

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Portman Holdings

Rezoning Petition No. 2023-051

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 July 17, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Tuesday, August 8th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had two (2) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Kate Culver, as well as by Petitioner's agents Collin Brown and Brittany Lins with Alexander Ricks PLLC.

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 showed aerials of the approximately 1.1-acre site located on the east side of South Tryon Street, south of West Tremont Avenue, and north of Rampart Street.

Mr. Brown explained that the Petitioner controls parcels that are zoned both to the TOD-UC (urban center) and TOD-NC (neighborhood center) transit-oriented zoning districts. The site is surrounded by other transit-oriented zoned parcels. The request is simply to bring the TOD-NC parcels in line with the TOD-UC parcels under a unified zoning district for ease of redevelopment. The 2040 Future Policy Map recommends a lower intensity placetype for the TOD-NC parcels than the surrounding parcels but that is just reflective of the existing zoning on the site.

Ms. Kate Culver spoke as the Petitioner to reiterate the request is to align the zoning across the site for uniform setbacks and to prevent from designing buildings that straddle two different zoning classifications.

Mr. Brown explained that the rezoning timeline could result in a public hearing in September and City Council decision in October, at the earliest. The virtual meeting was then opened for discussion.

An attendee representing the adjacent parcel asked about the plan for trees that straddle the property line. The Petitioner's team promised to reach out to their engineer and get more information. The parties connected separately after the community meeting.

The meeting concluded at approximately 5:45 p.m. without any further questions or discussion from the community.

Respectfully submitted this 14th day of August 2023.

cc: Holly Cramer, Charlotte-Mecklenburg Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2023-051	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-051	Bethlehem Center's OST	Willie	Burton	2704 Baltimore Ave.		Charlotte NC	28203
2023-051	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD		CHARLOTTE NC	28203
2023-051	Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST.		CHARLOTTE NC	28203
2023-051	Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST.		CHARLOTTE NC	28203
2023-051	DCA Land Use	Elien	Chiarella	322 E KINGSTON AVE.		CHARLOTTE NC	28203
2023-051	Dilworth Community Association	Franklin	Keathley	523 E KINGSTON AVE.		CHARLOTTE NC	28203
2023-051	Dilworth Community Association	Valerie	Preston	413 E WORTHINGTON AVE.		CHARLOTTE NC	28203
2023-051	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AVE.		CHARLOTTE NC	28203
2023-051	Dilworth Community Development	John	Gresham	717 E KINGSTON AVE.		CHARLOTTE NC	28203
2023-051	Dilworth Crescent Row	Scott	Pavol	1920 PARK ROAD.		CHARLOTTE NC	28203
2023-051	Dilworth West	Christine	Williamson	705 McDONALD AVE.		CHARLOTTE NC	28203
2023-051	Ephesus Church	Omar	Hamid	2133 SOUTHWEND DR.		CHARLOTTE NC	28203
2023-051	Greater Charlotte YMCA, St. Pet	Will	Mover	1510 S MINT STREET		CHARLOTTE NC	28203
2023-051	Historic South End	Carrie	Nelson	1912 SOUTH MINT ST.		CHARLOTTE NC	28203
2023-051	Moore's Chapel Village	Megan	Gude	1507 CAMDEN ROAD		CHARLOTTE NC	28203
2023-051	Oakdale North	Sam	Smitlhr.	7008 PALATINE LN.		CHARLOTTE NC	28214
2023-051	Olmsted Park Homes HOA	Dorothy	Stowe	3412 GRIFITH STREET		CHARLOTTE NC	28203
2023-051	Other	Nina	Lipton	415 MEACHAM STREET		Charlotte NC	28203
2023-051	Revolution Park	Brandon	Vanderbosch	600 E WORTHINGTON AVE.		CHARLOTTE NC	28203
2023-051	S Tryon	Wanda	Holmes	2729 MAYFLOWER ROAD		CHARLOTTE NC	28208
2023-051	Sedgefield	Janelle	Hariston	2630 S TRYON STREET		CHARLOTTE NC	28203
2023-051	Sedgefield	Ann	Travis	635 PONDEXTER DRIVE		CHARLOTTE NC	28209
2023-051	Sedgefield Neighborhood Associa	Ann	King	420 MARSH RD		CHARLOTTE NC	28209
2023-051	Sedgefield Neighborhood Associa	Jeanne	Woosley	326 MARSH RD		CHARLOTTE NC	28209
2023-051	South End	Bright	Taylor	315 ARLINGTON AVE		CHARLOTTE NC	28203
2023-051	South End Neighborhood Associat	Megan	Pearl	315 ARLINGTON AVENUE		CHARLOTTE NC	28203
2023-051	South Tryon Community Coalition	Jennifer	McCarney	1453 CAMDEN ROAD		CHARLOTTE NC	28203
2023-051	Sunset At Linda Vista	Rashbada	McMullin	2516 S TRYON ST		CHARLOTTE NC	28203
2023-051	Sunset Hills Neighborhood Assoc	Tiffany	Harney	2421 MARSHALL PL		CHARLOTTE NC	28203
2023-051	Westover Hills Neighborhood Ass	Marcel	Dawson	525 ATHERTON ST		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Shannon	McKnight	1208 FORDHAM RD.		CHARLOTTE NC	28208
2023-051	Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BLVD.		CHARLOTTE NC	28202
2023-051	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR.		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR.		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	John	Williams	1630 S MINT ST		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	John	English	1630 S MINT ST		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR.		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BLVD.		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE		CHARLOTTE NC	28203
2023-051	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DRIVE		CHARLOTTE NC	28203
2023-051	Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DRIVE		CHARLOTTE NC	28203

