

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: BMPI-EM801 LLC**

Rezoning Petition No. 2023-063

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 Unified Development 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 August 24, 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, September 5<sup>th</sup> 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 fifteen (15) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Mike Harrell, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins 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 0.998-acre site bound by the east side of E Morehead Street and south of Royal Court. He explained that the site is currently developed with an office building and the area is transitioning to denser development.

Mr. Brown explained that the zoning map sent from the City conflicts with the current zoning of the property which is NC. The zoning request is UE- Urban Edge. Mr. Brown displayed the current zoning map and described the surrounding zoning districts. He also displayed the 2040 policy map which labels the site as a regional activity center place type. He explained the zoning districts that are found within the region activity center place type and that this request is consistent with the policy map. He indicated that the rezoning request is a conventional zoning with no associated site plan and described the uses and height of the proposed district.

Mr. Brown explained that the rezoning timeline could result in a public hearing in October and City Council decision in November, at the earliest. Mr. Brown concluded the presentation by reiterating that the requested rezoning does not have an associated site plan and that the request is consistent with the 2040 place type.

The virtual meeting was then opened for discussion via the “chat box” function and “raise hand” function on Zoom:

In response to a question about the timeline for construction, the Petitioner’s team stated that there is no timeline for construction or immediate plans to develop the property. The Petitioner’s team explained that they have owned the property for several years and it is currently leased for office.

In response to questions regarding the site plan, Mr. Brown indicated that a site plan is not required for a conventional petition and that the City could initiate an alignment rezoning to rezone the area to a regional activity center zoning district. He stated that any use within the Ordinance could be allowed onsite. He also stated that city council and the community would not view a specific site plan for this site at the time of the rezoning decision. The team indicated that they would be happy to share plans with the community prior to construction.

In response to a question regarding the height bonus provision in UE, Mr. Brown stated the developer would earn bonuses through the menu of options including affordable housing, green building, or commitments for additional open space. He also stated that it is unknown at this time if a future developer would even request bonuses for height.

In response to questions about construction parking concerns, the Petitioner’s team stated that they are mindful of the existing construction concerns. The team stated that construction parking is overflowing onto their properties as well. The team indicated that this site is smaller and would generate less construction parking. Mr. Brown stated that construction parking for this site could be moved to one of their other properties.

In response to questions about the future use and development of the site, the Petitioner’s team explained they anticipate that the site would be used for office or residential. The team stated that they did not have control of the properties between Pearl and Royal Court in order to construct a road connection. The team was open to discussion about a future road and to acquire additional properties to create a larger development however the site is unlikely to be added to a larger development. Mr. Brown indicated that CDOT would be involved in any new road construction projects.

In response to a question about permanent parking onsite, the Petitioner’s team stated that they would provide parking within the building. He cited other examples of projects constructed by the petitioner with adequate onsite parking. Mr. Brown stated that the site would be required to meet UDO standards and would be subject to minimum parking requirements.

In response to a question regarding turning movements on Morehead, the Petitioner's team indicated that they were unaware of CDOT's future plans. An attendee indicated that there will be no left turns onto Morehead from Royal Court in the future as a median is under construction.

In response to a question about the intent of the community meeting, Mr. Brown stated that the intent is to share information about the future of the site's zoning. Mr. Brown explained that community feedback cannot be incorporated into a conventional petition. Mr. Brown encouraged attendees to view the UDO online to better understand the development standards and uses of the UE district.

The meeting concluded at approximately 6:10 p.m. without any further questions or discussion from the community.

Respectfully submitted this 7<sup>th</sup> day of September 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 QUESTIONS. THANK YOU!

