

COMMUNITY MEETING REPORT
Petitioner: Queen City Hotel Investors LLC
Rezoning Petition No. 2023-098

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 a written notice of the date, time, and location of 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 December 11th, 2023. A copy of the written notice is attached hereto as **Exhibit B**.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, December 26th at 6:00pm at the Lorem Ipsum Listening Bar within Hotel Refuge at 1101 Central Avenue, Charlotte, NC 28204.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as **Exhibit C**. The Petitioner was represented at the Community Meeting by Jay Patel and Anup Patel.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, Jay Patel, welcomed the attendees and introduced the Petitioner's team. Jay Patel indicated that the Petition proposed to rezone an approximately 1.91 acre site (the "Site") at 1101 Central Avenue and 1111 Central Avenue in Charlotte, NC from the TOD-CC-EX zoning district to the TOD-CC zoning district. Jay Patel explained the rezoning process in general and stated that the purpose of the meeting was to discuss the conventional rezoning request and respond to questions and concerns from nearby residents and property owners.

Jay Patel provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the background of the zoning history of the site, and the reasons for pursuing the current petition. Next, Jay facilitated an open discussion about the nature of the TOD-CC zoning district, and covered the key parameters that govern development in that zone. Finally, Jay and Anup led the attendees on a tour of the existing facility and site.

(Detailed minutes of the conversation about the rezoning are attached.)

Respectfully submitted, this 27th day of December, 2023.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

Questions / Comments from Douglas

- Douglas asked which lots are involved in this petition, and Jay clarified that 1111 Central is included
- Jay shared history of previous petition, that we're in the TOD because of our location within ¼ mile of a LYNX Gold Line stop
- Douglas spoke about CATS and Transit as an area that needs investment physically and in terms of personnel
- Douglas said the good thing about going with TOD-CC is that everything is clear and that there's no negotiation. Douglas will look at current TOD-CC-EX zoning to confirm what exceptions the previous developer (Crescent) was trying to accomplish

Questions / Comments from Rick Winiker

- Any idea on what we intend to build? Jay responded we're still investigating what makes the most sense. Jay gave a little background that we want to be neighborhood driven.
- Rick asked what we found during the prototype? Jay responded we found a lot about the neighborhood, and opportunity for neighborhood inspired innovative offering. Jay shared background on F&B concept and how they took it from the low-risk test to brick and mortar.
- Rick asked why do we need to revert back? Why can't we just keep the current zoning and do less than we're allowed? Jay explained that Crescent took us down a path that tied 1111 to us and really took the zoning beyond what the TOD's intent is. TOD-CC would allow us to keep with the intent of the zoning and be more flexible with how things may change later.

Questions / Comments from Allen

- Discussed Gold Line and what its pathway is – talked about history of Eastland Mall and how the Gold Line is supposed to reach there. Conveyed citizen sentiment that construction of Gold Line extension will hurt small business during construction phase.
- Asked if we've had a chance to meet with local organizations. Jay responded with background on the different local groups with whom we've met. Plaza Midwood Merchants Association specifically.
- Jay spoke about our history being an owner/operator and how we're entrenched in the neighborhood in which we develop, and so we want to be even more mindful of the product and how it impacts our community.

