

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2024-031

Petitioner: Panthers Stadium LLC
Rezoning Petition No.: 2024-031
Property: ±12.4 acres located at 325 S. Cedar Street, Charlotte

This Community Meeting Report is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 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 Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 3/29/2024. To be inclusive to nearby residents, the list of recipients included additional residents of associations located across Cedar Street than those listed on the list received from the City. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, April 10, 2024, at 7:30 p.m.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner’s representative at the required Community Meeting were Tamera Green with Tepper Sports & Entertainment/Panthers Stadium LLC, Adam McGuire and Nate Doolittle with Land Design, and Jeff Brown and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Highlights of Petitioner’s Presentation.

Jeff Brown of Moore & Van Allen welcomed the participants and thanked them for attending the virtual meeting to hear about the rezoning plans for the Carolina Panthers practice facilities. Mr. Brown introduced Tamera Green, Chief Communications Officer for Tepper Sports & Entertainment, Nate Doolittle of Land Design, the project land planning and civil engineering firm, as well as Keith MacVean of Moore & Van Allen.

Mr. Brown explained the approach to the virtual meeting and the hope that the virtual nature of the meeting was helpful to some who may be out of town to allow virtual attendance. He mentioned that there were about 18 participants signed in virtually.

Mr. Brown indicated the overall nature of the rezoning is primarily to provide some adjustments to the current practice fields configurations and provide associated facilities located next to the rail-line and Cedar Street in Uptown. He then reviewed the agenda for the evening with a presentation addressing the overview purpose of the rezoning and reviewing the rezoning plans in more detail. This will be followed by questions by participants in the virtual chat feature.

Mr. Brown then reviewed the location and parcels that are being rezoned. It includes the same property on which the practice fields are located now near the stadium along with an additional piece that connects to 4th Street currently owned by CATS and used for parking and a small sliver piece currently owned by Johnson & Wales University. Mr. Brown reiterated that the rezoning is largely technical in nature to allow the field adjustments and for installation of a fieldhouse for the indoor practice field and related activities for football operations similar to the prior Atrium Health Dome as well as other possible uses in the future for the portion of the property on the CATS property a significant distance from Cedar Street along the rail-line.

Mr. Brown then introduced Tamera Green of Tepper Sports & Entertainment for some comments on the project rezoning. Ms. Green thanked folks for participating in the meeting and thanked a few residents from nearby with whom she had reached out previously as part of the Panthers' efforts to make nearby residents along Cedar Street area aware of the rezoning. Ms. Green mentioned as well that in many ways the rezoning simply enhances the practice facilities that have existed on the property for several years and permits the new field house along the common boundary with property of Johnson & Wales next door. This will serve essentially the same purpose of practice and periodic events as the previous primary focus at this time. Ms. Green emphasized that the plans are still evolving especially as to the future development areas.

Jeff Brown picked back up the presentation to review a history of the zoning of the property being rezoned. The fields portion was rezoned as part of the overall stadium rezoning back in the 1990s when the Panthers were first to Charlotte. Several years ago, the fields portion was rezoned to reconfigure the fields and add the Atrium Health Dome and related practice facilities, operations and events. He said the current rezoning is under the City's new Uniform Development Ordinance (UDO) and is to the Uptown Edge district, which is a district that is consistent with the community plan's designation for the current property.

Mr. Brown also mentioned that because of the unique nature of a building like the fieldhouse, some variations from the standards of the UE district under the UDO are sought to accommodate the field inside and similar aspects. These are not needed with more customary apartments or office buildings in the center city. Mr. Brown then introduced Nate Doolittle to review the rezoning in more detail.

Mr. Doolittle pointed to images of the rezoning plan that show the location of the fields and areas where building improvements and parking may be located. He mentioned the fields are shown in light gray and the fieldhouse location is shown in darker gray – along the boundary with Johnson & Wales University property next door. He noted that most of the frontage along Cedar Street will remain fields. He also discussed other portions of the property being rezoned as well as the access to the rezoning site which includes a potential new access by way of 4th Street. He noted the location of the limited/periodic access and fire lane from Cedar Street along the common boundary with JWU, and parking areas.

Mr. Doolittle referenced a slide with an illustrative site plan that specifies in more detail the fields and fieldhouse locations within Development Area A (i.e., the property on which the fields and Atrium Health Dome were located). He also noted the location of the CATS rail-line aspects. Mr. Doolittle indicated that the Development Area B (e.g. the CATS lot and JWU small parcel) has not been programmed and is shown for possible future development. It is anticipated that parking will remain on this portion for near term and could have other uses allowed under the Ordinance in this area, but that is subject to further consideration.