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2023-051	TAXPID	OWNER/LASTN	OWNER/FIRST	COMENRFRS	COMMERLAST	MALADDR1	MALADDR2	CITY	STATE	ZIPCODE
2023-051	11906103	IP REAL ESTATE LLC				2220 STRYON		CHARLOTTE	NC	28203
2023-051	11906104	VV 2100 DEVELOPMENT LLC				PO BOX 96938		CHARLOTTE	NC	28236
2023-051	11906105	VV 2100 DEVELOPMENT LLC				214 W TREMONT STE 300		CHARLOTTE	NC	28203
2023-051	11906106	RRVY 421 WEST TREMONT LP	KAYLEE GENEVIEVE	DAVID JAMES	C/O RAM REALTY ADVISORS	4801 PGA BLVD		PALM BEACH GARDENS	FL	33418
2023-051	11906244	WILLIAMS	CAROLE WITTECHA	JOSEPH ALBERT	SOUHRADA	414 W TREMONT AVE		CHARLOTTE	NC	28203
2023-051	11906245	SMITH	NITVANAND			16408 HOLLY CREST LN APT 108		CHARLOTTE	NC	28203
2023-051	11906246	KANIKRATI				PO BOX 11906		HUNTERSVILLE	NC	28078
2023-051	11906278	TREMONT SQUARE HOMEOWNERS ASSOCIATION INC				2030 STRYON ST UNIT 3A		CHARLOTTE	NC	28220
2023-051	11906315	JAMMIES PROPERTY HOLDINGS LLC				2030 STRYON ST UNIT 3A		CHARLOTTE	NC	28203
2023-051	11906316	JAMMIES PROPERTY HOLDINGS LLC				2030 STRYON ST UNIT 3A		CHARLOTTE	NC	28203
2023-051	11906317	MURRAY ELLISON MURRAY LLC				1600 MEADOWOOD LN		CHARLOTTE	NC	28203
2023-051	11906318	WALDEN	CHARLES F JR	DAVID M	WALDEN	531 CHALMERS ROW		ROCK HILL	SC	29732
2023-051	11906319	MULLEN	JAMES E II	MELANIE	MULLEN	6309 RAVEN ROCK DR		DENVER	NC	28037
2023-051	11906320	WILSON PROPERTY HOLDINGS LLC				2000 WEST MOREHEAD ST STE A		CHARLOTTE	NC	28208
2023-051	11906321	HENDERSON	JAMES H			2030 SOUTH TRYON ST STE 3H		CHARLOTTE	NC	28203
2023-051	11906322	MCKEE REAL ESTIE INVESTMENTS LLC				2030 SOUTH TRYON ST UNIT 3C		CHARLOTTE	NC	28203
2023-051	11906323	2010 SOUTH TRYON LLC				2010 SOUTH TRYON ST SUITE 1-A		CHARLOTTE	NC	28202
2023-051	11906324	2010 TRYON REAL ESTATE LLC				2010 STRYON ST UNIT D		CHARLOTTE	NC	28203
2023-051	11906325	2010 TRYON REAL ESTATE LLC				2010 STRYON ST UNIT D		CHARLOTTE	NC	28203
2023-051	11906326	G2B2 LLC				104 CANTY CT		CARY	NC	27513
2023-051	11906328	WORTH RE LLC				5605 77 CENTER DR STE 101		CHARLOTTE	NC	28217
2023-051	11906329	990 COMMERCIAL LLC				900 COMMERCIAL ST		PALO ALTO	CA	94303
2023-051	11906560	TREMONT STATION COMMUNITY ASSOCIATION				14529 GRAND PALMSADES PKWY		CHARLOTTE	NC	28278
2023-051	12103201	2101 SOUTH TRYON OWNER LLC				900 N MICHIGAN AV 14TH FL		CHICAGO	IL	60611
2023-051	12103202	2101 SOUTH TRYON OWNER LLC				900 N MICHIGAN AV 14TH FL		CHICAGO	IL	60611
2023-051	12103203	2101 SOUTH TRYON OWNER LLC				900 N MICHIGAN AV 14TH FL		CHICAGO	IL	60611
2023-051	12103204	2101 SOUTH TRYON OWNER LLC				900 N MICHIGAN AV 14TH FL		CHICAGO	IL	60611
2023-051	12103205	2101 SOUTH TRYON OWNER LLC				900 N MICHIGAN AV 14TH FL		CHICAGO	IL	60611
2023-051	12103206	2101 SOUTH TRYON OWNER LLC				900 N MICHIGAN AV 14TH FL		CHICAGO	IL	60611
2023-051	12103207	FHNIC2135 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250		CHARLOTTE	NC	28203
2023-051	12103208	PARK AVENUE PARTNERS LLC				115 EAST PARK AVE STE B		CHARLOTTE	NC	28203
2023-051	12103209	300 RAMPART OWNER LLC				411 W PUTNAM AVE STE 125		GREENWICH	CT	06830
2023-051	12103217	CPUS PENROSE LP				PO BOX 638		ADDISON	TX	75001
2023-051	12103302	AR330-340 TREMONT AVE LP				1616 CUMBER RD STE 210		CHARLOTTE	NC	28203
2023-051	12104401	FHN 2217 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250		CHARLOTTE	NC	28203
2023-051	12104403	AVAILON HUB SOUTH END LP				4040 WILSON BLVD		ARLINGTON	VA	22203
								ATTN ERIC C NICHOLS		
								STE 1000		

Exhibit B

July 17, 2023

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, August 8th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Portman Holdings
Petition No.: 2023-051

Dear Charlotte Neighbor:

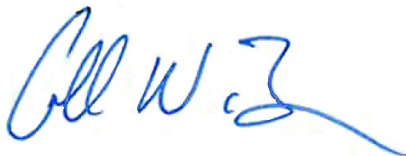
Our firm represents Portman Holdings (the “Petitioner”) in its proposal to rezone an approximately 1.1-acre site located on the east side of South Tryon Street, south of West Tremont Avenue, and north of Rampart Street. The Petitioner is requesting a rezoning from the TOD-NC zoning district to the TOD-UC zoning district to accommodate its development plans as part of a unified development with surrounding parcels that are already zoned TOD-UC. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official 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.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, August 8th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Portman”) or the property location (“S Tryon”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

Exhibit C

Z Participants (6) — □ ×



Brittany Lins (Host, me)