Exhibit A

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
08021301	1000 CENTRAL AVENUE OWNER LP			C/O GOLDMAN SACHS & CO LLC	2001 ROSS AVE STE 2800	DALLAS	TX	75201
08021402	1120 LLC				144 W EXMORE STREET	CHARLOTTE	NC	28217
08021414	OBMORGAN PROPERTIES LP			MORPOOL HOLDINGS LLC	4124 TAPPERTY CR	CHARLOTTE	NC	28226
08111101	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
08111106	QUEEN CITY HOTEL INVESTORS LLC				157 E FRANKLIN ST STE 8	CHAPEL HILL	NC	27514
08111113	QUEEN CITY HOTEL INVESTORS LLC				157 E FRANKLIN ST STE 8	CHAPEL HILL	NC	27514
08111114	CHEERFUL VENTURES LLC				1111 CENTRAL AVE UNIT 100	CHARLOTTE	NC	28204
08111115	MOVING MOUNTAINS PROPERTIES LLC				1111 CENTRAL AVE	CHARLOTTE	NC	28204
08111116	MOVING MOUNTAINS PROPERTIES LLC				1111 CENTRAL AVE	CHARLOTTE	NC	28204
08111117	MORGAN MURPHY REAL ESTATE LLC				1111 CENTRAL AVE STE 210	CHARLOTTE	NC	28204
08111118	RYDELL	SHELLY JORDAN	SHANNON LEA	RYDELL	4215 WOODLARK LN	CHARLOTTE	NC	28211
08111119	SENECA	MATTHEW J			2116 MCCLINTOCK RD UNIT 234	CHARLOTTE	NC	28205
08111120	WALTON WAY ASSOCIATES LLC				1111 CENTRAL AVE STE 300	CHARLOTTE	NC	28204
08111121	GRANDFATHER HOMES INC				1111 CENTRAL AVE STE 320	CHARLOTTE	NC	28204
08111204	SALVATION ARMY THE				PO Box 5669	CHARLOTTE	NC	28299
08111207	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
08111208	SALVATION ARMY THE				PO BOX 5669	CHARLOTTE	NC	28299
08111304	WEBB	BETTY ANN			PO BOX 38367	CHARLOTTE	NC	28278
08111305	1045 CENTRAL AVENUE LLC				PO BOX 473993	CHARLOTTE	NC	28247
08111306	1045 CENTRAL AVENUE LLC				PO BOX 473993	CHARLOTTE	NC	28247
08111307	SALVATION ARMY			C/O ADMINISTRATOR	PO BOX 5669	CHARLOTTE	NC	28299
08111308	1045 CENTRAL AVENUE LLC				PO BOX 473993	CHARLOTTE	NC	28247
08117801	1200 CENTRAL LLC				PO BOX 11936	CHARLOTTE	NC	28220
08117804	808 HAWTHORNE LLC				300 S TRYON ST STE 410	CHARLOTTE	NC	28202
08117818	1204 CENTRAL LLC				1204 CENTRAL AV	CHARLOTTE	NC	28207
08118105	OVERTON ROW HOLDINGS LLC			OVERTON ROW HOLDINGS II LLC	4500 BISCAYNE BLVD	MIAMI	FL	33137
08118113	MP ONE305 CENTRAL APARTMENTS LLC			C/O AEW CAPITAL MANAGEMENT	2 SEAPORT LN STE 1600	BOSTON	MA	02210
08118119	BARNHARDT MANUFACTURING CO (BY MERGER)				PO BOX 34276	CHARLOTTE	NC	28234

