current Zoning: B-1



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 text.

South End Area Plan



South
End

Transit Station Area Plan



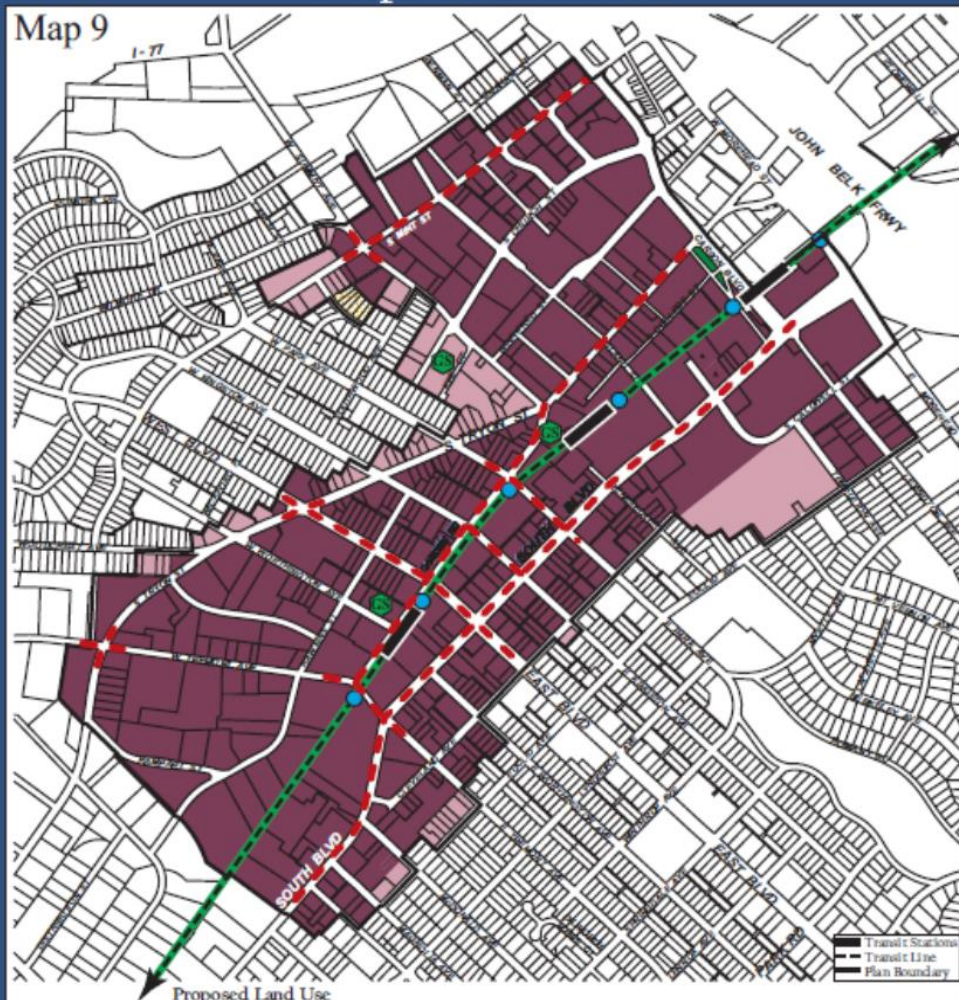
Charlotte-Mecklenburg Planning Commission
Adopted by City Council June 2005



- Vibrant • Historic • Pedestrian-oriented • Transportation choices •
- Residential, retail, & entertainment • A community gathering place •

South End Transit Station Area Plan Proposed Land Use

Map 9



Proposed Land Use

- TSD-R (Residential Transit Supportive Development)
- TSD-M (Mixed Transit Supportive Development)
- Residential < 8 Dwelling Units Per Acre
- Park / Open Space

- Retail Streets
- Trolley Stops
- Green Space / Plaza



Produced by the Charlotte-Mecklenburg Planning Commission.



