

COMMUNITY MEETING REPORT

Petitioner: Atrium Health, Inc.

Rezoning Petition No. 2023-144

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 and time of the Community Meeting, and information on how to access the Community Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on November 22, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, December 7, 2023 at 6:30 P.M. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Bennett Thompson of the Petitioner, Dennis Miller of Wexford Science and Technology, Ryan Lewis of Kimley Horn & Associates and Nina Speed and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2023-144.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Tuesday, January 16, 2024 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, January 30, 2024 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, February 19, 2024 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the Petitioner has filed this Rezoning Petition with the Charlotte Planning, Design & Development Department to request a site plan amendment to the approved MUDD-O (PED) conditional rezoning plan (Rezoning Petition No. 2021-092) for an approximately 14.28 acre site located generally on the east side of East Morehead Street and the south side of South McDowell Street. This site is known as The Pearl development. He then showed a map and aerial photographs that depict the site. John Carmichael also shared a zoning map that depicts the zoning of the site and the surrounding parcels of land. John Carmichael shared portions of the approved conditional rezoning plan for the site and reviewed the maximum building heights allowed on the site.

John Carmichael stated that the Petitioner is requesting a site plan amendment to the approved MUDD-O (PED) conditional rezoning plan for the site to request the approval of optional provisions for the site relating to parking, the setback from a street and signage. No other revisions or modifications are being requested.

With respect to parking, John Carmichael stated that a reduction in the minimum parking requirements is being requested. The minimum parking requirements are currently as follows:

Residential: 1 space per dwelling unit
Hotel/Motel: 0.5 space per room
All Other Uses: 1 space per 600 square feet of gross floor area.

The Petitioner is requesting the approval of the following minimum parking requirements.

Residential: 0.75 space per dwelling unit
Hotel/Motel: 0.25 space per room
All Other Uses: 1 space per 1,000 square feet of gross floor area.

With respect to the setback from a street, John Carmichael stated that the Petitioner is requesting a reduction of the required setback along that street designated as Section H-H on the approved conditional rezoning plan. John Carmichael pointed out the relevant street on the approved conditional rezoning plan and a site plan for Phase 1B of The Pearl development.

The current setback is a minimum of 12 feet and a maximum of 20 feet. The Petitioner is requesting that the minimum setback from this street for the ground floor of a building be 12 feet from the back of curb. The minimum setback from this street for all floors of a building above the ground floor would be 0 feet from the back of curb.

(a) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, the structural support columns for the upper floors may be located within the minimum 12 foot ground floor building setback and may be located at the back of curb and within the planting strip.

(b) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, the minimum clearance between the adjacent sidewalk and the upper floors of the building would be 15 feet.

(c) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, street trees would not be required to be installed in the planting strip, however, shrubs would be required to be installed.

John Carmichael shared renderings of proposed buildings along this street that depict the requested setback provision.

With respect to signage, John Carmichael stated that the Petitioner is requesting the ability to have two ground or monument signs that would each have a maximum height of 7 feet and a maximum sign area per side of 182 square feet on Development Area A. The sign ordinance allows a maximum height of 7 feet and a maximum sign area per side of 36 square feet. All other ground or monument signs installed on the site would comply with the sign ordinance. John Carmichael shared illustrative renderings of the monument signs. He stated that the sole purpose of the illustrative renderings is to show the size and scale of these signs, and that the actual signs could look different.

John Carmichael stated that the Petitioner is also requesting the ability to have one skyline sign on Development Area A with a maximum size of 1,520 square feet, and one skyline sign on Development Area A with a maximum size of 850 square feet. Neither of these signs could face East Morehead Street. The sign ordinance allows one skyline sign per façade and a maximum size of 720 square feet. All other skyline signs installed on the site would comply with the sign ordinance. He shared illustrative renderings of the proposed skyline signs.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Ryan Lewis stated that Street H-H is planned to be a private street with a public access easement. He stated that there is flexibility to make it a public street, but that currently is not the plan.
- An attendee commented that Street H-H should not be a public street because a public street requires setbacks that allow street trees and are more pedestrian friendly. This attendee stated that if this is a public street, he does not like it at all. However, if Street H-H is a private street, he does not have a problem with it. Another attendee offered the same comment.
- Ryan Lewis stated that we wanted to still honor the setback at street level, but have the flexibility to have the buildings cantilever or extend into the setback to create an arcade.
- In response to questions and concerns regarding parking, Dennis Miller stated that the hotel will have valet parking and the parking would be located in Deck A and Deck B.
- An attendee commented that the sign request is fine and it might need to be bigger facing I-277.
- In response to a question, Ryan Lewis stated that Street H-H is planned to be a private street, but there was an option in the original rezoning that would allow it to be public.
- In response to a question, Dennis Miller stated that the large skyline sign will face toward uptown and I-277 towards the stadium. The logo signs will also face the I-277 side.
- In response to a question, John Carmichael stated that Street H-H is a new street and will be constructed in connection with this development.
- In response to a question, John Carmichael stated that a written report of this meeting will be submitted to the Planning Department.

- An attendee commented on her concerns about the general public parking at the Latta Square Condominiums located on East Morehead Street to the west of the site, and the difficulty making a left turn onto East Morehead Street from Latta Square.
- In response to the comments, Dennis Miller stated that Deck A and Deck B will provide some relief if you are experiencing persons parking at your residence (Latta Square). He stated that the parking decks will be open and available on weekends and evenings for general public parking.
- In response to the traffic comment, Ryan Lewis stated that the new traffic light to be installed on East Morehead Street at the new street that will connect to East Morehead Street should help with the traffic congestion in the general area. The attendee stated that she does not believe that a left turn from Latta Square onto East Morehead Street will get easier because of the new traffic signal.
- Bennett Thompson stated that he understands the attendee's concern based on his experience, but the conditions should improve with the timing changes in both directions due to the new traffic signal.
- In response to a question, John Carmichael pointed out the locations of Latta Square and the Latta Square parking lots on the aerial photograph. John Carmichael stated that there would not be any changes to the Latta Square parking lots in connection with this site plan amendment request. Latta Square is not a part of the site subject to this site plan amendment request.
- Attendees commented on their concerns regarding the reduction in parking spaces and how it will impact parking at Latta Square, and whether the Latta Square HOA would need to make changes to the Latta Square parking at the HOA's expense. These attendees are concerned that tenants at The Pearl or visitors to The Pearl will park at Latta Square and that parking will not be available at times at Latta Square for residents of Latta Square as a result.
- In response to these concerns, Dennis Miller stated that 50-60 parallel parking spaces will be located along Baxter Street. He stated that Deck A and Deck B will have spaces allocated to the retail uses and the parking garages can be used by the general public after hours.
- In response to a question, Dennis Miller stated that the parking garages are free for events in the evening and on the weekends. Bennett Thompson stated that he agreed with Dennis Miller that the parking would be free on nights and weekends for events.
- An attendee stated that the free parking has mitigated her concerns about the requested reduction in parking.
- An attendee commented that the organizations would support Street H-H being a private street. She commented that the parking options should be addressed at the outset of the Public Hearing since questions will come up regarding the requested parking reduction.
- In response to a question, John Carmichael stated that the only statement in the notes relating to this site plan amendment request is that the requested skyline signs cannot face East Morehead Street. Ryan Lewis annotated on the Phase 1B site plan the location of both requested skyline signs.
- In response to a question, Dennis Miller stated that the logo skyline sign would not face Latta Square due to the notch in the building and should not be visible from that location.
- An attendee commented that she is fine with the setback request.

- In response to a question, Ryan Lewis stated that Street H-H is well within The Pearl and it will have public access. He stated that the trees shown on the opposite side of Street H-H on the plan are part of the requirement and will be planted when the street is built. An attendee commented that he is glad that is the case.

- In response to a question, John Carmichael stated that the locations of the requested skyline signs are not in the technical notes. He stated that the technical notes provide that the requested skyline signs cannot face East Morehead Street as they thought that East Morehead Street is the most sensitive issue. The attendee commented that she agreed.

- John Carmichael stated that this Rezoning Petition has a compressed schedule due to the need for the cranes to install the signs on the building and the cranes will be coming down soon.

- In response to a question, John Carmichael stated that the parking agreement (the public parking commitment) is not included in the zoning documents. Dennis Miller stated that TIG money was secured for the project infrastructure and in the TIG agreement there are obligations associated with parking. Bennett Thompson stated that the parking agreement is between the City and The Pearl district.

- The attendee commented that in her view the parking agreement should be included in the technical notes due to the difficult parking conditions in Dilworth.

- An attendee commented that the parking agreement and the TIG agreement should be referenced at the Public Hearing to inform the public.

John Carmichael stated that the attendees could contact him if they had additional questions or comments.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of December, 2023

Atrium Health, Inc., Petitioner

cc: Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

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

2023-144	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-144	American Cancer Society	Rebecca	Bross	1901 Brunswick Ave, Charlotte, NC, 28207, USA		Charlotte	28207
2023-144	Amherst Place Homeowners Associ	June	Watts-Mistri	1730 AMHERST PL, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Arts & Science Council- Culture	Eboni	Lewis	227 W. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Charlotte Center City Partners-	Kyle	Bridges	200 SOUTH TRYON, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	Charlotte Crown Reallist Associ	Sandra	Norman	601 E. 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	Cherry Neighborhood Association	Kathryn	Hubicki	325 BALDWIN AVE, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Cherry Neighborhood Association	Kristen	Moyer	1922 LUTHER ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Cherry Neighborhood Association	Myron	Patton	1623 LUTHER ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Cherry Neighborhood Association	Stephanie	Wick	1712 AMHERST PL, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Cherry Neighborhood Joint Leade	Sylvia	Bittle-Patton	1623 LUTHER STREET, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	City of Charlotte - Housing & N	Landon	W.	600 E TRADE ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	City of Charlotte - Housing & N	Landon	Watanabe	600 E TRADE ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	City of Charlotte - Housing & N	Leslie	Blaser	600 E. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave.		CHARLOTTE	28203
2023-144	Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Community Development	John	Fryday	1119 BELGRAVE PL, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Community Development	John	Gresham	717 E KINGSTON AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Community Development	Mathew	Demetriades	1320 FILLMORE AVENUE #422, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Community Development	Scott	Paviol	1920 PARK ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Community Development	Sis	AtlassKaplan	1320 FILLMORE AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Crescent Row	Christine	Williamson	705 MCDONALD AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Dilworth Crescent Row	Maggie	Commings	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	East Charlotte Coalition of Nei	Mimi	Davis	CHARLOTTE, NC		CHARLOTTE	
2023-144	First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	First Ward Neighbors, Inc	Laura	Peres	620 N. ALEXANDER ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	First Ward Neighbors, Inc	Will	Haden	633 N. ALEXANDER ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	Fourth Ward	Andreia	Graddick	601 E. 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	Fourth Ward	Terri	Cain	127 N. TRYON ST. #14, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	Friends & Residents Of Historic	Karen	Jensen	311 BALDWIN AV, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Grove at Cherry Home Owners Ass	Richard	Wechsler	727 MORGAN PARK DR, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Kings Creek Homeowners Associat	Adaina	Velez	450 GOLDSTAFF LN, CHARLOTTE, NC, 28273		CHARLOTTE	28273
2023-144	Myers Park Manor	Kris	Taylor	430 QUEENS ROAD, CHARLOTTE, NC, 28207		CHARLOTTE	28207
2023-144	Neighborhoods of Cherry	Aletha	GreenBurgess	1423 MAIN ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Neighborhoods of Cherry	Matthew	Hassey	609 WACO ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Office Of The Governor Of The N	Budd	Berro	600 E FOURTH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-144	Other	Linda	Vanderbosch	600 E WORTHINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	Other	Rosalyn	Allison-Jacobs	634 WACO ST, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Queens Station HOA	Rex	Jones	308 QUEENS ROAD #22, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Sharon Woods	Sean	Smith	318 QUEENS RD, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-144	The Cherry Community Organizati	Barbara	Rainey	610 BALDWIN AVENUE, CHARLOTTE, NC, 28204		CHARLOTTE	28204
2023-144	Villa Heights Community Organiz	Candace	Davis	129 W. TRADE ST., CHARLOTTE, NC, 28202	EIGHTH FLOOR	CHARLOTTE	28202
2023-144	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203

