

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-027

Petitioner: 401 S College Street NC, LLC
Rezoning Petition No.: 2023-027
Property: ±2.73 acres site located at 401 S. College Street

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 6/15/2023. 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 Thursday, June 29, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives at the required Community Meeting were Alex Hay and Max Cookes with 401 S. College St. NC, LLC, and 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. 2023-027. She then explained how the meeting would proceed and reviewed the agenda.

Ms. Grant explained the project includes ±2.73 acres located at 401 S. College Street at the intersection with Martin Luther King Jr. Boulevard, and on the Lynx Blue Line. Ms. Grant showed the site location identifying the parcel to be rezoned to UMUD-O to allow optional improvements. Ms. Grant reviewed the Charlotte 2040 Place Type Map indicating the site is a Regional Activity Center place type. She further explained that the rezoning does not change permitted uses or heights. The rezoning is to allow valet/ride share drop off and pick up spaces, to reduce the number of required loaded spaces/docks, to allow planting strips in lieu of tree grates, to allow "blank walls" as construction is occurring and to allow a unified approach to open space. Ms. Grant then shared the proposed phasing and the proposed site plan showing the urban open space area.

Ms. Grant reviewed the proposed rezoning schedule with a proposed public hearing on August 21, 2023, zoning committee on September 6, 2023, and city council decision on September 18, 2023. She explained that this can change with staff comments.

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

II. Summary of Questions/Comments and Responses:

Participants questions centered around traffic and uses on the site.

A participant has a question about safety and the traffic from the concierge parking allowed on College Street. Many who park in The Green exit on College St. and make an immediate right-hand turn on Martin Luther King. Crossing the three lanes of college to make the right on MLK would be much more challenging with valet services operating directly across the street at 401 S. College. It would pose a safety issue both for the valets and those exiting The Green. This would be particularly true when The Green's Tryon exit is closed for Uptown festivals and events. During these times, College Street is the only exit from The Green, and College Street is busier than usual due to the Tryon closure. This would presumably be when valet service for any restaurants at 401 S. Tryon would be busier also from the increased Uptown visitors. Ms. Grant thanked them for their feedback and shared that the final locations of rideshare/valet have not been determined however the goal is to keep traffic moving safely and efficiently through the area.

When asked about uses, Ms. Grant stated that the uses have not been determined; similar to all other zoning uptown, a wide range of uses are permitted to support the vitality of our urban core.

When asked if there would be more community meetings to allow feedback for development, Ms. Grant explained that this is the only community meeting required due to the rezoning request. The development process does not require additional community meetings. The development will be bound to the conditions of the rezoning and the provisions of the ordinance. The development team will share contact information for further questions throughout the process.

A participant asked if there will be a parking deck and if so, where access is anticipated. Ms. Grant explained that there will be a parking deck to serve the overall development and access is anticipated to be off of Martin Luther King Jr. Boulevard.

There being no further questions, Ms. Grant thanked everyone for their participation and indicated the presentation would be sent as follow-up along with a petitioner contact information. (Note: As of this report, these items have been sent.)