Date: November 11, 2004

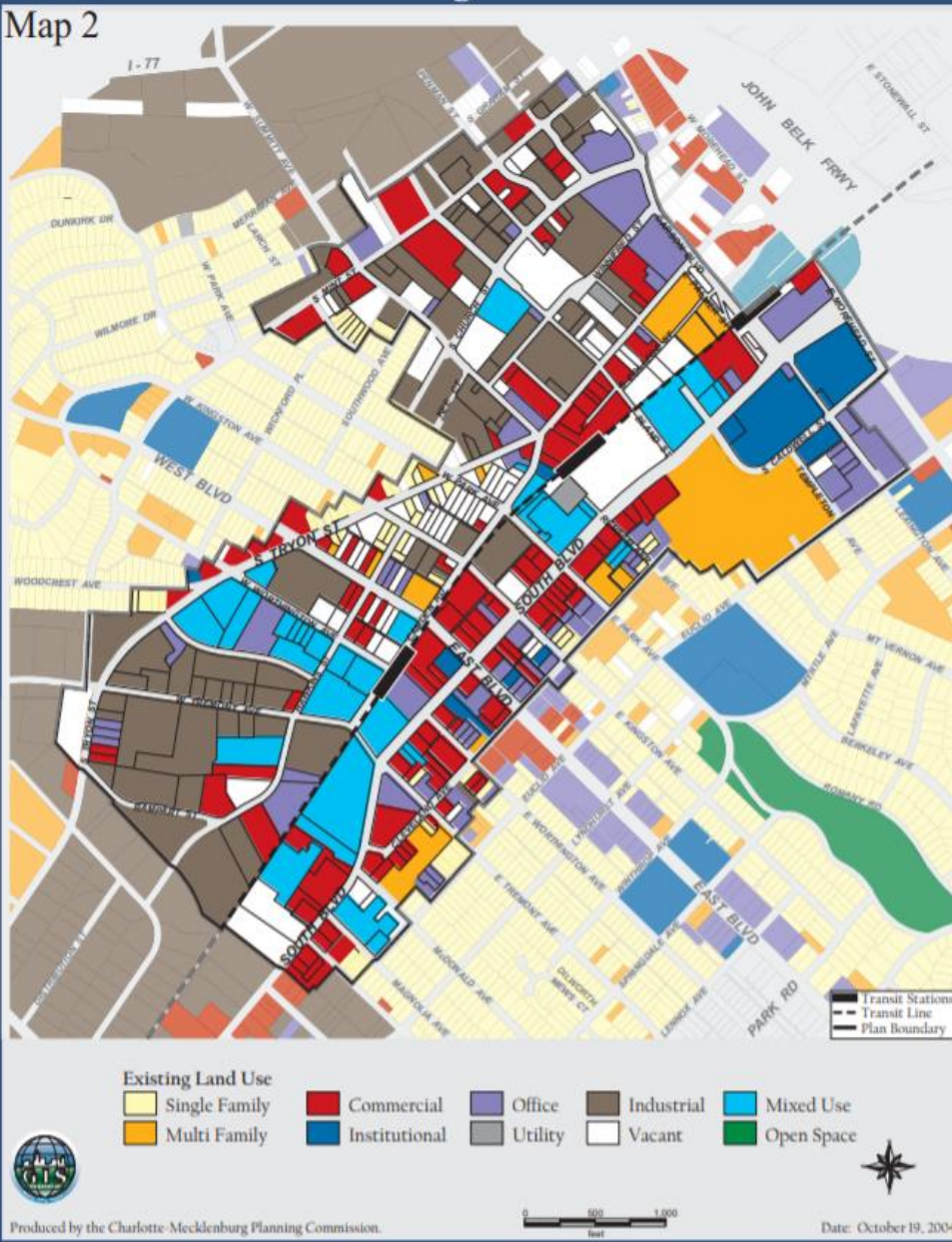
Transit Oriented Development: Mixed-Use Oriented (Including Multi-use Developments) (TOD-M)

This transit oriented mixed-use district is established to support a blend of high density residential, high intensity employment/office, civic entertainment, and institutional uses, as well as a limited amount of retail uses in a pedestrian friendly area.

