

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-031

Petitioner: Crescent Communities, LLC
Rezoning Petition No.: 2023-031
Property: ±2.766-acre site located off W. Carson Blvd.

This Community Meeting Report is being filed with the City of 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 7/25/2023. 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, August 8, 2023, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

None of the individuals or organizations contacted by the Petitioner requested a link to the virtual meeting, therefore, since there were no registered attendees the scheduled virtual community meeting was not held.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Fran West, Crescent Communities, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
AMPI JOURNAL PROPERTIES LLC				120 WEST MOREHEAD ST		CHARLOTTE	NC	28202
WAFRA INVEST LOFT 135 LP			C/O WAFRA INVESTMENT ADVISORY GROUP INC	135 W MOREHEAD ST		CHARLOTTE	NC	28202
TRYON SYSTEMS LLC				PO BOX 1919		HUNTERSVILLE	NC	28070
CC TREA CARSON STATION LLC			C/O CRESCENT COMMUNITIES LLC	601 S TRYON ST STE 800		CHARLOTTE	NC	28202
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KRE HORNET OWNER LP			C/O KOHLBERG KRAVIS & ROBERTS INC	30 HUDSON YARDS STE 7500		NEW YORK	NY	10001
TRYON INVESTORS LLC			C/O INVESCO ADVISERS INC	2001 ROSS AVE STE 340		DALLAS	TX	75201
WEST	MAURICIO W	ROMAN CATHOLIC D/CHLT	DIOCESAN ADMINISTRATOR OF THE	PO BOX 36776		CHARLOTTE	NC	28236
CURLIN WILLIAM G (BISHOP/ROMAN CATHOLIC DI				PO BOX 36776		CHARLOTTE	NC	28236
MOREHEAD TRYON LAND LP				150 N RIVERSIDE PLAZA STE 1800		CHICAGO	IL	60606
QBC RESIDENTIAL TITLEHOLDER LP			C/O RIVERSIDE INVESTMENT DEVELOPMENT COMPANY	150 NORTH RIVERSIDE PLAZA STE 1800		CHICAGO	IL	60606
BURTON	JULIE DEAN	JAMES SCOTT	BURTON	132 E CARSON BLVD		CHARLOTTE	NC	28203
HEDRICK	CHARLES MARK	LISA	HEDRICK	128 E CARSON BV		CHARLOTTE	NC	28202
GHANDOUR	AHMAD O	HADIA	GHANDOUR	124 E CARSON BLVD		CHARLOTTE	NC	28203
STERLING	RICHARD A	JAMIE LYNN	JOLLY	120 E CARSON BLVD		CHARLOTTE	NC	28203
MULL	STEPHEN D			116 E CARSON BLVD		CHARLOTTE	NC	28203
SCHINDLER	ROBERT	DANA	SCHINDLER	112 E CARSON BLVD		CHARLOTTE	NC	28203
LAMACH	JAMES A			108 E CARSON BLVD		CHARLOTTE	NC	28203
LILLY	WILLIAM SPENCER	ALLISON DUNCAN	LILLY	104 EAST CARSON BLVD		CHARLOTTE	NC	28203
CARSON TOWNHOMES HOMEOWNERS ASSOCIATION INC				PO BOX 38809		CHARLOTTE	NC	28278
CAMDEN SUMMIT PARTNERSHIP	LP			PO BOX 27329		HOUSTON	TX	77227

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Arts & Science Council- Culture	Eboni	Lewis	227 W. TRADE STREET, CHARLOTTE, NC, 28202
Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203
Charlotte Center City Partners-	Kyle	Bridges	200 SOUTH TRYON, CHARLOTTE, NC, 28202
Charlotte Crown Realistist Associ	Sandra	Norman	601 E. 5TH STREET, CHARLOTTE, NC, 28202
Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202
City of Charlotte - Housing & N	Landon	W.	600 E TRADE ST, CHARLOTTE, NC, 28202
City of Charlotte - Housing & N	Landon	Watanabe	600 E TRADE ST, CHARLOTTE, NC, 28202
City of Charlotte - Housing & N	Leslie	Blaser	600 E. TRADE STREET, CHARLOTTE, NC, 28202
Clarkson Place Town House Assoc	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 Association	Valerie	Preston	413 E. WORTHINGTON AVE., CHARLOTTE, NC, 28203
Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV., CHARLOTTE, NC, 28203
Dilworth Community Development	John	Fryday	1119 BELGRAVE PL., CHARLOTTE, NC, 28203
Dilworth Community Development	John	Gresham	717 E KINGSTON AV., CHARLOTTE, NC, 28203
Dilworth Crescent Row	Maggie	Commins	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203
Dilworth West	Omar	Hamid	2133 SOUTHEND DR., CHARLOTTE, NC, 28203
Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203
Fourth Ward	Andreia	Graddick	601 E. 5TH STREET, CHARLOTTE, NC, 28202
Fourth Ward	Jasmine	Francis	215 N PINE STREET, CHARLOTTE, NC, 28202
Fourth Ward	Terri	Cain	127 N. TRYON ST. #14, CHARLOTTE, NC, 28202
Friends of Fourth Ward Neighbor	Shirley	CressDudley	300 W. 5TH ST. #624, CHARLOTTE, NC, 28202
Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203
Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203
Hear Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203
Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203
Moore's Chapel Village	Sam	SmithJr.	7008 PALATINE LN, CHARLOTTE, NC, 28214
Office Of The Governor Of The N	Budd	Berro	600 E FOURTH ST, CHARLOTTE, NC, 28202
Other	Linda	Vanderbosch	600 E WORTHINGTON AVE, CHARLOTTE, NC, 28203
South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203
South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203
South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203
Third Ward	Benny	LocklearJr.	360 SOUTH GRAHAM ST, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	Alexandra	Colello	316 S. CLARKSON ST, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	David	Freeman	906 WEST 5TH STREET, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	Mike	Sposato	807 CLARKSON MILL CT., CHARLOTTE, NC, 28202
Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202
Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AV., CHARLOTTE, NC, 28202
Villa Heights Community Organiz	Candace	Davis	129 W. TRADE ST., CHARLOTTE, NC, 28202
Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208
Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208
Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208
Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202
Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203
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Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203
Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-031 CRESCENT COMMUNITIES, LLC

Subject: Rezoning Petition No. 2023-031
Petitioner/Developer: Crescent Communities, LLC
Current Land Use: Office & Parking
Existing Zoning: UC
Rezoning Requested: UMUD-O

Date and Time of Meeting: *Tuesday, August 8, 2023 at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.*

Date of Notice: 7/25/2023

Moore & Van Allen is assisting Crescent Communities, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±2.766 acre site located off W. Carson Blvd. near its intersection with Winnifred Street and South Tryon Street (the "Site") from UC to UMUD-O. The purpose of the rezoning is to allow technical flexibility related to the accommodation of ride share, reduced loading docks and other minor modifications. The rezoning is not seeking any flexibility specific to uses or height.

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, August 8, 2023, at 6:00 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com in order to receive a secure virtual meeting link and reference Petition #2023-031.

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: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Fran West, Crescent Communities, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site location:

