

Neighborhood Meeting Agenda  
Rezoning Petition 2012-001  
MUDD-O (Site Plan Amendment)  
Mercury NoDa

Location:

The Neighborhood Theatre  
511 E. 36<sup>th</sup> St. Charlotte, NC 28205

Date: December 21, 2011

Time: 6:00 PM – 7:00 PM

Project Team:

Tyler Foster - Mercury NoDa, LLC  
Tripp Beacham & Roger Manley - BB+M Architecture  
Nate Doolittle & Richard Petersheim - Land Design

- I. Introduction of Mercury NoDa project by Tyler Foster.
- II. Description of Zoning Classification and Site Plan Amendment.
- III. Timeline of Rezoning and Project.
- IV. Review of site plan and rezoning renderings - BB+M/Land Design
- V. Description of rezoning process between development team and the NoDa Neighborhood.
- VI. Question and Answer Session

Additional Notes:

Please sign the attendance sheet at the entrance before leaving the meeting.

All renderings are in an early stage of design and are shown to give attendees a basic understanding of massing and design intent. Materials and finishes have not been selected at this early point in design.

**Neighborhood Meeting Minutes**  
**Rezoning Petition 2012-001**  
**MUDD-O (SPA)**  
**Mercury NoDa Project**

**Location:**

**The Neighborhood Theatre**  
**511 E. 36<sup>th</sup> St. Charlotte, NC 28205**

- I. Tyler Foster (Owner/Developer) opened the meeting with the location and history of the property and the basic design of the site plan amendment.
- II. Nate Doolittle (Civil Engineer) described the site plan, pointing out auto and pedestrian entrances, parking deck layout and general building placement. This was followed by limited Q & A with neighbors about parking and traffic flow.
- III. Tripp Beacham (Architect) then gave a general description of SPA renderings.
- IV. Tyler Foster summarized the project team's design intent and how it translated with the existing Neighborhood Theatre building to be saved. Team then described shared plaza/driveway feature. Team also described previous neighborhood concerns that had been addressed successfully.
- V. Q & A
  - Two neighbors expressed concern over heavy traffic already in the neighborhood. Project team responded stating that the project is parked well beyond city requirements – 1 per bedroom vs. 1 per unit and extra parking for retail.
  - One neighbor (on the same city block) offered her general support of the project and described her work with the project team on details about her property.
  - One neighbor expressed support for the general design and wanted more information. He was given contact information after the meeting.
  - Neighbor asked if units in the project would have balconies. The answer was yes.
  - Neighbor stated that she did not like people parking in front of her house on 37<sup>th</sup> St. Team stated that the new SPA has more parking than the first MUDD rezoning plan in 2008 and that parking outside of the project was more of a general neighborhood or city enforcement issue.
- VI. Closing. All parties casually chatted about the project and neighborhood issues for around ten minutes after the meeting and then dispersed.

Rezoning Petition 2012-001

Community Meeting

Sign-In Sheet

December 21, 2011

Name	Address
DALE TREML	704 E. 37th ST.
Steve Hart	617 E. 37th St.
Matt Lemere	811 E 36th St
Lauren Schaberg	816 E 37th St.
ERIK SCHLUDERK	" "
Jenny Cole	701 G. 37th St.
Ken Janssen	3215 Santa Ana Ave. S.
Greg Blavender	623 Mercury St.
MICHAEL KUHN	611 E 37th Street

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