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2023-144	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-144	12310101	COVENANT PRESBYTERIAN CHURCH				1000 E MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12310103	FIRST CHURCH OF CHRIST	SCIENTIST			1048 E MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12310104	COVENANT PRESBYTERIAN CHURCH				1000 E MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12310105	COVENANT PRESBYTERIAN CHURCH				1000 E MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12310106	COVENANT PRESBYTERIAN CHURCH				1000 E MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12310107	COVENANT PRESBYTERIAN CHURCH CHAR				1000 EAST MOREHEAD ST		CHARLOTTE	NC	28203
2023-144	12310108	COVENANT PRESBYTERIAN CHURCH				1000 E MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12314107	PRIMIS	BLAIR	ERIN	SANTOS	1124 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2023-144	12314108	CLEVELAND	ROGER			1128 DILWORTH CRESCENT RW		CHARLOTTE	NC	28203
2023-144	12314109	HODGKINS	DAVID C	DONNA M	HODGKINS	1132 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2023-144	12314110	ENNA	DAVID R	DEBORAH J	ENNA	1136 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2023-144	12314111	BUNKNER	KATHRYN M			1140 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28206
2023-144	12314112	WOJCIECHOWSKI	THOMAS	JULIA	WOJCIECHOWSKI	1144 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2023-144	12314113	BRYSON	JAY H	MARGARET M	COMMINS	1148 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2023-144	12314114	WINTER WEARY LLC				1150 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2023-144	12314115	HOBSON	HOLLY E			1200 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2023-144	12314136	JONES	GEORGE W			1137 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2023-144	12314137	CAKE PROPERTIES LLC				5 SPRING ST UNIT 403		SARATOGA SPRINGS	NY	12866
2023-144	12314199	DILWORTH CRESCENT HOMEOWNER'S	ASSOCIATION INC		C/O J J GROSS	3040 ONE FIRST UNION CTR	301 SOUTH COLLEGE STREET	CHARLOTTE	NC	28202
2023-144	12314204	ORIOLE STREET REAL ESTATE LLC				800 E. MOREHEAD ST.		CHARLOTTE	NC	28202
2023-144	12314206	HALL	CYNTHIA B			7207 PENCE RD		CHARLOTTE	NC	28215
2023-144	12517104	PRESLEY UPTOWN VENTURE LLC			ATTN: JLIPT ASST MANAGER	333 W WACKER DR STE 2300		CHICAGO	IL	60606
2023-144	12517301	DUNCAN-PARNELL CO				PO BOX 35649		CHARLOTTE	NC	28235
2023-144	12517303	RR ASSEMBLAGE LLC				801 BAXTER ST		CHARLOTTE	NC	28202
2023-144	12517321	COFFEY CREEK COMMERCE CENTER II LLC				817 E MOREHEAD ST		CHARLOTTE	NC	28202
2023-144	12517322	BEACON MPI-831EM LLC				500 E MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2023-144	12520101	SCJ UNLIMITED LLC				9725 HATFIELD RD		CHARLOTTE	NC	28278
2023-144	12520102	919 S MCDOWELL LLC				4201 CONGRESS ST STE 170		CHARLOTTE	NC	28209
2023-144	12520104	GG-MOREHEAD LLC				5126 PARK RD 2E		CHARLOTTE	NC	28209
2023-144	12520105	LB AQUISITIONS LLC				3340 ROBINWOOD RD STE 100-521		GASTONIA	NC	28054
2023-144	12520106	FAISON-MOREHEAD STREET LLC				1011 E MOREHEAD ST STE 150		CHARLOTTE	NC	28204
2023-144	12520107	LOOKOUT NC PROPERTIES LLC			C/O ROBINSON BRADSHAW	101 N TRYON ST STE 1900		CHARLOTTE	NC	28246
2023-144	12520110	LOOKOUT NC PROPERTIES LLC			C/O ROBINSON BRADSHAW	101 N TRYON ST STE 1900		CHARLOTTE	NC	28246
2023-144	12520111	LOOKOUT NC PROPERTIES LLC			C/O ROBINSON BRADSHAW	101 N TRYON ST STE 1900		CHARLOTTE	NC	28246
2023-144	12520112	EAST MOREHEAD PROPERTIES INC				C/O A&L MULTISERVICES LLC		CHARLOTTE	NC	28204
2023-144	12520128	LP ACQUISITIONS LLC				1057 E MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12520129	LB ACQUISITIONS LLC				1106 HARDING PL		CHARLOTTE	NC	28204
2023-144	12520130	1101 GREENWOOD CLIFF LLC				1100 HARDING PL		CHARLOTTE	NC	28204
2023-144	12520150	LOOKOUT NC PROPERTIES LLC				C/O ROBINSON BRADSHAW		CHARLOTTE	NC	28246
2023-144	12520151	HORIZON DEVELOPMENT PROPERTIES INC				400 EAST BLVD		CHARLOTTE	NC	28203
2023-144	12520152	HDP CHARLOTTETOWN EDWIN LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2023-144	12520153	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2023-144	12520158	LOOKOUT NC PROPERTIES LLC			C/O ROBINSON BRADSHAW	101 N TRYON ST STE 1900		CHARLOTTE	NC	28246
2023-144	12520159	1065 MOREHEAD STREET PROPERTY LLC				1100 EAST MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12520160	HORIZON DEVELOPMENT PROPERTIES INC				400 EAST BLVD		CHARLOTTE	NC	28203
2023-144	12520161	CITY OF CHARLOTTE			C/O W ANDREW KELLY	600 E 4TH ST		CHARLOTTE	NC	28202
2023-144	12520163	LOOKOUT NC PROPERTIES LLC			C/O ROBINSON BRADSHAW	101 N TRYON ST STE 1900		CHARLOTTE	NC	28246
2023-144	12520164	THE PEARL INNOVATION DISTRICT MANAGEMENT COMPANY				PO BOX 32861		CHARLOTTE	NC	28232
2023-144	12520165	THE PEARL INNOVATION DISTRICT MANAGEMENT COMPANY				PO BOX 32861		CHARLOTTE	NC	28232
2023-144	12520166	PEARL RI OWNER LLLP				801 S MCDOWELL ST		CHARLOTTE	NC	28204
2023-144	12520167	THE PEARL INNOVATION DISTRICT MANAGEMENT COMPANY				PO BOX 32861		CHARLOTTE	NC	28232
2023-144	12520168	ATRIUM HEALTH INC				PO BOX 32861		CHARLOTTE	NC	28232
2023-144	12520185	1065 MOREHEAD STREET PROPERTY LLC				1100 EAST MOREHEAD ST		CHARLOTTE	NC	28204
2023-144	12520186	919 S MCDOWELL LLC				4201 CONGRESS ST STE 170		CHARLOTTE	NC	28209
2023-144	12520237	WELL PAPPAS BERKELEY OWNER LLC			C/O PAPPAS PROPERTIES LLC	4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2023-144	12520401	BURT	KATHY LEATHERMAN			1109 E MOREHEAD ST APT 1		CHARLOTTE	NC	28204
2023-144	12520402	PAPAGEORGE	PANOU			1109 E MOREHEAD ST UNIT 2		CHARLOTTE	NC	28204
2023-144	12520403	ABERCROMBIE	BRUCE LEONARD	LINDA WILLIAMS	ABERCROMBIE	16122 BLACKBERRY HILLS DR		MIDLAND	NC	28107
2023-144	12520404	LITTLE	JODY WALKER	WILLIAM CHARLES	LITTLE	1109 E MOREHEAD ST UNIT 4		CHARLOTTE	NC	28204
2023-144	12520405	FRIEND	THOMAS J			1109 EAST MOREHEAD ST 5		CHARLOTTE	NC	28204
2023-144	12520406	SAKALA	HOPE ELIZABETH			1109 E MOREHEAD ST UNIT 6		CHARLOTTE	NC	28204
2023-144	12520407	PARKER	SARA ELIZABETH			1109 E MOREHEAD ST APT 7		CHARLOTTE	NC	28204
2023-144	12520408	CALDWELL	BRADLEY S			1109 E MOREHEAD ST UNIT 8		CHARLOTTE	NC	28204
2023-144	12520409	FRIEL	MCKENNA ANN			1109 EAST MOREHEAD ST UNIT 9		CHARLOTTE	NC	28204
2023-144	12520410	COOPER	KRISTEN	DEREL M	BIRKENHAUER	1109 E MOREHEAD ST APT 10		CHARLOTTE	NC	28204
2023-144	12520411	VANDERFORD	MARIA ROSE	TERESA POLLARD	VANDERFORD	1109 MOREHEAD ST UNIT 11		CHARLOTTE	NC	28204
2023-144	12520412	BOWLER	VICTORIA A			1109 E MOREHEAD ST APT 12		CHARLOTTE	NC	28204
2023-144	12520413	BRISCHKE	KURTS			1109 MOREHEAD ST UNIT 13		CHARLOTTE	NC	28204
2023-144	12520414	SHEPPARD	ASHTON			1109 E MOREHEAD ST UNIT 14		CHARLOTTE	NC	28204