Mr. Doolittle mentioned that while still in the planning stages we are currently exploring a potential structure for the fieldhouse building within Development Area A of around 65-75 feet in height. Again, plans are not finalized but there will be window treatment and ambient light. It was noted that the rezoning

plan currently shows a 95-foot maximum height for Development Area A, but this is being re-evaluated. He mentioned generally other streetscape aspects and site plan matters.

Mr. Doolittle then returned the presentation to Jeff Brown, who opened things up to questions in the virtual chat feature and explained logistics for the question and response portion of the meeting. Mr. MacVean then assisted with lifting-up various questions for responses by the panelists.

II. Summary of Questions/Comments and Responses:

One questioner asked if there will be improved fencing design along Cedar St. instead of current tarp treatment. The design has not been detailed at this stage, but Petitioner will be mindful of this as the project moves forward.

The question was raised as to whether retail and food uses will be provided as part of the plan. The focus of the rezoning and development activities is the reconfiguration of the fields as well as the installation of the fieldhouse for the football practice and operations similar to the Atrium Health Dome, and catering and food service will be provided as a part of events and as part of the football operations activities.

Building Height along Cedar within Development Area A: one questioner asked if the portion of the fieldhouse along Cedar Street will affect the views of the city from residents across Cedar Street? It was explained that while still in the planning stages we are currently exploring a potential structure for the fieldhouse of around 65-75 feet in height, but the rezoning plan currently shows a 95-foot maximum height for Development Area A, which is under further review. It is difficult to determine how much views may be impacted at this time. It is noted that most of the Cedar Street frontage consists of outdoor field. Someone also asked how the fieldhouse compares to the Atrium Health Dome in height. The Atrium Health Dome is 65 feet as was clarified during the discussion.

Parking for Visitors: questions were asked about parking for visitors. It was explained that as with the current operations for the fields, the organization seeks to provide special care to parking. Parking will continue to be provided on the site being mindful of events like game day to ensure they continue to be properly handled. The parking needs for visitors associated with the fieldhouse were also asked and it was explained that there will be periodic events, but the principal operations will be for practice and sports operations. Parking may also be contemplated on Development Area B portion. One person inquired about ticketing of parkers on increased fines on large volume days to discourage parking on streets. It was noted that most of the practice activities involve foot traffic from the stadium area.

Mr. Doolittle indicated that access from Cedar St. along the boundary with JWU is required by emergency services and fire department to get the correct hose pull and maneuvering around the fieldhouse so that is the primary use of that connection although it may be used some in other limited instances for events and property maintenance.

What is the new construction deadline? We are still in the construction planning phase and so the process is very fluid, but first phase of the fields would be completed in the summer. The fieldhouse design will be continued, and it could be sometime in the next few years. There are no current plans for future development areas.

Traffic questions: in response to traffic questions, it was noted that strong coordination efforts will continue to take place to ensure proper support management by CMPD. A panelist added that they will continue to collaborate with CMPD to ensure the safety of pedestrians while limiting the amount of vehicular traffic in that area as has been done in the past.

A questioner asked about the location of the fieldhouse building proximity to Cedar Street. It was noted that there is a planting strip area, a sidewalk and then fencing, so there is a separation area; again, further review of exact dimensions is under way.

One resident asked about the remainder of the rezoning schedule. Mr. Brown stated that the city portal will have updates as we move forward, and residents can also reach out for updates. As to the rezoning schedule, the public hearing is planned for May 20th, the zoning committee would then be June 4th and the current schedule calls for a decision on June 17th.

In response to a question about adherence to the noise ordinance, it was stated that the ordinance will be followed.

One questioner asked if there will continue to be a sidewalk around the practice field. It was noted the currently contemplated sidewalk that goes around Johnson & Wales will not remain. But there is a plan to ensure a pedestrian connection from the tunnel to the Clutch parking lot that would then extend down the greenway to Erwin Creek; which is the approved County alignment for the greenway system to support the permanent location for multi-modal connectivity. It is understood that the existing sidewalk along Cedar St. along with a planting strip will remain.

Ms. Green thanked everyone for their participation. Mr. Doolittle added that some more detail on questions may be answered with our next submittal to the City. Mr. Brown also thanked everyone for their participation. We look forward to moving through the process.

