

COMMUNITY MEETING REPORT  
**Petitioner: Flywheel Group, LLC**  
Rezoning Petition No. 2014-100

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 April 23, 2015. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on May 4<sup>th</sup>, 2015 at 5:30-7pm at The Neighborhood Theatre, 511 E 36<sup>th</sup> Street, Charlotte, NC 28205.

**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 Tony Kuhn, Flywheel Group, LLC and Pete Godley, First Industrial B&L, LLC.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner Tony Kuhn welcomed the attendees and introduced the Petition. He indicated that the Petitioner proposed to rezone an approximately 15.5 acre site (the "Site") at Matheson/Chick Godley Road from the UR-3(CD) to TOD-M (CD). Tony 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.

Petitioner provided background information about the site. He then presented the site plan exhibit and pointed out various commitments made by the Petitioner. Tony showed conceptual designs and discussed these designs with the attendees. He used concept elevations and renderings to explain the facility's design concepts, and operations.

**Questions from attendees:**

Attendee 1: *'How will this rezoning effect my property? I have been told that this rezoning would then also make my property rezoned. I'm concerned that this rezoning will then trigger a rezoning of my property. I need to keep my property I-2 for business purposes'*

Petitioner explained that the rezoning of this parcel is independent from any zoning classifications on their property.

Attendee 2: *'When will this project begin and when will it be complete?'*

Petitioner responded that the goal of this project was to begin in the next 12 months and to target the first delivery mid-late 2017 with the opening of the light rail extension.

Attendee 1: *'How many units is the current plan and how many do you anticipate?'*

Petitioner communicated that 327-units are approved through the current UR-3(CD) zoning and the conceptual plan had up to 500-525 units depending on the market demand.

Attendee 3: *'How will the two sides of the creek be connected?'*

Discussion around possible pedestrian or vehicular bridge in/around 31<sup>st</sup> street.

Attendee 3: *'How will this impact my property values?'*

Discussion around development momentum in this corridor, the coming light rail and the Noda Brewing Co location on North Tryon and 32<sup>nd</sup> street.

Attendee 1: *How many units will be on the site and what type of uses?*

Petitioner explained the current zoning allows for 327-units. The TOD-M (CD) zoning would allow for whatever number of units/uses that are allowed under the zoning ordinance.

Respectfully submitted, this 6th day of May, 2015.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

# EXHIBIT A

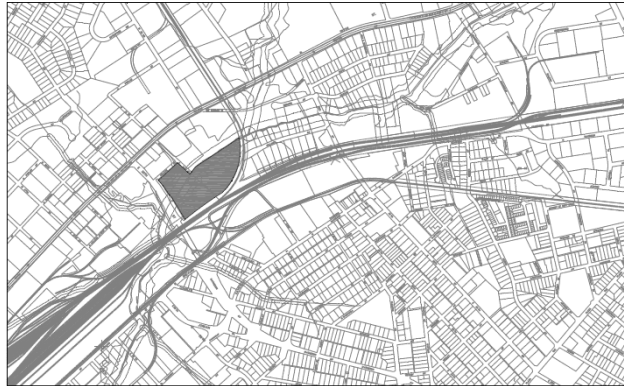
## Adjacent Property Owners:

1	Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAdi City	State	ZipCode
2	2014-100	08303133	ALWIN LLC				2920 N TRYON ST	CHARLOTTE	NC	28206-2761
3	2014-100	08302203	BOLT	JENNIFER C	J T	BOLT	4733 CAMBRIDGE CRESCENT DR	CHARLOTTE	NC	28226
4	2014-100	08302202	BWN INVESTMENTS LLC				7935 COUNCIL PL STE 200	CHARLOTTE	NC	28105
5	2014-100	08303128	CAROLINA FOODS INC	(BY MERGER)			PO BOX 36816	CHARLOTTE	NC	28236
6	2014-100	08302204	DAMRON	JODY			PO.BOX 10479	BROOKSVILLE	FL	34603-0479
7	2014-100	08301132	DUKE POWER CO	ATTN: TAX DEPT - PB05B			422 S CHURCH ST	CHARLOTTE	NC	28242-0001
8	2014-100	08302101	FIRST INDUSTRIAL B & L LLC				2420 BANK OF AMERICA PLAZA	CHARLOTTE	NC	28280
9	2014-100	08303115	FIRST INDUSTRIAL B & L LLC				2420 BANK OF AMERICA PLAZA	CHARLOTTE	NC	28280
10	2014-100	08302305	INTERNATIONAL PAPER COMPANY				6400 POPLAR AVE	MEMPHIS	TN	38197
11	2014-100	08302305	INTERNATIONAL PAPER COMPANY				6400 POPLAR AVE	MEMPHIS	TN	38197
12	2014-100	08303114	KODGEE LLC				3100 CULLMAN AVE	CHARLOTTE	NC	28206
13	2014-100	08302306	MECKLENBURG COUNTY			C/O REAL EST.	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
14	2014-100	08303116	MECKLENBURG COUNTY				700 NORTH TRYON ST	CHARLOTTE	NC	28202
15	2014-100	08303110	NEXUS CHURCH				3144 CULLMAN AVE	CHARLOTTE	NC	28206
16	2014-100	08301101A	NORFOLK SOUTHER RAILWAY	% TAX DEPT			110 FRANKLIN RD SE	ROANOKE	VA	24042-0028
17	2014-100	08303135	QC HOLDING LLC				2800 NORTH TRYON ST	CHARLOTTE	NC	28206
18	2014-100	08301101B	SOUTHERN REGION INDUSTRIAL	REALTY CO		C/O NORFOLK	110 FRANKLIN RD SE	BOX 28 ROANOKE	VA	24042-0002
19	2014-100	08303113	SPECKMAN	PATRICK			3110 CULLMAN AVE	CHARLOTTE	NC	28206-2743
20	2014-100	08303111	TREX PROPERTIES LLC				1650 DES PERES RD SUITE 303	ST LOUIS	MO	63131
21	2014-100	08303112	TREX PROPERTIES LLC				1650 DES PERES RD SUITE 303	ST LOUIS	MO	63131
22	2014-100	08302307	UNITED STATES POST OFFICE				3980 DEKALB TECHNOLOGY PKWY	STE 840 ATLANTA	GA	30340-2770
23	2014-100	08302201	UPDATE INC				5318 ADDISON DR	CHARLOTTE	NC	28211
24	2014-100	08303142	YARDS AT NODA LLC THE				3050 PEACHTREE RD NW STE 2	ATLANTA	GA	30305

## Association contacts:

1	Case_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2	2014-100	Diane	Wingard	Edison Street Block Assoc.	2120 Edison Street	Charlotte	NC	28206
3	2014-100	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC	28206
4	2014-100	Valerie	Stapp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
5	2014-100	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite	Charlotte	NC	28206
6	2014-100	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC	28206
7	2014-100	Chad	Maupin	NoDa NA	1109 East 35th Street	Charotte	NC	28205
8	2014-100	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
9	2014-100	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC	28206
10	2014-100	Christophe	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
11	2014-100	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
12	2014-100	Michael	Gella	Villa Heights NA	1613 Grace Street	Charlotte	NC	28208
13	2014-100	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
14	2014-100	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
15	2014-100	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
16	2014-100	Angela	Ambrose	Villa Heights Community Organizati	Post Office Box 5015	Charlotte	NC	28205

# EXHIBIT B



VICINITY MAP  
N.T.S.

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject:** Community Meeting -- Rezoning Petition filed by Flywheel Group, LLC to rezone approximately 15.5 acres located at Matheson Avenue and Chick Godley Road to allow the development of a Transit Oriented-Mixed Use.

**Date and Time of Meeting:** May 4<sup>th</sup>, 2015 5:30-7pm  
**Place of Meeting:** The Neighborhood Theatre  
511 E 36<sup>th</sup> Street, Charlotte, NC 28205

**Petitioner: Flywheel Group, LLC**  
**Petition No.: 2014-100**

Flywheel Group, LLC (the "Petitioner") seeking to rezone an approximately 15.5 acre site (the "Site") located along Matheson Ave and Chick Godley Road from the UR-3 (CD) zoning district to TOD-M (CD) zoning district. The purpose of the rezoning is to permit the development of a transit oriented development on the site.

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, as the Petitioner, we give you notice that we will hold a Community Meeting regarding this Rezoning Petition on May 4<sup>th</sup> at 5:30-7pm at The Neighborhood Theatre. We 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 Tony Kuhn at 901-219-3987.

cc: Patsy Kinsey

Date Mailed: April 23, 2015

# EXHIBIT C

Community Meeting Sign-In Sheet  
Petitioner: Flywheel Group, LLC  
Rezoning petition Number 2014-100  
Date: May 4, 2015

Name	Address	Phone	Email
Mickey Goff	2800 North Tryon	704 332 9752	mickey@gcrecycling.com
STEVEN GILBERT	2000 N. TRYON	704 332 9752	STEVE@GCRECYCLING.COM
Bob Allison	2920 N. TRYON ST	704 622 3413	jrobertallisonjr@gmail.com
Pat Godley	101 South Tryon Suite 2420	704 236-2913	godley@aol.com