2023-063	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-063	12305303	CRAIG	NATHAN DANIEL			809 LEXINGTON AVE		CHARLOTTE	NC	28203
2023-063	12305305	GARNER	RICHARD LEE III			819 LEXINGTON AV		CHARLOTTE	NC	28203
2023-063	12305310	DUKE ENDOWMENT THE				100 NORTH TRYON ST SUITE 3500		CHARLOTTE	NC	28202
2023-063	12305311	BOOKER	LINDSAY K			815 LEXINGTON AVE UNIT A		CHARLOTTE	NC	28203
2023-063	12305312	RULIS	STEFANIE			815 LEXINGTON AVE APT B		CHARLOTTE	NC	28203
2023-063	12305313	NELSON	MATTHEW			815 LEXINGTON AVE UNIT C		CHARLOTTE	NC	28203
2023-063	12305314	BERRY	DYLAN T			815 LEXINGTON AV UNIT D		CHARLOTTE	NC	28203
2023-063	12305315	LANTZ	SUSAN	LEONARD	HORNE	13111 HAMILTON RD		CHARLOTTE	NC	28273
2023-063	12305316	MARTIN	MARGARET C			1021 MYRTLE AVE		CHARLOTTE	NC	28203
2023-063	12305317	MCCLANAHAN	REBECCA	DONALD	DEVET	1023 MYRTLE AVENUE		CHARLOTTE	NC	28203
2023-063	12305318	JONES	SEAN M	JACQUELINE JARVIS	JONES	933 BERKLEY AVE		CHARLOTTE	NC	28203
2023-063	12305319	WEBB	JENNIFER J			PO BOX 670628		DALLAS	TX	75367
2023-063	12305320	PALMER	TIMOTHY THOMAS			801 LEXINGTON AVE		CHARLOTTE	NC	28203
2023-063	12305321	DEANNA	ARTHUR JOSEPH			803 LEXINGTON AVE		CHARLOTTE	NC	28203
2023-063	12305322	COON	ANNA RUTH			805 LEXINGTON AVE		CHARLOTTE	NC	28203
2023-063	12305403	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861		CHARLOTTE	NC	28232
2023-063	12517201	BARTON	BOYCE D	DIANE MAY	BARTON	701 ROYAL CT UNIT 711		CHARLOTTE	NC	28202
2023-063	12517202	ROSS	ERIKA			701 ROYAL CT UNIT 712		CHARLOTTE	NC	28202
2023-063	12517203	SIMMONS	THOMAS ANDREW			701 ROYAL CT UNIT 713		CHARLOTTE	NC	28202
2023-063	12517204	SIMMONS	NICOLE LAREE	RALF J	ATZOR	1347 RUTLEDGE AVE		CHARLOTTE	NC	28211
2023-063	12517205	HERRERA	FERNANDO ALBERTO KANT			701 ROYAL CT UNIT 802		CHARLOTTE	NC	28202
2023-063	12517206	HERNANDEZ	LYNN	ISAAC	CHAVARRIA	701 ROYAL CT UNIT 803		CHARLOTTE	NC	28202
2023-063	12517207	BARROS	MARYIA P			701 ROYAL CT UNIT 804		CHARLOTTE	NC	28202
2023-063	12517208	STONE	JOSHUA L	VICKI H	STONE	701 ROYAL CT UNIT 805		CHARLOTTE	NC	28202
2023-063	12517209	KUZNIAR	THADDEUS J			PO BOX 31006		CHARLOTTE	NC	28231
2023-063	12517210	DRUMWRIGHT	KATHRYN R			9650 SHORE DR UNIT 2102		MYRTLE BEACH	SC	29572
2023-063	12517211	WONG	JULIA F			76 SEMINARY ST		NEW CANAAN	CT	06840
2023-063	12517212	KASTLE	ANNETTE Y	ANTHONY A	KASTLE	701 ROYAL CT STE 810		CHARLOTTE	NC	28202
2023-063	12517213	COADA	DIANA			701 ROYAL CT APT 811		CHARLOTTE	NC	28202
2023-063	12517214	COHEN	REBECCA K			701 ROYAL COURT UNIT 812		CHARLOTTE	NC	28202
2023-063	12517215	HOUTEN	KATHRYN VAN DE			701 ROYAL COURT UNIT 813		CHARLOTTE	NC	28202
2023-063	12517216	HUTSON	MICAL			701 ROYAL CT 901		CHARLOTTE	NC	28202
2023-063	12517217	FISHER	ANDREW			701 ROYAL CT UNIT 902		CHARLOTTE	NC	28202
2023-063	12517218	PHELPS	SPENCER MARKLAND			701 ROYAL CT UNIT 903		CHARLOTTE	NC	28202
2023-063	12517219	GALINDO	JUAN	ANDRES A GALINDO	VANEGAS	701 ROYAL CT UNIT 904		CHARLOTTE	NC	28202
2023-063	12517220	KNIGHT	MAGHAN REBEKAH	CHARLES TRAVIS III	POWELL	701 ROYAL CT		CHARLOTTE	NC	28202
2023-063	12517221	ROBERTS	MARTIN BRADSHAW			701 ROYAL CT UNIT 907		CHARLOTTE	NC	28202
2023-063	12517222	PARKER	GREGORY D	CHARLES R	DICKERSON	701 ROYAL CT UNIT 908		CHARLOTTE	NC	28202
2023-063	12517223	GRAVES	EARL G JR	ROBERTA D	GRAVES	123 RANDOM FARMS DR		CHAPPAQUA	NY	10514
2023-063	12517224	LYONS	CLARENCE L			701 ROYAL CT UNIT 911		CHARLOTTE	NC	28202
2023-063	12517225	STONE	FREDERICK BARTON	JACQUELINE POWERS	STONE	701 ROYAL COURT UNIT 912		CHARLOTTE	NC	28202
2023-063	12517226	VUCISH	PAUL			701 ROYAL CT UNIT 913		CHARLOTTE	NC	28202
2023-063	12517227	KIN	DENNIS TUANMO WO	JONATHAN S	PARHAM	701 ROYAL CT UNIT 1001		CHARLOTTE	NC	28202
2023-063	12517228	DEAN	DONNA M	RUBEN D	GARCIA	701 ROYAL CT UNIT 1002		CHARLOTTE	NC	28202
2023-063	12517229	NUSSBAUM	STEFFEN J	MARIA ESTIBALIZ MATIAS	GURREA	701 ROYAL CT UNIT 1004		CHARLOTTE	NC	28202
2023-063	12517230	RUSSELL	ROBERT E	JANIE W	RUSSELL	701 ROYAL CT UNIT 1007		CHARLOTTE	NC	28202
2023-063	12517231	LANHAM	JUSTIN	JOSEPH G	LANHAM	701 ROYAL CT		CHARLOTTE	NC	28202
2023-063	12517232	JOHNSON	RONALD H			701 ROYAL CT UNIT 1009		CHARLOTTE	NC	28202
2023-063	12517233	PHARES	JACOB	REBECCA	PHARES	701 ROYAL CT UNIT 1010		CHARLOTTE	NC	28202
2023-063	12517234	CLARK	RANJANA BHATTACHARYA	MICHAEL F	CLARK	3961 25TH ST		SAN FRANCISCO	CA	94114
2023-063	12517235	MILLS	RICHARD T			701 ROYAL CT UNIT 1012		CHARLOTTE	NC	28202
2023-063	12517236	BRADLEY	JONATHAN L	EDWARD M	HULL	701 ROYAL CT UNIT 1101		CHARLOTTE	NC	28202
2023-063	12517237	SORKIN-ROCKSTEIN	MICA	ALISA MARIE	NOTTE	701 ROYAL CT UNIT 1102		CHARLOTTE	NC	28202
2023-063	12517238	ANANTHAKRISHMAN	LEKHA	NIRMALYA	BANERJEE	701 ROYAL COURT UNIT 1103		CHARLOTTE	NC	28202
2023-063	12517239	GANDEE	DEBORA J			701 ROYAL CT UNIT 1104		CHARLOTTE	NC	28202
2023-063	12517240	MARTIN	PATRICK J	SUSAN CURTIS	MARTIN	300 WYNDEMER WAY UNIT 401		NAPLES	FL	34105
2023-063	12517241	KITTELSON	ANDREW			701 ROYAL CT UNIT 1106		CHARLOTTE	NC	28202
2023-063	12517242	JOHNSON	FRANK D			PO BOX 19707		CHARLOTTE	NC	28219
2023-063	12517301	DUNCAN-PARNELL CO				PO BOX 35649		CHARLOTTE	NC	28235
2023-063	12517302	ABBOTT RIDGE LLC				810 BAXTER ST		CHARLOTTE	NC	28202
2023-063	12517303	RR ASSEMBLAGE LLC				801 BAXTER ST		CHARLOTTE	NC	28202
2023-063	12517305	CITY OF CHARLOTTE				600 E 4TH ST	C/O REAL ESTATE DIVISION	CHARLOTTE	NC	28202
2023-063	12517313	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE	NC	28242
2023-063	12517318	OAR PROPERTIES LLC				6005 ROBIN HOLLOW DR	C/O JUDITH A ORR	MINT HILL	NC	28227
2023-063	12517319	BMPI-EM801 LLC				500 EAST MOREHEAD ST SUITE 200		CHARLOTTE	NC	28205
2023-063	12517321	COFFEY CREEK COMMERCE CENTER II LLC				817 E MOREHEAD ST		CHARLOTTE	NC	28202
2023-063	12517322	BEACON MPI-831EM LLC				500 E MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2023-063	12517323	MCNERNEY	PATRICK M			811 EAST MOREHEAD ST UNIT 1		CHARLOTTE	NC	28202
2023-063	12517324	CREWE	JOHN CLARKE			811 E MOREHEAD ST UNIT 2		CHARLOTTE	NC	28202
2023-063	12517325	BYRUM	LANDON RHETT			811 E MOREHEAD ST UNIT 3		CHARLOTTE	NC	28202
2023-063	12517326	CREWE	JOHN CLARKE			811 E MOREHEAD ST UNIT 2		CHARLOTTE	NC	28202
2023-063	12517327	GIBSON	SIMON			811 EAST MOREHEAD ST UNIT 5		CHARLOTTE	NC	28202
2023-063	12517328	HOOD	KATHRYN ANNE			811 EAST MOREHEAD ST UNIT 6		CHARLOTTE	NC	28202
2023-063	12517329	NEWELL	MARTIN D			811 E MOREHEAD ST UNIT 7		CHARLOTTE	NC	28202
2023-063	12517330	ISKANDER	YOUSEF S			12027 S FOX DEN DR		KNOXVILLE	TN	37934
2023-063	12517331	COULTHARD	JASON M			701 ROYAL CT UNIT 101		CHARLOTTE	NC	28202
2023-063	12517332	PARROTT	MICHAEL DANE			701 ROYAL CT UNIT 102		CHARLOTTE	NC	28202
2023-063	12517333	SOFFICI	SEBASTIAN			701 ROYAL CT UNIT 103		CHARLOTTE	NC	28202
2023-063	12517334	H & M RENTAL GROUP LLC				4528 W BEACHWAY DR		TAMPA	FL	33609
2023-063	12517335	RUSSING	LOYD J			701 ROYAL COUT UNIT 105		CHARLOTTE	NC	28202
2023-063	12517336	MITCHELL	JORDAN			701 ROYAL CT UNIT 106		CHARLOTTE	NC	28202
2023-063	12517337	STERN	JASON	JOHN FREDY	CASTANO-GALLEGRO	701 ROYAL CT UNIT 107		CHARLOTTE	NC	28202
2023-063	12517338	BUSH	ROBERT E JR			701 ROYAL CT UNIT 201		CHARLOTTE	NC	28202
2023-063	12517339	GURU	ROOP	SEEMA	GURU	701 ROYAL CT UNIT# 301		CHARLOTTE	NC	28202
2023-063	12517340	LACOSTE	JEFFREY			701 ROYAL CT UNIT 302		CHARLOTTE	NC	28202
2023-063	12517341	PESTA	SCOTT J			4230 DEMBIGH DR		CHARLOTTE	NC	28226
2023-063	12517342	GUARENTE	PATRICK MCKENNA			701 ROYAL CT #304		CHARLOTTE	NC	28202
2023-063	12517343	FREE	JANET L			701 ROYAL CT UNIT 305		CHARLOTTE	NC	28202
2023-063	12517344	LAY	MICHAEL AARON			701 ROYAL CT UNIT 306		CHARLOTTE	NC	28202
2023-063	12517345	STRAUB	NANETTE			701 ROYAL CT APT 308		CHARLOTTE	NC	28202
2023-063	12517346	FREY	RUSSELL D			701 ROYAL CT UNIT 309		CHARLOTTE	NC	28202
2023-063	12517347	M BARBEAU LLC				320 FALL ST UNIT 407		GREENVILLE	SC	29601
2023-063	12517348	ARBORIO	DOUGLAS EVANS			3102 CRAMER POND DR		CHARLOTTE	NC	28205
2023-063	12517349	REUTER	BRENDA L			417 E WORTHINGTON AVE		CHARLOTTE	NC	28203
2023-063	12517350	PACK	CHRISTOPHER			701 ROYAL CT UNIT 313		CHARLOTTE	NC	28202
2023-063	12517351	WARREN	STACY EVELYN	BRADLEY JOHN	DONOVAN	701 ROYAL CT UNIT 401		CHARLOTTE	NC	28202
2023-063	12517352	BILLOW	REBECCA S			701 ROYAL CT UNIT 402		CHARLOTTE	NC	28202
2023-063	12517353	HAI	TIANGE			39519 STEVENSON PL		FREMONT	CA	94539
2023-063	12517354	HUBER	KRYSTA	JOHN BRYAN	HUBER	701 ROYAL CT UNIT 404		CHARLOTTE	NC	28202
2023-063	12517355	BOLSHAKOV	ANDREI			701 ROYAL CT UNIT 405		CHARLOTTE	NC	28202
2023-063	12517356	SWEENEY	ROBERT C	PEGGY A	SWEENEY	701 ROYAL CT UNIT 406		CHARLOTTE	NC	28202
2023-063	12517357	ROADSTER LIFE LLC				701 ROYAL CT STE 408		CHARLOTTE	NC	28202
2023-063	12517358	BECK	NICOLE			701 ROYAL CT UNIT 409		CHARLOTTE	NC	28202
2023-063	12517359	ASHWELL	MEREDITH G			701 ROYAL CT UNIT 410		CHARLOTTE	NC	28202
2023-063	12517360	HANRAHAN	MICHAEL	MEDELINE	HANRAHAN	701 ROYAL CT UNIT 411		CHARLOTTE	NC	28202
2023-063	12517361	PERRIN	SHANNON L			701 ROYAL CT UNIT 412		CHARLOTTE	NC	28202
2023-063	12517362	JOHNSON	FRANK D			PO BOX 19707		CHARLOTTE	NC	28202
2023-063	12517363	ROYAL COURT 501 LLC				426 BRAMBLE WY	ATTN BARRY CHAN	FORT MILL	SC	29708
2023-063	12517364	PELLEGRINO	SARAH KELLEY			701 ROYAL CT UNIT 502		CHARLOTTE	NC	28202
2023-063	12517365	SOLDAN	BOJAN			701 ROYAL CT UNIT 503		CHARLOTTE	NC	28202
2023-063	12517366	ROSA	JACINTH J	TRUST	JACINTH JOY ROSA AGREEMENT	7 PARSELL LN		WESTPORT	CT	06880
2023-063	12517367	HEITZMAN	BREANNA			701 ROYAL CT APT 505		CHARLOTTE	NC	28202
2023-063	12517368	SLADE	SEAN TIMOTHY	CHRISTINA	NEAL	701 ROYAL CT UNIT 506		CHARLOTTE	NC	28202
2023-063	12517369	DIAMOND	CHRISTOPHER			701 ROYAL COURT UNIT 508		CHARLOTTE	NC	28202
2023-063	12517370	JO	YOUNG GYUN	MIAE	JO	701 ROYAL CT UNIT 509		CHARLOTTE	NC	28202
2023-063	12517371	STONE	JOSEPH B			701 ROYAL CT UNIT 510		CHARLOTTE	NC	28202
2023-063	12517372	HAMER	ROBERT F			701 ROYAL CT UNIT 511		CHARLOTTE	NC	28202
2023-063	12517373	CUNNINGHAM	JAMES			701 ROYAL CT APT 512		CHARLOTTE	NC	28202
2023-063	12517374	JONES	GREGORY R	JENNIFER AUSTIN	JONES	231 POST OAK RD		CHARLOTTE	NC	28270
2023-063	12517375	BORNSCHEIN	DEVON	ALLISON	BORNSCHEIN	701 ROYAL CT UNIT 601		CHARLOTTE	NC	