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

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

cc: Danté Anderson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Alex Hay, 401 S. College Street NC, LLC
Jeff Brown and Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
FIRST UNION NATIONAL BANK OF NC			C/O CORP RE CONS-1 #427	PO BOX 2609		CARLSBAD	CA	92018
WELLS FARGO PROPERTIES INC			C/O RYAN LLC	PO BOX 2609		CARLSBAD	CA	92018
WELLS FARGO BANK NATIONAL ASSOCIATION				PO BOX 2609		CARLSBAD	CA	92009
TAYLOR	DAVID H	ELIZABETH B	TAYLOR	435 S TRYON ST UNIT 300		CHARLOTTE	NC	28202
JACKSON	JAMES C	NINA FORD	JACKSON	435 S TRYON ST UNIT 301		CHARLOTTE	NC	28202
US TRUST COMPANY OF DELAWARE		TRUST	DE MOLINA 2012 FAMILY DYNASTY	4113 MOORLAND DR		CHARLOTTE	NC	28226
PAYNE	PHILIP S	MARY RUTH	PAYNE	435 S TRYON ST UNIT 303		CHARLOTTE	NC	28202
LONG	CLAUDE VINCENT III			435 SOUTH TRYON ST UNIT 304		CHARLOTTE	NC	28202
CLARK	PETER	ANA	CLARK	435 S TRYON ST UNIT 305		CHARLOTTE	NC	28202
ALEXANDER	CLAUDE	KIMBERLY N	ALEXANDER	435 S TRYON ST UNIT 306		CHARLOTTE	NC	28202
MAHONEY	JOSEPH A JR	CHANDRA	DUNCAN	435 S TRYON ST UNIT 307		CHARLOTTE	NC	28202
CONN	JANE	WILLIAM	CONN	7034 MULLETT LAKE RD		MULLETT LAKE	MI	49721
JENKINS	DANIEL C	BROOKE W	JENKINS	435 SOUTH TRYON ST		CHARLOTTE	NC	28202
BELL	DAVID N	JANET L	BELL	15 MUSTER BRANCH RD		PINEHURST	NC	28374
LAND	HARRY KEITH			500 S TRYON ST UNIT 502		CHARLOTTE	NC	28202
LONG	MARGARET TERASA			435 S TRYON ST UNIT 503		CHARLOTTE	NC	28202
BISCONTINI	DEBORAH M	ARNOLD K	BISCONTINI	435 S TRYON ST UNIT 504		CHARLOTTE	NC	28202
SU	CHENG			435 S TRYON ST UNIT 505		CHARLOTTE	NC	28202
RICE	WILLIAM E III	CAROL KNIGHT	RICE	435 S TRYON ST UNIT 506		CHARLOTTE	NC	28202
WITHERINGTON	JOHN DREW MCCLANAHAN			435 S TRYON ST UNIT 507		CHARLOTTE	NC	28202
KING	TERRY F	KAREN G	KING	435 SOUTH TRYON ST UNIT 600		CHARLOTTE	NC	28202
MILLER	MARK D	JEAN A	MILLER	435 S TRYON ST UNIT 601		CHARLOTTE	NC	28202
BELL	RODNEY W	SUSAN G	MACLEOD	435 SOUTH TRYON ST UNIT 602		CHARLOTTE	NC	28202
BRALEY	CHAD THOMAS			435 S TRYON ST UNIT 603		CHARLOTTE	NC	28202
MELISSARIS	COSTAS N	NICOLE	MELISSARIS	435 S TRYON ST UNIT 604		CHARLOTTE	NC	28202
CHEN	GUANYU	YAN	LI	435 S TRYON ST UNIT 605		CHARLOTTE	NC	28202
IRBY	PIERCE B III	CYNTHIA B	IRBY	435 S TRYON UNIT 606		CHARLOTTE	NC	28202
SUBRAMANIAM	ALAGAMMAI			435 S TRYON ST UNIT 607		CHARLOTTE	NC	28202
MORRIS	STERLING LAWRENCE DEVON TAY II			1926 BRIGHTLEAF WAY		MARIETTA	GA	30060
MONTGOMERY	KAREN L			10617 PENTREATH LN		CHARLOTTE	NC	28210
SNIPES	R SEAN	TERESA O	SNIPES	20 W BEACH LAGOON RD		HILTON HEAD ISLAND	SC	29928
MAFE	TOLU			435 S TRYON ST UNIT 611		CHARLOTTE	NC	28202
MONGE	ELIZABETH TRACY	JAY PARRY	MONGE	8339 PROVIDENCE RD		CHARLOTTE	NC	28277
SHELDON	MATTHEW C	AMY K	SHELDON	123 MOORE RD		SUDBURY	MA	01776
PARKER	JENNIFER R	ROBERT W	PARKER	435 S TRYON ST UNIT 702		CHARLOTTE	NC	28202
KELLEY	GREGORY SCOTT			435 S TRYON ST UNIT 703		CHARLOTTE	NC	28202
PERAZZO	JEFFREY W	CHRISTINE A	PERAZZO	70 OLD FORT DR		HILTON HEAD	SC	29926
GOLDSTON	AUBRA LEN			435 S TRYON ST UNIT 705		CHARLOTTE	NC	28202
