

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-163

Petitioner: BP Metropolitan
Rezoning Petition No.: 2021-163
Property: ± 3.23 acres located at 7th and Tryon (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 Section 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 8/26/2021. 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 held virtually on Thursday, September 9, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Cary Euwer and Wayne Barber with Metropolitan, Janet Meyer and Bob Northfield with BCT Design, and Richard Petersheim and Shaun Hicks with LandDesign. Also in attendance were Bridget Grant and Jeff Brown with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Bridget Grant opened the meeting, welcomed everyone in attendance, and introduced the development team.

Cary Euwer, provided a company overview and described Metropolitan's experience building quality mixed use developments.

Ms. Grant explained the purpose of the zoning and the use of optional provisions. Ms. Grant then described the site location and wide range of uses permitted under UMUD zoning. The use of optional provisions will allow development of the site with modest technical deviations to in response to existing site conditions and current market needs. Mr. Petersheim described each optional provision and the meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

No questions were asked in response to the presentation.

Ms. Grant thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes resulted from community meeting feedback.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Cary Euwer, BP Metropolitan NC, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC

EXHIBIT A

TAXPID	OWNERLASTN	OWNER	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	ST	ZIP
07801316	DUNHILL HOTEL GROUP LIMITED	PARTNERSHIP			PO BOX 31747	RALEIGH	NC	27622
07801322	COUSINS FTC CHARLOTTE LP			C/O COUSINS PROPERTIES INC	201 N TRYON ST STE 1450	CHARLOTTE	NC	28202
07802323	BANK OF AMERICA		ASSESSMENTS	C/O CORPORATE REAL ESTATE	101 N TRYON ST	CHARLOTTE	NC	28255
07802401	CITY OF CHARLOTTE ST PETERS PROTESTANT			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
07802414	EPISCOPAL	CHURCH EPISCOPAL			115 W 7TH ST	CHARLOTTE	NC	28202
07802415	ST PETERS PROTESTANT	CHURCH			115 W 7TH ST	CHARLOTTE	NC	28202
07803405	FIRST METHODIST CHURCH				501 N TRYON ST	CHARLOTTE	NC	28202
08001103	TRUIST BANK				101 N CHERRY ST STE 710	WINSTON SALEM	NC	27101
08001112	TRUIST BANK				101 N CHERRY ST STE 710	WINSTON SALEM	NC	27101
08001115	230 NORTH TRYON LLC		CAROLINAS	C/O FOUNDATIN FOR THE	220 N TRYON ST	CHARLOTTE	NC	28202
08001116	220 NORTH TRYON LLC				220 N TRYON ST	CHARLOTTE	NC	28202
08001409A	TERRA FUNDING-WAKE FOREST LLC		CHARLOTTE LLC	C/O 200 NORTH COLLEGE	40 MORRIS AVE STE 230	BRYN MAWR	PA	19010
08001409B	SOP 200 N COLLEGE OWNER LP			C/O GRAMERCY PROPERTY TRUST	90 PARK AVE 32ND FLOOR	NEW YORK	NY	10016
08001409C	CENTER CITY HOTEL PTNRS L P SEVENTH STREET INVESTORS			C/O GF MANAGEMENT INC	8 PENN CENTER 23RD FLOOR	PHILADELPHIA	PA	19103
08002101	LLC	CHURCH OF			PO BOX 2439	MATTHEWS	NC	28106
08002102	FIRST UNITED PRESBYTERIAN	CHAR INC			201 E 7TH ST	CHARLOTTE	NC	28202
08002103	FIRST UNITED PRESBYTERIAN SEVENTH STREET INVESTORS	OF CHARLOTTE INC			201 E 7TH ST	CHARLOTTE	NC	28202
08002104	LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439	MATTHEWS	NC	28106
08002119	WORLDCOM NETWORK SERVICES INC			PROPERTY TAX DEPTC2-3	22001 LOUDOUN COUNTY PI	ASHBURN	VA	20147
08002120	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202

