

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: White Point Partners, LLC**

Rezoning Petition No. 2019-056

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 May 23, 2019. 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, June 4th at 7:00 p.m. at 2001 West Morehead Street, Charlotte, NC 28208 (the rezoning property location).

**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 by Collin Brown and Brittany Lins with K&L Gates.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown explained that this petition involves approximately five acres of land with frontage on Morehead Street and Julian Price Place, approximately 2 miles from Uptown. Mr. Brown stated that the current zoning on the property is the I-2 district which allows for a wide range of industrial uses, including heavy manufacturing, auto repair garages, slaughterhouses and adult establishments.

Mr. Brown stated that the Petitioner intends to adaptively reuse the existing building for office, retail, and other commercial uses. The Petitioner is seeking a rezoning to the MUDD-O (mixed use development - optional) zoning district which allows greater design flexibility and relaxed parking requirements as compared to industrial zoning districts. As part of the conditional rezoning process, the Petitioner is committing to specifically prohibit uses such as automobile service stations and drive-through windows that would typically be permitted in the MUDD zoning district.

Mr. Brown showed several conceptual renderings of the adaptive reuse building and explained that the Petitioner may wish to break the buildings into two and construct a breeze way between them, depending on the effects of other Ordinance triggers (such as the Subdivision Ordinance). Planning Staff is requesting that the Petitioner improve Julian Price Place and connect it to the street network for

townhomes proposed by Hopper Communities in pending Rezoning Petition 2019-053. The Petitioner's team is working through Staff comments and intends to submit a revised site plan by June 10th addressing their requests.

The meeting concluded at approximately 7:30 p.m.

Respectfully submitted, this 10th day of June, 2019.

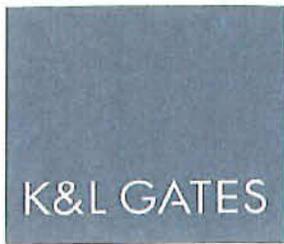
cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# Exhibit A

2019-056	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-056	Camp Green Neighborhood Association	Cynthia	Harrison	2229 Weyland Avenue		Charlotte	NC	28208
2019-056	Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2019-056	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2019-056	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2019-056	Grass & Ground Cuttin Grass	Leon	Hollaway	2044 Camp Greene St		Charlotte	NC	28208
2019-056	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2019-056	Historic Camp Greene Neighborhood Association	Thomas	Harris	2216 Monument St		Charlotte	NC	28208
2019-056	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2019-056	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2019-056	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2019-056	Regal Heights Homeowners Association	Eugene & Angela	Perkins	3129 Columbus Cr		Charlotte	NC	28208
2019-056	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2019-056	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	28202
2019-056	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2019-056	Wellesford	Darlene	Jones	2415 Columbus Cr		Charlotte	NC	28208
2019-056	Wellington Homeowners Association	Glenn	Gulley	2700 Columbus Cr		Charlotte	NC	28208
2019-056	Wesley Heights Neighborhood Association	Kris	Kellogg	2813 Columbus Cr		Charlotte	NC	28208
2019-056	Wesley Heights Neighborhood Association	Nevada	Graham	2727 Columbus Cr		Charlotte	NC	28208
2019-056	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2019-056	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2019-056	Wessex Square Homeowners Association	Jeff	Horton	2415 Columbus Cr		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Alberta D.	Falls	2546 Marlowe Av		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Ben	Chambers	2720 Columbus Cr		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Cherez	McClellan	2627 Columbus Cr		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Doma	Herring	2610 Columbus Cr		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Dwight	Campbell	3141 Columbus Cr		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Cr		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Linda S.	Collins	3021 Columbus Cr		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Robert	Blythe	2318 Marlowe Av		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Stephanie	Edwards	2354 Morton St		Charlotte	NC	28208
2019-056	Westerly Hills Neighborhood Association	Walter	Johnson	2438 Marlowe Av		Charlotte	NC	28208
2019-056	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
2019-056	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
2019-056	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2019-056	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2019-056	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208
2019-056	Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr.				
2019-056	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2019-056	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2019-056	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2019-056	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2019-056	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2019-056	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2019-056	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