2023-063	12517377	MCREYNOLDS	PHILLIP A			701 ROYAL CT UNIT 603		CHARLOTTE	NC	28202
2023-063	12517378	CAGLAYAN	SAIT EMIR			701 ROYAL CT UNIT 604		CHARLOTTE	NC	28202
2023-063	12517379	HOPPER	NICHOLAS T			701 ROYAL COURT UNIT 605		CHARLOTTE	NC	28202
2023-063	12517380	SHIELDS	WALLACE H	DEBORAH B	SHIELDS	701 ROYAL COURT UNIT 606		CHARLOTTE	NC	28202
2023-063	12517381	DENNARD	THOMAS S	MARY JO	DENNARD	338 COOPER RIVER DR		MOUNT PLEASANT	SC	29464
2023-063	12517382	TARVER	DHYAN	JAZZMINE	TARVER	701 ROYAL CT UNIT 609		CHARLOTTE	NC	28202
2023-063	12517383	PRAVER	LESLIE			5310 COLONY RD		CHARLOTTE	NC	28226
2023-063	12517384	GAYLOR	ROGER	ERIKO	GAYLOR	2459 GLENRIDGE DR		GASTONIA	NC	28054
2023-063	12517385	FORKER	JAMES BENTLY			701 ROYAL CT UNIT 612		CHARLOTTE	NC	28202
2023-063	12517386	MADIC	DRAGAN			701 ROYAL CT	STE 613	CHARLOTTE	NC	28202
2023-063	12517387	TYNAN	JORDAN PATRICK			701 ROYAL CT UNIT 701		CHARLOTTE	NC	28202
2023-063	12517388	QUATROCELLI	PAUL	SUSAN	QUATROCELLI	701 ROYAL CT APT 702		CHARLOTTE	NC	28202
2023-063	12517389	RUSS	MARY L			701 ROYAL CT UNIT 703		CHARLOTTE	NC	28202
2023-063	12517390	WANNER	JEFFREY	JENNIFER	WANNER	5619 LEGACY CR		CHARLOTTE	NC	28277
2023-063	12517391	BACON	JONATHAN MARK			701 ROYAL CT UNIT 705		CHARLOTTE	NC	28202
2023-063	12517392	PENNER	CHARLES C			PO BOX 33604		CHARLOTTE	NC	28233
2023-063	12517393	BROWN	STEFAN A			701 ROYAL CT UNIT 708		CHARLOTTE	NC	28202
2023-063	12517394	LARSEN	ERIC J			701 ROYAL CT UNIT 709		CHARLOTTE	NC	28202
2023-063	12517395	MERRILL	SAMUEL			701 ROYAL COURT UNIT 710		CHARLOTTE	NC	28202
2023-063	12517402	USHAN 711 EAST MOREHEAD PROPERTY OWNER LLC				1780 S POST OAK LN		HOUSTON	TX	77056
2023-063	12517403	BRIDGEWOOD VILLAGE AT CHARLOTTE LP				6363 WOODWAY DR STE 870	ATTN JAMES D GRAY	HOUSTON	TX	77057
2023-063	12517405	BRIDGEWOOD VILLAGE AT CHARLOTTE LP				6363 WOODWAY DR STE 870	ATTN JAMES D GRAY	HOUSTON	TX	77057
2023-063	12517406	BRIDGEWOOD VILLAGE AT CHARLOTTE LP				6363 WOODWAY DR STE 870	ATTN JAMES D GRAY	HOUSTON	TX	77057
2023-063	12517407	BRIDGEWOOD VILLAGE AT CHARLOTTE LP				6363 WOODWAY DR STE 870	ATTN JAMES D GRAY	HOUSTON	TX	77057
2023-063	12517518	DUKE POWER CO				422 S CHURCH ST		CHARLOTTE	NC	28242