South End Transit Station Area Plan

Existing Land Use

Map 2



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 texture is grainy and organic, resembling light reflecting off water or particles in a dark space.

South End Vision Plan



SOUTH END

VISION PLAN

Goals

Throughout the year-long planning process, our steering committee, major stakeholders, and the general public helped to craft seven key goals that are critical to the long-term success of South End.

- | | |
|------------------------------|--------------------------------------|
| 1: Grow By Design | 5: Move.Connect.
Network. |
| 2: Expand Our Mix | |
| 3: Pursue Affordability | 6: Never Stop
Experimenting |
| 4: Celebrate Public
Space | 7: Manage Our
Common
Resources |

The Vision for South Tryon Street (2030)

Like South Boulevard, South Tryon Street underwent a similar transformation converting from the old state highway focused on moving cars quickly in and out of uptown, to a much more neighborhood-friendly corridor. Trees line the edges and a landscaped median adds to the lush quality of the area. Cyclists safely enjoy the cycle tracks while pedestrians stroll along wide sidewalks in front of a variety of shops and restaurants. Upper stories are filled with residents of diverse backgrounds and employees in offices and other workspaces.

The centerpiece of South Tryon Street is the Wilmore Centennial Park. Phase One set the park in motion but Phase Two completed its true potential reaching all the way to West Boulevard and diversifying the program of activities and landscape. New development built up its edges. New

towers with stunning views of uptown and the greater region overlook the park on one side and the Blue Line on the other.

South Tryon Street carefully acknowledges its neighbor to the west, Wilmore, with its historic homes and tree-lined streets by making the walk from the neighborhood safe and enjoyable.

Reminiscent of the relationship of King Street to Meeting Street in downtown Charleston, South Tryon Street, is more subdued than its busier sister, South Boulevard, but remains a thriving corridor of boutiques and local flavor nonetheless. And, akin to North Tryon Street in Uptown South Tryon is an important office address known throughout the region.