Collin Brown



Collin Brown



Eric Nichols



James C



Kate Culver



Exhibit D

SOUTH TRYON TOD REZONING

(REZONING #2023-045)

PORTMAN HOLDINGS

Official Community Meeting

August 8, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

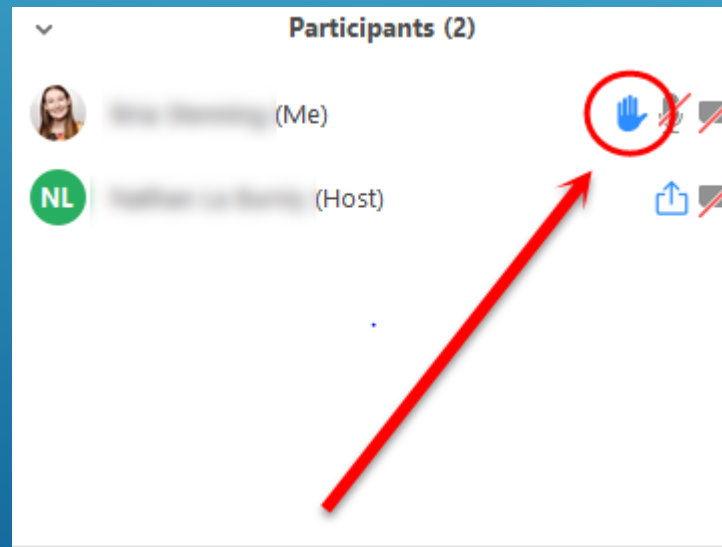
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Potential Timeline**
 - **Questions/Discussion**
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against the blue background.

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: 2101 South Tryon Owner LLC

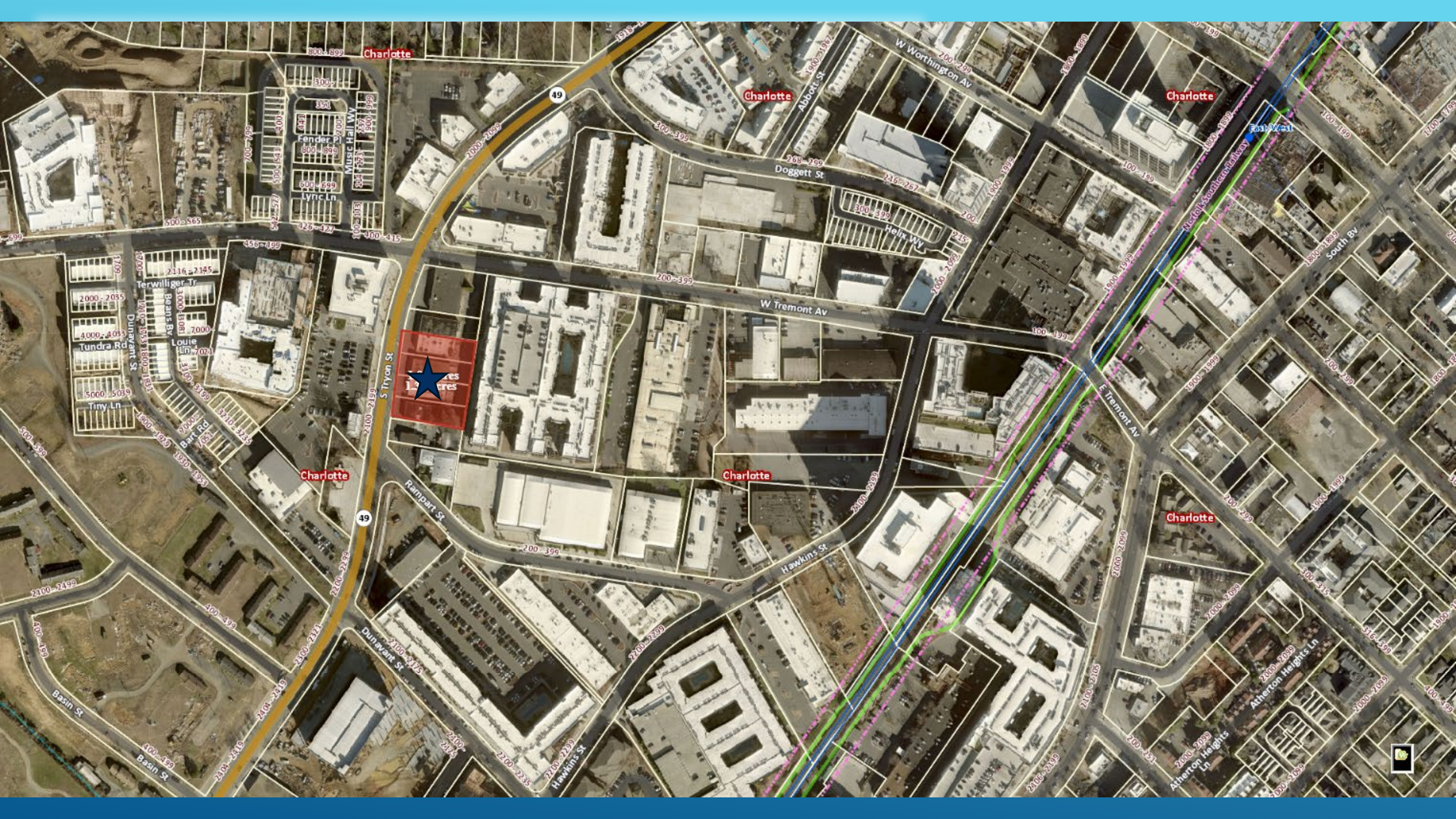
Petitioner: Portman Holdings
Kate Culver