ATTN: TAX DEPT - PB05B

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

2023-063	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-063	Amherst Place Homeowners Associ	June	Watts-Mistri	1730 AMHERST PL, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Arts & Science Council- Culture	Eboni	Lewis	227 W. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Charlotte Center City Partners-	Kyle	Bridges	200 SOUTH TRYON, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Charlotte Crown Realist Assoc	Sandra	Norman	601 E. 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Cherry Neighborhood Association	Kathryn	Hubicki	325 BALDWIN AVE, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Cherry Neighborhood Association	Myron	Patton	1623 LUTHER ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Cherry Neighborhood Association	Stephanie	Wick	1712 AMHERST PL, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Cherry Neighborhood Joint Leade	Sylvia	Bittle-Patton	1623 LUTHER STREET, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	City of Charlotte - Housing & N	Landon	W.	600 E TRADE ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	City of Charlotte - Housing & N	Landon	Watanabe	600 E TRADE ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	City of Charlotte - Housing & N	Leslie	Blaser	600 E. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Community Development	Cynthia	Schwartz	409 RENNELAER AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Community Development	John	Fryday	1119 BELGRAVE PL, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Community Development	John	Gresham	717 E KINGSTON AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Community Development	Mathew	Demetriades	1320 FILLMORE AVENUE #422, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Community Development	Scott	Paviol	1920 PARK ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Community Development	Sis	AtlassKaplan	1320 FILLMORE AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Crescent Row	Christine	Williamson	705 MCDONALD AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth Crescent Row	Maggie	Commms	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Dilworth West	Omar	Hamid	2133 SOUTHEND DR., CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Fourth Ward	Andreia	Graddick	601 E. 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Fourth Ward	Terri	Cain	127 N. TRYON ST. #14, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Friends & Residents Of Historic	Karen	Jensen	311 BALDWIN AV, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Grove at Cherry Home Owners Ass	Richard	Wechsler	727 MORGAN PARK DR, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Kings Creek Homeowners Associat	Adaina	Velez	450 GOLDSTAFF LN, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-063	Neighborhoods of Cherry	Aletha	GreenBurgess	1423 MAIN ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Neighborhoods of Cherry	Matthew	Hassey	609 WACO ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Office Of The Governor Of The N	Budd	Berro	600 E FOURTH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Other	Linda	Vanderbosch	600 E WORTHINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	Other	Rosalyn	Allison-Jacobs	634 WACO ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-063	The Cherry Community Organizati	Barbara	Rainey	610 BALDWIN AVENUE, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-063	Third Ward	Benny	LocklearJr.	360 SOUTH GRAHAM ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-063	Villa Heights Community Organiz	Candace	Davis	129 W. TRADE ST. , CHARLOTTE, NC, 28202	EIGHTH FLOOR	CHARLOTTE	28202
2023-063	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203

# EXHIBIT B



August 15, 2023

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

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Tuesday, September 5<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** BMPI-EM801 LLC  
**Petition No.:** 2023-063

Dear Charlotte Neighbor:

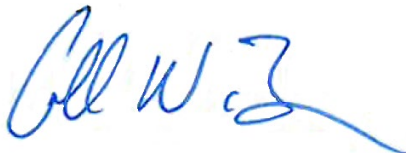
Our firm represents BMPI-EM801 LLC (the “Petitioner”) in their proposal to rezone approximately one (1) acre located along E Morehead Street and Royal Court, more particularly described as Tax Parcel 12517319. The Petitioner is requesting a rezoning from the CG zoning district to the UE zoning district to accommodate existing uses and future development plans. 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, September 5<sup>th</sup> 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](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“Morehead”) 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](mailto: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

- LA Lisa Arnold (Host, me)
 



