

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-123

Petitioner: Magnus Capital Partners

Rezoning Petition No.: 2019-123

Property: ± 1.99 acres located at 935 S. Summit Avenue (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Monday, November 4th, 2019, 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** by depositing the Community Meeting Notice in the U.S. mail on 10/23/2019. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, November 4th, 2019 at 6:30 PM, at Hygge Coworking – The Blue Room, 2128 Remount Road, Charlotte, NC 28208.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Vishal Arora with Magnus Capital Partners, and Jeffrey Mangas and Greg Hartley with EMH&T, Inc. Also in attendance were Bridget Grant and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting and welcomed those in attendance. Ms. Grant introduced the development team and reviewed the conditional rezoning schedule.

Bridget Grant reviewed the site plan and location and explained that the proposed plan includes a reservation for the future Silver Line extension as well as an optional provision for height. It is anticipated that the newly constructed building will have structured parking with office uses above. The Petitioner will also provide streetscape improvements along Bryant Street and S. Summit Avenue adjacent to the site.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

It was asked if there was a flood study done and if the building will be out of the floodplain. The Petitioner explained that a flood study will be completed for this project and that all occupiable space will be above the floodplain.

It was then asked if marketing had begun for potential tenants. The Petitioner is still early in the development process and a tenant has yet to be identified.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Justin Harlow, Charlotte City Council District 2 Representative
David Pettine, Charlotte Mecklenburg Planning Department
Vishal Arora, Magnus Capital Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2019-123	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-123	06701101	GWW PROPERTIES LLC				1101 30TH ST NW SUITE 150		WASHINGTON	DC	20007
2019-123	06701105	GRINNELL WATER WORKS THREE LLC			C/O MCCOY HOLDINGS LLC	338 SOUTH SHARON AMITY RD BOX 331		CHARLOTTE	NC	28211
2019-123	06701204	HUNDRED ONE MOREHEAD	FOURTEEN		C/O EDIFICE INC	PO BOX 36349		CHARLOTTE	NC	28236
2019-123	06701207	GWW PROPERTIES LLC				1101 30TH ST NW SUITE 150		WASHINGTON	DC	20007
2019-123	07325301	935 SUMMIT MAGNUS LLC			C/O MAHNUS CAPITAL PARTNERS LLC	305 E 47TH ST 10TH FLOOR		NEW YORK	NY	10017
2019-123	07325403	THE REFINERY AT 1213 LLC				1435 W MOREHEAD ST STE 125		CHARLOTTE	NC	28208
2019-123	07325409	BR ARCHCO MOREHEAD LLC			C/O BLUEROCK REAL ESTATE LLC	7 PIEDMONT CENTER STE 300		ATLANTA	GA	30305
2019-123	07325413	1307 LLC				1616 CAMDEN RD STE 550		CHARLOTTE	NC	28203
2019-123	07325414	CNM INVESTMENTS LLC				333 W 7TH ST		CHARLOTTE	NC	28202
2019-123	07325415	COSTASON PROPERTIES LLC				1307 W MOREHEAD ST STE 105		CHARLOTTE	NC	28208
2019-123	07325416	MYRON GREER PROPERTIES LLC				1307 W MOREHEAD ST #103		CHARLOTTE	NC	28208
2019-123	07325417	COSTANSON PROPERTIES, LLC				1307 W MOREHEAD ST STE 105		CHARLOTTE	NC	28208
2019-123	07325418	TALESON PROPERTIES LLC				1307 W MOREHEAD ST STE 105		CHARLOTTE	NC	28208
2019-123	07325419	RRMC REALTY 1 LLC				1307 W MOREHEAD ST #106		CHARLOTTE	NC	28208
2019-123	07325420	CNM INVESTMENTS LLC				333 W 7TH ST		CHARLOTTE	NC	28202
2019-123	07325421	CICCARELLI ENTERPRISES LLC				1307 W MOREHEAD ST STE 108		CHARLOTTE	NC	28208
2019-123	07325422	LOCI LLC				4525 PARK RD #B101		CHARLOTTE	NC	28209
2019-123	07325423	CAROLINA BUSINESS CAPITAL INC				1307 W MOREHEAD ST STE 201		CHARLOTTE	NC	28208
2019-123	07325424	BERNANKE	SETH M	ELLEN R	GOLDBERG	7730 COMPTON CT		CHARLOTTE	NC	28270
2019-123	07325425	CAROLINA BUSINESS CAPITAL INC				1307 W MOREHEAD ST STE 201		CHARLOTTE	NC	28208
2019-123	07325426	BLUEFISH HOLDINGS LLC				2306 DUNAVANT ST		CHARLOTTE	NC	28203
2019-123	07325427	LIGHT GREEN ACRES LLC				1307 W MOREHEAD ST STE 205		CHARLOTTE	NC	28208
2019-123	07325428	BLUEFISH HOLDINGS LLC				2306 DUNAVANT ST		CHARLOTTE	NC	28203
2019-123	07325429	CHELENA INVESTMENTS LLC				1217 IDEAL WY		CHARLOTTE	NC	28203
2019-123	07325430	BAYROCK INVESTMENTS CO				1307 W MOREHEAD ST STE 208		CHARLOTTE	NC	28202