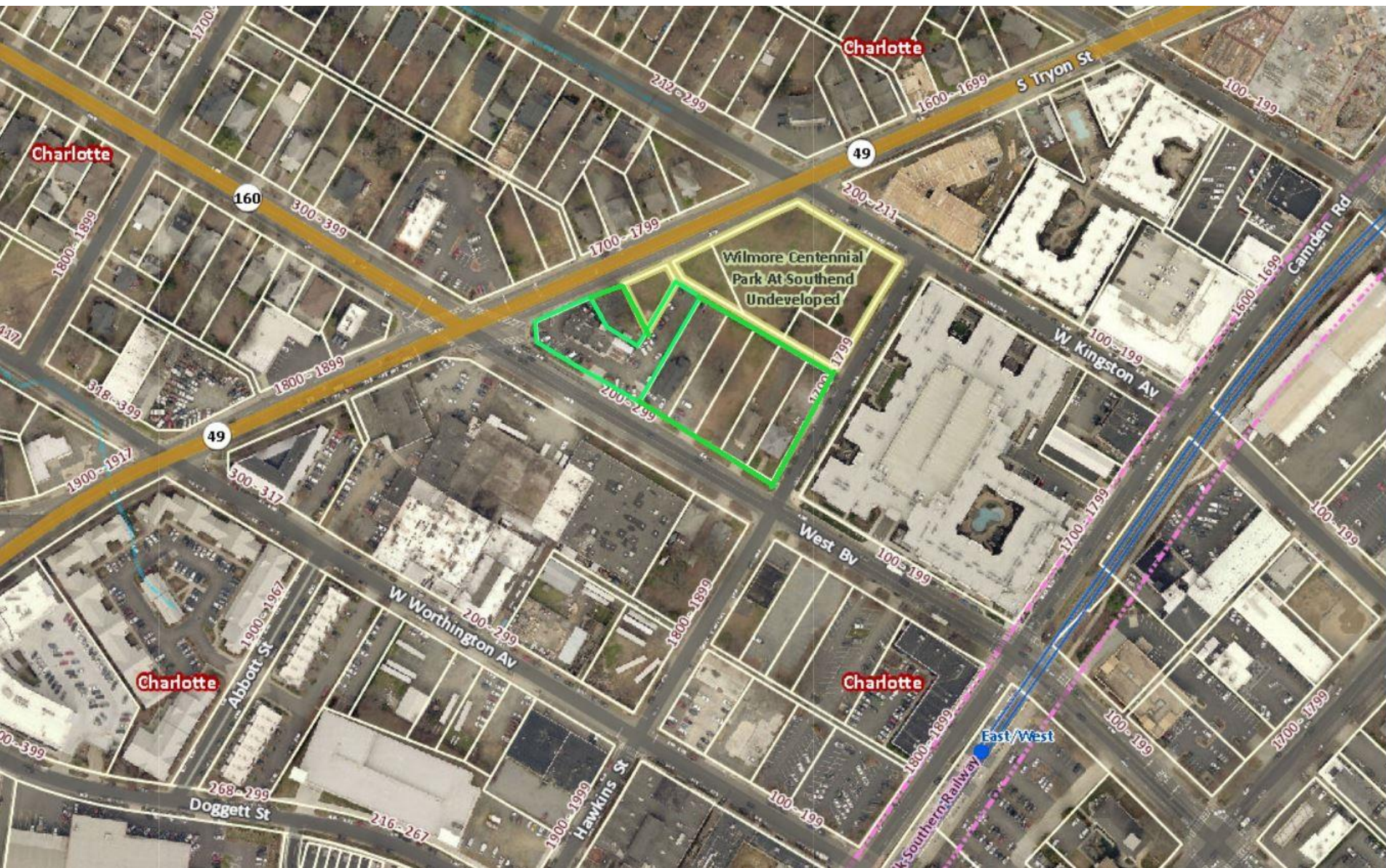
1 Existing conditions looking east at West Boulevard at South Tryon Street

2 Conceptual illustration of South Tryon Street depicting the full build-out potential of the Wilmore Centennial Park surrounded by grand mixed-use buildings