HUNTER	WILLIAM C	SHARMAN	HUNTER	435 S TRYON ST UNIT 706		CHARLOTTE	NC	28202
HARRYMAN	DENTON	CONSEPSION	HARRYMAN	435 S TRYON ST UNIT 707		CHARLOTTE	NC	28207
CUNNINGHAM	BRADFORD			435 S TRYON ST UNIT 708		CHARLOTTE	NC	28202
CHAN	WILLIAM W	INA	CHAN	435 S TRYON ST UNIT 709		CHARLOTTE	NC	28202
MCQUEEN	LAUREN ELIZABETH			435 S TRYON ST UNIT 710		CHARLOTTE	NC	28202
MONGE	ELIZABETH TRACY	JAY PARRY	MONGE	435 S TRYON ST UNIT 700		CHARLOTTE	NC	28202
THOMPSON	G PATRICK JR	PEGGY W	THOMPSON	435 S TRYON ST UNIT 800		CHARLOTTE	NC	28202
GRASSI	ANN F			54 BRIDGETOWN RD		HILTON HEAD	SC	29928
CURETON JR	JESSE J	ANGELA	CURETON	435 S TRYON ST UNIT 802		CHARLOTTE	NC	28202
HERBERT	DOUGLAS M			435 S TRYON ST UNIT 803		CHARLOTTE	NC	28202
JEROME	LOUIS EDWARD			435 S TRYON ST UNIT 804		CHARLOTTE	NC	28202
SMITH	ERIC O	MONICA C	SMITH	435 S TRYON ST UNIT 805		CHARLOTTE	NC	28202
VANSICKLE	LAURA			435 S TRYON ST UNIT 806		CHARLOTTE	NC	28202
JACKSON	WILLIAM A	SANDRA P	JACKSON	435 TRYON ST UNIT 807		CHARLOTTE	NC	28202
VALDEZ	ARTHUR L	GERALDINE A	VALDEZ	PO BOX 1840		ROSS	CA	94957
MORROWINVESTMENTGROUP LLC				435 SOUTH TRYON ST UNIT 901		CHARLOTTE	NC	28202
SCHNOOR	MARK	CHRISTINA	JACUZZO	435 S TRYON ST UNIT 902		CHARLOTTE	NC	28202
435 SOUTH TRYON 903 LLC				37 ROSENBROOK DR		LINCOLN PARK	NJ	07035
DAVIS	RHYNE	LISA	DAVIS	435 S TRYON ST UNIT 904		CHARLOTTE	NC	28202
LABAUVE JR	DONALD J	SHARON W	LABAUVE	435 S TRYON ST UNIT 905		CHARLOTTE	NC	28202
435 S TRYON #906 LLC				1475 POWELL ST STE 101		EMERYVILLE	CA	94608
VANCE	AMY S			435 S TRYON ST UNIT 907		CHARLOTTE	NC	28202
CGA 525 SOUTH TRYON TIC 1 LLC			CGA 525 SOUTH TRYON TIC 2 LC	PO BOX 37996		CHARLOTTE	NC	28237
ST PETERS CATHOLIC CHURCH				507 S TRYON ST		CHARLOTTE	NC	28202
WACHOVIA BANK OF DELAWARE				301 SOUTH COLLEGE ST		CHARLOTTE	NC	28202
NORTH CAROLINA RAILROAD CO		HOTEL	C/O GENERAL MANAGER/WESTIN	222 E 3RD ST		CHARLOTTE	NC	28202
ONE WELLS TRACT TWO LLC				1370 JET STREAM DR STE 100		HENDERSON	NV	89052
301 COLLEGE STREET CENTER LLC				1370 JET STREAM DR STE 100		HENDERSON	NV	89052
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CHARLOTTE NC HOTEL CORPORATION			C/O STANFORD HOSPITALITY INC	227 E 3RD ST		CHARLOTTE	NC	28202
CHARLOTTE NC HOTEL CORPORATION			C/O STANFORD HOSPITALITY INC	433 CALIFORNIA ST	SUITE 700	SAN FRANCISCO	CA	9410411
ONE WELLS TRACT TWO LLC				1370 JET STREAM DR STE 100		HENDERSON	NV	89052
CHARLOTTE NC HOTEL CORPORATION			C/O STANFORD HOSPITALITY INC	227 E 3RD ST		CHARLOTTE	NC	28202
CHARLOTTE NC HOTEL CORPORATION			C/O STANFORD HOSPITALITY INC	227 E 3RD ST		CHARLOTTE	NC	28202
NORTH CAROLINA RAILROAD CO			% GENERAL MANAGER/WESTIN HOTEL	222 E 3RD ST		CHARLOTTE	NC	28202
CHARLOTTE NC HOTEL CORPORATION			C/O STANFORD HOSPITALITY INC	227 E 3RD ST		CHARLOTTE	NC	28202
VP 300 SB LLC				9111 TILLINGHAST DR		TAMPA	FL	33626
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
401 S COLLEGE STREET NC LLC			C/O TEW & ASSOCIATES	35595 US HIGHWAY 19 N STE 921		PALM HARBOR	FL	34684
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202