2019-123	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-123	Arts & Science Council- Culture Blocks	Eboni	Lewis	227 W. Trade Street	250	Charlotte	NC	28202
2019-123	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2019-123	Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
2019-123	Charlotte Crown Realtist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2019-123	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2019-123	City of Charlotte/ HNS Communications	Leslie	Blaser	600 E. Trade Street		Charlotte	NC	28202
2019-123	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2019-123	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2019-123	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2019-123	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2019-123	Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
2019-123	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2019-123	Regal Heights Homeowners Association	Eugene & Angela	Perkins	3129 Columbus Cr		Charlotte	NC	28208
2019-123	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2019-123	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2019-123	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2019-123	Third Ward Neighborhood Association	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2019-123	Third Ward Neighborhood Association	David	Freeman	906 West 5th Street	2105	Charlotte	NC	28202
2019-123	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2019-123	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
2019-123	Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2019-123	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	28202
2019-123	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2019-123	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2019-123	Wellesford	Darlene	Jones	2415 Columbus Cr		Charlotte	NC	28208
2019-123	Wellington Homeowners Association	Glenn	Gulley	2700 Columbus Cr		Charlotte	NC	28208
2019-123	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208
2019-123	Wesley Heights Neighborhood Association	Kris	Kellogg	2813 Columbus Cr		Charlotte	NC	28208
2019-123	Wesley Heights Neighborhood Association	Nevada	Graham	2727 Columbus Cr		Charlotte	NC	28208
2019-123	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2019-123	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2019-123	Wessex Square Homeowners Association	Jeff	Horton	2415 Columbus Cr		Charlotte	NC	28208
2019-123	Westerly Hills Neighborhood Association	Ben	Chambers	2720 Columbus Cr		Charlotte	NC	28208
2019-123	Westerly Hills Neighborhood Association	Cherez	McClellan	2627 Columbus Cr		Charlotte	NC	28208
2019-123	Westerly Hills Neighborhood Association	Doma	Herring	2610 Columbus Cr		Charlotte	NC	28208
2019-123	Westerly Hills Neighborhood Association	Dwight	Campbell	3141 Columbus Cr		Charlotte	NC	28208
2019-123	Westerly Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Cr		Charlotte	NC	28208
2019-123	Westerly Hills Neighborhood Association	Linda S.	Collins	3021 Columbus Cr		Charlotte	NC	28208
2019-123	Westerly Hills Neighborhood Association	Robert	Blythe	2318 Marlowe Av		Charlotte	NC	28208

2019-123	Westerly Hills Neighborhood Association	Stephanie	Edwards	2354 Morton St	Charlotte	NC	28208
2019-123	Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.	Charlotte	NC	28208
2019-123	Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd	Charlotte	NC	28208
2019-123	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	Brian	Walker	501 West Bv	Charlotte	NC	28202
2019-123	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave	Charlotte	NC	28208
2019-123	Wilmore Neighborhood Association	Jack	Williams	1778 Dunkirk Dr.	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	John	English	1630 S Mint St	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	Martha	Epps	501 West Bv	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace	Charlotte	NC	28203
2019-123	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr	Charlotte	NC	28203

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2019-123 – Magnus Capital Partners

Subject: Rezoning Petition No. 2019-123
Petitioner/Developer: Magnus Capital Partners
Current Land Use: Institutional
Existing Zoning: I-1 PED
Rezoning Requested: I-1 PED-O
Date and Time of Meeting: **Monday, November 4th, 2019 at 6:30 p.m.**
Location of Meeting: Hygge Coworking – The Blue Room
2128 Remount Road
Charlotte, NC 28208
Date of Notice: 10/23/2019

We are assisting Magnus Capital Partners (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at 935 S. Summit Avenue (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ± 1.99 acre Site from I-1 PED to I-1 PED-O to allow the development of the Site with office uses. Access to the Site will be from S. Summit Avenue and Bryant Street.