Alexander
Ricks
PLLC

Collin Brown &
Brittany Lins

PROPERTY LOCATION

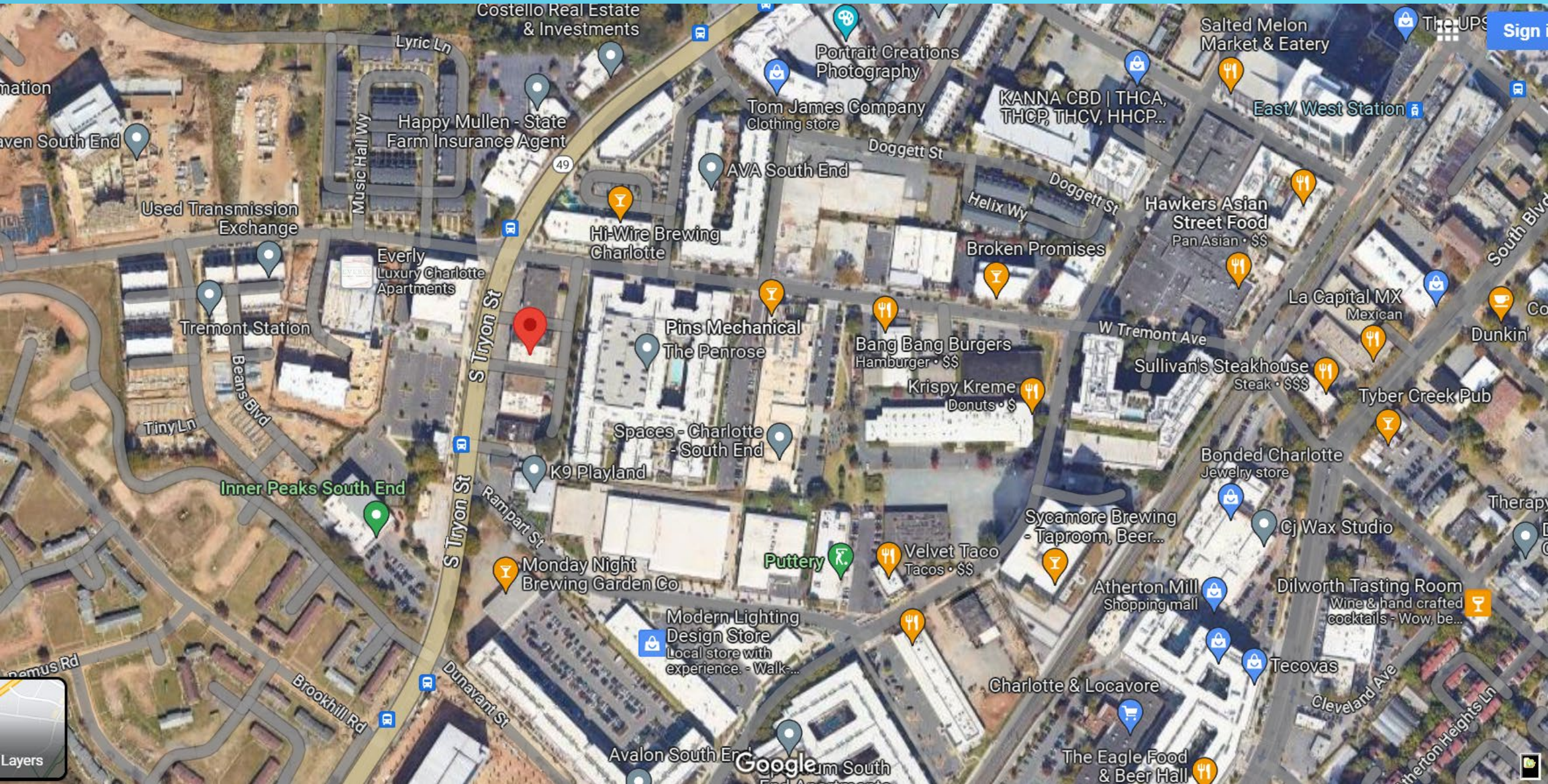


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49

49





Costello Real Estate & Investments

Portrait Creations Photography

Salted Melon Market & Eatery

Happy Mullen - State Farm Insurance Agent

Tom James Company Clothing store

KANNA CBD | THCA, THCP, THCV, HHCP...

East/ West Station

Music Hall Wy

AVA South End

Doggett St

Doggett St

Used Transmission Exchange

Hi-Wire Brewing Charlotte

Broken Promises

Hawkers Asian Street Food Pan Asian • \$\$

Everly Luxury Charlotte Apartments

Tremont Station

Pins Mechanical The Penrose

Bang Bang Burgers Hamburger • \$\$

Sullivan's Steakhouse Steak • \$\$\$

Tiny Ln

Inner Peaks South End

Spaces - Charlotte - South End

Krispy Kreme Donuts • \$

La Capital MX Mexican

K9 Playland

Bonded Charlotte Jewelry store

Tyber Creek Pub

Layers

Brookhill Rd

Monday Night Brewing Garden Co

Puttery

Velvet Taco Tacos • \$\$

Sycamore Brewing - Taproom, Beer...

Atherton Mill Shopping mall

Dilworth Tasting Room Wine & hand crafted cocktails - Wow, be...

Dunavant St

Modern Lighting Design Store Local store with experience. - Walk...