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

Potential Rezoning



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

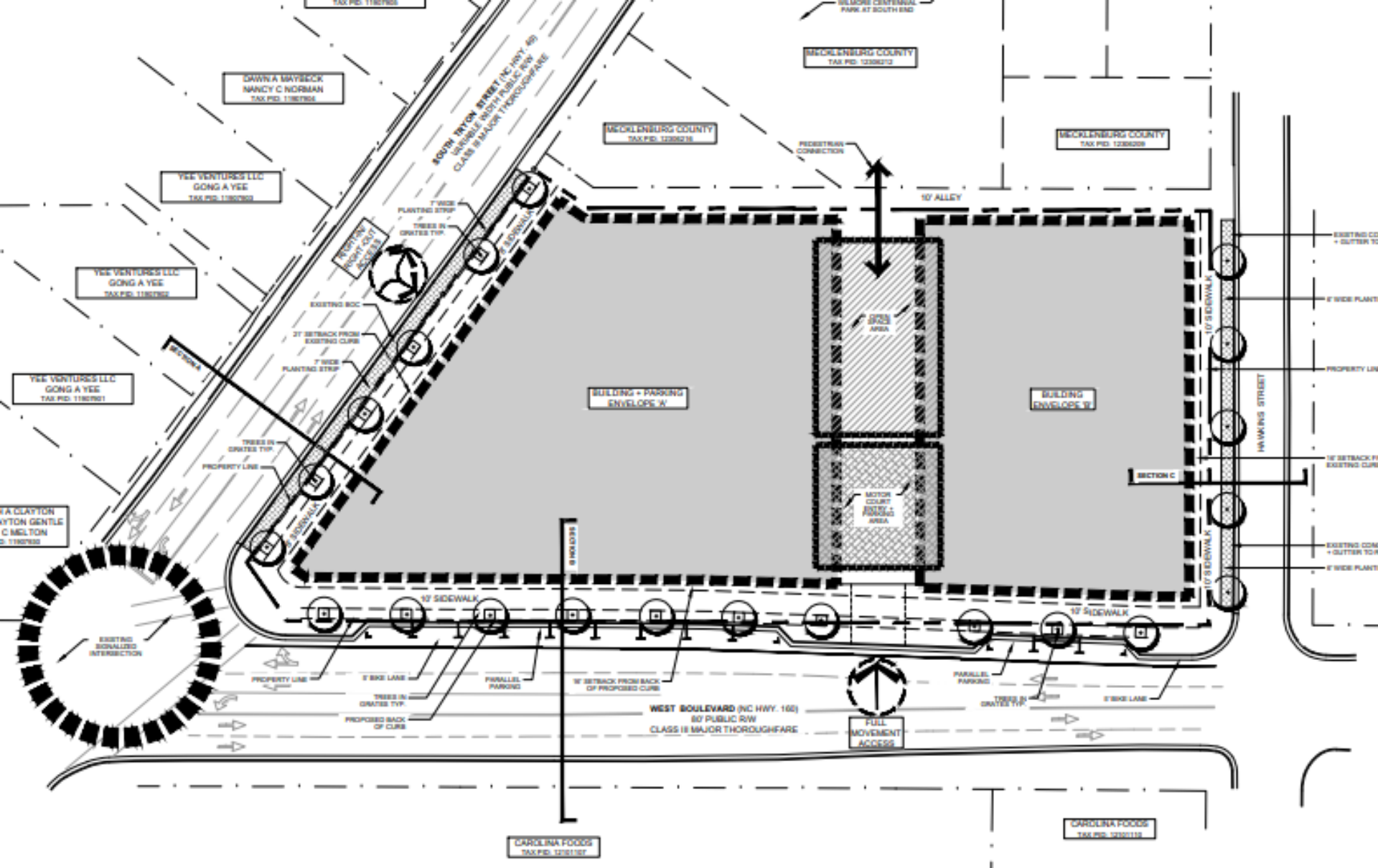
Conditional Zoning

How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

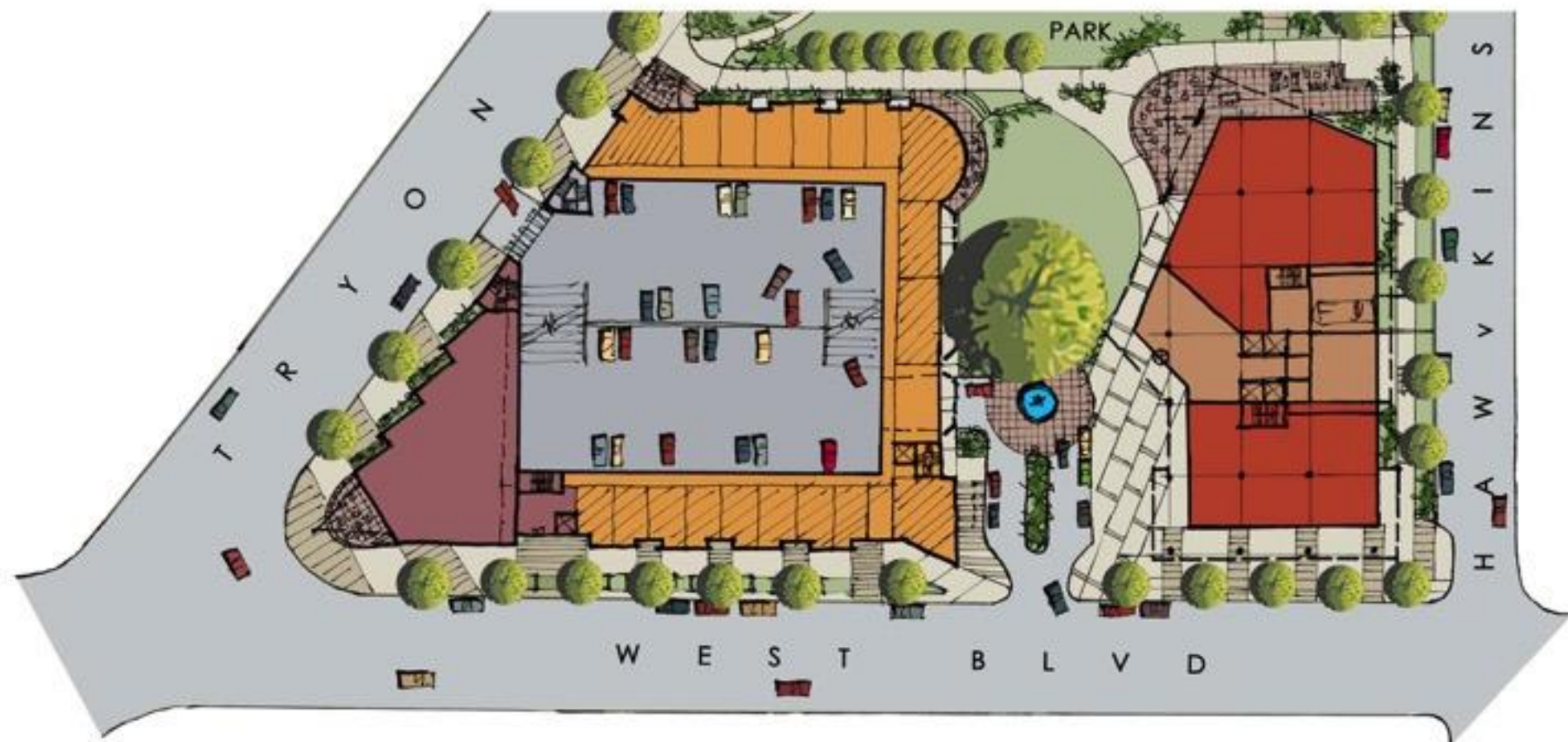
** Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.*

*** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.*



DEVELOPMENT DATA TABLE

SITE AREA:	+/- 1.84 ACRES
TAX PARCEL:	123-062-17, 123-062-18, 123-062-01, 123-062-04, 123-062-05, 123-062-06, 123-062-07, AND 123-062-19
EXISTING ZONING:	B-1
PROPOSED ZONING:	TOD-MO
EXISTING USE:	RETAIL/OFFICE/VACANT/SINGLE-FAMILY
PROPOSED USES:	OFFICE, COMMERCIAL, MULTI-FAMILY RESIDENTIAL, HOTEL, EDEE, PERSONAL SERVICE AND ACCESSORY USES THERETO
MAX. DEVELOPMENT:	DEVELOPMENT INTENSITY SHALL NOT EXCEED LIMITS OF TOD-M
MAX. BUILDING HEIGHT:	UP TO 150 FEET, AS FURTHER RESTRICTED IN THE OPTIONAL PROVISION BELOW
URBAN OPEN SPACE:	MINIMUM OF 5,000 SQ. FEET