2023-144	12520415	PANTUSO	HELEN CELESTE			1109 E MOREHEAD ST APT 15	CHARLOTTE	NC	28204
2023-144	12520416	ANSBRO	MARGARET MARIE			1109 E MOREHEAD ST STE 16	CHARLOTTE	NC	28204
2023-144	12520417	HALLAM	ANDREW			1109 E MOREHEAD ST UNIT 17	CHARLOTTE	NC	28204
2023-144	12520418	BAKER	DAVID BENJAMIN			1109 E MOREHEAD ST UNIT 28	CHARLOTTE	NC	28204
2023-144	12520419	HUNTLEY	RITA SIMPSON	ROGER BAXTER SR	HUNTLEY	1109 E MOREHEAD ST APT 19	CHARLOTTE	NC	28204
2023-144	12520420	KALMIN	MATTHEW A			1109 E MOREHEAD ST UNIT 20	CHARLOTTE	NC	28204
2023-144	12520421	HUCK FINN PROPERTIES LLC				3218 N. DAMEN UNIT 3 S	CHICAGO	IL	60618
2023-144	12520422	FRANCIS	LAWRENCE B	DONNA M	FRANCIS	77 LIBRARY AVE	WESTHAMPTON BEACH	NY	11978
2023-144	12520423	NICHOLSON	KIRSTEN	NORMAN B	NICHOLSON	1109 E MOREHEAD ST UNIT 23	CHARLOTTE	NC	28204
2023-144	12520424	COLLINS	CHRISTINE			1109 E MOREHEAD ST UNIT 24	CHARLOTTE	NC	28203
2023-144	12520425	TART	CECILIA QUINN	EMMA R	QUINN	1101 E MOREHEAD ST UNIT 25	CHARLOTTE	NC	28204
2023-144	12520426	GILBERG	BARRY N			1101 E MOREHEAD ST APT 26	CHARLOTTE	NC	28204
2023-144	12520427	HEGEL	JEFFRY M			1101 E MOREHEAD ST UNIT 27	CHARLOTTE	NC	28204
2023-144	12520428	GARDNER	JOAN P	KATHLEEN HAGAN	GARDNER	1101 EAST MOREHEAD ST	CHARLOTTE	NC	28204
2023-144	12520429	BAESEL	EDWARD F III	ELLEN	BAESEL	2125 FLORAL AV	CHARLOTTE	NC	28203
2023-144	12520430	BEQUETTE	ANTHONY			1101 E MOREHEAD ST UNIT 30	CHARLOTTE	NC	28204
2023-144	12520431	LEE	YEN YEN			1534 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2023-144	12520432	ULAK	TUFAN			1101 E MOREHEAD ST UNIT 32	CHARLOTTE	NC	28204
2023-144	12520433	TATMAN	GUNHAN H	ZERRIN N	TATMAN	1101 E MOREHEAD ST UNIT 33 E	CHARLOTTE	NC	28204
2023-144	12520434	OSSIO	NICHOLAS ECOS			12626 HOLLYHOCK LN	HUNTERSVILLE	NC	28078
2023-144	12520435	TALBOTT	GARLAND			1101 E MOREHEAD ST UNIT 35	CHARLOTTE	NC	28204
2023-144	12520436	O'BRYAN	SHAUN P			1101 E MOREHEAD ST UNIT 36	CHARLOTTE	NC	28204
2023-144	12520437	MURRAY	JOHN JOSEPH			1101 E MOREHEAD ST UNIT 37	CHARLOTTE	NC	28204
2023-144	12520438	MCGRATH	PETER J JR	MERRIE D	MCGRATH	1211 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2023-144	12520439	DORE	WHITNEY RACHEL			1101 E MOREHEAD ST APT39-E	CHARLOTTE	NC	28204
2023-144	12520440	CASWELL	HARPER			1101 EAST MOREHEAD ST UNIT 40	CHARLOTTE	NC	28204
2023-144	12520441	ANDERSON	STEPHEN H	ANA	ANDERSON	1972 CAMERON HEIGHTS CIR	DENVER	NC	28037
2023-144	12520442	PAGANO	SHAWNA			1904 GRIGG LN	WAXHAW	NC	28173
2023-144	12520443	RUPNARINE	NICOLAS C	MELISSA	RUPNARINE	715 HILLSIDE AVE	CHARLOTTE	NC	28209
2023-144	12520444	WILLIAMS	JIM M			7799 RITTENHOUSE LN	JACKSONVILLE	NC	32256
2023-144	12520445	HEMMING	HARVEY	ANTONIA	MCCURDY	10610 S HALL DR	CHARLOTTE	NC	28270
2023-144	12520446	BLANKENSHIP	JAMES WALTER	NORA YVONNE	BLANKENSHIP	1101 E MOREHEAD ST UNIT 46	CHARLOTTE	NC	28204
2023-144	12520447	BOVE	NANCY K			159 CRESCENT BEACH DR	BURLINGTON	VT	05408
2023-144	12520448	STURKEY	AMY E			1416 CYRUS DR	CHARLOTTE	NC	28205
2023-144	12520449	LB ACQUISITIONS LLC				1100 HARDING PL	CHARLOTTE	NC	28204
2023-144	12520450	PEACOCK FAMILY BUSINESS THE LLC			C/O EDWIN B PEACOCK JR	3732 POMFRET LN	CHARLOTTE	NC	28211
2023-144	12520451	PEACOCK FAMILY BUSINESS THE LLC			C/O EDWIN B PEACOCK JR	3732 POMFRET LN	CHARLOTTE	NC	28211
2023-144	12520452	MOREHEAD STREET HOLDINGS LLC				1115 E MOREHEAD ST STE 200	CHARLOTTE	NC	28204
2023-144	12520453	SAFALTA GROUP,LLC				1117 E MOREHEAD ST,STE 100	CHARLOTTE	NC	28204
2023-144	12520454	SAFALTA GROUP,LLC				1117 E MOREHEAD ST,STE 100	CHARLOTTE	NC	28204

EXHIBIT A-2

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

Subject: Virtual Community Meeting - **Rezoning Petition No. 2023-144** filed by Atrium Health, Inc. to request a site plan amendment to the approved MUDD-O (PED) conditional rezoning plan relating to Rezoning Petition No. 2021-092 for an approximately 14.28 acre site located generally on the east side of East Morehead Street and the south side of South McDowell Street and known as The Pearl development (see enclosed map)

Date and Time of Meeting: Thursday, December 7, 2023 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting Atrium Health, Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department to request a site plan amendment to the approved MUDD-O (PED) conditional rezoning plan relating to Rezoning Petition No. 2021-092 for an approximately 14.28 acre site located generally on the east side of East Morehead Street and the south side of South McDowell Street and known as The Pearl development (see enclosed map). The purpose of this site plan amendment request is to request the approval of optional provisions for the site relating to parking, signage and the setback from an internal street.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment request with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’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 site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Thursday, December 7, 2023 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

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 call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Dante Anderson, Charlotte City Council District 1 (via email)
Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via email)

Date Mailed: November 22, 2023

2023-144: Atrium Health, Inc.

Rezoning Map



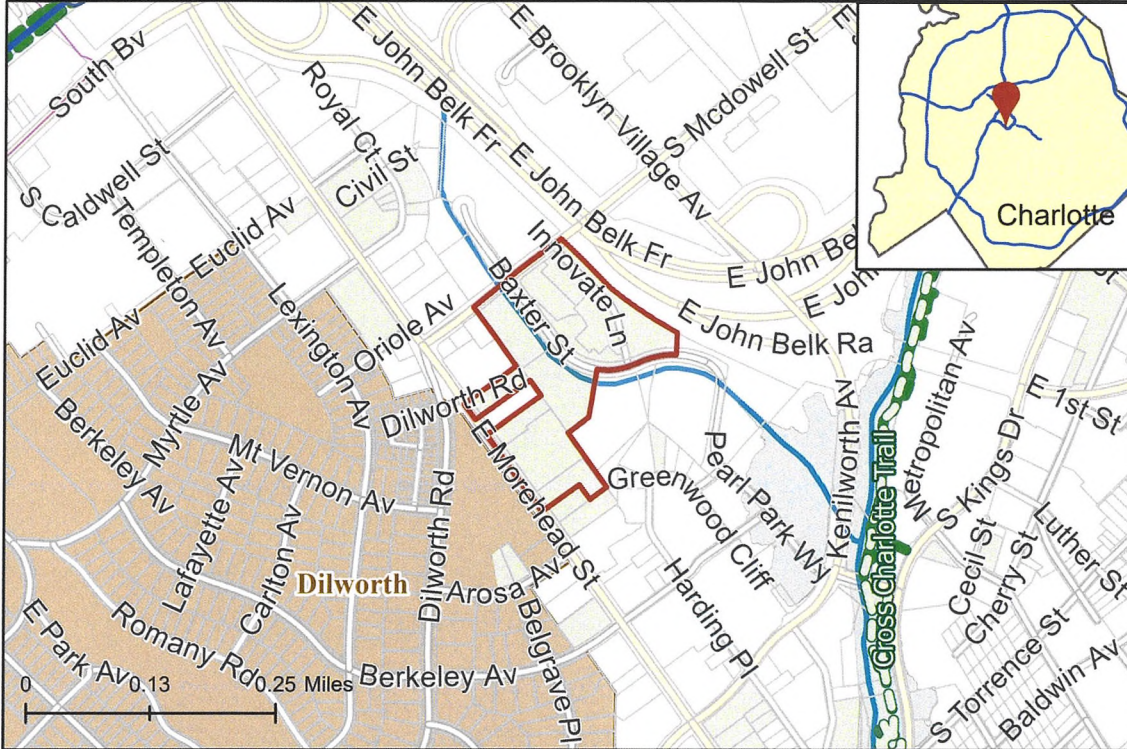
Current Zoning MUDD-O (Mixed Use Development District, Optional)

MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Requested Zoning MUDD-O SPA (Mixed Use Development District, Optional, Site Plan Amendment)