There being no further questions, the community meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff and be mindful of the input received from the meeting and other discussions.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Carolina Wright/Tanya Taylor, Panthers Stadium LLC
Tamera Green/Sarah Clark, Panthers Stadium LLC
Jeff Brown/Keith MacVean/Drenna Hannon, Moore & Van Allen, PLLC
Nate Doolittle/Adam McGuire, Land Design

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFI RS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
07304102	526 S CHURCH PHASE I OWNER LLC			C/O MRP REALTY	3050 K ST NW STE 125		WASHINGTON DC		20007
07304207	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA GA		30343
07304219	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA GA		30343
07306103	PANTHERS STADIUM LLC				800 S MINT ST		CHARLOTTE NC		28202-1514
07312404	401 SOUTH GRAHAM OWNER LLC				51 MADISON AVE ROOM 906		NEW YORK NY		10010
07312411	410 S MINT ST NC LLC				2303 WINEGLASS RD		DECATUR GA		30033
07313106	ADAMS	JOHN WAYNE	CATHERINE D	ADAMS	14015 WOODY POINT RD		CHARLOTTE NC		28278
07313301	ADAMS	JOHN WAYNE	CATHERINE D	ADAMS	14015 WOODY POINT RD		CHARLOTTE NC		28278
07313302	LIFE STORAGE LP				PO BOX #71870		SALT LAKE CIUT		84171
07313401	ADAMS	JOHN WAYNE	CATHERINE D	ADAMS	14015 WOODY POINT RD		CHARLOTTE NC		28278
07313406	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE NC		28202-2816
07314104	DEPT OF TRANSPORTATION				PO BOX 640		ALBEMARLE NC		28001
07314105	CLARKSON STREET LLC				2109 RANDOLPH RD		CHARLOTTE NC		28207
07314201	CLARKSON STREET LLC				2109 RANDOLPH RD		CHARLOTTE NC		28207
07314301	SOUTH PROPERTIES LLC				PO BOX 11273		CHARLOTTE NC		28220-1273
07315101	GREATER MOUNT MORIAH PRIMITIVE	BAPTIST CHURCH			747 W TRADE ST		CHARLOTTE NC		28202
07315109	JOHNSON & WALES UNIVERSITY		PRESIDENT	ATTN: ARTHUR J GALLAGHER	801 WEST TRADE ST		CHARLOTTE NC		28202
07315110	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE NC		28202
07315129	DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH NC		27611
07315132	DEPT OF TRANSPORTATION				716 WEST MAIN ST		ALBEMARLE NC		28001-4626
07315133	CITY OF CHARLOTTE				30 SOUTH MCDOWALL ST UNIT 408		CHARLOTTE NC		28204
07316107	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE NC		28001-4626
07316109	DEPT OF TRANSPORTATION				716 WEST MAIN ST		ALBEMARLE NC		28001-4626
07316110	NC DEPARTMENT OF TRANSPORTATION				206 CHARTER ST		ALBEMARLE NC		28001
07316111	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE NC		28202
07317103	SOUTHERN REGION INDUSTRIAL	REALTY CO		C/O N/S TAX DEPT	110 FRANKLIN RD SE		ROANOKE VA		24042-0002
07317201	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE NC		28242-0001
07317202	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE NC		28242-0001
07317205	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE NC		28242-0001
07317206	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST		CHARLOTTE NC		28242-0001
07317207	WEST PARKING SERVICE INC				2224 CORAL VALLEY RD		CHARLOTTE NC		28214