Charlotte & Locavore

Tecovas

Avalon South End

Google

The Eagle Food & Beer Hall

Cleveland Ave

Atherton Heights Ln

2119 South Tryon Street, Charlotte, N



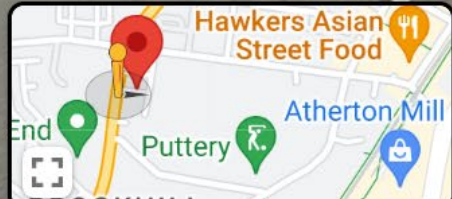
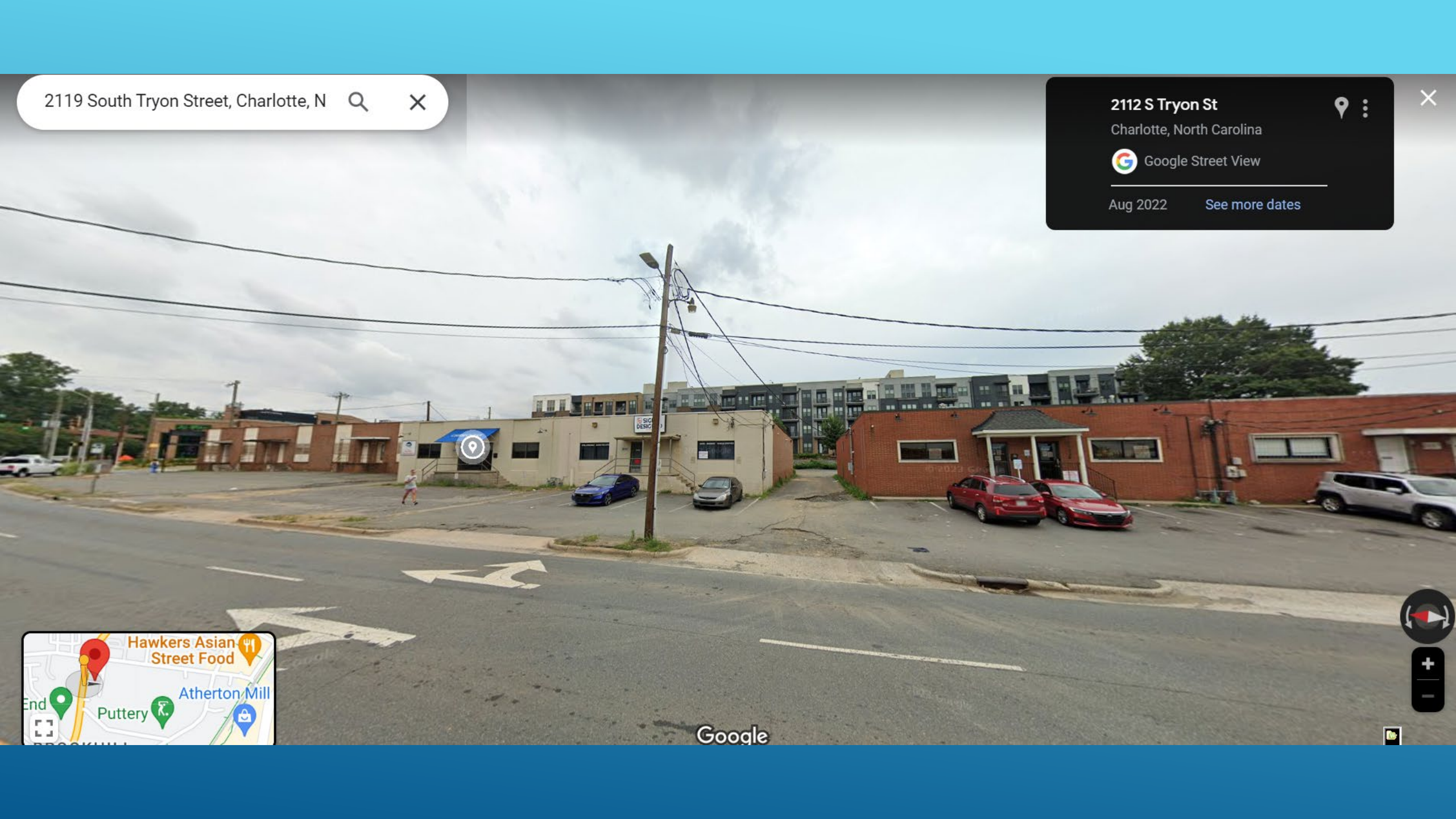
2112 S Tryon St