Approximately 14.28 acres

Location of Requested Rezoning



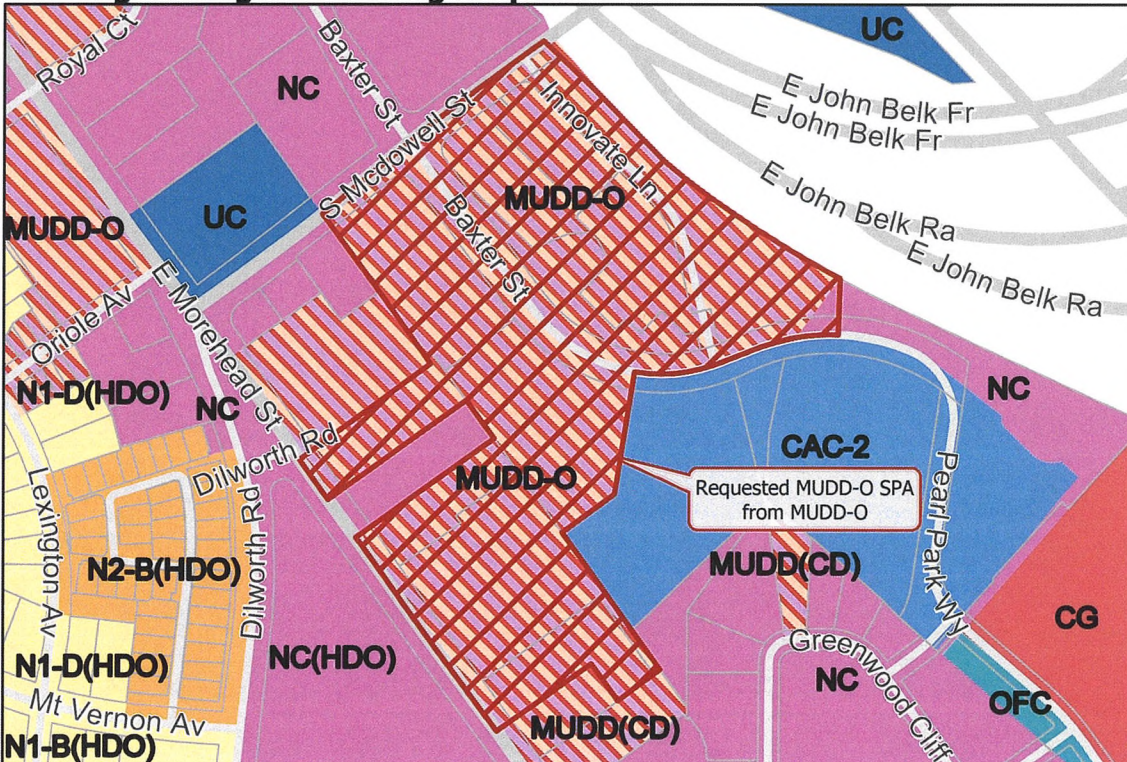
- 2023-144
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- Cross Charlotte Trail
- LYNX Blue Line
- Greenway
- Streams
- FEMA Flood Plain
- Midtown Morehead Cherry
- Historic Districts

City Council District

- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested MUDD-O SPA from MUDD-O

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Campus
- Commercial
- Regional Activity Center
- Community Activity Center
- Mixed Use
- Neighborhood Center



Map Created 11/21/2023

EXHIBIT B

Attendee Report

Report Generated: 12/8/2023 12:01

Topic	Webinar ID	Actual Start Time	Actual Duration (minute: # Registered)	# Cancelled	Unique Vie Total Users	Max Concurrent Vie Enable Registration
Virtual Community Meeting for Rezoning Petition No. 2023-144	936 1445 0504	12/7/2023 17:59	103	10	0 10	15 9 Yes

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Nina Speed	NSpeed@robinsonbradshaw.com	12/7/2023 18:22	12/7/2023 19:22	61	No	United States

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	John Carmichael	jcarmichael@robinsonbradshaw.com	12/7/2023 17:59	12/7/2023 19:41	103	No	United States
Yes	Ryan Lewis	Ryan.Lewis@kimley-horn.com	12/7/2023 18:16	12/7/2023 19:41	86	Yes	United States
Yes	Bennett Thompson	bennett.thompson@atriumhealth.org	12/7/2023 18:23	12/7/2023 19:41	79	Yes	United States
Yes	Dennis Miller	Dennis.Miller@wexfordscitech.com	12/7/2023 18:34	12/7/2023 19:41	68	Yes	United States

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval S	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Cynthia Hall	Cynthia	Hall	ckbhall@aol.com	11/27/2023 9:41	approved	12/7/2023 18:30	12/7/2023 19:23	53	Yes	United States
Yes	Ellen Citarella	Ellen	Citarella	landuse@dilworthonline.c	11/27/2023 14:24	approved	12/7/2023 18:30	12/7/2023 19:22	53	Yes	United States
Yes	Laura Priestner	Laura	Priestner	lpriestner66@gmail.com	11/28/2023 15:59	approved	12/7/2023 18:30	12/7/2023 19:22	52	Yes	United States
No	Barry	Barry	Gilberg	barrygilnc@gmail.com	11/30/2023 17:14	approved	--	--	--	--	--
Yes	Donna Francis	Donna	Francis	Donna@Francis.com	11/30/2023 19:00	approved	12/7/2023 18:30	12/7/2023 19:22	52	Yes	United States
Yes	Dr. Sylvia Bittle-Patton	Dr. Sylvia	Bittle-Patton	sbpcscd@bellsouth.net	12/7/2023 12:37	approved	12/7/2023 18:30	12/7/2023 19:22	52	Yes	United States
Yes	Christine Collins	Christine	Collins	4chriscollins@gmail.com	12/7/2023 17:30	approved	12/7/2023 18:31	12/7/2023 19:23	52	Yes	United States
Yes	Lawrence Francis	Lawrence	Francis	larry@francis.com	12/7/2023 18:12	approved	12/7/2023 18:32	12/7/2023 19:17	46	Yes	United States
Yes	John Fryday	John	Fryday	Carguyjohns52@gmail.com	12/7/2023 18:29	approved	12/7/2023 18:30	12/7/2023 19:22	52	Yes	United States
Yes	Kelly Duncan	Kelly	Duncan	kelly.duncan@duncan-pai	12/7/2023 18:31	approved	12/7/2023 18:31	12/7/2023 18:49	18	Yes	United States

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
17045757972	12/7/2023 19:02	12/7/2023 19:22	21	Yes	United States

EXHIBIT C

Rezoning Petition No. 2023-144

Atrium Health, Inc., Petitioner

Community Meeting

December 7, 2023

ROBINSON
BRADSHAW

Charlotte : Raleigh : Research Triangle : Rock Hill
robinsonbradshaw.com

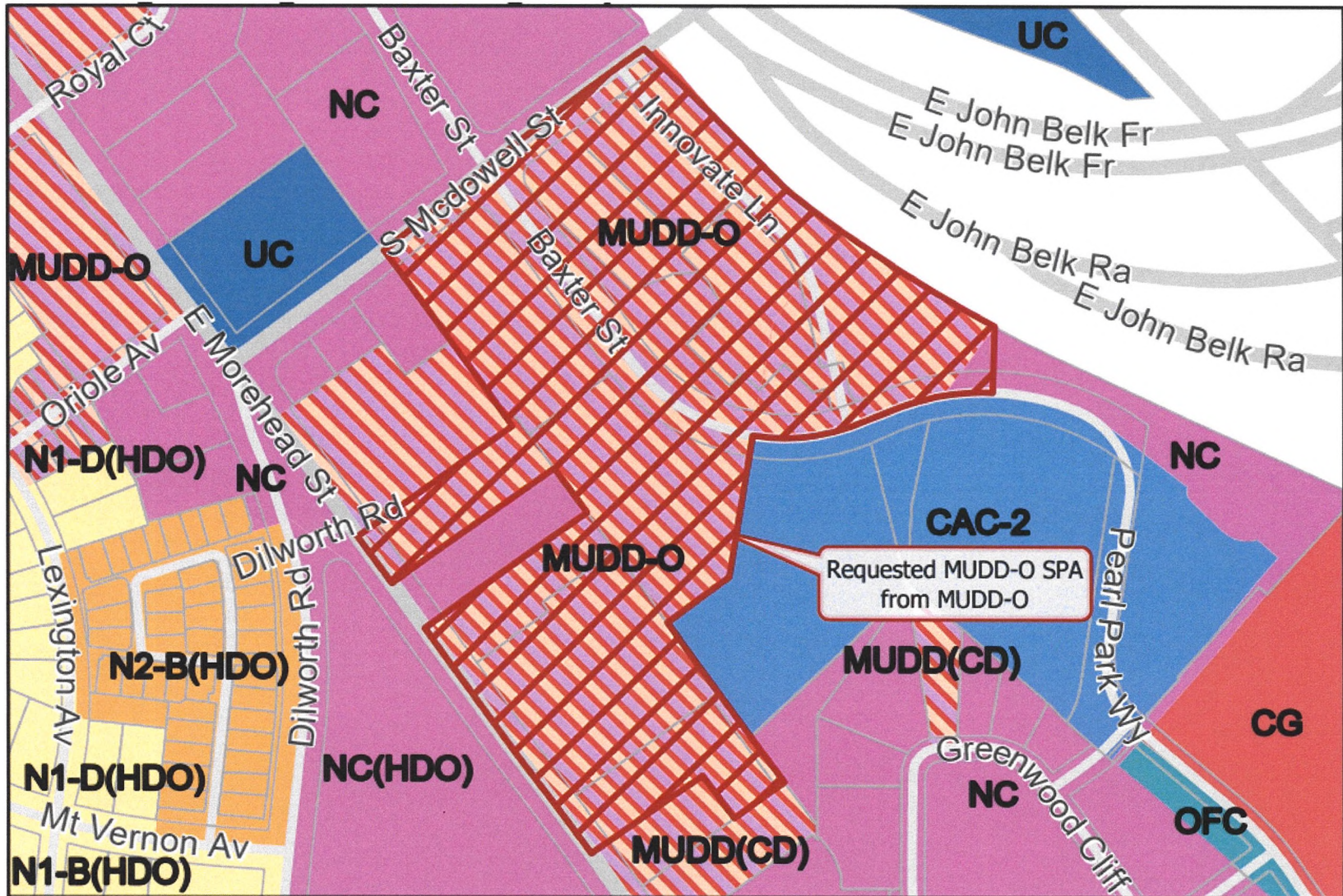
Team

- Bennett Thompson, Atrium Health, Inc.
- Dennis Miller, Wexford Science & Technology
- Ryan Lewis, Kimley Horn & Associates
- Nina Speed, Robinson, Bradshaw & Hinson
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Tuesday, January 16, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, January 30, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 19, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Zoning of the Site and Surrounding Parcels