07317208	BEL CIRCA LIMITED PARTNERSHIP			C/O EATON VANCE MANAGEMENT REIG	TWO INTERNATIONAL PLACE		BOSTON MA		02110
07317211	DEPT OF TRANSPORTATION				716 WEST MAIN ST		ALBEMARLE NC		28001-4626
07318104	SHRIVER	SUSAN S			2122 FREEDOM DR STE A	C/O A HOKE LTD	CHARLOTTE NC		28208
07318106	KWW INVESTMENTS LLC			C/O KLINGMAN WILLIAMS INC	505 S CEDAR ST		CHARLOTTE NC		28202-1024
07318107	PS MARKS LLC			C/O CORPORATE TRUST CENTER	1209 ORANGE ST		WILMINGTO DE		19801
07318109	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE NC		28202-2816
07318201	AP FOUNDRY LP				802 GERVAIS ST STE 200		COLUMBIA SC		29201
07318310	AP APMC FOUNDRY JV MEMBER LP			C/O ASANA PARTNERS LP	802 GERVIS ST STE 200		COLUMBIA SC		29201
07318313	AP APMC FOUNDRY JV MEMBER LP			C/O ASANA PARTNERS LP	802 GERVAIS ST STE 200		COLUMBIA SC		29201
07318401	SOUTHERN REGION INDUSTRIAL	REALTY CO		C/O N/S TAX DEPT	110 FRANKLIN RD SE		ROANOKE VA		24042-0002
07319301	JOHNSON & WALES UNIVERSITY CLARKSON PLACE TOWNHOUSE ASSOC				801 W TRADE ST		CHARLOTTE NC		28202
07319602	INC			C/O THELMA COUNCIL	231 S CLARKSON ST		CHARLOTTE NC		28202
07319603	DADLANI	SHAAN RAMESH			223 SOUTH CLARKSON ST		CHARLOTTE NC		28202
07319604	DIGGS	BRADLEY			225 SOUTH CLARKSON ST		CHARLOTTE NC		28202
07319605	GRENNAN	KELLY	KEVIN	GRENNAN	12651 LAHINCH CT		CHARLOTTE NC		28277
07319606	HARRIS	TONY TYRELL	TRUDI	MARAGH	229 S CLARKSON ST		CHARLOTTE NC		28202
07319607	ARAUZ	ALAN			231 S CLARKSON ST		CHARLOTTE NC		28202
07319608	VIOTTO	JOSEPH M			233 S CLARKSON ST		CHARLOTTE NC		28202
07319609	FOSTER	GREG A	CARRIE	FOSTER	235 SOUTH CLARKSON ST		CHARLOTTE NC		28202
07319610	GALLOWAY	KEVIN MALACHI			237 S CLARKSON ST		CHARLOTTE NC		28202
07319611	AKESON	TIMOTHY J			239 SOUTH CLARKSON ST		CHARLOTTE NC		28202
07319612	MEACH	SHAWN	MICHAEL-JON	TEHINI	241 S CLARKSON ST		CHARLOTTE NC		28202
07320117	CLARKSON GREEN TOWNHOUSE ASSOC INC				C/O COMM DEV		CHARLOTTE NC		28255
07320118	SLONE	PATRICIA L	SUSAN BURKE	KIKER	801 GREENLEAF AVE		CHARLOTTE NC		28202
07320119	BRYAN	CHARLES WILLIAM	ANNE KABLE	HOWARD	803 GREENLEAF AVE		CHARLOTTE NC		28202
07320120	TRENT ELIJAH HOUSING LLC				341 MEATS AVE		ORANGE CA		92865
07320121	ROME	BRENDA T			807 GREENLEAF AVE		CHARLOTTE NC		28202
07320122	DODD	KAYAUNA			809 GREENLEAF AVE		CHARLOTTE NC		28202
07320123	FUNDERBURG	MICHAEL B	AMANDA H	FUNDERBURG	811 GREENLEAF AVE		CHARLOTTE NC		28202
07320124	BOWMAN	THOMAS W			813 GREENLEAF AVE		CHARLOTTE NC		28202
07320125	HANSEN	LAUREN	SCOTT	HANSEN	3901 BLACK SYCAMORE DR		CHARLOTTE NC		28226
07320126	AUTEN	MICHAEL T			403 CLARKSON GREEN PL		CHARLOTTE NC		28202-1058
07320127	405 CLARKSON GREEN STREET LLC				112 N MCDOWELL ST		CHARLOTTE NC		28204
07320129	TALBOT	MARK D	VICTORIA P BRYANT	TALBOT	435 CLARKSON GREEN ST		CHARLOTTE NC		28202
07320130	CHERRY	COURTNEY MARIE	COLE	CHERRY	437 CLARKSON GREEN ST		CHARLOTTE NC		28202
07320131	HOCKEBORN	MATTHEW D			439 CLARKSON GREEN PL		CHARLOTTE NC		28202-1072
07320132	RUOTOLO	ALI	VICTOR	RUOTOLO	441 CLARKSON GREEN ST		CHARLOTTE NC		28202
07320133	GRUN	JEFFREY J			443 CLARKSON GREEN PL		CHARLOTTE NC		28202-1072
07320134	GRUN	JEFFREY J			445 CLARKSON GREEN PL		CHARLOTTE NC		28202-1072