Charlotte, North Carolina

Google Street View

Aug 2022

See more dates

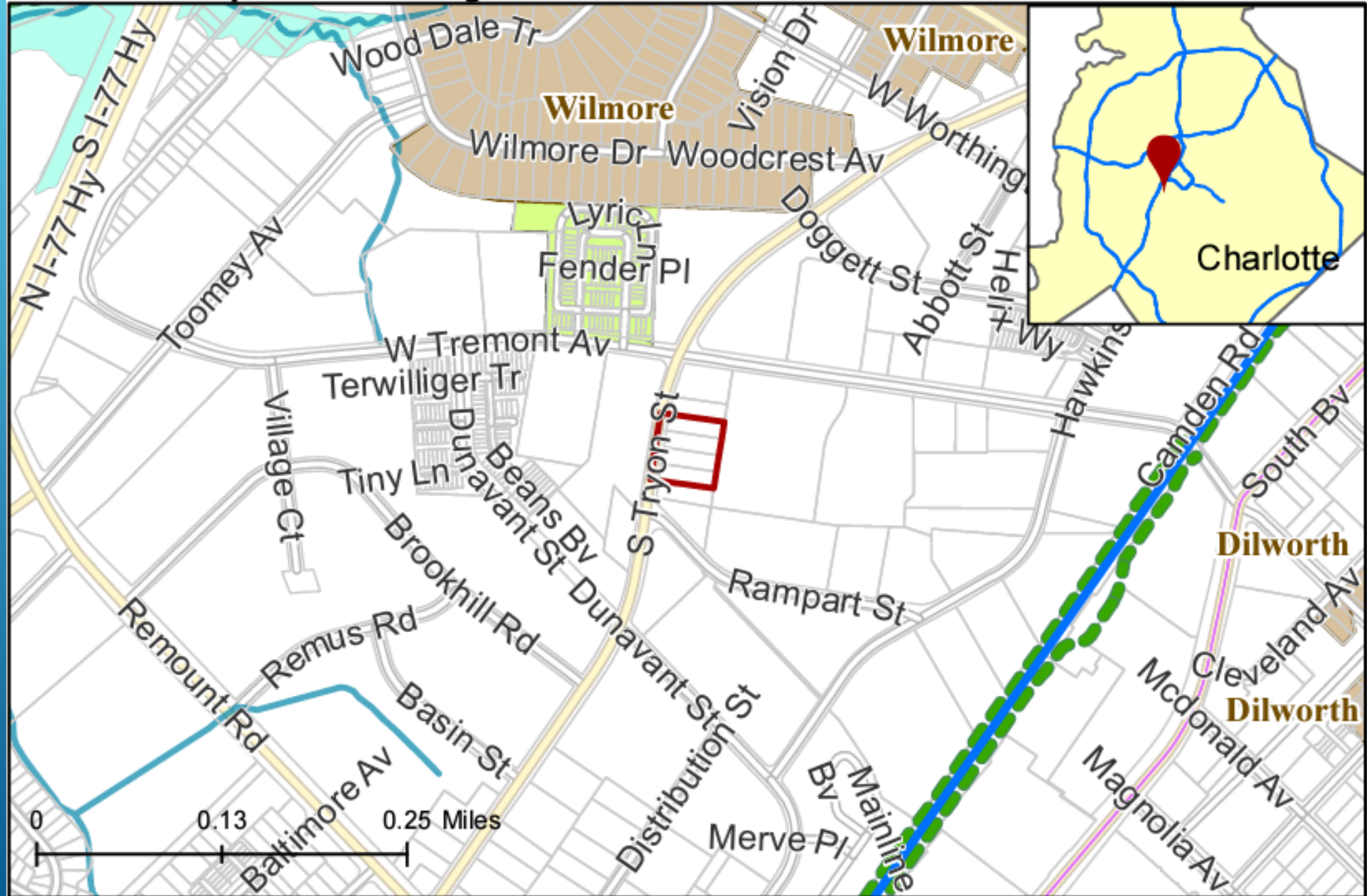


Google



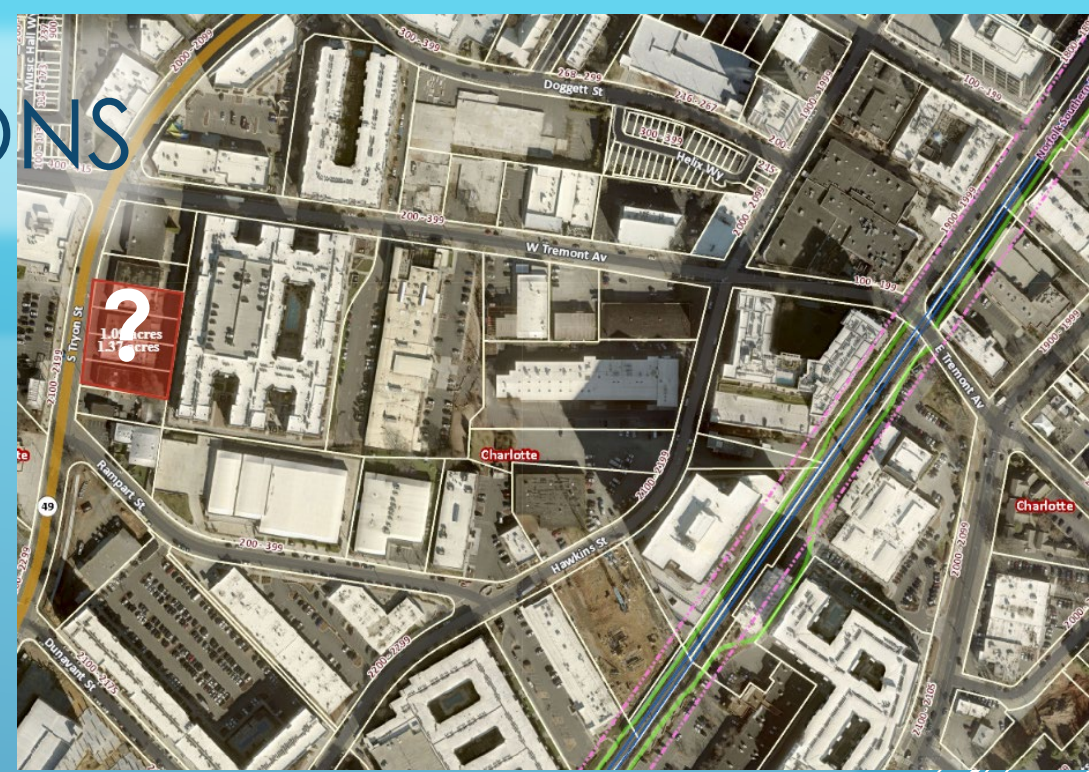
Approximately 1.1 acres

Location of Requested Rezoning



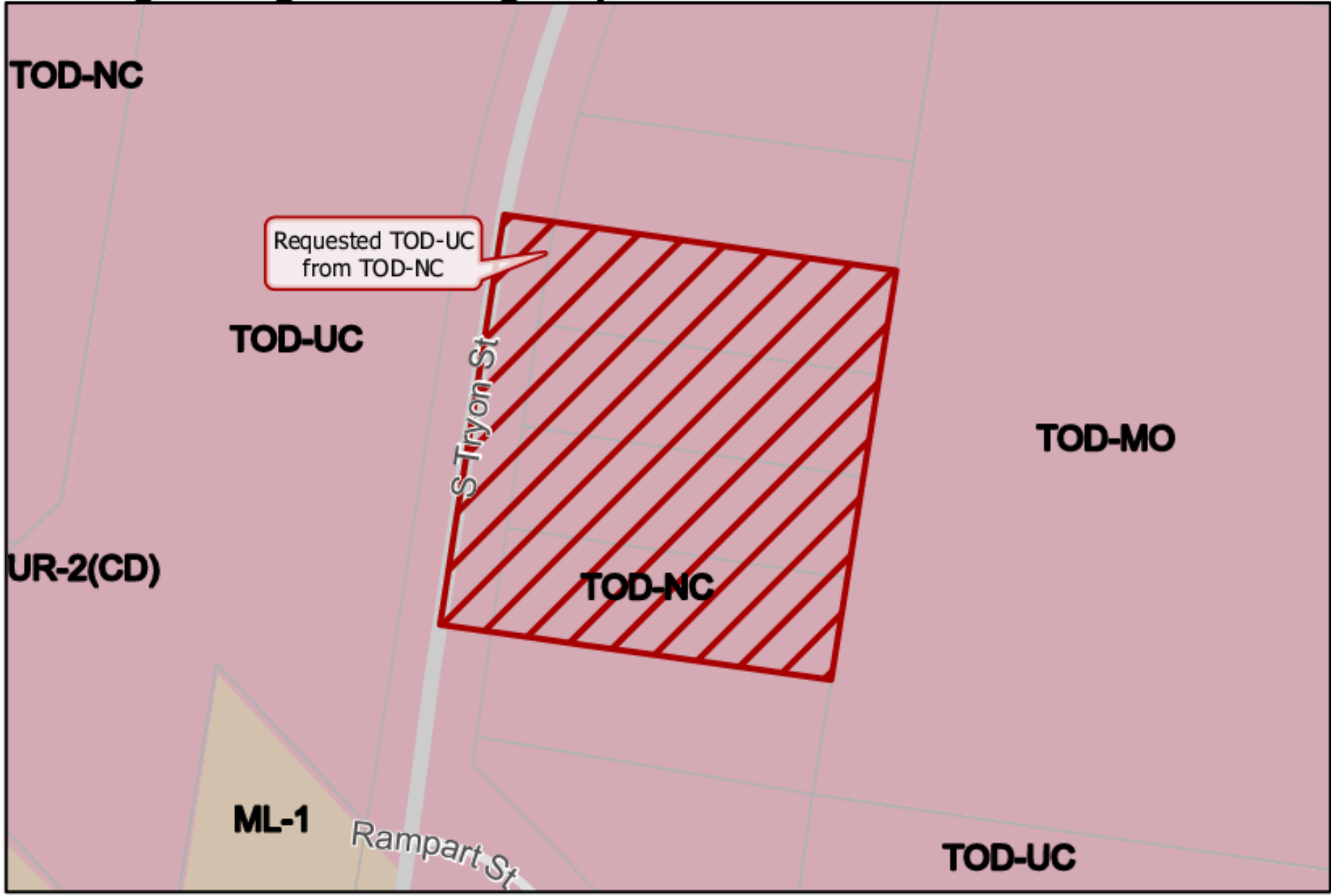
DEVELOPMENT CONSIDERATIONS


- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities






