

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2022-210

Petitioner: RRPVI SEBP CHARLOTTE, LP
Rezoning Petition No.: 2022-210
Property: ±45.67-acre site located on Clanton Road

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

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

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 7/11/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Tuesday, July 25, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the required Community Meeting were Rachel Russell Krenz and Carson Grill with RRPVI SEBP CHARLOTTE, LP and Nate Doolittle with LandDesign. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2022-210. She then explained how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes ±45.674 acres located on Clanton Road and S I-77 Highway, west of South Tryon Street and south of Remount Road. Ms. Grant showed the site location identifying the parcels to be rezoned. The site is zoned B-D, B-1 and B-2(CD) and the requested zoning is TOD-CC(EX). Ms. Grant reviewed the Charlotte 2040 Place Type Map indicating a Manufacturing and Logistics place type. The proposed site plan was then displayed showing access points, rights-of-way, connectors and public streets throughout the development.

Ms. Grant explained the purpose of the rezoning and the EX-flexibility. The rezoning does not change permitted uses or heights. The development is being rezoned to: allow teaser parking on limited parcels, accommodate temporary parking as the site develops over time, provide flexibility in street design for the purpose of creating activated retail streets and preserving existing trees, clarify design standards for retail anchors, and to allow a unified approach to open space and tree save areas.

Ms. Krenz stated the development vision is to allow for a multi-phase development that leverages the central location and convenient access with a mix of uses in a walkable destination for all to enjoy. She explained that they would like to see retail, multi-family, office and hotel, so it's a mix of uses. Phase 1 will likely not include office and hotel, given the economic market today but hope to include it as soon as feasible. It is not planned to be an industrial center or single-family area but a dense, walkable neighborhood. The traffic study is in process. Early conceptual master planning has been conducted and they hope to refine phase 1 scope in the near future. Retail leasing conversations were started early to assess the viability of the site being a retail destination. Feedback has been strong with potential tenants. It is an amazing opportunity from an access standpoint.

Ms. Grant reviewed the proposed rezoning schedule with a proposed public hearing on November 20th, 2023, zoning committee on December 5th, 2023, and city council decision on December 18th, 2023. She explained that this can change with staff comments and with the timing of the traffic study.

Ms. Grant then opened the meeting for questions and answers.

II. Summary of Questions/Comments and Responses:

The participant's questions centered around uses and phases at the site. Ms. Krenz responded that they are trying to make a first phase include at least multifamily, retail and open space; creating a loved place from day one. She said they don't have any idea of the timeframe for the total site completion. She explained that the team is seeking public support for public infrastructure improvements.

