

2009-055

COMMUNITY MEETING FORM

06-25-09P03:19 RCVD

Date of original contact:

The Notice of Community Meeting (Attachment A) was mailed to the provided list of neighboring property owners and neighborhood associations (Attachment B) on June 2, 2009

Persons and Organizations contacted with date and explanation of how contacted:

The Notice in Attachment A was sent to each person and Organization listed in Attachment B. The meeting was held at 3213 N. Davidson St. on June 17, 2009 at 6:00 pm. In addition we posted a copy of the Notice in front of our building for several weeks to encourage attendance by those that frequently walk by.

Date, time and location of meeting.

The meeting was held at 3213 N. Davidson St. on June 17, 2009 at 6:00 pm.

Persons in attendance at meeting: (Include a copy of the sign in sheet).

Three people in addition to Chris Ingram and Russell Fergusson, attended the meeting. The sign in sheet is attached as Attachment C.

Summary of issues discussed and changes made to the petition as a result of the meeting:

After introducing ourselves to the attendees we gave an overview of the plans for the building and discussed the reasons that we were rezoning. Due to the minimal attendance we broke from our formal agenda and instead had a lengthy discussion with the attendees as we walked around and discussed the layout and potential cross promotion with the neighborhood businesses. One of the attendees is the owner of the adjoining property and he was very supportive. We received only positive feedback and thus no changes were made to our petition as a result. We kept the doors open until approximately 7:00 pm.

Notice Of Community Meeting to Discuss Rezoning of 3213 N. Davidson St.
Application # 2009-055

This is an invitation to attend a Community Meeting regarding the rezoning of the property located at 3213 N. Davidson St. We are inviting you and other surrounding property owners and members of the community to visit the building and learn about the planned rezoning of this property. You will also have an opportunity to ask any questions or make comments regarding the proposed changes. **The meeting will be held at 3213 N. Davidson St. on June 17, 2009 at 6:00 pm.** The Agenda for the meeting is included below.

It is our intention to open a bar in the existing building with a few minor renovations. However, the property at 3213 N. Davidson St. is currently zoned as Industrial-1 Conditional. Unfortunately, the restrictions of its current conditional zoning limit the property use to office space or shop area (as in metal working shop or wood shop). We feel that the current zoning restrictions are preventing this property from contributing to the vibrant North Davidson St. corridor and have submitted an application for the rezoning of the property.

The proposed rezoning will result in the property being rezoned to Mixed Use Development District Optional (MUDD-O). The Mixed Use Development District (MUDD) encourages mixed use development and its accompanying support commercial and office uses while maintaining a strong emphasis on pedestrian scale, urban development, and amenities. The "Optional" is required to accommodate the existing front setback. The new zoning of 3213 N. Davidson will be substantially the same as the adjoining property, on which Dolce Vida, Savvy Real Estate and upstairs condominiums are located. We feel that this zoning classification compliments the current reality and future vision of this unique location at the heart of Charlotte's "NoDa" Art District. If you would like to learn more about the rezoning districts please visit the Charlotte Mecklenburg Planning Department Website at:
<http://www.charmeck.org/Departments/Planning/Rezoning/City+Zoning+Ordinance.htm>

If you cannot attend the meeting but have a question or comment regarding the proposed rezoning please feel free to send your comments and questions to Russell Fergusson at Essex Richards, P.A., 1701 South Blvd., Charlotte, NC 28203 or rfergusson@essexrichards.com.

Community Meeting Agenda

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|----------------|--|
| 6:00 - 6:15 pm | Sign-in/Meet and Greet |
| 6:15 - 6:25 pm | Presentation by Chris Ingram and Russell Fergusson regarding the rezoning and future use of the property |
| 6:25 – 6:45 pm | Questions and Answers |

Yours Truly,

Chris Ingram of DMCS, LLC

3213 North Davidson Public Meeting Sign In Sheet

3213 North Davidson Street Charlotte, NC 28205

PRINT NAME	SIGNATURE	ADDRESS	E-MAIL	PHONE #
JAM MARTIN	<i>Jam Martin</i>	PO Box 891, Matthews NC	JMARTIN315@CAROLINA.PY.COM	704-589-1698
JIM MARTIN				897-9432
Will PUCKETT	<i>Will Puckett</i>	3014 YADKIN AVE. CLT. NC	WILL@WILLPUCKETT.COM	704-840-5357

FAX: 372-1357

ATTN: Russell Ferguson