EXISTING ZONING

Existing Zoning & Rezoning Request



 Requested TOD-UC from TOD-NC

Zoning Classification

-  Urban Residential
-  Light Industrial
-  Transit-Oriented





LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

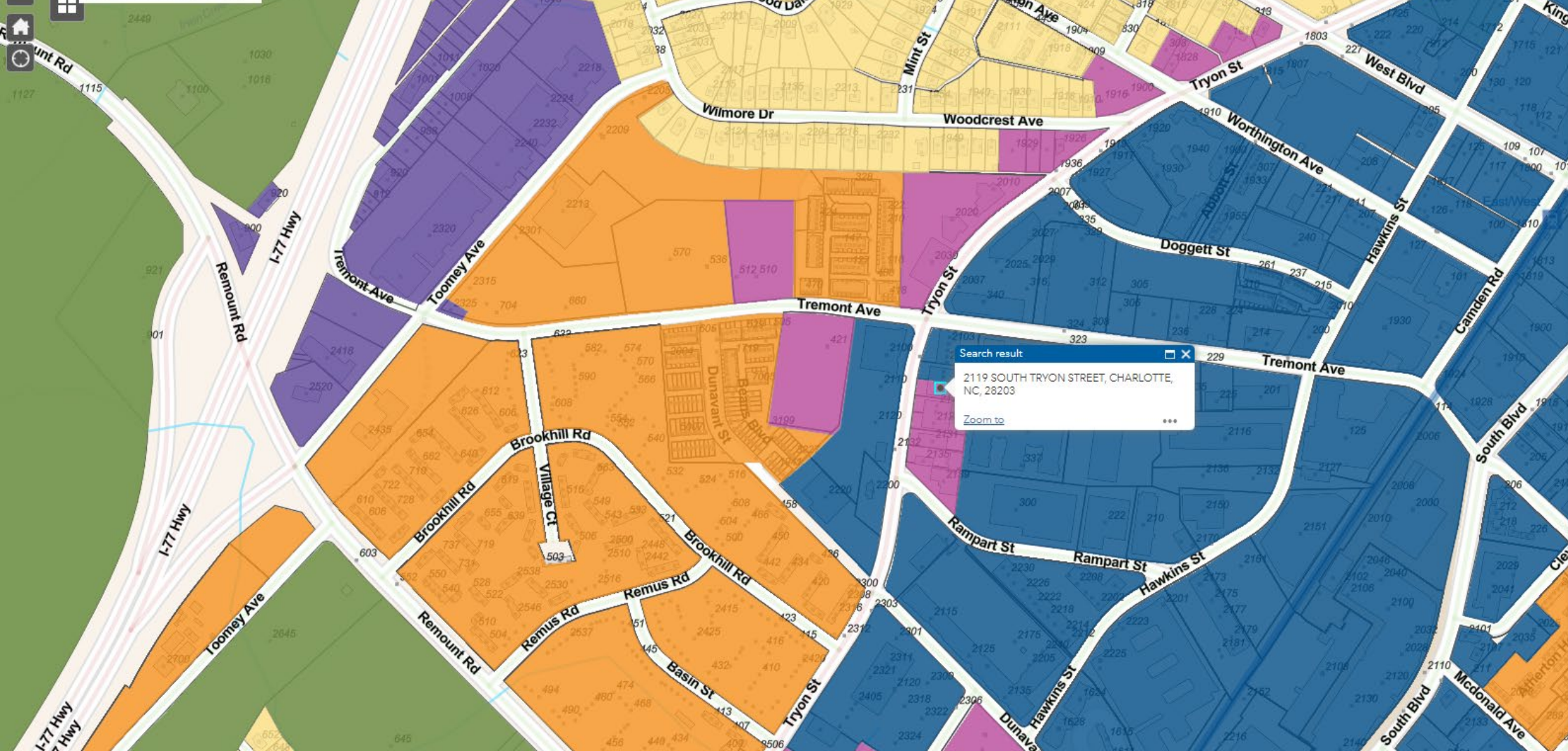
2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020



