

COMMUNITY MEETING REPORT  
**Petitioner: New Carolina Income  
Properties, LLC** Rezoning Petition No.  
**2014-006**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on (January 15, 2014). A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on January 27, 2014 at 6:00 p.m. at the Tom Sykes Rec Center in Dilworth.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by (Matt Majors/Axiom, Frank Martin and Aaron Ligon/New Carolina).

**SUMMARY OF PRESENTATION/DISCUSSION:**

Example of minutes: The Petitioner's agent, Matt, welcomed the attendees and introduced the Petitioner's team. Matt indicated that the Petitioner proposed to rezone an approximately .34 acre site at 315 E. Tremont Avenue from the UR-2(CD) to TOD-R. Matt explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

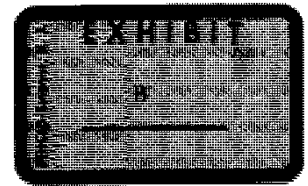
Frank Martin provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Matt showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

**(Detailed minutes of the conversation about the rezoning should be provided including questions, responses and any commitments made by the petitioner.)**

Respectfully submitted, this 7th day of January, 2014.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department





NOTICE TO INTERESTED PARTIES OF  
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition **XX** filed by **XYZ Development, LLC** To rezone approximately **XX** acres located **XX** to allow the development of a **XX**.

Date and Time of Meeting: **(Day), (Month/Date/Year) at (Time).**

Place of Meeting: **(Name of facility and address)**

Petitioner: **XYZ Development, LLC**

Petition No.: **2013-000**

We are assisting **XYZ Development, LLC** (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately **XX** acre site (the "Site") located **(location)** from the **XX** zoning district to **XX** zoning district. The purpose of the rezoning is to permit the development of **(describe proposed development)**.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission'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 give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on **(Day, Date, Time and Location)**. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call (contact person and phone number).

cc: (City Council representative)

Date Mailed: **XXX**



SIGN-IN SHEET FOR REZONING PETITION #2014-006: DILWORTH TERRACE

[COMMUNITY MEETING]

27 January 2014

NAME	ADDRESS	EMAIL OR PHONE
1. MATT MAJORS	333 W. TRADE STB 200	mmajorse@axiomarchitecture.com
2. AARON LIGON	416 McDONALD AVE.	aaron.ligon@ligoncre.com
3. Regina Porter	1917 Euclid Ave	porter7@caroline-rr.com
4. William Robinson	301 E. Tremont Unit 109	willrob59@yahoo.com
5. MARK BLINSON	" 102	mblinson@gmail.com
6. James Cole	1920 Cleveland Ave	james@briarpatchadvisors.com
7. David Smith	1616 Euclid	davidsmith1089@gmail.com
8. Frank Martin	333 W. Trade, #200	jfrankmartin@gmail.com
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NOTES FOR REZONING PETITION #2014-006: DILWORTH TERRACE  
[COMMUNITY MEETING]  
27 January 2014

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NOTES ON NEIGHBORHOOD MEETING FOR  
DILWORTH TERRACE.

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Meeting is open by 6:00 pm.

Attendees are greeted by Developer representatives.

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Dilworth Terrace is represented by:

Frank Martin, Aaron Ligon of New Carolina  
Income Properties. & Matt Majors of  
Axium Architecture.

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5 attendees otherwise.

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Frank Martin gives a brief overview  
of the development, allows for questions.

NOTES FOR REZONING PETITION #2014-006: DILWORTH TERRACE  
[COMMUNITY MEETING]  
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Several Attendees indicate they are owners of nearby homes or condo units.

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Questions about the view from rear of the property.

Frank answers several questions about materials and view.

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Resident of Tremont Condo next door says developer should "buy the site of the proposed Hotel (taxi-cab site) and develop another similar project."

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No more questions.

Residence leave @ 6:25 pm.