08002122	SEVENTH STREET INVESTORS LLC		PO BOX 2439	MATTHEWS	NC	28106
08002201	CITY OF CHARLOTTE HOUSING AUTHORITY		PO BOX 36795	CHARLOTTE	NC	28202
08002204	NATIONS BANK N A (CAROLINAS)	C/O BANK OF AMERICA WORKPLACE FINA CORPORATE	101 N TRYON ST	CHARLOTTE	NC	28255
08002205	NATIONS BANK N A (CAROLINAS)	C/O BANK OF AMERICA WORKPLACE FINA CORPORATE	101 N TRYON ST	CHARLOTTE	NC	28255
08002206	NATIONS BANK N A (CAROLINAS)	C/O BANK OF AMERICA WORKPLACE FINA CORPORATE	101 N TRYON ST	CHARLOTTE	NC	28255
08002208	NATIONS BANK N A (CAROLINAS)	C/O BANK OF AMERICA WORKPLACE FINA CORPORATE	101 N TRYON ST	CHARLOTTE	NC	28255
08002301	330 NORTH TRYON REAL ESTATE LLC		PO BOX 2218	CORNELIUS	NC	28031
08002303	MECKLENBURG COUNTY		600 E FOURTH ST	CHARLOTTE	NC	28202
08002304	MECKLENBURG COUNTY		600 E FOURTH ST	CHARLOTTE	NC	28202
08002305	CHARLOTTE MECKLENBURG PUBLIC LIBRARY		310 N TRYON ST	CHARLOTTE	NC	28202
08002306	MECKLENBURG COUNTY		600 E 4TH ST	CHARLOTTE	NC	28202
08002308	PUBLIC LIBRARY OF	CHARLOTTE & MECK COUNTY	310 N TRYON ST	CHARLOTTE	NC	28202
08002309	PUBLIC LIBRARY OF	CHAR & MECK COUNTY	310 N TRYON ST	CHARLOTTE	NC	28202
08002311	MECKLENBURG COUNTY		600 E FOURTH ST	CHARLOTTE	NC	28202
08002312	MECKLENBURG COUNTY		600 E 4TH ST	CHARLOTTE	NC	28202
08002313	MECKLENBURG COUNTY MUSEUM OF THE NEW SOUTH	C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
08002401	INC		200 EAST 7TH ST	CHARLOTTE	NC	28202
08002402	300 N COLLEGE STATION LLC		500 W 2ND ST 19TH FL	AUSTIN	TX	78701
08002415A	GRIFFITH E C COMPANY		1944 BRUNSWICK AV UNIT 2	CHARLOTTE	NC	28207

08003301	500 NORTH TRYON LLC GANT-HUBERMAN	ATTN:HARVEY GANTT	517 N POPLAR ST	CHARLOTTE	NC	28202
08003302	ARCHITECTS		517 NORTH POPLAR ST	CHARLOTTE	NC	28202
08003303	HALL JOHNSTON HEIRS LLC		1065 E MOREHEAD ST	CHARLOTTE	NC	28204
08003305	HALL JOHNSTON HEIRS LLC		711 CENTRAL AVE	CHARLOTTE	NC	28204
08004213	CONCORD LEVINE HOTELS LLC		11410 COMMON OAKS DR	RALEIGH	NC	27614

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Arts & Science Council- Culture Blocks	Eboni	Lewis	227 W. Trade Street	250	Charlotte	NC	28202
Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
Charlotte Crown Realist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
City of Charlotte/ HNS Communications	Leslie	Blaser	600 E. Trade Street		Charlotte	NC	28202
Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
First Ward	Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
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	D	Charlotte	NC	28202
Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
Friend of Fourth Ward Neighborhood Association	Shirley	Cress Dudley	300 W. 5th St. #624		Charlotte	NC	28202
Gold District	Paul	Kardous	305 W Dunbar Street		Charlotte	NC	28203
Greenville	Allison	Allen	606 N.C. Music Factory Blvd	414	Charlotte	NC	28206
Greenville	Todd	Gill	1514 Polk Street		Charlotte	NC	28206
Lockwood	Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
North Tryon	Jesse	Boyd	1210 N. Tryon St.		Charlotte	NC	28277
Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
Optimist Park Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
Roof Above	Liz	Clasen-Kelly	945 N. College St.		Charlotte	NC	28216
Third Ward	Benny	Locklear Jr.	360 south graham st	339	Charlotte	NC	28202
Third Ward Neighborhood Association	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
Third Ward Neighborhood Association	David	Freeman	906 West 5th Street	2105	Charlotte	NC	28202
Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	28202
Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202

EXHIBIT B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-163 – BP Metropolitan NC, LLC**

Subject: Rezoning Petition No. 2021-163
Petitioner/Developer: BP Metropolitan NC, LLC
Current Land Use: Civic/Institutional/Parking
Existing Zoning: UMUD & UMUD-O
Rezoning Requested: UMUD-O & UMUD-O SPA

Date and Time of Meeting: *September 9, 2021 at 6:00 p.m.*

Virtual Meeting Registration: *Please send an email to Bridget Grant at bridgetgrant@mvalaw.com to receive a secure meeting link.*

Date of Notice: 8/26/2021

We are assisting BP Metropolitan NC, LLC (the “Petitioner”) on a recently filed request to rezone an approximately ± 3.23-acre site located at Seventh Street and Tryon Street (the “Site”) from UMUD and UMUD-O to UMUD-O and UMUD-O SPA. The request is to allow the redevelopment of the Site with uses permitted under the current UMUD zoning and with the requested optional provisions to modify certain technical site design standards.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal 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.