- CB collin brown
 

- CB Collin Brown
 


- AK Andrew Kittelson
 


- CL Clarence Lyons
 


- DC Diana Coad
 


- EC Ellen Citarella
 


- GP Greg Parker
 


- JG James Gray
 


- JF Jan Free
 


- LD Lance Deutsch
 


- LL Lisa Larkins
 


- MP Mark Peres
 


- MR Mary Russ
 


- MH Mike Harrell
 


- RR Robert Russell
 


- SK Sis Kaplan
 


- YI Yousef Iskander
 


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# EXHIBIT D

# MOREHEAD STREET UE REZONING

(REZONING #2023-063)

BEACON PARTNERS

Official Community Meeting

September 5, 2023

Alexander  
Ricks  
PLLC

# MEETING AGENDA

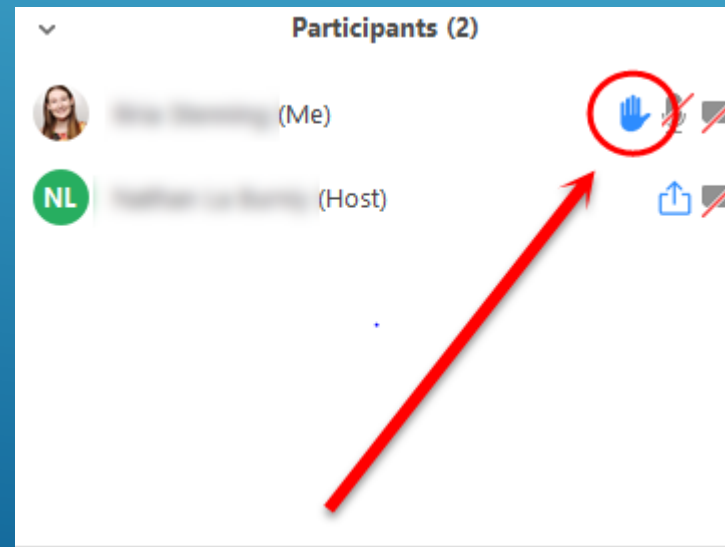
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Proposed Rezoning Potential Timeline**
  - **Questions/Discussion**
- 
- A decorative graphic consisting of several parallel white lines of varying lengths,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

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner  
&  
Petitioner:**

BMPI-EM801 LLC (Beacon  
Partners)