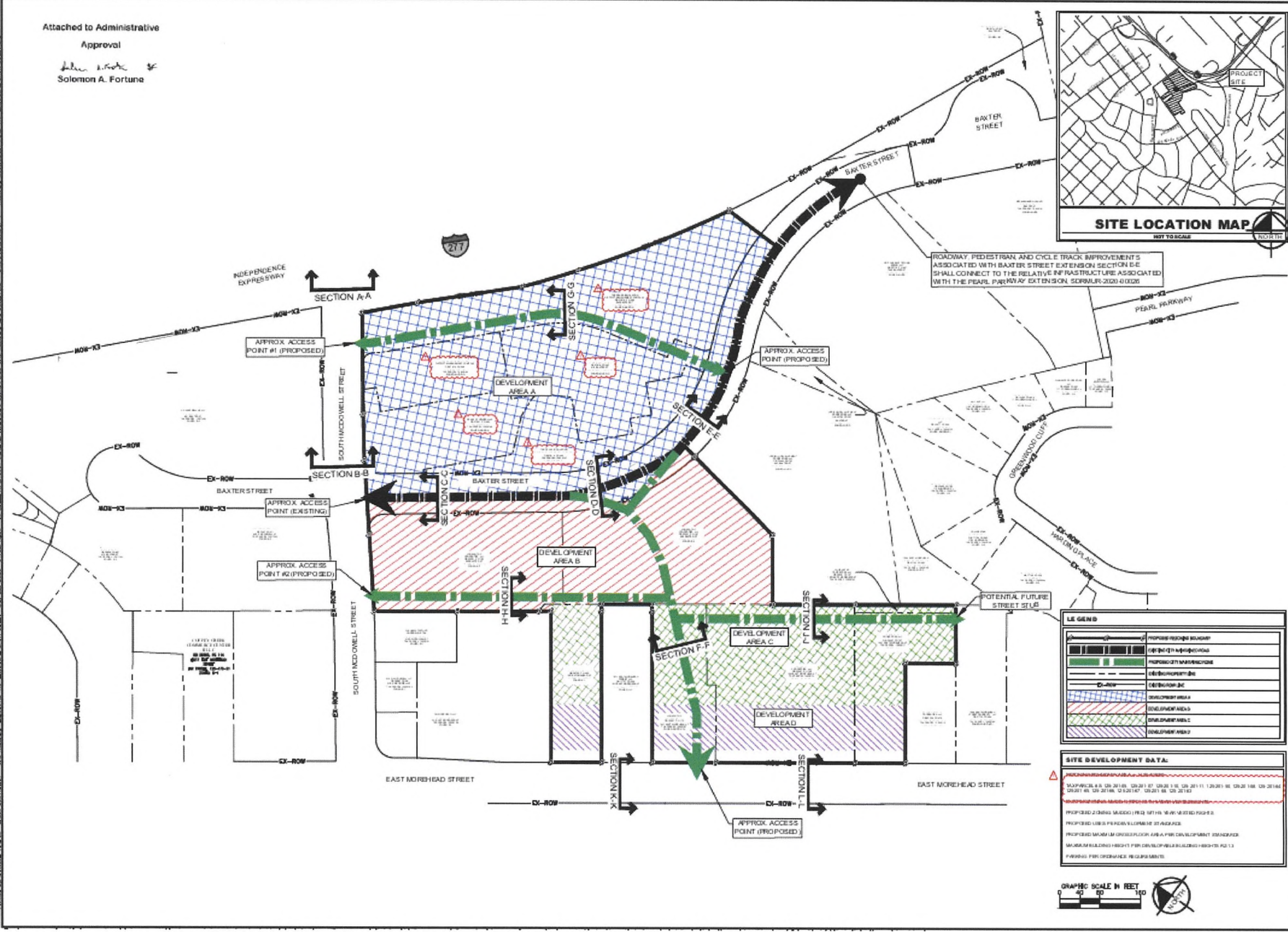


Approved Rezoning Plan

Attached to Administrative

Approval

Solomon A. Fortune
Solomon A. Fortune



ROADWAY, PEDESTRIAN, AND CYCLE TRACK IMPROVEMENTS ASSOCIATED WITH BAXTER STREET EXTENSION SECTION 5-E SHALL CONNECT TO THE RELATIVE INFRASTRUCTURE ASSOCIATED WITH THE PEARL PARKWAY EXTENSION SEPTEMBER 2023 010028

REV	DATE	BY
1	05/17/23	REVISED

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
300 SOUTH FAYETTEVILLE AVENUE, SUITE 200
FAYETTEVILLE, NC 28404
TEL: 704.333.4400
WWW.KIMLEY-HORN.COM

PROJECT NO.	2021-002
DATE	08/16/2021
SCALE	AS SHOWN
DESIGNED BY	AK
DRAWN BY	AK
CHECKED BY	AK
DATE	08/16/2021

TECHNICAL DATA SHEET

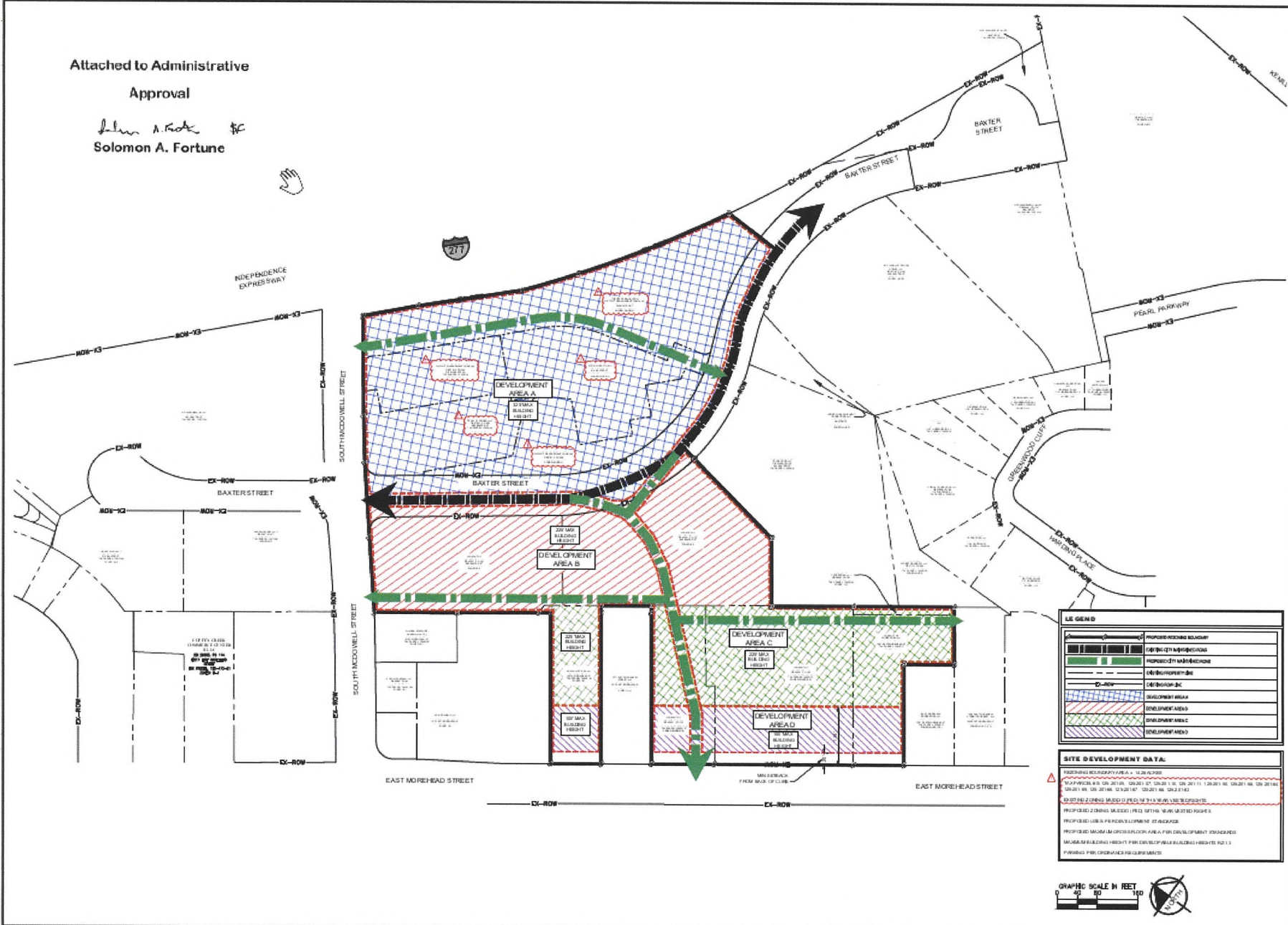
CHARLOTTE INNOVATION COMMUNITY
PREPARED FOR
ATRIUM HEALTH
CITY OF CHARLOTTE

SHEET NUMBER
RZ-1.0

REZONING PETITION NO. 2021-092

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune



LEGEND

	PROPOSED BUILDING HEIGHT
	DEVELOPMENT AREA A
	DEVELOPMENT AREA B
	DEVELOPMENT AREA C
	DEVELOPMENT AREA D
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY

SITE DEVELOPMENT DATA

PROPOSED BUILDING HEIGHT: 120 FT (36.58 M)
 PROPOSED BUILDING HEIGHT: 120 FT (36.58 M)
 PROPOSED BUILDING HEIGHT: 120 FT (36.58 M)
 PROPOSED BUILDING HEIGHT: 120 FT (36.58 M)
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 PROPOSED BUILDING HEIGHT: 120 FT (36.58 M)
 PROPOSED BUILDING HEIGHT: 120 FT (36.58 M)



NO.	DATE	REVISIONS
1	05/17/23	PLAN AMENDMENT 1

Kimley-Horn
 300 SOUTH TRYON ST. SUITE 200 CHARLOTTE, NC 28203
 PHONE: 704-375-7600
 FAX: 704-375-7601
 WWW.KIMLEY-HORN.COM

PROJECT NO.	01-0031128
DATE	05/15/2021
SCALE	AS SHOWN
DRAWN BY	AM
CHECKED BY	AM
DESIGN BY	AM

DEVELOPABLE BUILDING HEIGHTS
 RECONSTRUCTION SECTION No. 2021-02

CHARLOTTE INNOVATION COMMUNITY
 PREPARED FOR
 ATRIUM HEALTH
 CITY OF CHARLOTTE, NORTH CAROLINA

SHEET NUMBER
RZ-1.3



Site Plan Amendment Request

Requesting a site plan amendment to the approved MUDD-O (PED) conditional rezoning plan for the site (Rezoning Petition No. 2021-092) to request the approval of optional provisions for the site relating to parking, the setback from a street and signage