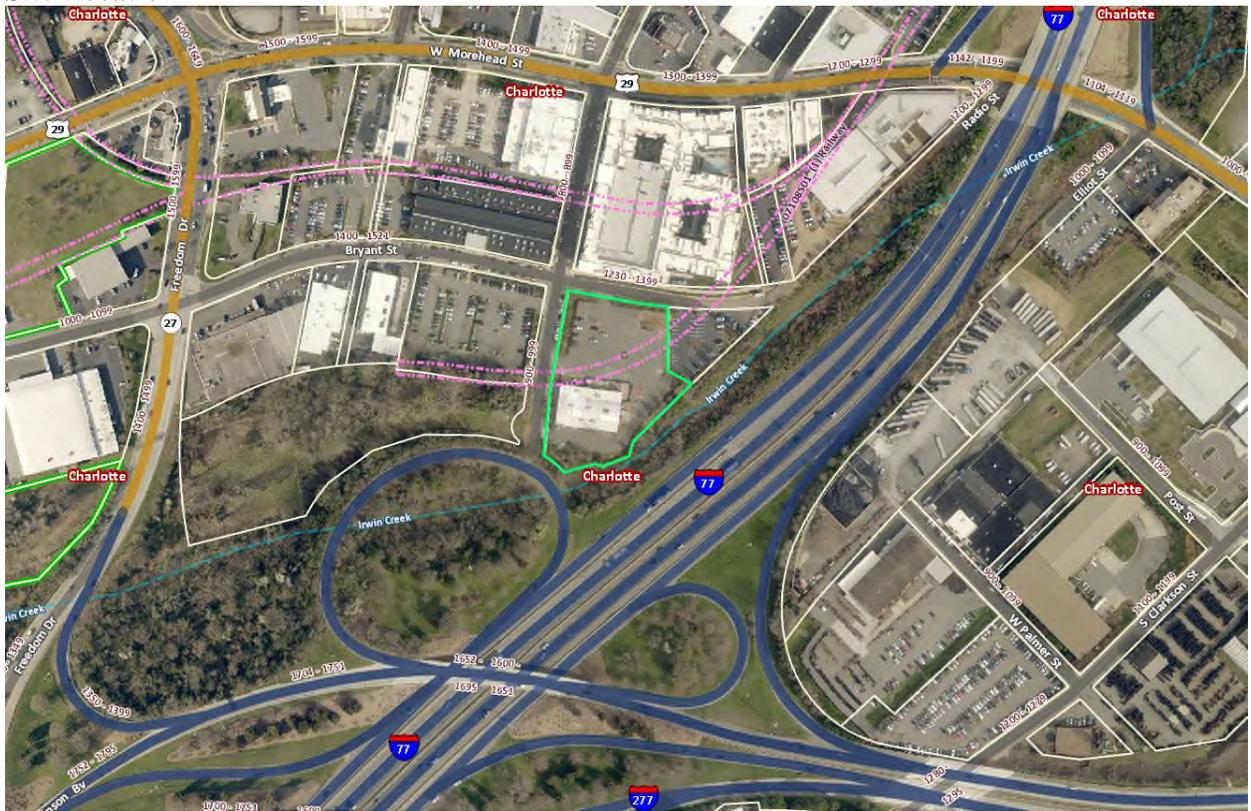
Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, November 4th, 2019, at 6:30 p.m. at Hygge Coworking – The Blue Room, 2128 Remount Road, Charlotte, NC 28208.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Bridget Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Justin Harlow, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Vishal Arora, Magnus Capital Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Magnus Capital Partners Rezoning Petition No. 2019-123
 Community Meeting – November 4, 2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	BART MURR	1213 W. MOREHEAD #150	704-344-8086	MURR@INSITEPREPS.COM
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				