

Anthony Fox
Partner
t: 704.335.9841
f: 704.334.4706
anthonyfox@parkerpoe.com



Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

Merrick Parrott
Partner
t: 919.835.4504
merrickparrott@parkerpoe.com

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-129

Petitioner: Wells Fargo Bank, National Association

Rezoning Petition No.: 2023-129

± 1.48 acres located at 550 S Tryon Street (the "Site")

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 the provisions 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 Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 11/16/2023. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled to be held on November 29, 2023, at 6:00 PM at 3 Wells Fargo, 435 S Tryon Street, Charlotte, NC 28202 (Lewis & Clark Room at The Green).

PERSONS IN ATTENDANCE AT MEETING:

Several representatives of the Petitioner hosted the Community Meeting from 6pm-7pm on November 29, 2023, and no individuals or organizations attended the Community Meeting.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Emily van Zyl, Wells Fargo
Josh Dunn, Wells Fargo
Mike Hughes, Wells Fargo
Valerie Goble, Wells Fargo
Scott Reed, Wells Fargo
Tommy Dew, Perkins + Will
Remington A. Jackson, Esq., Parker Poe Adams & Bernstein

EXHIBIT A

2023-129	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-129	Arts & Science Council- Culture	Eboni	Lewis	227 W. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Charlotte Center City Partners-	Kyle	Bridges	200 SOUTH TRYON, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Charlotte Crown Realist Associ	Sandra	Norman	601 E. 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	City of Charlotte - Housing & N	Landon	W.	600 E TRADE ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	City of Charlotte - Housing & N	Landon	Watanabe	600 E TRADE ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	City of Charlotte - Housing & N	Leslie	Blaser	600 E. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Clarkson Place Town House Assoc	Laura	McClettie	303 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave.		CHARLOTTE	28203
2023-129	Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Dilworth Crescent Row	Maggie	Commins	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Enderly Park Neighborhood Assoc	Ronnie	Devine	700 NORTH TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	First Ward Neighbors, Inc	Edward	Kerstein	756 N DAVIDSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	First Ward Neighbors, Inc	Laura	Peres	620 N. ALEXANDER ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	First Ward Neighbors, Inc	Will	Haden	633 N. ALEXANDER ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Fourth Ward	Andrea	Graddick	601 E. 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Fourth Ward	Jasmine	Francis	215 N PINE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Fourth Ward	Mark	Talbot	500 N. POPLAR ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Fourth Ward	Terri	Cain	127 N. TRYON ST. #14, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Friends of Fourth Ward Neighbor	Sarah	Kennard	402 W. 8TH ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Friends of Fourth Ward Neighbor	Shirley	CressDudley	300 W. 5TH ST. #624, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Office Of The Governor Of The N	Budd	Berro	600 E FOURTH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Office of Council Member Malcolm Gra	Malcolm	Graham	600 E FOURTH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Third Ward	Benny	LocklearJr.	360 SOUTH GRAHAM ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Third Ward Neighborhood Associa	Alexandra	Colello	318 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Third Ward Neighborhood Associa	David	Freeman	906 WEST 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Third Ward Neighborhood Associa	Mike	Sposato	807 CLARKSON MILL CT., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Third Ward Neighborhood Associa	Thomas	Blue	214 N IRWIN ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-129	Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AV, CHARLOTTE, NC, 28202	4	Charlotte	28202
2023-129	Villa Heights Community Organiz	Candace	Davis	129 W. TRADE ST., CHARLOTTE, NC, 28202	EIGHTH FLOOR	Charlotte	28202
2023-129	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-129	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-129	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-129	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-129	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-129	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203