No other revisions or modifications are being requested



Parking

Current Minimum Parking Requirements

Residential: 1 space per dwelling unit

Hotel/Motel: 0.5 space per room

All Other Uses: 1 space per 600 square feet of gross floor area

Proposed MUDD-O Minimum Parking Requirements

Residential: 0.75 space per dwelling unit

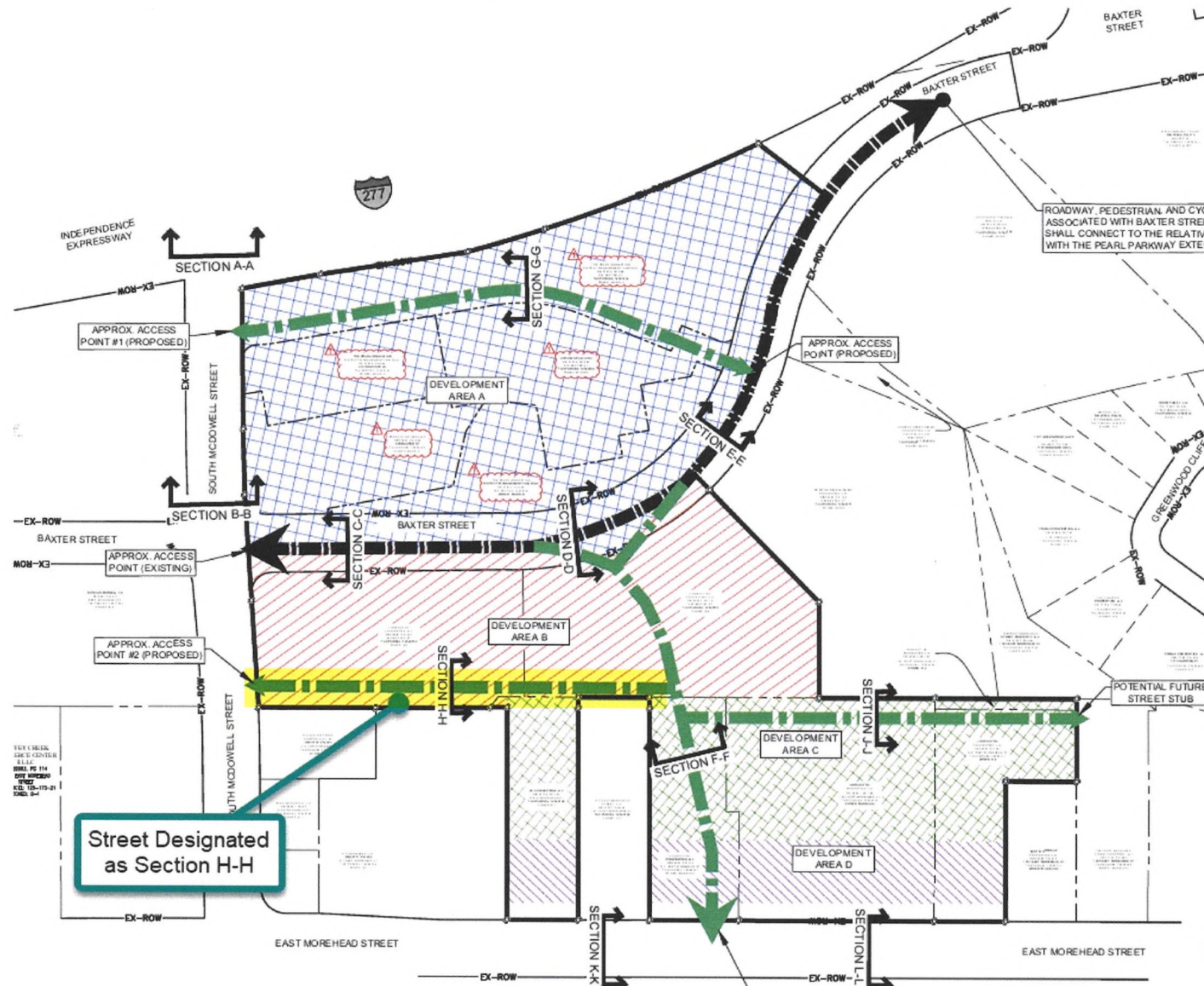
Hotel/Motel: 0.25 space per room

All Other Uses: 1 space per 1,000 square feet of gross floor area

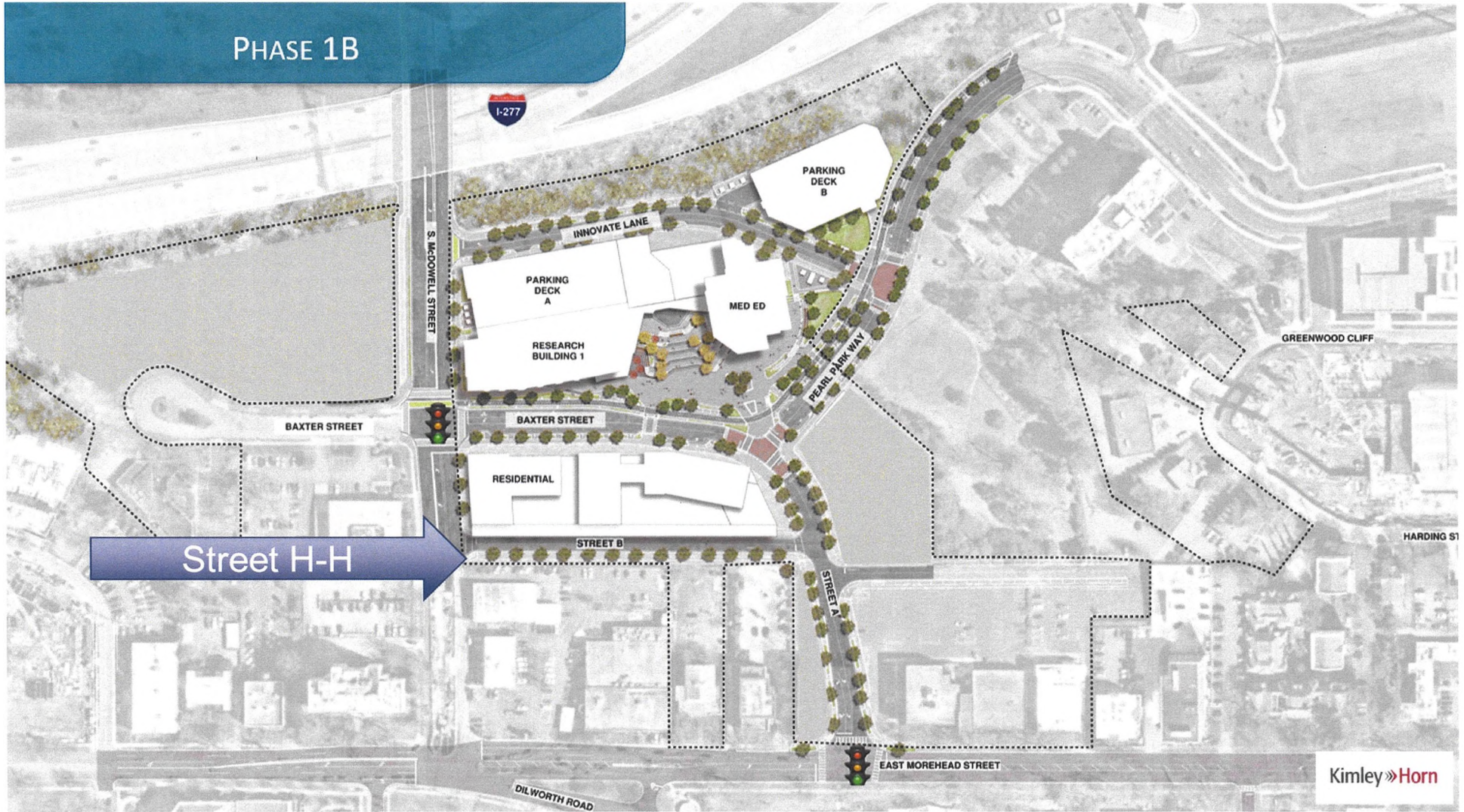


Setback

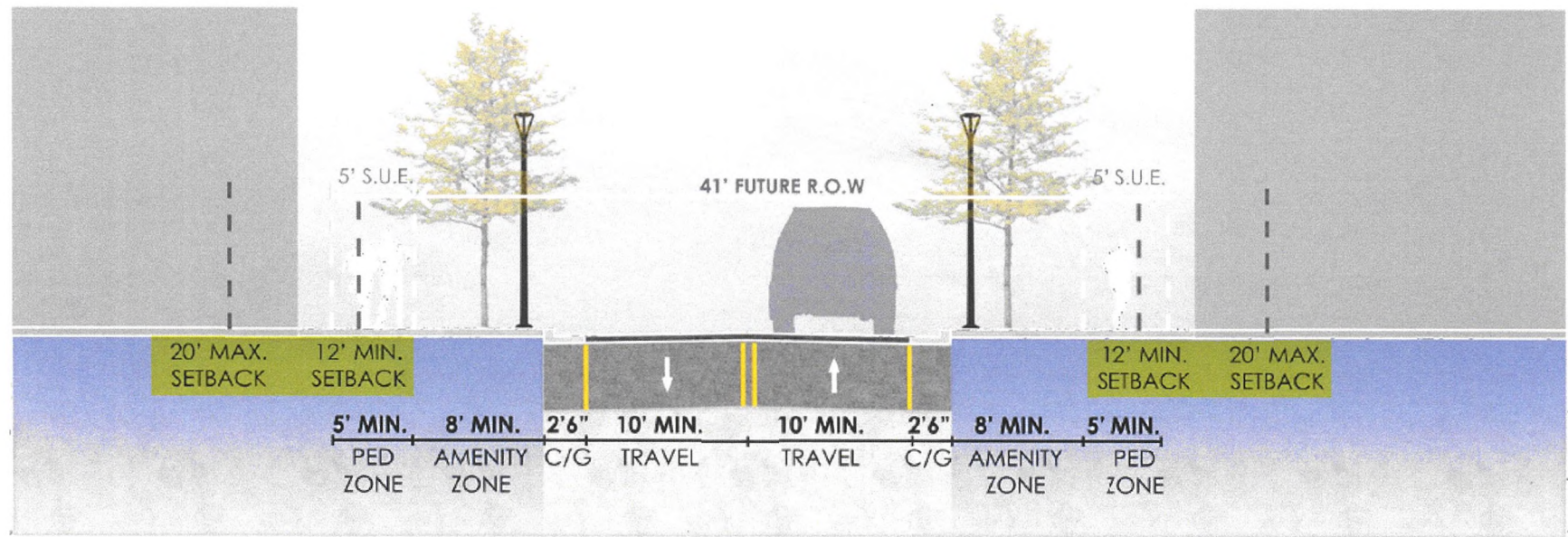
Street Designated as Section H-H



PHASE 1B



Current Setback for Street Designated as Section H-H



SECTION H-H NEW ROADWAY

Proposed Setback for Street Designated as Section H-H

The minimum setback from this street for the ground floor of a building shall be 12 feet from the back of curb. The minimum setback from this street for all floors of a building above the ground floor shall be 0 feet from the back of curb

- (a) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, the structural support columns for the upper floors may be located within the minimum 12 foot ground floor building setback and may be located at the back of curb and within the planting strip
- (b) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, the minimum clearance between the adjacent sidewalk and the upper floors of the building shall be 15 feet
- (c) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, street trees will not be required to be installed in the planting strip, however, shrubs will be required to be installed