2019-056	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-056	06702111	JEFFERSON PILOT BROADCASTING			C/O WBTV	ONE JULIAN PRICE PL		CHARLOTTE	NC	28208
2019-056	06702112	WPCC JULIAN LP				4064 COLONY RD STE 310		CHARLOTTE	NC	28211
2019-056	06702114	STANDISH WILLIAM R	& BETTY ERWIN STANDISH F/			2608 WINDING RIDGE DR		WEST JEFFERSON	NC	28694
2019-056	06702117	BURGESS BROTHERS LLC				2121 W MOREHEAD ST		CHARLOTTE	NC	28208
2019-056	06702149	BLUMENTHAL FOUNDATION THE				PO BOX 34689		CHARLOTTE	NC	28234
2019-056	06702150	MPV 2050 SUTTLE AVE LLC				2400 SOUTH BOULEVARD STE 300		CHARLOTTE	NC	28203
2019-056	06702151	JEFFERSON-PILOT COMMUNICATIONS			C/O WBTV	ONE JULIAN PRICE PL		CHARLOTTE	NC	28208
2019-056	06702153	JEFFERSON-PILOT	COMMUNICATIONS/WBTV INC		C/O WBTV	ONE JULIAN PRICE PL		CHARLOTTE	NC	28208
2019-056	06703115	AP TBR MOREHEAD WEST OWNER LLC				PO BOX 56607		ATLANTA	GA	30343
2019-056	06703116	AP TBR MOREHEAD WEST OWNER LLC				PO BOX 209170		AUSTIN	TX	78720
2019-056	06703117	TODD	EDWIN R			1515 MARYLAND AVE		CHARLOTTE	NC	28209
2019-056	06703118	LINCOLN FINANCIAL SPORTS INC				201 MONROE ST		MONTGOMERY	AL	36104
2019-056	06704501	KRIDER	JEFFREY O		LATONYA 6330-1592	1108 SPRING FALL CT		CHARLOTTE	NC	28213
2019-056	06704502	PLATT JR	DONALD RICHARD		BRITTANY PLATT	2071 MILLERTON AVE		CHARLOTTE	NC	28208
2019-056	06704503	ARTIS	WILLIE M		MARY L ARTIS	6712 PINE LAKE LN		CHARLOTTE	NC	28227
2019-056	06704504	PETTICE	ELOUISE NIXON			2109 MILLERTON AVE		CHARLOTTE	NC	28208
2019-056	06704505	JENKINS	ODIS B		WILBUR J JENKINS	2115 MILLERTON AVE		CHARLOTTE	NC	28208
2019-056	06704506	BROWN	MARION			2121 MILLERTON AVE		CHARLOTTE	NC	28208
2019-056	06704507	AUSTIN	MARY E			2127 MILLERTON AVE		CHARLOTTE	NC	28208
2019-056	06704508	ERWIN	BETTY GAITHER			2133 MILLERTON AVE		CHARLOTTE	NC	28208
2019-056	06704512	2132 W MOREHEAD STREET LLC				2214 HOGAN CT		CHARLOTTE	NC	28270
2019-056	06704513	TOLL LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2019-056	06704514	TOLL LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2019-056	06704515	TWRC LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2019-056	06704516	THE DAIRY LLC				2000 W MOREHEAD ST		CHARLOTTE	NC	28208
2019-056	06704517	2022 W MOREHEAD ST LLC				2016 WEST MOREHEAD ST		CHARLOTTE	NC	28208
2019-056	06704518	TWRC LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2019-056	06704519	TWRC LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208
2019-056	06704520	TWRC LLC				2016 W MOREHEAD ST		CHARLOTTE	NC	28208

# **Exhibit B**



May 23, 2019

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, June 4th at 7:00 p.m.  
**Location:** 2001 West Morehead Street  
Charlotte, NC 28208  
**Petitioner:** White Point Partners, LLC  
**Petition No.:** 2019-056

Dear Charlotte Neighbor,

My firm represents White Point Partners, LLC (the "Petitioner") in its request to rezone an approximately 4.95-acre property located on the south side of West Morehead Street, west of Julian Price Place. The Petitioner requests a rezoning from the I-2 (industrial) zoning district to the MUDD-O (mixed use development) zoning district 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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, June 4th at 7:00 p.m.** to meet with the Petitioner and its design and development team at the site location. 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: LaWana Mayfield, Charlotte City Council District 3

# **Exhibit C**



# **Exhibit D**

The logo for K&L GATES, featuring the company name in white, uppercase letters on an orange rectangular background.