There being no further questions, Ms. Grant thanked everyone for their participation.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Rachel Russell Krenz, RRPVI SEBP CHARLOTTE, LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
CHARLOTTE MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
ECHVERRIA	SINTIA ALVAREZ	CARLOS V	ECHVERRIA	770 NE 199TH ST	APT 207 F	MIAMI	FL	33179
CHARLOTTE MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
LOPEZ	ZITA DEL CARMEN ZELAYA	BRICEIDA IMPERATRIS	SOSA -ZELAYA	5510 SOUTHHAMPTON RD		CHARLOTTE	NC	28217
MEN IN MOTION HOME RENOVATIONS LLC				PO BOX 38858		CHARLOTTE	NC	28278
VILLALTA	OSCAR			3133 BANK ST		CHARLOTTE	NC	28213
W & T CARLISLE PROPERTIES LLC				5306 SOUTH BLVD		CHARLOTTE	NC	28217
3124 MAY STREET LLC				3124 MAY ST		CHARLOTTE	NC	28217
SMITHFIELD MISSIONARY	BAPTIST CHURCH INC		C/O HERMAN JONES	3245 HUNTER RIDGE RD		ROCK HILL	SC	29732
MOORE	PATRICIA			9021 PINE LAUREL DR		MATTHEWS	NC	28104
SOUTH TRYON RESIDENCES LLC				1228 EUCLID AV 4TH FL		CLEVELAND	OH	44115
MOORE	PATRICIA			9021 PINE LAUREL DR		MATTHEWS	NC	28104
MOORE	PATRICIA			9021 PINE LAUREL DR		MATTHEWS	NC	28104
W & T CARLISLE PROPERTIES LLC				5306 SOUTH BLVD		CHARLOTTE	NC	28217
W & T CARLISLE PROPERTIES LLC				5306 SOUTH BLVD		CHARLOTTE	NC	28217
CHARLOTTE MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
RRPVI SEBP CHARLOTTE LP				4801 PGA BVLD		PALM BEACH GARDENS	FL	33418
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RRPVI SEBP CHARLOTTE LP				4801 PGA BVLD		PALM BEACH GARDENS	FL	33418
RRPVI SEBP CHARLOTTE LP				4801 PGA BVLD		PALM BEACH GARDENS	FL	33418
RRPVI SEBP TRACT IV CHARLOTTE LP				4801 PGA BVLD		PALM BEACH GARDENS	FL	33418
FAISON-WATERFORD LLC				1011 E MOREHEAD ST STE 150		CHARLOTTE	NC	28204
SMITH	JOHN THOMAS		MARY ELIZABETH	3401 BARRINGER DR		CHARLOTTE	NC	28215
FOUR CORNERS OF CHARLOTTE LLC				1612 SEATTLE SLEW CT		WAXHAW	NC	28173
BRYSON	ASHLEY GRACE			3415 BARRINGER DR		CHARLOTTE	NC	28217
PORTER	WILLIE JAMES	MAUDE M	PORTER	3421 BARRINGER DR		CHARLOTTE	NC	28215
REID	ANGELIA RENEE LUALLEN	CYRUS RAY	LUALLEN	3716 FREW RD UNIT G		CHARLOTTE	NC	28206
ARMENGOL-RUIZ	CIRENIA			200 TROXLER CIRCLE NW		CONCORD	NC	28027
ARC PSCLTN004 LLC			C/O THE PANTRY INC	1130 W WARNER RD, BLD B UNIT DC17		TEMPE	AZ	85284
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FHNC 3500 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250		CHARLOTTE	NC	28203
CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
CLANTON ROAD HOLDINGS LP				711 NAVARRO ST STE 400		SAN ANTONIO	TX	78205
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FHNC 3500 SOUTH TRYON LLC			C/O ERIC C NICHOLS	300 W SUMMIT AV STE 250		CHARLOTTE	NC	28203
FHNC 3500 SOUTH TRYON LLC			C/O ERIC C NICHOLS	300 W SUMMIT AV STE 250		CHARLOTTE	NC	28203
FHNC 3500 SOUTH TRYON LLC			C/O ERIC C NICHOLS	300 W SUMMIT AVE STE 250		CHARLOTTE	NC	28203
FHNC 3500 SOUTH TRYON LLC			C/O ERIC C NICHOLS	300 W SUMMIT AV STE 250		CHARLOTTE	NC	28203
CLANTON ROAD HOLDINGS LP				711 NAVARRO ST STE 400		SAN ANTONIO	TX	78205
G & O REAL ESTATE GROUP LLC				3413 S TRYON ST		CHARLOTTE	NC	28217
HANEY	JACKSON	EMILY M	HANEY	1034 CEDAR GROVE RD		CLOVER	SC	29710
HARRIS INVESTMENT HOLDINGS LLC				863 HOLCOMB BRIDGE RD		ROSWELL	GA	30076
306 CLANTON LLC				4111 SOUTH BLVD		CHARLOTTE	NC	28209
KAL PROPERTIES LLC			ATTN KEITH LUEDEMAN	1454 QUEENS RD WEST		CHARLOTTE	NC	28207
CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
MCREF III LOSO APARTMENTS LLC			C/O MCRT INVESTMENTS LLC	101 WORTHINGTON AV STE 210		CHARLOTTE	NC	28203
JACKSON	AMY S			4101 RAMSEY RD		SHARON	SC	29742
THALMANN REAL ESTATE LLC				311 ABBOTSVORD CT		CHARLOTTE	NC	28270
EDISON INVESTMENTS INC				PO BOX 19888		CHARLOTTE	NC	28219

EXHIBIT A (Cont.)