Exhibit A (Cont.)

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFI RS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
07320135	JORDAN	LARRY DONNELL	JAMES AARON	SMITH	PO BOX 218		DAVIDSON	NC	28036
07320136	GARDNER	THOMAS JEREMY			430 WEST CLARKSON GREEN ST		CHARLOTTE	NC	28202
07320137	BLANTON	BRIAN N		CLAUDIA PRAGER	426 CLARKSON GREEN PL		CHARLOTTE	NC	28202-1070
07320138	ALIMOHAMMADI	NAZILA			424 CLARKSON GREEN ST		CHARLOTTE	NC	28202
07320139	MINTON	PEGGY C			422 CLARKSON GREEN PL		CHARLOTTE	NC	28202-1070
07320149	CLARKSON GREEN TOWNHOUSE ASSOC INC			C/O COMM DEV	ONE NCNB PLAZA T15-4		CHARLOTTE	NC	28255
07320201	CLARKSON PLACE TOWNHOUSE ASSOC INC			C/O THELMA COUNCIL	231 S CLARKSON ST		CHARLOTTE	NC	28202
07320202	CLARKSON GREEN TOWNHOUSE ASSOC INC			C/O COMM DEV	ONE NCNB PLAZA/T15-4		CHARLOTTE	NC	28255
07320203	WHITE	SIMON A JR			328 S CEDAR ST		CHARLOTTE	NC	28202
07320205	BOUBEAU	CHRISTINE			307 S CLARKSON ST		CHARLOTTE	NC	28202
07320206	MCINTYRE	GAVIN HAROLD	LYNN FURTON	MCINTYRE	305 S CLARKSON ST		CHARLOTTE	NC	28202
07320207	MCCLETTIE	LAURA S	DAKS L	MCCLETTIE	303 S CLARKSON ST		CHARLOTTE	NC	28202
07320208	RYAN	MIKEL ROGERS	DIANE KAY	RYAN	301 S CLARKSON ST		CHARLOTTE	NC	28202
07320209	WILSON	JOHN K IV			309 S CLARKSON ST		CHARLOTTE	NC	28202
07320210	DEPEREZ	DIANA CASTILLO	GUSTAVO	PEREZ	311 S CLARKSON ST		CHARLOTTE	NC	28202
07320211	TOLUBA	JAMES W	ANASTASIA L	TOLUBA	313 S CLARKSON ST		CHARLOTTE	NC	28202
07320212	CARMICHAEL	JOHN HENRY			315 S CLARKSON ST		CHARLOTTE	NC	28202
07320213	HUYNH	QUANG AN			317 S CLARKSON ST		CHARLOTTE	NC	28202
07320214	WILCZEWSKI	PRZEMYSLAW A	MARGARET ROSE	MCLOUGHLIN	319 S CLARKSON ST UNIT 319		CHARLOTTE	NC	28202
07320215	CHAPMAN	CONNOR			321 S CLARKSON ST		CHARLOTTE	NC	28202
07320216	WERNER	NANCY A	SCOTT A	WERNER	323 S CLARKSON ST		CHARLOTTE	NC	28202
07320217	BLOOMER	SHELBOURNE T			325 S CLARKSON ST		CHARLOTTE	NC	28202
07320218	GRUBBS	ALGIE MELFI JR	TRACY	GRUBBS	327 S CLARKSON ST		CHARLOTTE	NC	28202
07320219	WHITE	JAMES LARRY	THORA S	DAVIDSON-WHITE	329 S CLARKSON ST		CHARLOTTE	NC	28202
07320220	JORDAN	KELLEY			9221 DRAYTON LN		INDIAN LAN	SC	29707
07320222	LOHR	MEAGAN J			810 GREENLEAF AVE		CHARLOTTE	NC	28202
07320223	MEASHAM	AARON CHRISTOPHER			808 GREENLEAF AVE		CHARLOTTE	NC	28202
07320224	LATOUR & ASSOCIATES P A				1590 GULF BLVD STE 704		CLEARWATE	FL	33767
07320225	WILSON	EVERTON			804 GREENLEAF AVE		CHARLOTTE	NC	28202
07320226	COLETTA	JOSEPH P			802 GREENLEAF AVE		CHARLOTTE	NC	28202-1032
07320227	REESE	GERALD DAVID JR			800 GREENLEAF AVE		CHARLOTTE	NC	28202-1032
07320228	CLARKSON GREEN TOWNHOUSE ASSOC INC			C/O COMM DEV	ONE NCNB PLAZA T15-4		CHARLOTTE	NC	28255
07324215	CHARLOTTE RESCUE MISSION				907 W 1ST ST		CHARLOTTE	NC	28202
07324216	CHARLOTTE RESCUE MISSION				907 W 1ST ST		CHARLOTTE	NC	28202-1003
07324226	DEPT OF TRANSPORTATION				PO BOX 25201		RALEIGH	NC	27611
07328102	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202-2844
07328106	JOHNSON & WALES UNIVERSITY		PRESIDENT	ATTN: ARTHUR J GALLAGHER	801 WEST TRADE ST		CHARLOTTE	NC	28202

Additional Parcel Owners Notified:

First Name	Last Name	Address - Mailing	City	St	Zip
Jeffrey D	Carter, Jr.	407 Clarkson Green Pl	Charlotte	NC	28202
John David	Preston	418 Clarkson Green St	Charlotte	NC	28202
Jason R	Plattenberger	416 Clarkson Green St	Charlotte	NC	28202
Gary L	Adcock	704 E. 10th St	Charlotte	NC	28202
Trent Elijah	Housing LLC	341 W Meats Ave	Orange	CA	92865
Margaret C	Alexander	408 Clarkson Green Pl	Charlotte	NC	28202
Clint Garrett; Alexandra Simpson	McManus	406 Clarkson Green Pl	Charlotte	NC	28202
Landon R	Funsten, III	404 Clarkson Green St., Unit 40	Charlotte	NC	28202
Jesse	Taylor	402 Clarkson Green St	Charlotte	NC	28202
Elizabeth Anne; William Austin	Volden; Martin	400 Clarkson Green St	Charlotte	NC	28202
	Clarkson Place Townhouse Assoc Inc c/o Thelma Council	231 S Clarkson St	Charlotte	NC	28202
	Clarkson Green Townhouse Assoc., Inc. c/o Comm Dev	One NCNB Plaza T15-4	Charlotte	NC	28255
	Clarkson Green Townhouse Assoc., Inc. c/o Comm Dev	One NCNB Plaza T15-4	Charlotte	NC	28255

Exhibit A (Cont.)