Exhibit A

full_name_neighborhood	first_name	last_name	physical_address	apartment_unit _or_suite
Advent Coworking	Kevin	Giriunas	1925 CHATHAM AVE., CHARLOTTE, NC, 28205	
Belmont Community Association	Adrienne	Martinez	916 ALLEN STREET, CHARLOTTE, NC, 28205	
Belmont Community Association	Curtis	Bridges	724 E 17TH ST, CHARLOTTE, NC, 28205	
Belmont Community Association	Diane	Adams	1615 PEGRAM ST, CHARLOTTE, NC, 28205	
Belmont Community Association	Edward	Glodowski	1233 PEGRAM ST, CHARLOTTE, NC, 28205	
Belmont Community Association	Ilesha	Patel	813 EAST 18TH STREET, CHARLOTTE, NC, 28205	
Belmont Community Association	Kristen	Paulet	1201 PEGRAM STREET, CHARLOTTE, NC, 28205	
Belmont Community Association	Kristen	Wilson	1201 PEGRAM STREET, CHARLOTTE, NC, 28205	
Belmont Community Association	Taylor	Jones	913 VAN EVERY ST, CHARLOTTE, NC, 28205	
Belmont Community Association	Teresa	Reid	1020 BELMONT AVENUE, CHARLOTTE, NC, 28205	
Belmont Community Association	Vicki	Jones	1237 ALLEN ST, CHARLOTTE, NC, 28205	
Belmont Community Development C	Carlene	Greene	700 PARKWOOD AVE. STE 204, CHARLOTTE, NC, 28205	
Belmont Neighborhood Associatio	Lindsay	Olson	1116 E 15TH ST, CHARLOTTE, NC, 28205	
Belmont Neighborhood Associatio	Stephen	Valder	1621 ALLEN ST, CHARLOTTE, NC, 28205	
Belmont Tenant Organization	Anna	Glodowski	1209 PEGRAM STREET, CHARLOTTE, NC, 28205	
Belmont Tenant Organization	Bess	Hurdle	1015 E. 16TH STREET, CHARLOTTE, NC, 28205	
Belmont Tenant Organization	Mark	Lynch	1021 HARRILL STREET, CHARLOTTE, NC, 28205	
Belmont Tenant Organization	Tara	Peele	1640 PARSON STREET, CHARLOTTE, NC, 28205	
Berkeley Homeowners Association	Allan	Morgan	1600 PARSON ST, CHARLOTTE, NC, 28205	
Berkeley Homeowners Association	Bob	Mohr	805 E 17TH ST, CHARLOTTE, NC, 28205	
Briar Creek-Commonwealth	Larry	Nabatoff	1208 THE PLAZA, CHARLOTTE, NC, 28205	
Chantilly Neighborhood Associat	Jonathan	Story	2414 BAY ST., CHARLOTTE, NC, 28205	
Chantilly Neighborhood Associat	Rick	Winiker	2101 SHENANDOAH AVE, CHARLOTTE, NC, 28205	
Chantilly Neighborhood Associat	Rick	Winiker	2121 CHESTERFIELD AV, CHARLOTTE, NC, 28205	
Charlotte Crown Realtist Associ	Sandra	Norman	601 E. 5TH STREET, CHARLOTTE, NC, 28202	
Commonwealth-Morningside Neighb	Joseph	Sweeney	2416 COMMONWEALTH AVE, CHARLOTTE, NC, 28205	
Crestdale Community Organizatio	Harvey	Boyd	1318 SAINT JULIEN ST, CHARLOTTE, NC, 28205	
Easton Park Townhome Associatio	Michael	Rankin	3320 SMITH POINT COURT, CHARLOTTE, NC, 28226	
Elizabeth Community Association	Beth	Haenni	2133 GREENWAY AV, CHARLOTTE, NC, 28204	
Elizabeth Community Association	Claire	Short	2300 GREENWAY AVE, CHARLOTTE, NC, 28204	
Elizabeth Community Association	Jim	Belvin	624 LAMAR AVE, CHARLOTTE, NC, 28204	
Elizabeth Community Association	Monte	Ritchey	525 CLEMENT AV, CHARLOTTE, NC, 28204	
Elizabeth Community Association	Sarah	Crowder	2050 GREENWAY AVENUE, CHARLOTTE, NC, 28204	