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
	Nicole	Frambach	3325 Anson St		Charlotte	NC	28209
	Pamela	Mullen	4501 Charlotte Park Drive Suite 110		Charlotte	NC	29217
Barringer Woods Association	Martha	Mccorkle	1548 Wickham Ln		Charlotte	NC	28208
Barringer Woods Community	michael	pompey	2101 Norwich Ol		charlotte	North Carolina	28208
Barringer Woods Community	michael	pompey	2101 Norwich Pl		charlotte	nc	28208
Barringer Woods Community	Patty	Shomaker	1525 Walton Road		Charlotte	NC	28208
Bent Creek Homeowners Association	Andrew	Lake	1508 Chelveston Dr		Charlotte	NC	28208
Bethlehem Center's OST	Willie M.	Burton	2704 Baltimore Avenue		Charlotte	NC	28203
Brookhill Community Leaders & Community Association	Debbie	Williams	2516 S Tryon St		Charlotte	NC	28203
City Dive Outreach Center	Hamani R.	Fisher	2201 Caronia St		Charlotte	NC	28202
Clanton Park - Roseland	Janet	Gamer-Mullins	1014 Comstock Drive		Charlotte	NC	28217
Clanton Park - Roseland	RJ	J Harvey	1117 Rollingwood Drive		Charlotte	NC	28217
Clanton Park - Roseland	Wayne	Crowe	925 Homewood Place		Charlotte	NC	28217
Clanton Park Community Neighborhood Association	Brenda	Campbell	3339 Barfield		Charlotte	NC	28217
Clanton Park Community Neighborhood Association	Charese	Baker	925 Homewood Place		Charlotte	NC	28217
Clanton Park Community Neighborhood Association	Cynthia	Ward	912 Homewood Pl.		Charlotte	NC	28217
Clanton Park Community Neighborhood Association	Doris	Boyd	4116 Broadview Dr		Charlotte	NC	28217
Clanton Park Community Neighborhood Association	Dorothy	Waddy	4032 Broadview Dr		Charlotte	NC	28217
Clanton Park Community Neighborhood Association	Tena	Armstrong	3332 Graymont Dr		Charlotte	NC	28217
Colonial Village Neighborhood Association	Alison	Hall	3624 Trent St		Charlotte	NC	28209
Colonial Village Neighborhood Association	Carl	Swift	825 Hartford Av		Charlotte	NC	28209
Colonial Village Neighborhood Association	Lisa	Yarrow	408 Webster Pl		Charlotte	NC	28209
Colonial Village Neighborhood Association	Michelle	Taylor	3732 Conway Ave.		Charlotte	NC	28209
Colonial Village Neighborhood Association	Peter	Yarborough	501 Webster Place		Charlotte	NC	28209
Coulwood Hills Community Council	Louis	Scamechia	1416 Hartford Av		Charlotte	NC	28209
Freeland Park	Ani	Zarey	3800 Dewitt Lane		Charlotte	North Carolina	28217
Freeland Park	Anita	Zarey	3800 dewitt lane		Charlotte	North carolina	28217
Freeland Park	Anita	Zarey	3800 dewitt lane		Charlotte	North Carolina	28217
Freeland Park	Anita	Zarey	3800 DeWitt lane		Charlotte	North Carolina	28217
Freeland Park	David	Holit	3827 Ellenwood pl		Charlotte	North Carolina	28217
MeckMIN	LeDayne	Polaski	3618 Annlin Avenue		Charlotte	NC	28209
Oakdale North	Dorothy	Stowe	3412 Griffith Street		Charlotte	NC	28203
Progressive Baptist Church	Terrance	Grooms	1600 Clanton Road		Charlotte	NC	28208
Revolution Park	Brandon	Holmes	2729 Mayflower Road		Charlotte	NC	28208
Revolution Park Neighborhood Association	Brett	Tempest	2728 Beech Nut Road		Charlotte	NC	28208
Revolution Park Neighborhood Association	John	Howard	2701 Beech Nut Rd		Charlotte	NC	28208
S tryon	Wanda	Hairston	2630 S Tryon		Charlotte	NC	28203
Sedgefield	Janelle	Travis	635 Poindexter Drive		Charlotte	NC	28209
Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28209
Sedgefield Neighborhood Association	Katie	Zender	3221 Mayfield Av		Charlotte	NC	28209
South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
South Village HOA	Korinne	Kobes	3736 Sky Haven Drive		Charlotte	NC	28209
Sunset At Linda Vista	Tiffany	Hamey	2421 Marshall Pl		Charlotte	NC	28203
Sunset Hills Neighborhood Association	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
West Boulevard Neighborhood Coalition	Shenequa	Thomas	3715 Blandwood Dr		Charlotte	NC	28217

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2022-210 RRPVI SEBP CHARLOTTE, LP