2119 SOUTH TRYON STRI X Q
Show search results for 2119 S...



Legend

- Charlotte Future 2040 Policy Map
- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

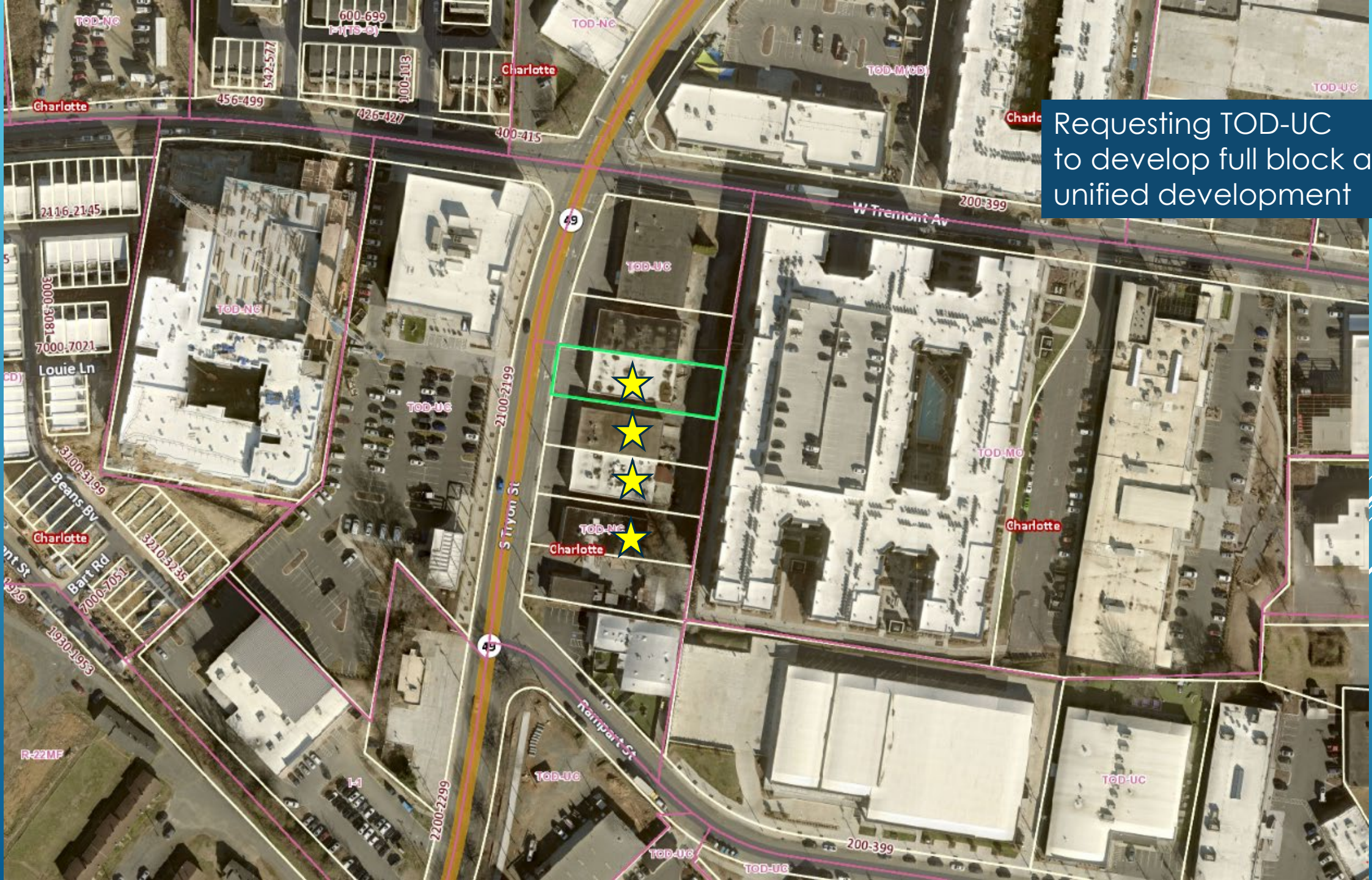


REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING PROPOSAL = TOD-UC

**Allow for unified development with
surrounding TOD-UC parcels**



Requesting TOD-UC to develop full block as unified development

POTENTIAL REZONING SCHEDULE

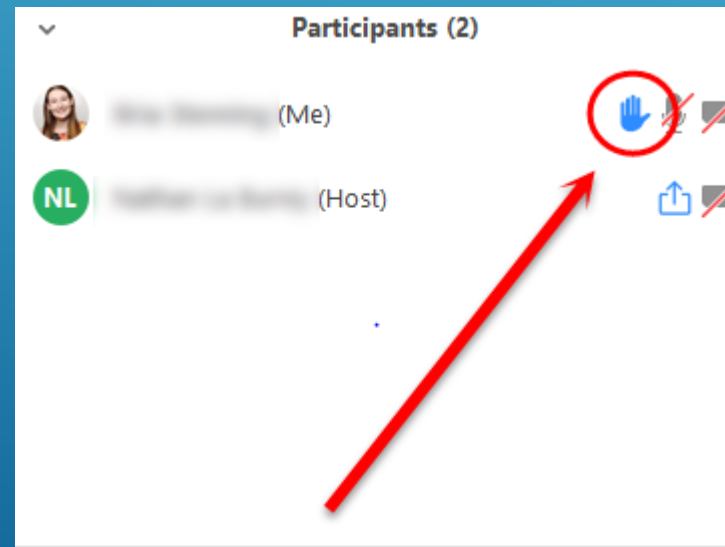
- ▶ **Application Filed:** Winter 2023
- ▶ **Application Processed:** June 2023
- ▶ **Official Community Meeting:** Today, August 8th
- ▶ **Earliest Public Hearing:** September 18th
- ▶ **Zoning Committee:** October 3rd
- ▶ **City Council Decision:** October 16th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!