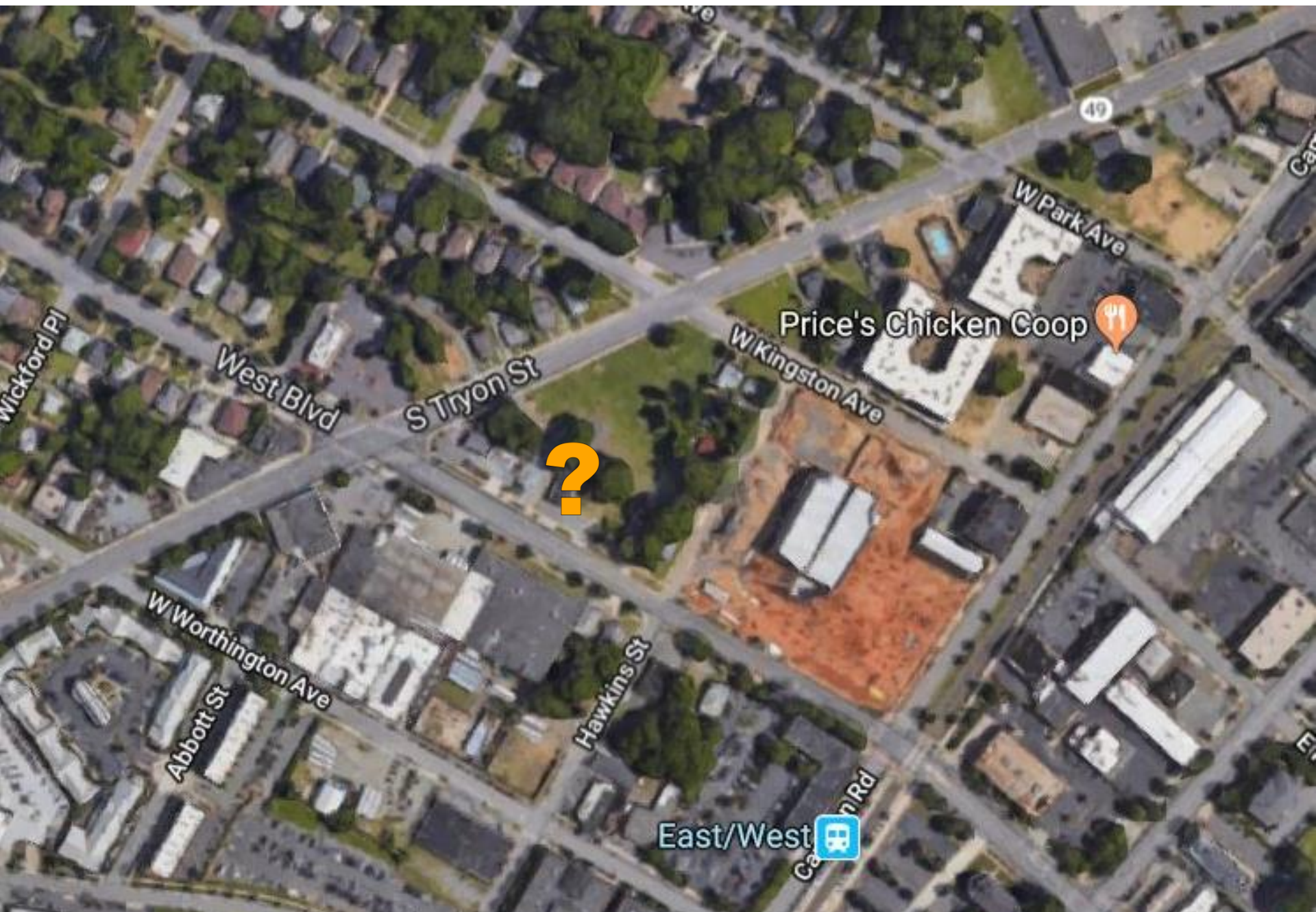




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Community Priorities?

What are the Community Priorities?



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

Potential Timeline

REZONING TIMELINE

Community Outreach Meeting:	October 30, 2018
Filed Rezoning Application:	November 26, 2018
Official Community Meeting:	January 9, 2019
Earliest Public Hearing:	February 18, 2019
Zoning Committee:	March 5, 2019
City Council Decision:	March 18, 2019

The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is centered across the image, containing the word "Discussion" in white text.

Discussion



K&L GATES