K&L GATES

Official Community Meeting

**Rezoning Petition  
# 2019-056  
by White Point Partners, LLC**

June 4, 2019

# AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning & Area Plan Recommendation
- Conditional Rezoning Process, Generally
- Initial Rezoning Plan
- Potential Timeline
- Discussion

# Petitioner:



Jay Levell, Erik Johnson,  
Justin Trowbridge & Matt McLanahan



Collin Brock



Orlando Pizarro

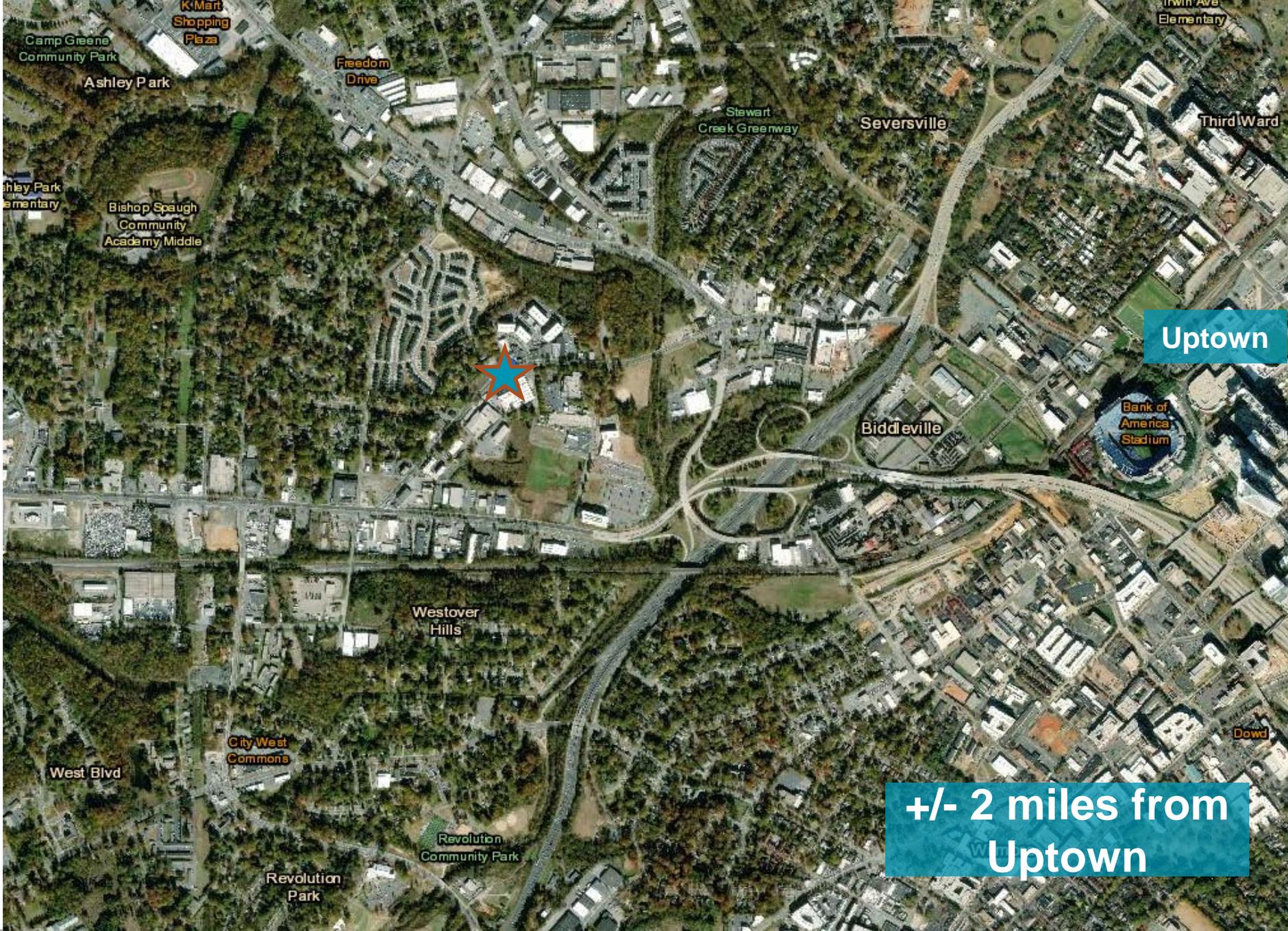
# K&L GATES

Collin Brown & Brittany Lins