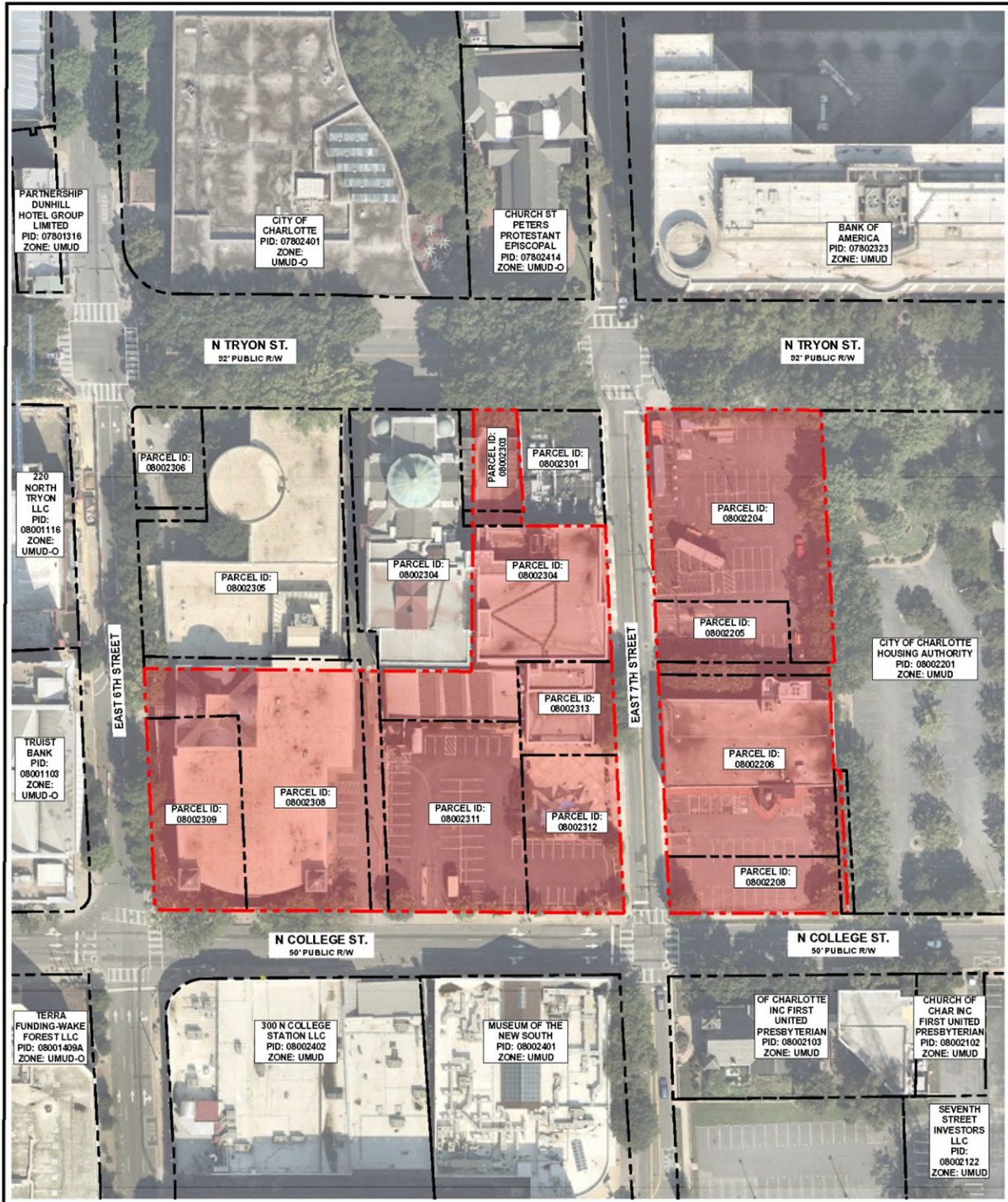
Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on September 9, 2021, at 6:00 p.m.

Please send an email to Bridget Grant at bridgetgrant@mvalaw.com in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email bridgetgrant@mvalaw.com or call **704-331-2379** 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 matter with you at the Virtual Community Meeting. Thank you.

cc: Larken Egleston, Charlotte City Council District 1 Representative
David Pettine, Charlotte Planning, Design and Development Department
Cary Euwer, BP Metropolitan NC, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC



SITE LOCATION MAP

EXHIBIT C

sbook@cmlibrary.org	Book, Shelley
dlevine@levineproperties.com	Daniel Levine
gyoung@shgltd.com	Glenn Young
tom@thomasblue.net	Thomas Blue
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