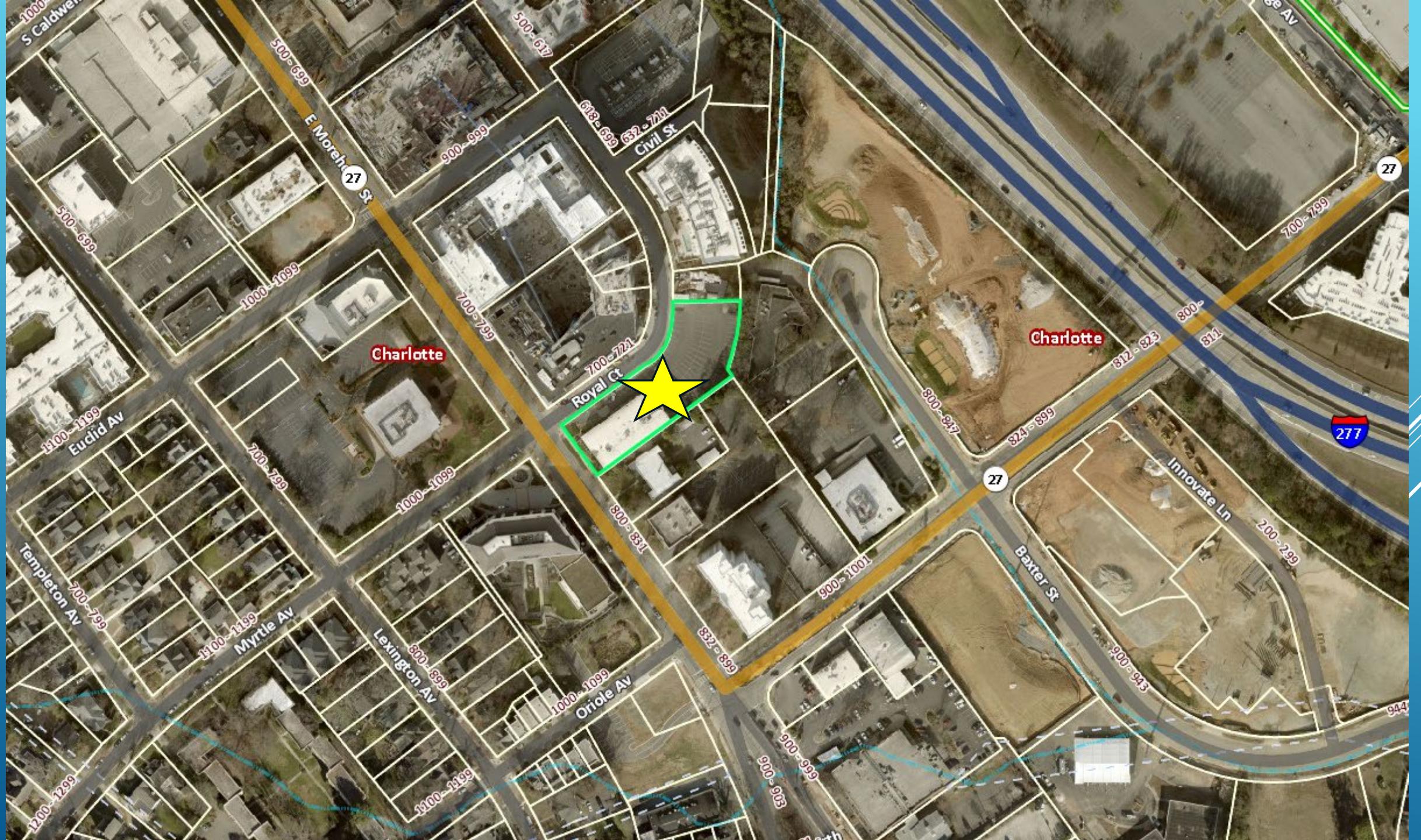


Alexander  
Ricks  
PLLC



# PROPERTY LOCATION







Google



© 2014 XEROX

801

ADOPTEE A CITY WORKER  
LIGHT OF SIRIUS  
LODGE #186

NO PARKING

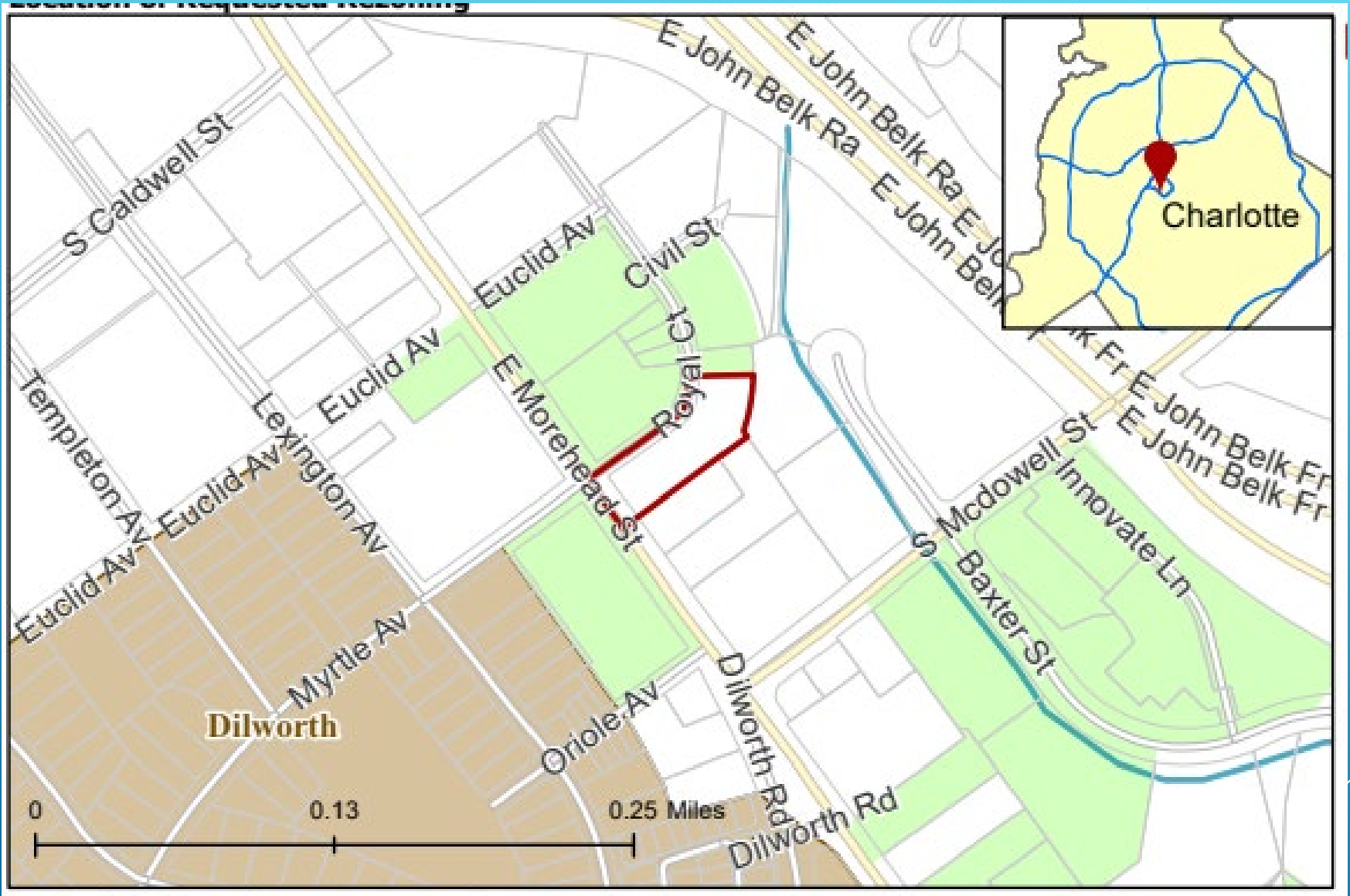


801

801  
801 CPAA, LLC

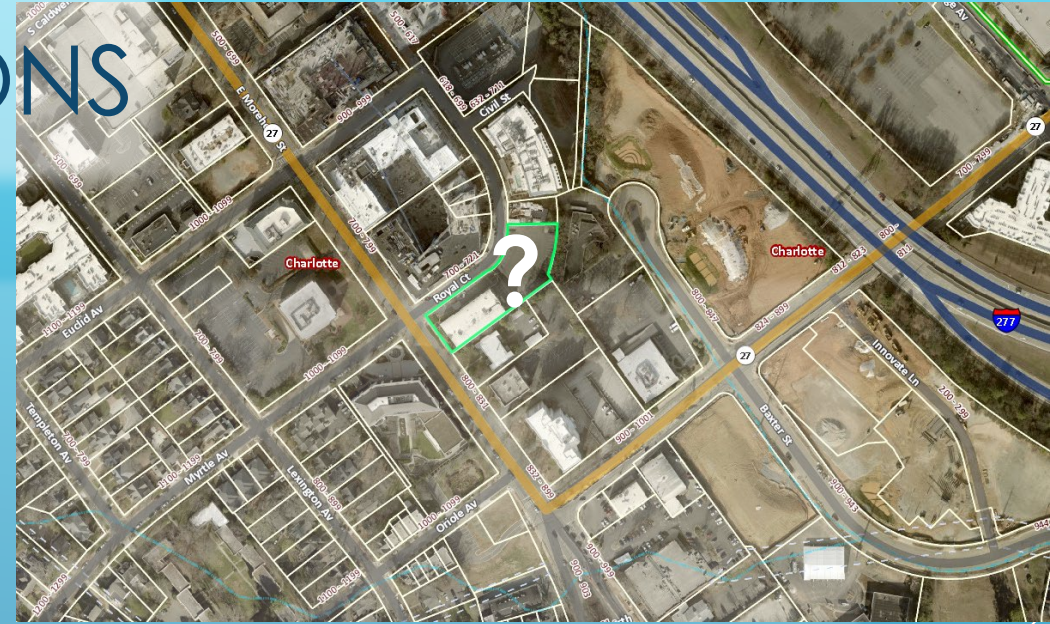
801 CPAA, LLC

801 CPAA, LLC



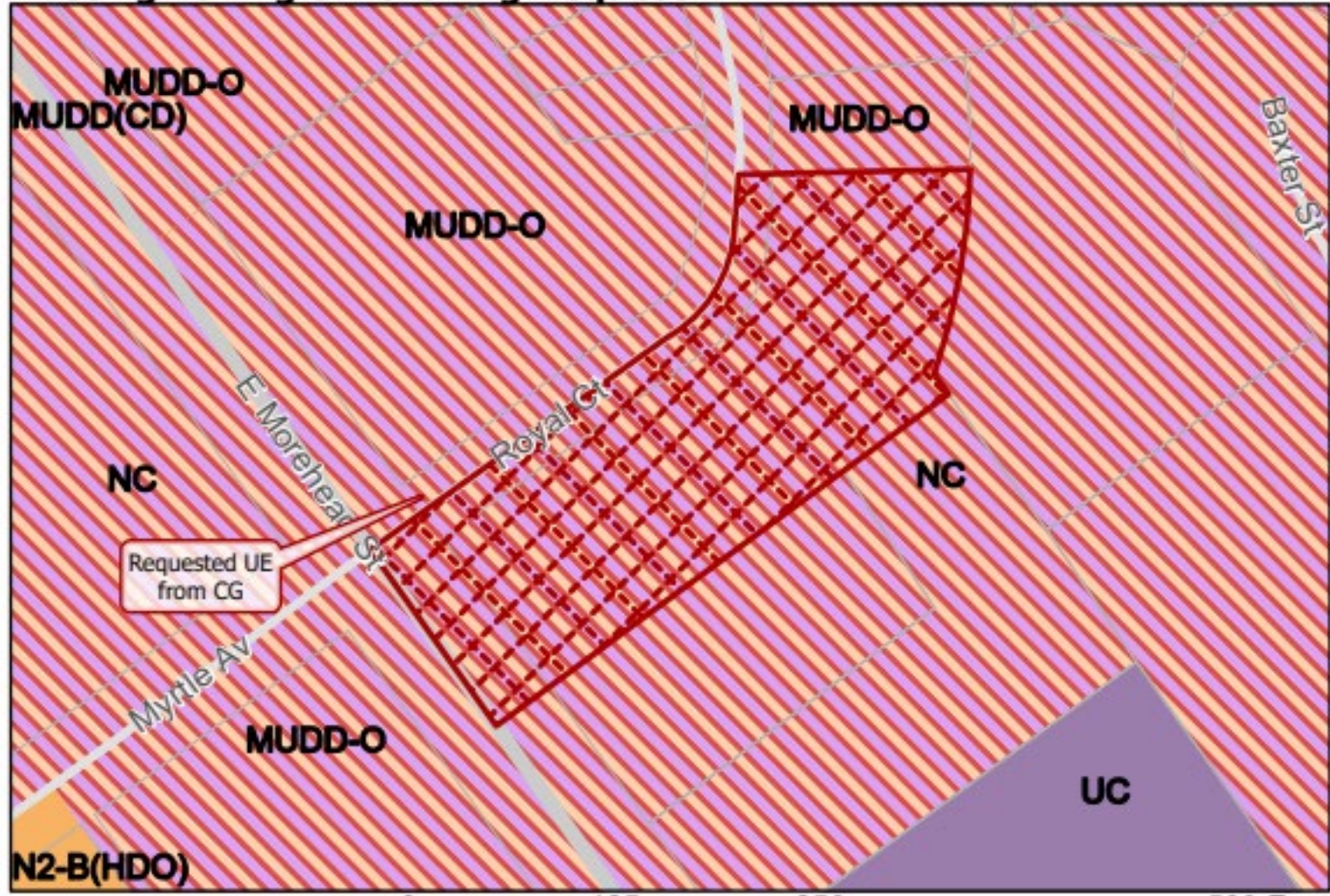