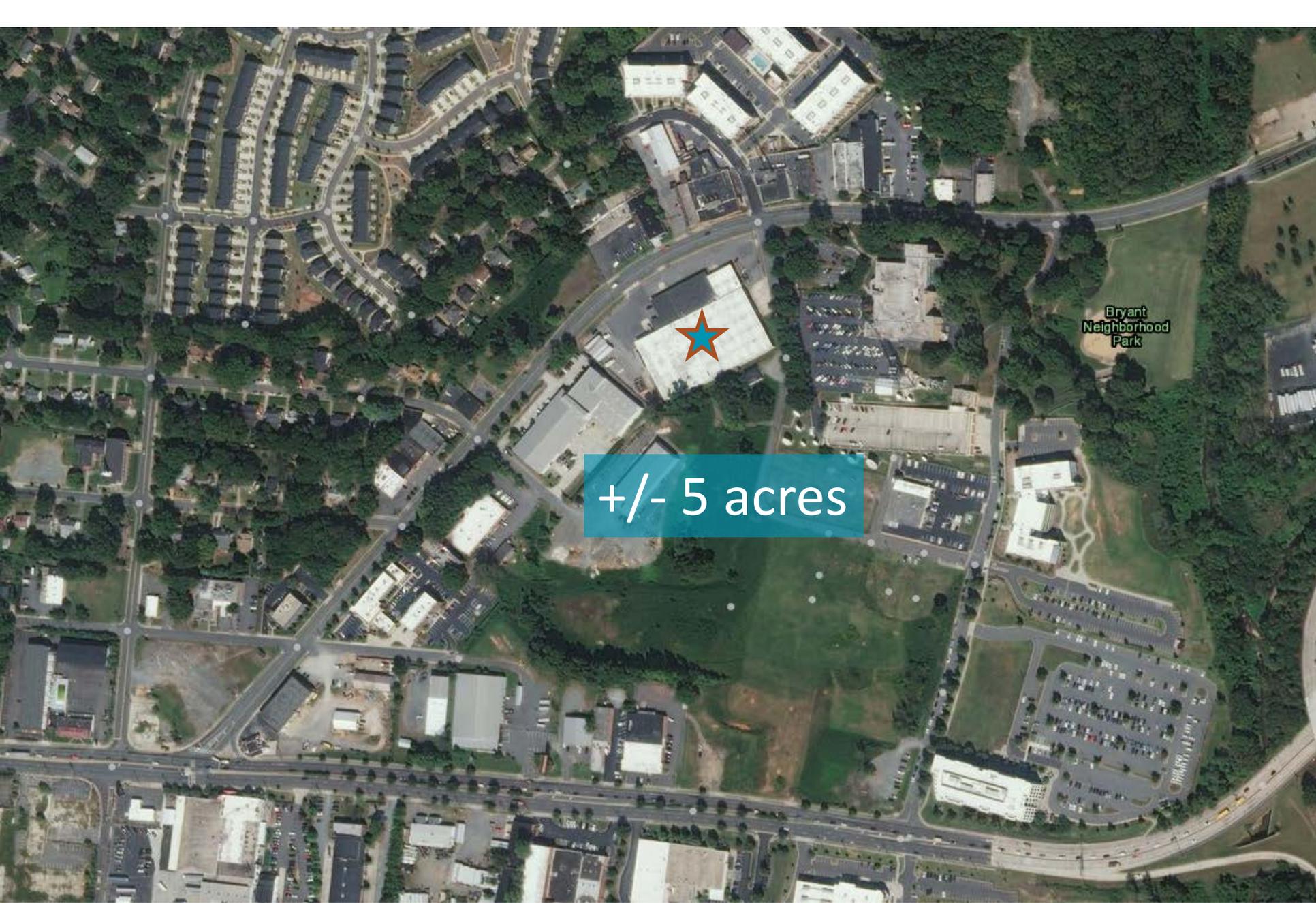
# Property Location





Uptown

+/- 2 miles from  
Uptown



Bryant  
Neighborhood  
Park

+/- 5 acres



W. Morehead St.



Julian Price Place

W. Morehead St.

Google

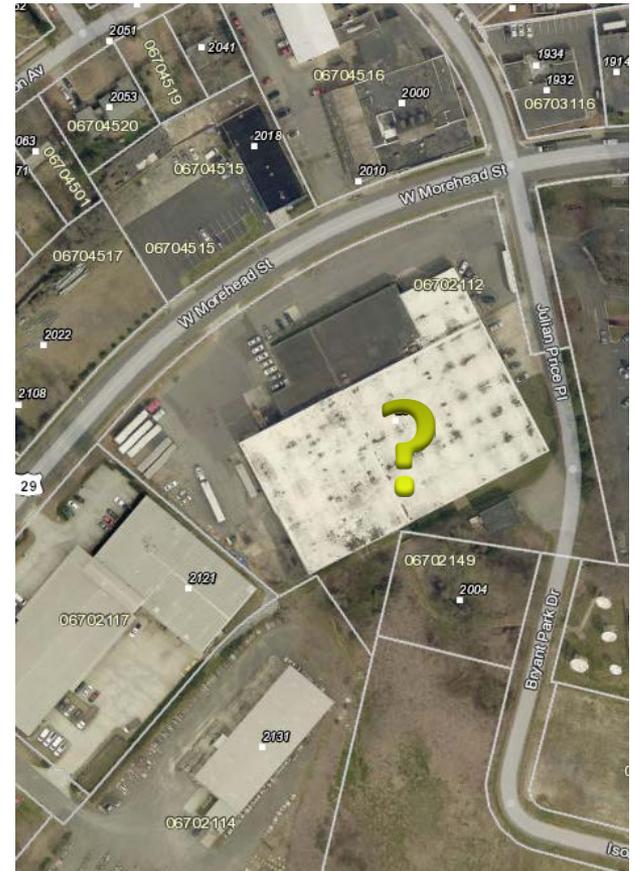


# Development Considerations



# DEVELOPMENT CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area Plans
- Community Concerns
- Market Realities





# Current Zoning





# Uses Permitted in I-2 District

## CHARLOTTE CODE

### PART 11: INDUSTRIAL DISTRICT

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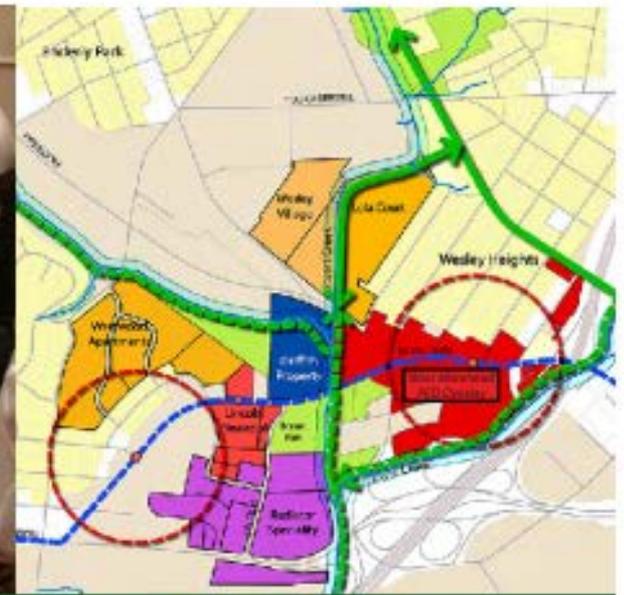
(2) The purpose of the I-2 (General Industrial) district is to create and protect wholesaling and industrial areas for manufacturing, processing and assembling of parts and products, distribution of products at wholesale, transportation terminals, and a broad variety of specialized industrial operations. Whenever possible, areas of this district should be separated from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries and similar features.