First Name	Last Name	Address - Mailing	City	St	Zip
Kourtney L	Conway	312 S Cedar St	Charlotte	NC	28202
Kristen L	Haynes	314 S Cedar St	Charlotte	NC	28202
	TNZ Investments LLC	316 S Cedar St	Charlotte	NC	28202
Laura W	McLean	318 S Cedar St	Charlotte	NC	28202
Scott; Madison Leigh	Heise; Parsons	320 S Cedar St	Charlotte	NC	28202
Lily Margaret	Yatawara	322 S Cedar St	Charlotte	NC	28202
Victoria E; Leo W	Taylor: Feichtenschlager	324 S Cedar St	Charlotte	NC	28202
Wesley N	Clark	326 S Cedar St	Charlotte	NC	28202
Carrie B; Marc A	Cook; Wilson II	300 S. Cedar St, Unit 1	Charlotte	NC	28202
Caitlin	Smichowski	300 S. Cedar St, Unit 2	Charlotte	NC	28202
Jonathan M	Alexander	300 S. Cedar St, Unit 3	Charlotte	NC	28202
Kirby; Jo Ellen	Raley	312 Great Northern Station	Apex	NC	27502
Dylan	Matthiessen	300 S. Cedar St, Unit 5	Charlotte	NC	28202
Gousalya	Siva	300 S. Cedar St, Unit 6	Charlotte	NC	28202
	Hughes Real Estate LLC	1513 Russell Ave	Charlotte	NC	28216
Elizabeth C	Hancock	6304 Sharon Acres Rd	Charlotte	NC	28210
Timmy G; Cynthia R	Bryant	300 S. Cedar St, Unit 9	Charlotte	NC	28202
Andrew G	Bullock	300 S. Cedar St, Unit 10	Charlotte	NC	28202
Brandon Anthony	Napier	306 S. Cedar St, Unit 1	Charlotte	NC	28202
	ABAC Properties LLC	3817 Buncombe Dr	Greensboro	NC	27407
	MGYG Properties LLC	3835 Zemosa Ln	Concord	NC	28027
Shun Hin; Anthony Yik-tung	Lam; Ki	6430 E 186th Ln	Fresh Meadows	NY	11365
Mark D; Nancy A	Manning	215 Ballard Ct	Fort Mill	SC	29715
Conner Joseph	Flynn	306 S. Cedar St, Unit 6	Charlotte	NC	28202
Justeena Renaye	Leonard	306 S. Cedar St, Unit 7	Charlotte	NC	28202
	Shane Gave Realty & Investments Inc	3091 Twin Lakes Dr	Matthews	NC	28104
Austin Daniel	Blondell	306 S. Cedar St, Unit 9	Charlotte	NC	28202
David Marshall; Meredith Gallman	Gaddis	306 S. Cedar St, Unit 10	Charlotte	NC	28202
Schuyler; Christina	McKay; Pham	230 S Cedar St. Unit 1	Charlotte	NC	28202
Rebecca Bradyn	Reinheimer	230 S Cedar St. Unit 2	Charlotte	NC	28202
Joseph	Adu	230 S Cedar St. Unit 3	Charlotte	NC	28202
Diana & Brian	Scotti	230 S Cedar St. Unit 4	Charlotte	NC	28202
Sinthujah	Velummylum	230 S Cedar St. Unit 5	Charlotte	NC	28202
Brian & Diana	Zepa	230 S Cedar St. Unit 6	Charlotte	NC	28202
Staci M	Corby	230 S Cedar St. Unit 7	Charlotte	NC	28202
David M.	Watkins	230 S Cedar St. Unit 8	Charlotte	NC	28202
Timothy D	Nutter	238 S Cedar St. Unit 1	Charlotte	NC	28202
Sebastian J.	Hoyt	238 S Cedar St. Unit 2	Charlotte	NC	28202
Alvin Jerome	Austin	238 S Cedar St. Unit 3	Charlotte	NC	28202
Tyler Michael	Brown	238 S Cedar St. Unit 4	Charlotte	NC	28202
River; Caroline	Lawrence; Vernarelli	238 S Cedar St. Unit 5	Charlotte	NC	28202
James Darren; Miriam	Adkins	238 S Cedar St. Unit 6	Charlotte	NC	28202
Irene E Villanueva	Lacrosse	238 S Cedar St. Unit 7	Charlotte	NC	28202
Jerry L	Bowman, Jr.	238 S Cedar St. Unit 8	Charlotte	NC	28202
Zachary; MacKenzie	Griffiths; Miller	244 S Cedar St. Unit 1	Charlotte	NC	28202

Exhibit A (Cont.)