2023-129	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-129	07302406	C AND J CATALYST LLC			C/O JOHN E JOYCE	12200 NORTHWEST 68TH CT		PARKLAND	FL	33076
2023-129	07302407	EPIC NC LLC				15 WATTS ST	5TH FLOOR	NEW YORK	NY	10013
2023-129	07302408	BELL FUND VII CHARLOTTE UPTOWN, LP			C/O BELL PARTNERS INC	300 N GREENE ST STE 1000		GREENSBORO	NC	27401
2023-129	07302409	C AND J CATALYST LLC			C/O JOHN E JOYCE	12200 NORTHWEST 68TH CT		PARKLAND	FL	33076
2023-129	07302505	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07302511	TRYON PROPERTY OWNER LP			C/O OAKTREE CAPITAL MANAGEMENT LP	1301 AVENUE OF THE AMERICAS	34TH FLOOR	NEW YORK	NY	10019
2023-129	07302512	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07302513	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07302514	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2023-129	07302515	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07302516	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07302517	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2023-129	07302518	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07302519	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07302520	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07303102	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303110	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303111	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303112	WEST 1ST STREET INVESTORS APARTMENTS INVESTORS LLC				301 S COLLEGE ST SUITE 2000		CHARLOTTE	NC	28202
2023-129	07303113	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303114	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07303115	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303116	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07303117	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303118	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07303119	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303120	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303121	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303122	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07303123	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07303124	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07303125	WEST 1ST STREET APARTMENTS INVESTORS LLC				301 S COLLEGE ST SUITE 2000		CHARLOTTE	NC	28202
2023-129	07303126	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	07303127	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303128	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303129	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303130	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	07303205	HRLP BOAT LLC				150 FAYETTEVILLE ST STE 1400		RALEIGH	NC	27601
2023-129	07303206	HIGHWOODS REALTY LIMITED PARTNERSHIP			HRLP SIXSO LLC	150 FAYETTEVILLE ST STE 1400		RALEIGH	NC	27601
2023-129	07303207	STONEWALL TOWER DEVELOPMENT LLC				4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC	28210
2023-129	07304101	526 S CHURCH PHASE I OWNER LLC			C/O MRP REALTY	3050 K ST NW STE 125		WASHINGTON	DC	20007
2023-129	07304102	526 S CHURCH PHASE I OWNER LLC			C/O MRP REALTY	3050 K ST NW STE 125		WASHINGTON	DC	20007
2023-129	07304207	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA	GA	30343
2023-129	07304219	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA	GA	30343
2023-129	07304220	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA	GA	30343
2023-129	12505206	WELLS FARGO PROPERTIES INC			C/O RYAN LLC	PO BOX 2609		CARLSBAD	CA	92018
2023-129	12505208	WELLS FARGO BANK NATIONAL ASSOCIATION				PO BOX 2609		CARLSBAD	CA	92009
2023-129	12505214	WELLS FARGO PROPERTIES INC			C/O RYAN LLC	PO BOX 2609		CARLSBAD	CA	92018
2023-129	12505301	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	12505302	CGA 525 SOUTH TRYON TIC 1 LLC			CGA 525 SOUTH TRYON TIC 1 LLC	PO BOX 37996		CHARLOTTE	NC	28237
2023-129	12505305	ST PETERS CATHOLIC CHURCH				507 S TRYON ST		CHARLOTTE	NC	28202
2023-129	12505309	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-129	12505310	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-129	12512107	MARLOTTE HOTEL LLC				701 EAST 83RD AVENUE		MERRILLVILLE	IN	46410
2023-129	12512108	5TS PROPERTIES LLC				1100 VIRGINIA DR	ATTN EXECUTIVE DIRECTOR CORPORATE WORKPLACE	FORT WASHINGTON	PA	19034
2023-129	12512109	AP TRYON PLACE RETAIL LP				1616 CAMDEN RD STE 210		CHARLOTTE	NC	28203

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition 2023-129 filed by Wells Fargo Bank, National Association, to rezone an approximate 1.48-acre tract located at 550 S Tryon Street from UMUD-O SPA to UMUD-O SPA to accommodate signage plans for an existing office building.

Date and Time

of Meeting: Wednesday, November 29, 2023 at 6:00 p.m.

Location: 3 Wells Fargo, 435 S Tryon Street, Charlotte, NC 28202 (Lewis & Clark Room at The Green)

Petitioner: Wells Fargo Bank, National Association

Petition No.: RZP 2023-129 ("Rezoning Petition")

Hello:

We are assisting Wells Fargo Bank, National Association (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design and Development Department seeking to rezone an approximately 1.48-acre site (the "Site") located at 550 S Tryon St, Charlotte, North Carolina 28202 from the UMUD-O SPA zoning district to the UMUD-O SPA zoning district. The purpose of the rezoning is to allow signage plans on the existing office building. Attached for your reference is a map showing the location of the property and the existing zoning designation for the requested rezoning.

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, on behalf of the Petitioner, we give you notice that the representatives of the Petitioner will hold an official Community Meeting regarding the Rezoning Petition on Wednesday, November 29, 2023, beginning at 6:00 p.m. at the 3 Wells Fargo, 435 S Tryon Street, Charlotte, NC 28202 (Lewis & Clark Room at The Green). Area residents and representatives of area organizations who would like to participate in the Community Meeting are invited to attend. After the presentation, attendees will have the opportunity to ask questions. If you cannot participate in the Community Meeting and would like a hard copy of the presentation, please contact erinmoreno@parkerpoe.com.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please contact Anthony Fox at (704) 335-9841 / anthonyfox@parkerpoe.com or Merrick Parrott at (919) 835-4504 / merrickparrott@parkerpoe.com.