- Heavy Manufacturing
- Auto Repair Garages
- Adult Establishments
- Truck/Trailer Rentals
- Car Washes
- Crematory Facilities
- Landfills
- Junk Yards
- Jails & Prisons
- Shooting Ranges
- Foundries
- Power Generation Plants
- Tattoo Parlors
- Truck Terminals
- Warehousing
- Slaughterhouses



# Area Plan Recommendation





# B R Y A N T P A R K

## *L a n d U s e & S t r e e t s c a p e P l a n*

Charlotte-Mecklenburg Planning Department  
Adopted by Charlotte City Council July 23, 2007

# Area Plan Proposed Land Use





# Conditional Rezoning Process



## 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.*



# Initial Rezoning Plan



# Requested Zoning District: MUDD-O

Adaptive Reuse of Existing Building  
125,000 s.f. commercial uses

NGESS BROTHERS, LLC  
D.S. 27046, PG. 781  
F.N. 087-021-17

WILLIAM R. STANDISH  
& BETTY ERWIN STANDISH FAMILY  
D.S. 10143, PG. 432  
F.N. 087-021-14

THE BLUMENTHAL FOUNDATION  
D.S. 3342, PG. 522  
F.N. 087-021-10  
TRACT A  
M.B. 27, PG. 85

JEFFERSON-PILOT  
BROADCASTING  
D.S. 2337, PG. 442  
F.N. 087-021-11

### 3. Permitted Uses

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:

- Automobile service stations; and
- Drive-through service windows.



# Conceptual Renderings





CLINE  
DESIGN







# Potential Rezoning Timeline



# POTENTIAL REZONING SCHEDULE

Dates are subject to change, especially related to holidays and unforeseen office closed events such as inclement weather.	Application Deadline	1st full review complete, and comments send to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner
	One Full Review Cycle	4/22/2019	5/28/2019	6/5/2019	6/7/2019	n/a	n/a	n/a
	Two Full Review Cycles	4/22/2019	5/28/2019	6/5/2019	6/7/2019	6/10/2019	6/24/2019	n/a
	Three Full Review	4/22/2019	5/28/2019	6/5/2019	6/7/2019	6/10/2019	6/24/2019	8/12/2019

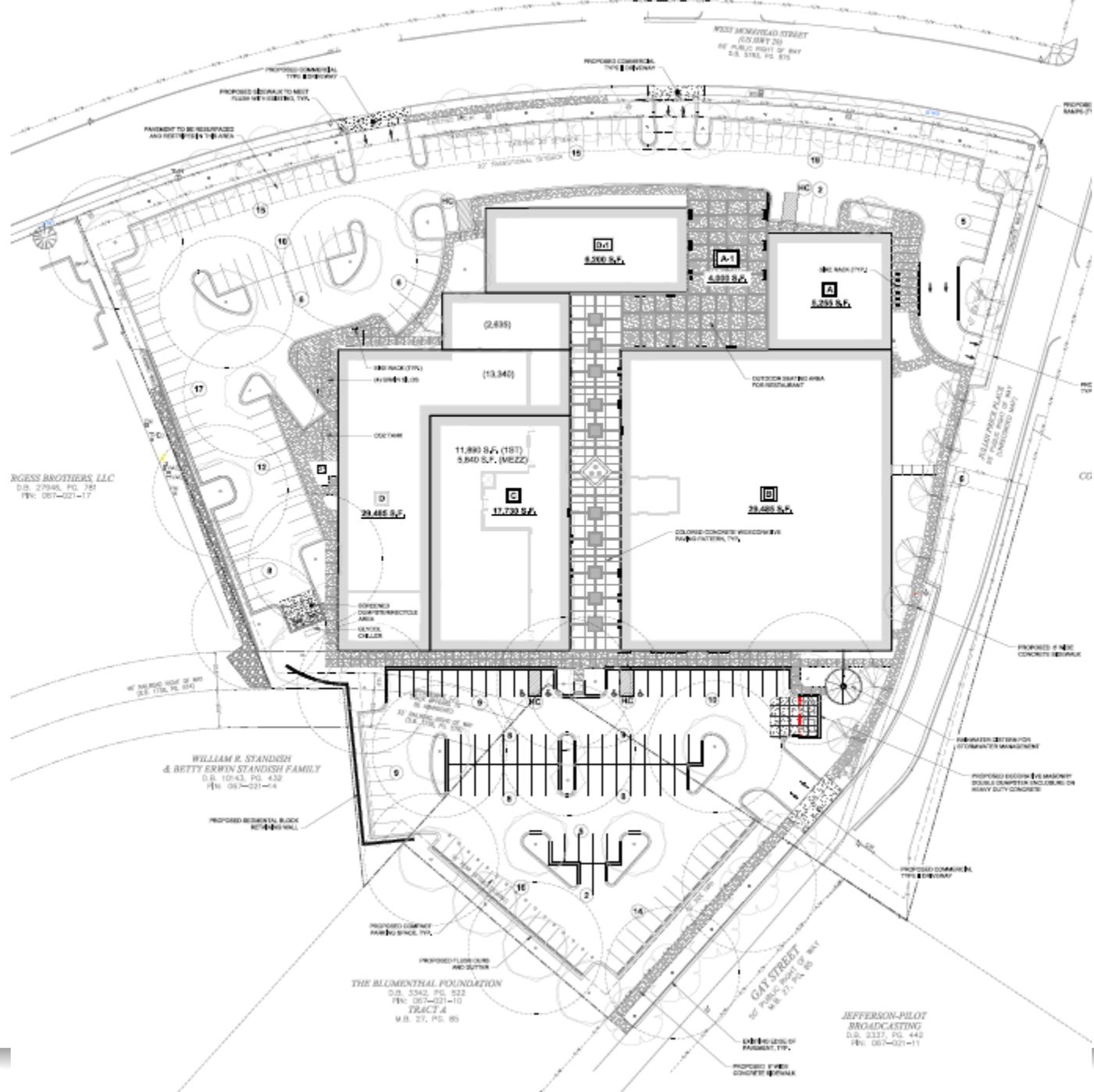
Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for Z.C.	Zoning Committee Meeting	City Council Decision
6/10/2019	6/21/2019	6/17/2019	6/18/2019	7/15/2019	7/22/2019	7/30/2019	9/16/2019
8/12/2019	8/23/2019	8/26/2019	8/27/2019	9/16/2019	9/23/2019	10/1/2019	10/21/2019
9/16/2019	9/27/2019	9/30/2019	10/1/2019	10/21/2019	10/28/2019	11/5/2019	11/18/2019