First Name	Last Name	Address - Mailing	City	St	Zip
Otis K; Gerardo	Whisonant; Reyes	244 S Cedar St. Unit 2	Charlotte	NC	28202
Austin P	Jessup	244 S Cedar St. Unit 3	Charlotte	NC	28202
Olena	Fosforova	244 S Cedar St. Unit 4	Charlotte	NC	28202
Brian P	Singletary	244 S Cedar St. Unit 5	Charlotte	NC	28202
Carl J	Breznai	244 S Cedar St. Unit 6	Charlotte	NC	28202
Tonya Denise	Reid	244 S Cedar St. Unit 7	Charlotte	NC	28202
Robert L; Diana	Schmiesing	244 S Cedar St. Unit 8	Charlotte	NC	28202
Grayson	Hearn	244 S Cedar St. Unit 9	Charlotte	NC	28202
	Cedar Charlotte LLC	244 S Cedar St. Unit 10	Charlotte	NC	28202
Jon	Edwards	239 S. Clarkson St.	Charlotte	NC	28202
Ginny	Woolard	215 S. Irwin Avenue	Charlotte	NC	28202

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Arts & Science Council- Culture	Eboni	Lewis	227 W. TRADE STREET, CHARLOTTE, NC, 28202
Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203
Charlotte Center City Partners-	Kyle	Bridges	200 SOUTH TRYON, CHARLOTTE, NC, 28202
Charlotte Crown Realist Associ	Sandra	Norman	601 E. 5TH STREET, CHARLOTTE, NC, 28202
Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202
City of Charlotte - Housing & N	Landon	W.	600 E TRADE ST, CHARLOTTE, NC, 28202
City of Charlotte - Housing & N	Landon	Watanabe	600 E TRADE ST, CHARLOTTE, NC, 28202
City of Charlotte - Housing & N	Leslie	Blaser	600 E. TRADE STREET, CHARLOTTE, NC, 28202
Clarkson Place Town House Assoc	Laura	McClettie	303 S. CLARKSON ST, CHARLOTTE, NC, 28202
Code for Charlotte	Jill	Bjers	322 KATONAH AVE, CHARLOTTE, NC, 28208
DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203
DCA Land Use	Ellen	Citarella	322 E. Kingston Ave.
Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203
Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203
Dilworth Crescent Row	Maggie	Commins	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203
Enderly Park Neighborhood Assoc	Ronnie	Devine	700 NORTH TRYON ST, CHARLOTTE, NC, 28202
Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203
Fourth Ward	Andreia	Graddick	601 E. 5TH STREET, CHARLOTTE, NC, 28202
Fourth Ward	Jasmine	Francis	215 N PINE STREET, CHARLOTTE, NC, 28202
Fourth Ward	Mark	Talbot	500 N. POPLAR ST, CHARLOTTE, NC, 28202
Fourth Ward	Terri	Cain	127 N. TRYON ST. #14, CHARLOTTE, NC, 28202
Friends of Fourth Ward Neighbor	Sarah	Kennard	402 W. 8TH ST., CHARLOTTE, NC, 28202
Friends of Fourth Ward Neighbor	Shirley	CressDudley	300 W. 5TH ST. #624, CHARLOTTE, NC, 28202
Future Forward Group Home LLC	Robin	Gregory	400 E Stonewall St, Charlotte, NC, 28202, USA
Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203
Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203
Greenville Neighborhood	Allison	Allen	606 N.C. MUSIC FACTORY BLVD, CHARLOTTE, NC, 28206
Greenville Resident & Homeowner	Thomas	Sadler	1416 WHISNANT STREET, CHARLOTTE, NC, 28206
Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203
Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203
Moore's Chapel Village	Sam	SmithJr.	7008 PALATINE LN, CHARLOTTE, NC, 28214
Office Of The Governor Of The N	Budd	Berro	600 E FOURTH ST, CHARLOTTE, NC, 28202
Orchid Hill Homeowners Associat	Cora	Todd	200 FRAZIER AVENUE, CHARLOTTE, NC, 28216
Other	Kevin	Miller	350 S GRAHAM ST, CHARLOTTE, NC, 28202
Roof Above	Liz	Clasen-Kelly	945 N. COLLEGE ST., CHARLOTTE, NC, 28216

Exhibit A (Cont.)