THE PEARL
Charlotte, NC
10.06.23



Conceptual Perspective 1

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Charlotte, NC
10.06.23



Conceptual Perspective 2

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THE PEARL
Charlotte, NC
10.06.23

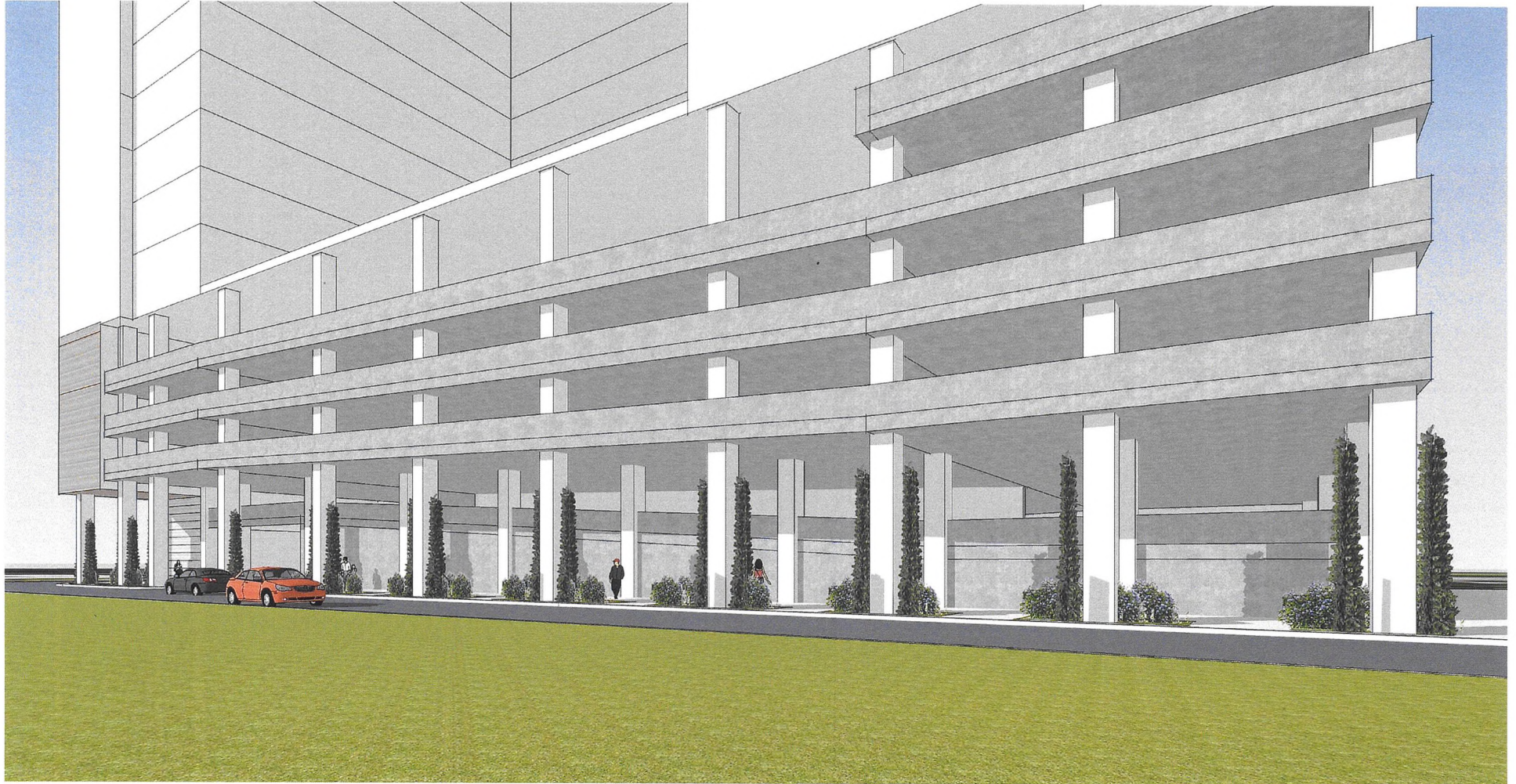


Conceptual Perspective 3

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Conceptual Perspective 4

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THE PEARL
Charlotte, NC
10.06.23

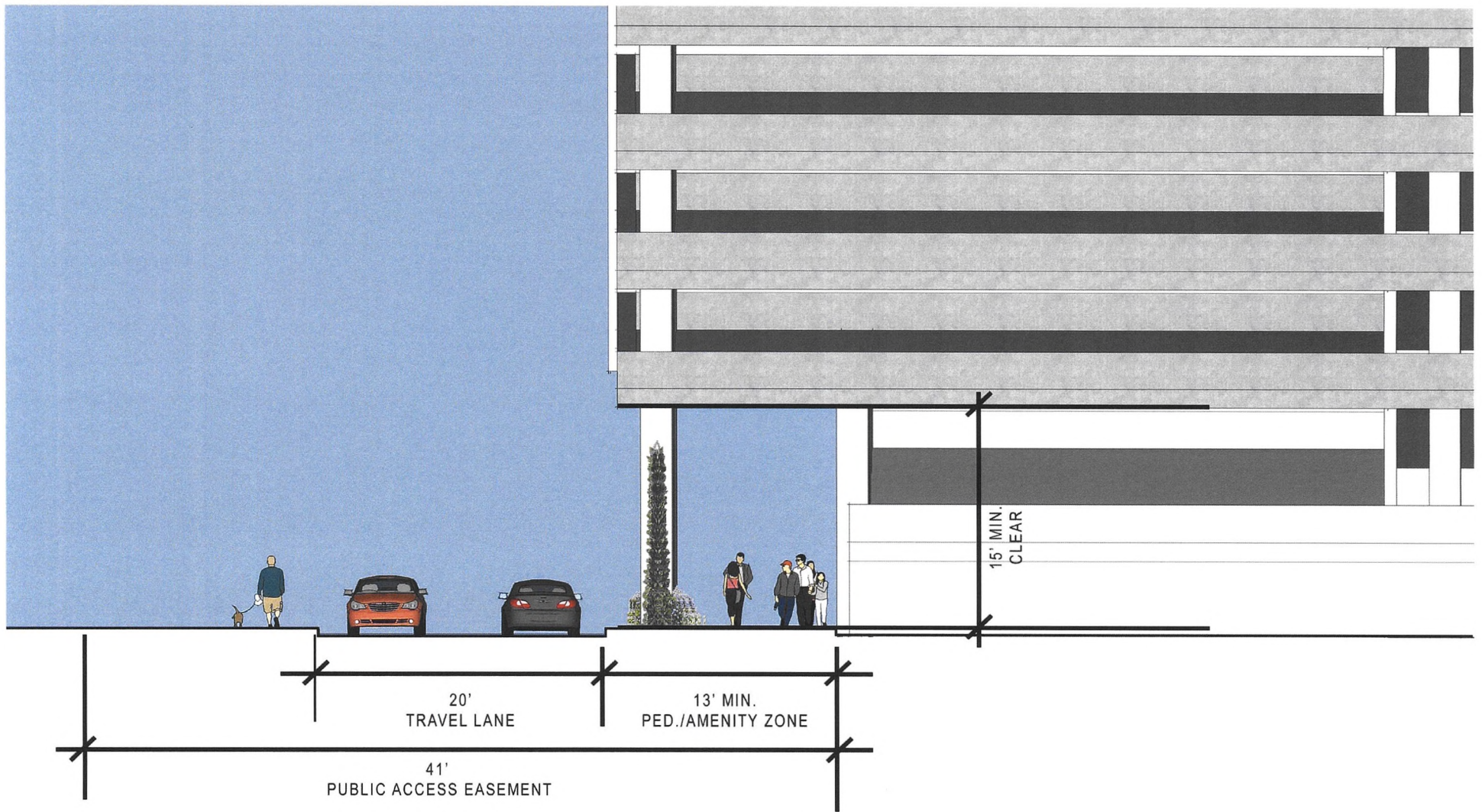


Conceptual Perspective 5

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10.06.23



Conceptual Building Section

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Signage

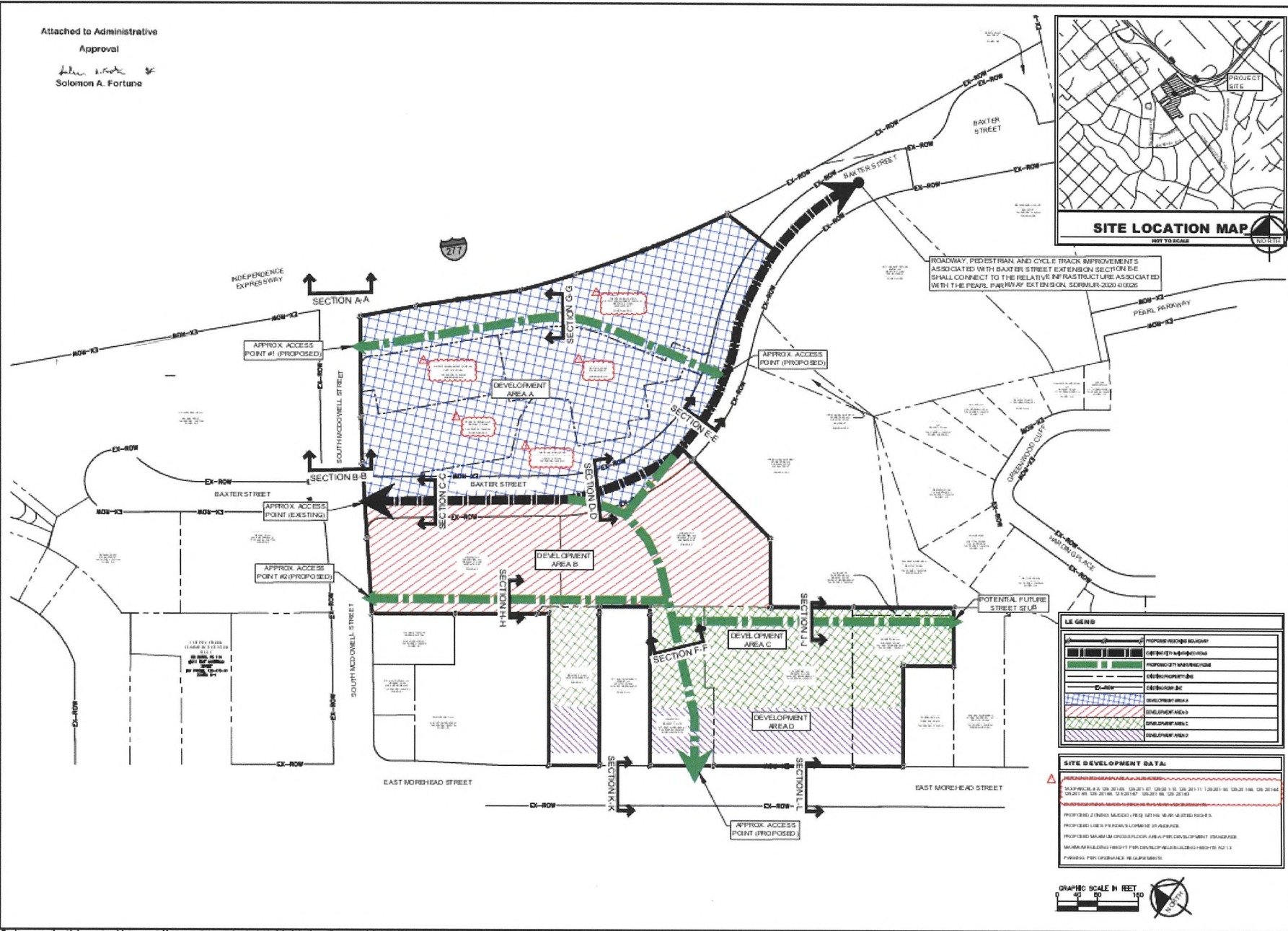
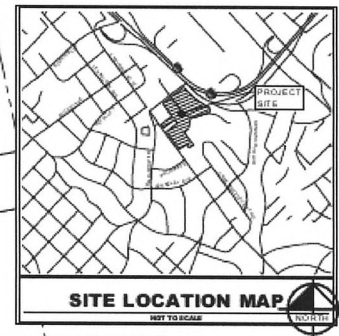
Requesting two ground or monument signs each with a maximum height of 7 feet and a maximum sign area per side of 182 square feet on Development Area A. All other ground or monument signs installed on the site would comply with the Sign Ordinance