- Submitted Rezoning Application by April 22<sup>nd</sup>
  - Community Meeting June 4<sup>th</sup>
  - Revised Site Plan by June 10<sup>th</sup>
  - Earliest Public Hearing July 15<sup>th</sup>
  - Earliest City Council Decision September 16<sup>th</sup>\*
- \*City Council does not meet in August



# Discussion





**NGESS BROTHERS, LLC**  
 D.S. 27046, PG. 781  
 TEL: 087-021-117

**WILLIAM R. STANDISH & BETTY ERWIN STANDISH FAMILY**  
 D.S. 10143, PG. 432  
 TEL: 087-021-114

**THE BLUMENTHAL FOUNDATION**  
 D.S. 3342, PG. 522  
 TEL: 087-021-110  
**TRACT A**  
 M.S. 27, PG. 85

**GAY STREET**  
 16' PUBLIC RIGHT OF WAY  
 M.S. 27, PG. 85

**JEFFERSON-PILOT BROADCASTING**  
 D.S. 2337, PG. 442  
 TEL: 087-021-111

**PROPOSED LEVEL OF FINISH**  
**PROPOSED 6" W/100 CONCRETE FINISH**

**PROPOSED MARKS**

**PG**

**CG**

**PROPOSED 6" W/100 CONCRETE SIGNAGE**

**PROPOSED SIGNAGE FOR**

**PROPOSED EXTERIOR SIGNAGE**

**PROPOSED COMMERCIAL TYPE SIGNAGE**

**PAYMENT TO BE REIMBURSED AND RECONSTRUCTED AREA**

**PROPOSED COMMERCIAL TYPE SIGNAGE**

**PROPOSED COMMERCIAL TYPE SIGNAGE**

**WEST HENRIETTA STREET**  
 10' PUBLIC RIGHT OF WAY  
 M.S. 27, PG. 85

**PROPOSED EXTERIOR SIGNAGE**

**PROPOSED COMBINE PARKING SPACE, TYP.**

**PROPOSED FLOOR CURB AND GUTTER**

**PROPOSED SIGNAGE**

**OFFICE**

**RECEPTION**

K&L GATES