Thank you,

Representatives for Petitioner

Anthony Fox
Merrick Parrott

cc: Wells Fargo Bank, National Association
Councilman Malcolm Graham, City Council Representative

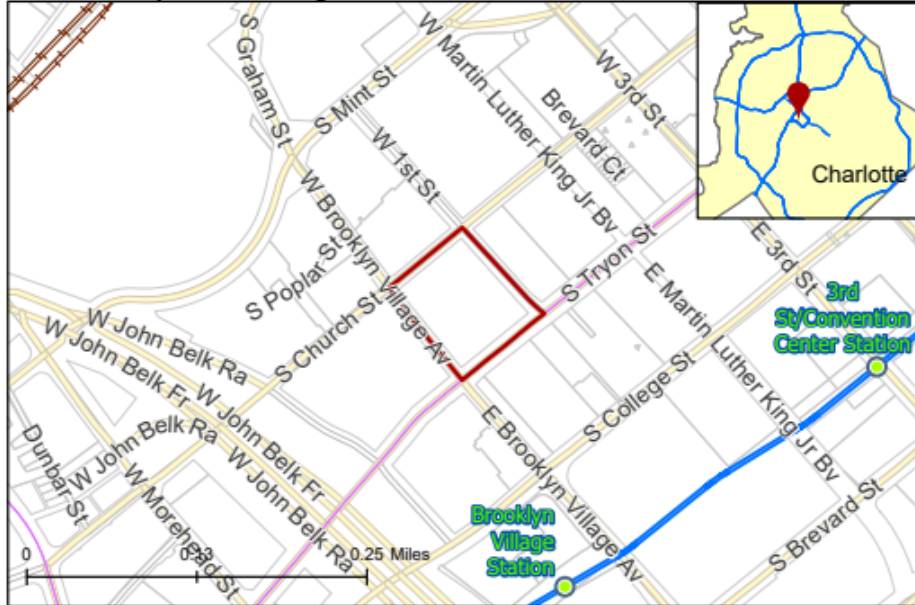
Date Mailed: November 16, 2023

2023-129: Emily Van Zyl

Current Zoning UMUD-O SPA (Uptown Mixed Use District, Optional, Site Plan Amendment)
Requested Zoning UMUD-O SPA (Uptown Mixed Use District, Optional, Site Plan Amendment)

Approximately 1.48 acres

Location of Requested Rezoning



Rezoning Map

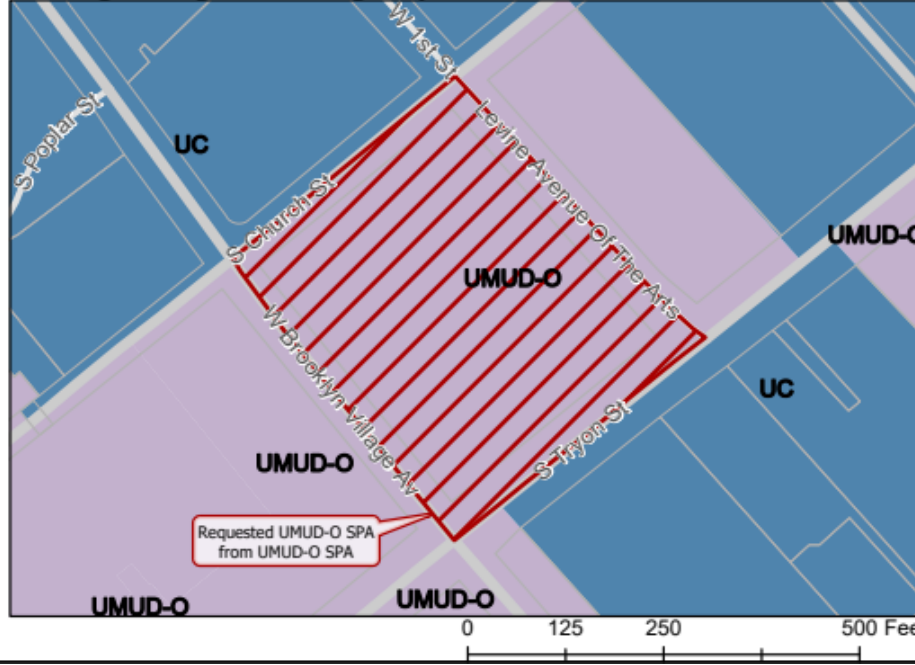


- 2023-129
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Railway

- City Council District
- 2-Malcolm Graham



Existing Zoning & Rezoning Request



- Requested UMUD-O SPA from UMUD-O SPA
- Zoning Classification
- Regional Activity Center
 - Uptown Mixed Use



Map Created 10/31/2023