# DEVELOPMENT CONSIDERATIONS

- ▶ 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 UE from CG

**Zoning Classification**

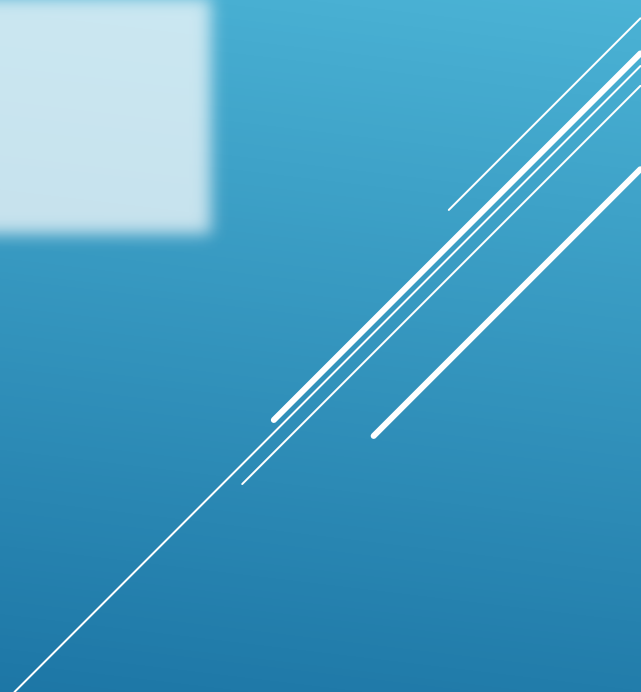
-  Neighborhood 2
-  Uptown Mixed Use
-  Mixed Use







# LAND USE PLAN RECOMMENDATION



# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

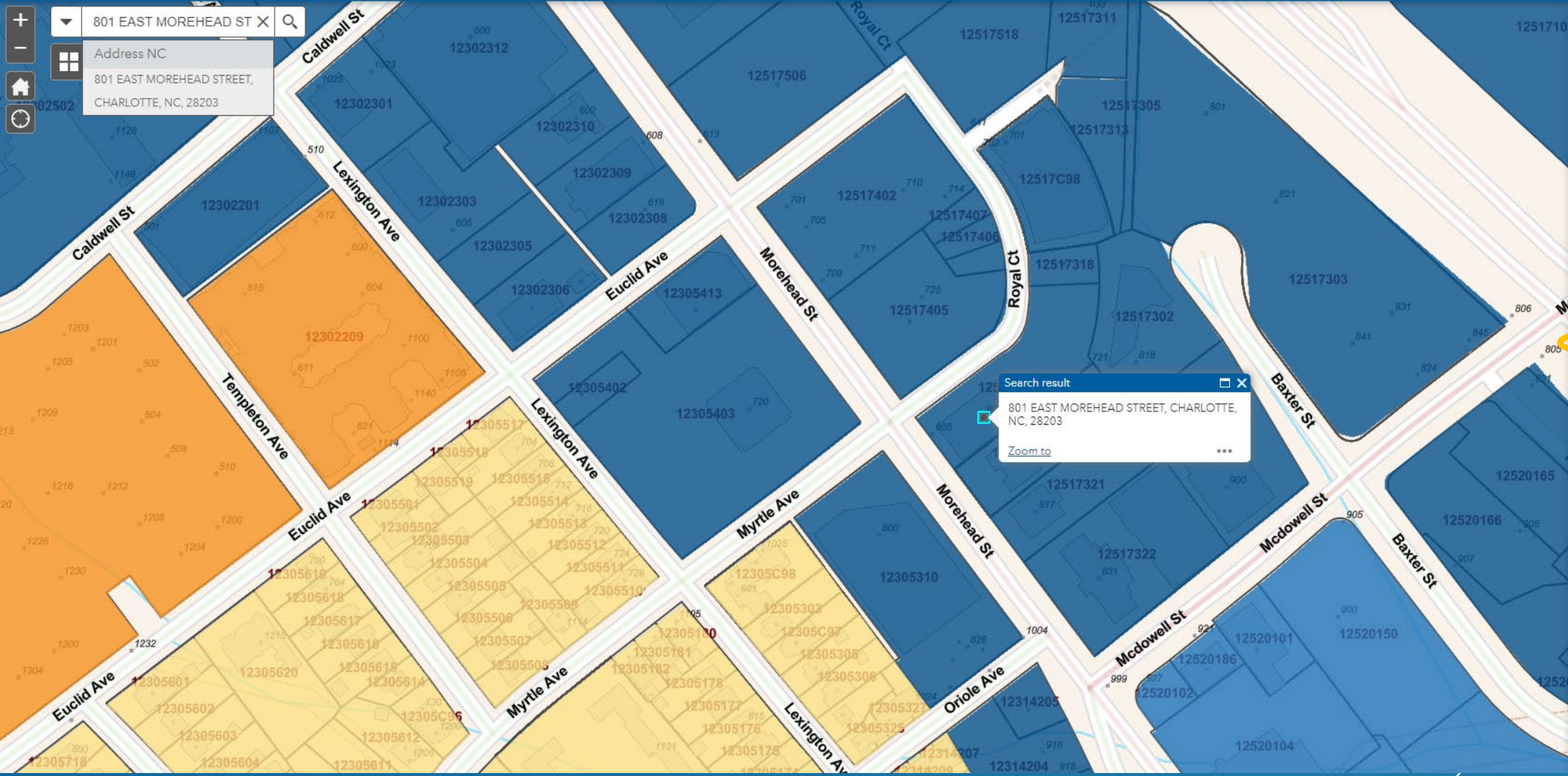
Public Review Draft  
Published October 31, 2020