Exhibit A (Cont.)

Neighborhood Organizations:

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Arts & Science Council- Culture Blocks	Eboni	Lewis	227 W. Trade Street	250	Charlotte	NC	28202
Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
Charlotte Crown Realist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
City of Charlotte - Housing & Neighborhood Services	Landon	W.	600 E Trade St		Charlotte	North Carolina	28202
City of Charlotte - Housing & Neighborhood Services	Landon	Watanabe	600 E Trade St		Charlotte	North Carolina	28202
City of Charlotte - Housing & Neighborhood Services	Leslie	Blaser	600 E. Trade Street		Charlotte	NC	28202
Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
DCA Land Use	Ellen	Citarella	322 E. Kingston Ave		Charlotte	NC	28203
Dilworth Community Association	Franklin	Keathley	523 E. Kingston Ave		Charlotte	NC	28203
Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
Dilworth Crescent Row	Maggie	Commins	1148 Dilworth Crescent Row		Charlotte	North Carolina	28203
Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
First Ward	Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
First Ward Community Fund	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
First Ward Neighbors, Inc.	Laura	Peres	620 N. Alexander St.		Charlotte	NC	28202
Fourth Ward	Andreia	Graddick	601 E. 5th Street		Charlotte	NC	28202
Fourth Ward	Jasmine	Francis	215 N Pine Street		Charlotte	NC	28202
Fourth Ward	Mark	Talbot	500 N. Poplar St	D	Charlotte	NC	28202
Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
Friends of Fourth Ward Neighborhood Association	Sarah	Kennard	402 W. 8th St.		Charlotte	NC	28202
Friends of Fourth Ward Neighborhood Association	Shirley	Cress Dudley	300 W. 5th St. #624		Charlotte	NC	28202
Gold District	Paul	Kardous	305 W Dunbar Street		Charlotte	NC	28203
Heart Math Tutoring	Holly	Rodden	805 Lexington Ave		Charlotte	NC	28203
Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
Roof Above	Liz	Clasen-Kelly	945 N. College St.		Charlotte	NC	28216
South End	Brigit	Taylor	315 Arlington Ave	1602	Charlotte	NC	28203
South End	Megan	Pearl	315 Arlington Avenue		Charlotte	NC	28203
South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
Third Ward	Benny	Locklear Jr.	360 south graham st	339	Charlotte	NC	28202
Third Ward Neighborhood Association	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
Third Ward Neighborhood Association	David	Freeman	906 West 5th Street	2105	Charlotte	NC	28202
Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	28202
Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
Wilmore Neighborhood Association	Marilyn	Com	218 W Park Ave		Charlotte	NC	28203

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2023-027

Subject: Rezoning Petition No. 2023-027
Petitioner/Developer: 401 S. College Street NC, LLC
Current Land Use: Commercial
Existing Zoning: UMUD
Rezoning Requested: UMUD - O
Date and Time of Meeting: **Thursday, June 29, 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: 6/15/2023

Moore & VanAllen is assisting 401 S. College Street NC, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±2.73-acre site located at 401 S. College Street in Charlotte, North Carolina (the "Site") from UMUD to UMUD-O. The request is to allow the Site to be developed with use permitted in the UMUD zoning district with optional conditions. Access to the Site will be from S. College 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 Thursday, June 29, 2023, at 6:00 p.m.

**Please send an email by June 28th to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2023-027.*

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: Danté Anderson, Charlotte City Council District 4 Representative
David Pettine, Charlotte Planning, Design and Development Department
Alex Hay, 401 S. College Street NC, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

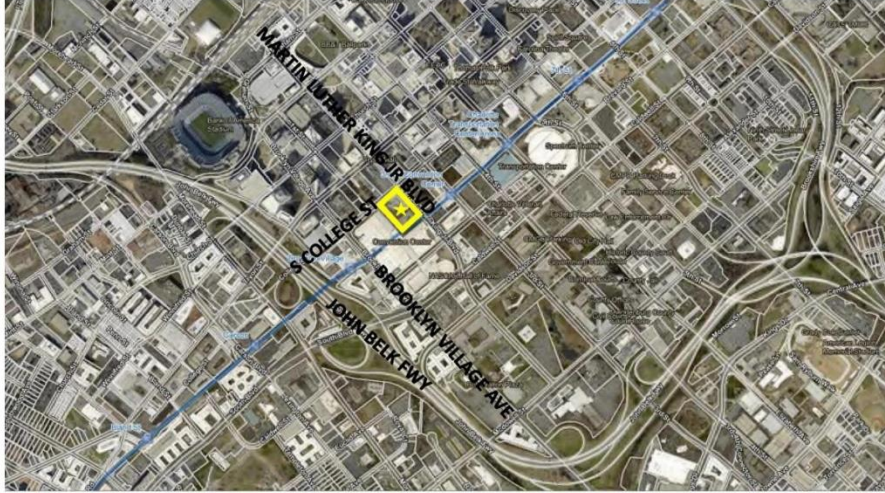


Exhibit C

Name	Email
Elizabeth Monge	etmonge@parpride.com
Jay Monge	elizabethmonge@icloud.com
William "Wic" Conn II	wcon319@gmail.com
Mark Miller	marks07gt@yahoo.com
Jean Miller	jkmillerphotography@gmail.com
Terasa Long	terasalong@gmail.com
Morgan Smith	morgan.smith@hiltoncharlotteuptown.com
Clark Wade	clark.wade@hiltoncharlotteuptown.com
Aubra L Goldston	lgoldston@carolina.rr.com
William C (Curt) Hunter	curt-hunter@uiowa.edu
Alagu Subramaniam	salagu@gmail.com
Susan Macleod	sumacleod@gmail.com
Rod Macleod	rodbell54@gmail.com