Subject: Rezoning Petition No. 2022-210
Petitioner/Developer: RRPVI SEBP CHARLOTTE, LP
Current Land Use: Civic/Institutional and Parking
Existing Zoning: B-D, B-1 & B-2(CD)
Rezoning Requested: TOD-CC(EX)
Date and Time of Meeting: **Tuesday, July 25, 2023 at 6:00 PM**
Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*
Date of Notice: 7/13/2023

Moore & VanAllen is assisting RRPVI SEBP CHARLOTTE, LP (the "Petitioner") on a recently filed request to rezone an approximately ±46.8-acre site located along Clanton Road at the intersection with South Tryon Street in Charlotte, North Carolina (the "Site") from B-D, B-1 & B-2(CD) to TOD-CC(EX). The request is to allow the development of the Site with uses allowed in the TOD-CC(EX) zoning district. Access to the Site will be from Clanton Road and South Tryon Street.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development 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 participate in the upcoming Virtual Community Meeting to be held on Tuesday, July 25, 2023, at 6:00 p.m.

Please send an email by July 11th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2022-210.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call 704-331-2379 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Victoria Watlington, Charlotte City Council District 3 Representative
David Pettine, Charlotte Planning, Design and Development Department
Rachel Russell Krenz, RRPVI SEBP CHARLOTTE, LP
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit B (Cont.)

Site Location:

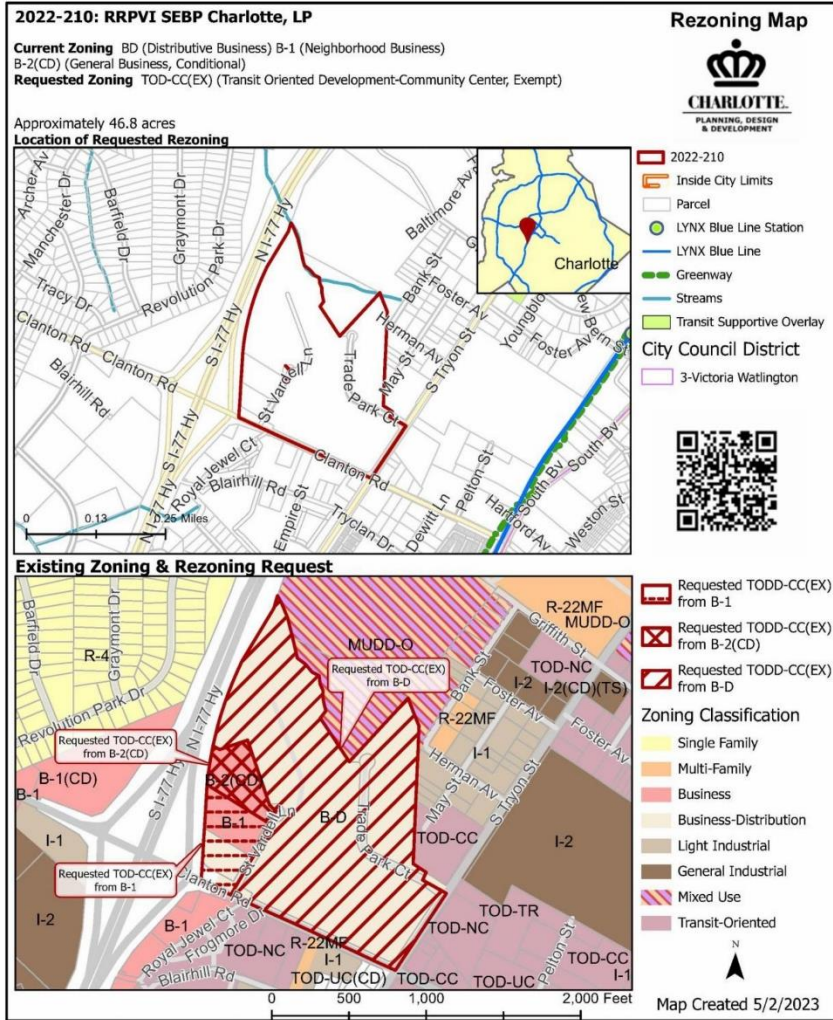


Exhibit C

The following individuals submitted a RSVP to attend the event:

Name	Email
Patricia Moore	pttmrwbr@gmail.com
JQ Freeman	jfreeman@providencegroup.com
Victoria Watlington	victoria.watlington@charlottenc.gov
Jon Lim	jon.lim@faison.com

The following individual attended the event:

Jon Lim	jon.lim@faison.com
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