full_name_neighborhood	first_name	last_name	physical_address
Royal Court HOA	Greg	Parker	704 ROYAL CT, CHARLOTTE, NC, 28202
Seversville Community Organizat	Catherine	Jardines	214 AUTEN STREET, CHARLOTTE, NC, 28208
Severville	Tanis	Stewart	167 S BRUNS AVENUE, CHARLOTTE, NC, 28208
South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203
South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203
South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203
Tarlton Hills Residents Advisor	Mary	Stitt	1223 S Caldwell St, Charlotte, NC, 28203, USA
Third Ward	Benny	LocklearJr.	360 SOUTH GRAHAM ST, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	Alexandra	Colello	316 S. CLARKSON ST, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	David	Freeman	906 WEST 5TH STREET, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE, CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	Mike	Sposato	807 CLARKSON MILL CT., CHARLOTTE, NC, 28202
Third Ward Neighborhood Associa	Thomas	Blue	214 N IRWIN ST, CHARLOTTE, NC, 28202
Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202
Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AV, CHARLOTTE, NC, 28202
Villa Heights Community Organiz	Candace	Davis	129 W. TRADE ST. , CHARLOTTE, NC, 28202
Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208
Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208
Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE, CHARLOTTE, NC, 28208
Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208
Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208
Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202
Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR., CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203
Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203
Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2024-031

Subject: Rezoning Petition No. 2024-031
Petitioner/Developer: Panthers Stadium, LLC
Current Land Use: Practice fields and associated facilities
Existing Zoning: MUDD-O, CAC-2 and N2-C
Rezoning Requested: UE(EX) (Uptown Edge, Exception)

Date and Time of Meeting: ***Wednesday, April 10, 2024, at 7:30 p.m.***

Virtual Meeting Registration: ***Please send an email to Drenna Hannon at drennahannon@mvalaw.com to receive a secure meeting link.***

Date of Notice: 3/29/2024

Panthers Stadium, LLC (the "Petitioner") recently filed a request to rezone an ±[12.4]-acre site located at 325 S. Cedar Street with a portion fronting Fourth Street (the "Site"), in Uptown Charlotte, from MUDD-O, CAC-2 and N2-C to UE(EX).

The rezoning relates primarily to technical aspects associated with contemplated improvements/upgrades to the existing practice fields as part of the strategic vision for the Panthers practice facilities. This includes pursuing enhancements to the practice fields with the goal of constructing a fieldhouse and associated facilities for football operations and community opportunities like Training Camp.

The rezoning seeks to rezone the MUDD-O district from the prior City zoning ordinance to the Uptown Edge (EX) district under the recently adopted Uniform Development Ordinance; UC (EX) is a district that is within the Regional Activity Center (RAC) designation for the Site under the 2040 Plan.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Wednesday, April 10, 2024, at 7:30 p.m.

Please send an email to Drenna Hannon at drennahannon@mvalaw.com by April 9th in order to receive a secure virtual meeting link and reference Petition #2024-031.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Caroline Wright/Tanya Taylor, Panthers Stadium, LLC
Tamera Green/Sarah Clark, Panthers Stadium, LLC
Jeff Brown & Keith MacVean, Moore & Van Allen, PLLC

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Exhibit C

Name	Email
Joe Niland	jmnila@vt.edu
Vicki Taylor	vetailor@me.com
Richard Mathieu	Richard.mathieu@jwu.edu
Mark Norman	mark.norman@jwu.edu
Jason Witham	Jason.witham@jwu.edu
Garland Talbott	Gtalbott@alfredwilliams.com
Taylor Smith	Tsmith@alfredwilliams.com
Thomas Blue	tom@thomasblue.net
Michelle Buckley	michelle@buckleycommercial.net
Skyler McKay	schuylermckay@yahoo.com
Sebastian Hoyt	seb.hoyt@gmail.com
Al Austin	aaustin291@aol.com
Meredith Gaddis	mgaddis2@carolina.rr.com
Tony Marciano	Tony.Marciano@charlotterescuemission.org
Thomas Wilson	tjwilson099@gmail.com
Andrew Bullock	agb18314@gmail.com
Larry and Angela Jordan/James & Dottie Smith	angela@smithjordanrealty.com
Diana Castillo	298dianacastillo1@gmail.com
Algie Grubbs	algie.grubbs@sefl.com
Tracy Grubbs	tgrubbs@lakeforest.org
Dylan Paradise	dylanparadise@gmail.com
Megan Pennline	Megan.Pennline@TA-Inc.com
Joseph G. Faucett	joe.faucett@gmail.com
Austin Blondell	ablondell@spectrumcos.com
David Reese	dreese6440@aol.com
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Gaile Dry-Burton	gaile7748@aol.com
Ginny Woolard	virginiaswoolard@gmail.com
Regina Gill	regina.gill54@yahoo.com
Laura Philibin	lauraphilibin@gmail.com
Laura McLean	lwmclean13@gmail.com