Sign Ordinance allows a maximum height of 7 feet and a maximum sign area per side of 36 square feet

Attached to Administrative

Approval

Solomon A. Fortune
Solomon A. Fortune



ROADWAY, PEDESTRIAN AND CYCLE TRACK IMPROVEMENTS ASSOCIATED WITH BAXTER STREET EXTENSION SECTION B-E SHALL CONNECT TO THE RELATIVE INFRASTRUCTURE ASSOCIATED WITH THE PEARL PARKWAY EXTENSION SECTIONS C-D-D-D.

LEGEND

	PROPOSED PEDESTRIAN PATHWAY
	PROPOSED CITY MAINTENANCE
	PROPOSED UTILITY
	DEVELOPMENT AREA A
	DEVELOPMENT AREA B
	DEVELOPMENT AREA C
	DEVELOPMENT AREA D
	DEVELOPMENT AREA E

SITE DEVELOPMENT DATA:

PROPOSED ZONING	MU-10 (MEDIUM DENSITY RESIDENTIAL)
PROPOSED USE	RESIDENTIAL SINGLE-FAMILY
PROPOSED MAXIMUM GROUND FLOOR AREA PER DEVELOPMENT STANDARDS	10,000 SQ. FT.
MAXIMUM BUILDING HEIGHT PER DEVELOPMENT STANDARDS	35 FT.
PARKING PER DEVELOPMENT STANDARDS	1 PER 100 SQ. FT. OF GROUND FLOOR AREA



No.	1
PLAN REVISION	
DATE	05/17/23

Kimley-Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, P.C.
300 SOUTH TRYON STREET, SUITE 200
CHARLOTTE, NC 28202
TEL: 704.376.4600
WWW.KIMLEY-HORN.COM

BY	DATE
DESIGNED BY	05/16/2021
CHECKED BY	
APPROVED BY	
DATE	

TECHNICAL DATA SHEET

CHARLOTTE
INNOVATION COMMUNITY
PREPARED FOR
ATRIUM HEALTH
CITY OF CHARLOTTE
NORTH CAROLINA
REZONING PETITION No. 2021-092

SHEET NUMBER
RZ-1.0

Illustrative Monument Sign





Signage - Continued

Requesting one skyline sign on Development Area A with a maximum size of 1,520 square feet, and one skyline sign on Development Area A with a maximum size of 850 square feet

Neither of these skyline signs could face East Morehead Street. All other skyline signs installed on the site would comply with the Sign Ordinance

Sign Ordinance allows one skyline sign per façade and a maximum size of 720 square feet

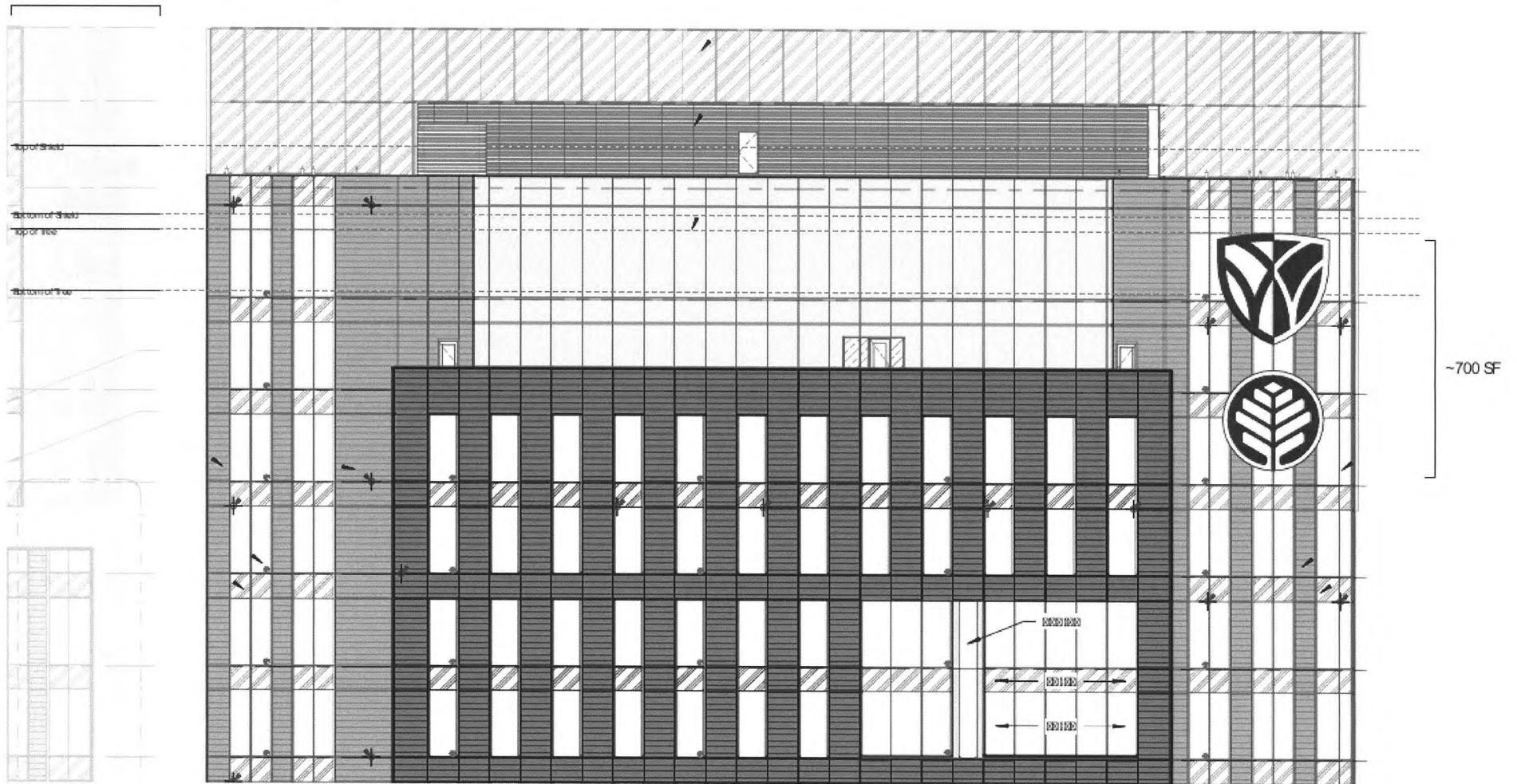
Requested Skyline Sign 1 -- 1,520 square feet

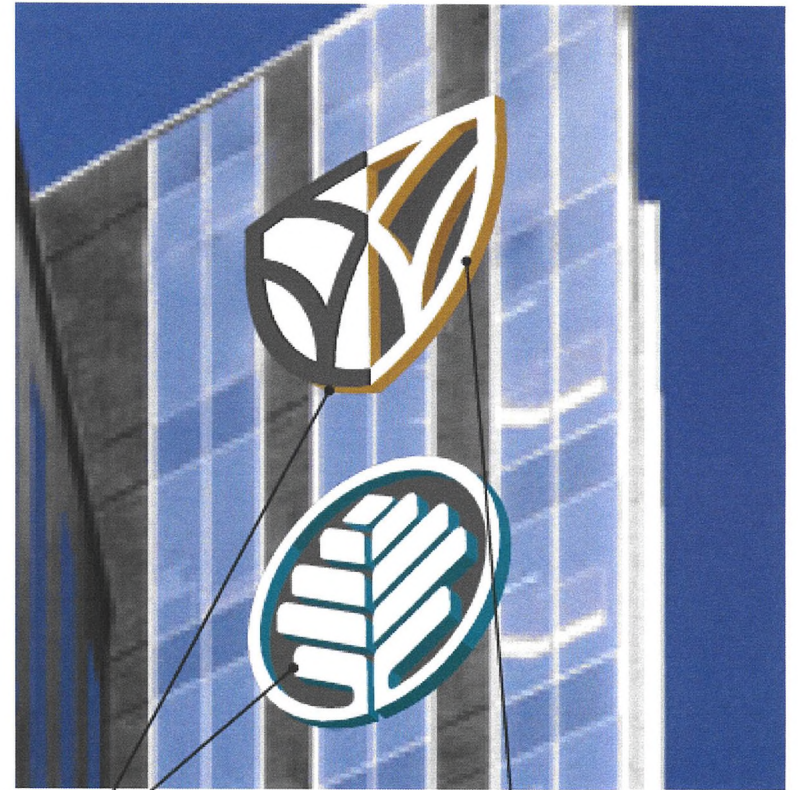


Skyline Sign Allowed Under the Ordinance -- 720 square feet



Requested Skyline Sign 2 – Logos – Up to 850 square feet





Logo edges are brand gold and teal to match existing skyline signage

Logos supported on rail system



The Pearl Update

November 07, 2023









RENDERING | THE FORUM, HOWARD R. LEVINE CENTER FOR EDUCATION