801 EAST MOREHEAD ST X

Address NC

801 EAST MOREHEAD STREET,  
CHARLOTTE, NC, 28203



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 = UE

**Aligns zoning with Charlotte 2040 Plan  
Recommendation**



Aligns zoning with  
Charlotte 2040 Plan  
Recommendation

### 12.1 PURPOSE

#### A. RAC Regional Activity Center Zoning District

The RAC Regional Activity Center Zoning District is intended to accommodate major employment locations, cultural destinations, and mixed-use development that serves both the local and regional markets. High-density residential uses are appropriate within the RAC Zoning District, to facilitate vertical mixed-use development. The standards of the RAC Zoning District create a vibrant, urban pedestrian-oriented environment that is characterized by high-quality design and ease of access via transit.

#### B. UE Uptown Edge Zoning District

The UE Uptown Edge Zoning District is intended to address areas of transition between the high-intensity environment of the Uptown core and adjacent smaller-scale mixed-use areas and urban neighborhoods. Standards encourage high-quality design and the continuation of a walkable pedestrian-orientation, while facilitating mixed-use development that focuses on compatibility with adjacent development.

#### C. UC Uptown Core Zoning District

The UC Uptown Core Zoning District is intended to accommodate the most intense mixed-use development within the City of Charlotte. Zoning district standards encourage a predominantly vertically mixed-use environment and are focused on supporting a vibrant, pedestrian-oriented, active City center. The UC Zoning District requires a high quality of design and encourages building forms that complement the area's existing urban fabric while maintaining a pedestrian orientation and true 24 hour mixed-use environment.



## B. Building Height

Building height standards govern the minimum and maximum heights of buildings as applicable and are intended to provide flexibility while maintaining appropriate transitions to adjacent areas.

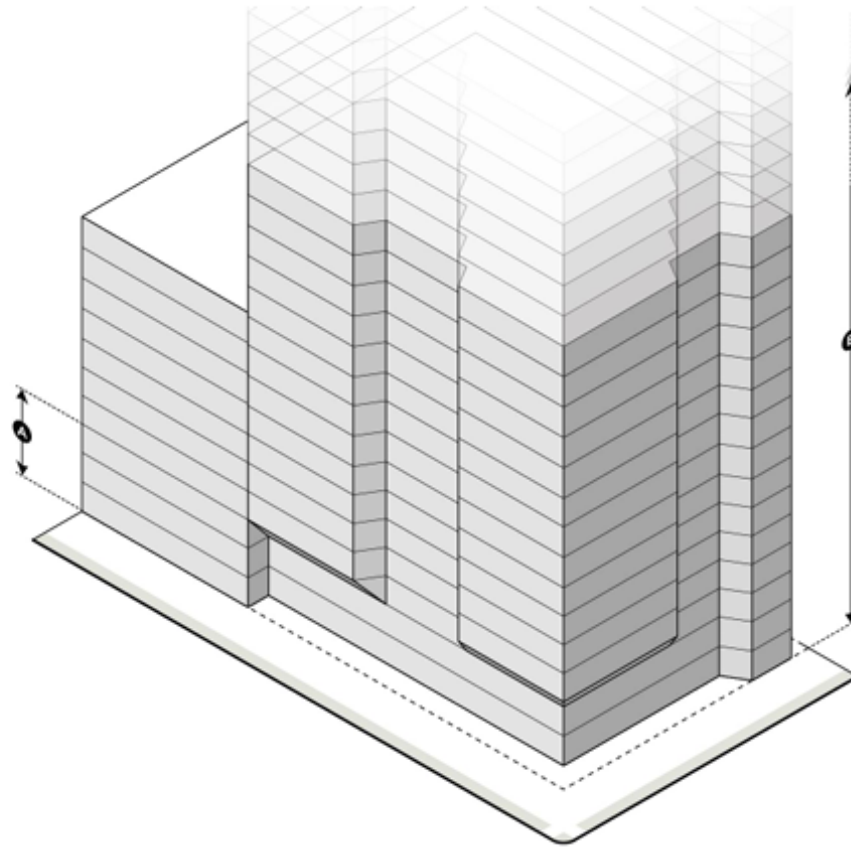


Table 12-2: Regional Activity Center Zoning Districts Building Height Standards

		RAC	UE	UC
A	Minimum Building Height (feet) <sup>1</sup>	40	24	40
B	Maximum Building Height (feet) <sup>2, 3</sup>	150	150	Unlimited
C	Maximum Height with Bonus (feet) (Section 16.3) <sup>2, 3</sup>	275	300	

# POTENTIAL REZONING SCHEDULE

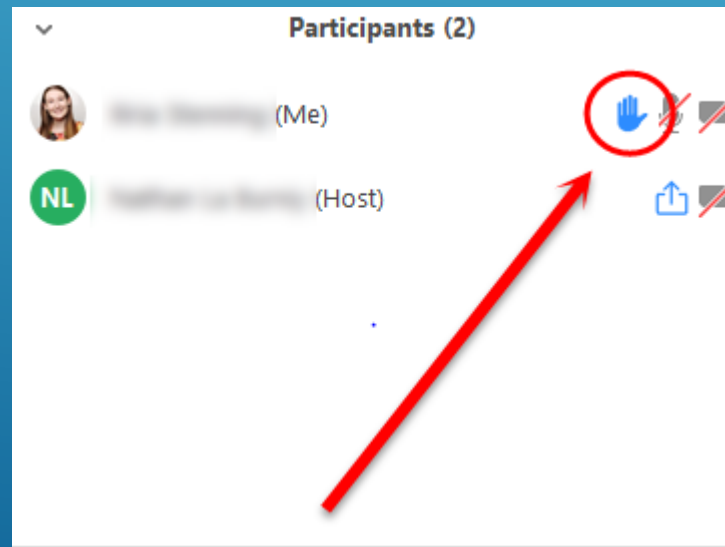
- ▶ **Application Filed:** **March 2023**
- ▶ **Application Processed:** **July 2023**
- ▶ **Official Community Meeting:** **Today, September 5<sup>th</sup>**
- ▶ **Earliest Public Hearing:** **October 16<sup>th</sup>**
- ▶ **Zoning Committee:** **October 31<sup>st</sup>**
- ▶ **City Council Decision:** **November 20<sup>th</sup>**

# QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



THANK YOU!

The image features a solid blue background with a white rectangular box in the center containing the text "THANK YOU!". In the bottom right corner, there are several white diagonal lines of varying lengths and thicknesses, creating a dynamic, abstract graphic element.