Exhibit A

First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202
First Ward Neighbors, Inc	Edward	Kerstein	756 N DAVIDSON ST, CHARLOTTE, NC, 28202
First Ward Neighbors, Inc	Laura	Peres	620 N. ALEXANDER ST., CHARLOTTE, NC, 28202
First Ward Neighbors, Inc	Will	Haden	633 N. ALEXANDER ST., CHARLOTTE, NC, 28202
Fourth Ward	Andreia	Graddick	601 E. 5TH STREET, CHARLOTTE, NC, 28202
Friends & Residents Of Historic	Karen	Jensen	311 BALDWIN AV, CHARLOTTE, NC, 28204
International House	Johnelle	Causwell	1817 CENTRAL AVENUE, CHARLOTTE, NC, 28205
Midwood Central POA	Tom	Warshauer	1530 TIPPAAH PARK COURT, CHARLOTTE, NC, 28205
None	Mary	Brown	1211 PARKWOOD AVE, CHARLOTTE, NC, 28205
Olde Concord Association	Ken	Hagood	1226 N CALDWELL ST, CHARLOTTE, NC, 28206
Olde Georgetowne Homeowners Ass	Patricia	Heard	412 E 17TH, CHARLOTTE, NC, 28206
Opt 12 Condominium Owners Assoc	Ben	Vandgrift	1214 N CALDWELL ST, CHARLOTTE, NC, 28206
Optimist Park Community	James	Atkinson	405 E 19TH ST, CHARLOTTE, NC, 28206
Optimist Park Community	Pauline	Simuel	412 E 18TH STREET, CHARLOTTE, NC, 28206
Optimist Park Community	Valerie	Stepp	512 E 18TH ST, CHARLOTTE, NC, 28206
Picardy Homeowners Association	Gina	Collias	1717 KENSINGTON DR, CHARLOTTE, NC, 28205
Plaza Central Partners Neighbor	John	Nichols	1200 CENTRAL AV, CHARLOTTE, NC, 28204
Plaza Midwood Land Use Group	Jessica	Moreno	1817 CENTRAL AVENUE, CHARLOTTE, NC, 28205
Plaza Midwood Land Use Group	Phillip	Gussman	2008 WINTER STREET, CHARLOTTE, NC, 28205
Plaza Midwood Landuse Review	Hamilton	Cort	2020 WINTER ST, CHARLOTTE, NC, 28205
Plaza Midwood Merchants Associa	Lesa	Kastanas	1512 CENTRAL AVE, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Hamilton	Cort	2000 WINTER ST., CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Karen	VanSickler	1525 THOMAS AVENUE, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Karl	Celis	1817 HAMORTON PLACE, CHARLOTTE, NC, 28205
Plaza Midwood Shows Up	Jenna	Thompson	2012 HAMORTON PL, CHARLOTTE, NC, 28205
Queens Station HOA	Rex	Jones	308 QUEENS ROAD #22, CHARLOTTE, NC, 28204
Sharon Woods	Sean	Smith	318 QUEENS RD, CHARLOTTE, NC, 28204
Villa Heights Community Organiz	Max	Carroll	1813 PARSON STREET, CHARLOTTE, NC, 28205

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Queen City Hotel Investors, LLC to rezone approximately 1.91 acres located at 1101 and 1111 Central Avenue, Charlotte, NC 28204 to allow development in accordance to TOD-CC zoning.

Date and Time of Meeting: Tuesday, December 26th, 2023 at 6:00pm ET.

Place of Meeting: Lorem Ipsum Listening Bar at Hotel Refuge, 1101 Central Avenue, Charlotte, NC 28204

Petitioner: Queen City Hotel Investors, LLC

Petition No.: RZP-2023-098

We (Petitioner) have filed a Rezoning Petition with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.91-acre site (the "Site") located at 1101 and 1111 Central Avenue, Charlotte, NC 28204 from the TOD-EX zoning district to TOD-CC zoning district. The purpose of the rezoning is to permit future development of these properties in accordance with the conventional zoning district of TOD-CC.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, we give you notice that we will hold a Community Meeting regarding this Rezoning Petition on Tuesday, December 26th, 2023 at 6:00pm ET. There is a large gravel parking lot in the back near, La Autentica Mexican Restaurant. Please feel free to park there, and make your way around to the front of the building.

We look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Jay Patel at 919-824-4194.

cc: Danté Anderson, Charlotte Mayor Pro Tem, District 1 Representative

Date Mailed: Monday, December 11th, 2023

