

COMMUNITY MEETING REPORT Petitioner:  
3106 North Davidson, LLC  
Rezoning Petition No. 2015-061

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 27, 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 12th at 6:00pm at 3106 North Davidson LLC

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

The Community Meeting was not attended by anyone other than Petitioner's representative and counsel, however the sign-in sheet attached hereto as Exhibit C was available for any potential attendees. The Petitioner was represented at the Community Meeting by Russell W Fergusson, its legal counsel.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Example of minutes: The Petitioner's agent, Russell Fergusson, was prepared to welcome the attendees and introduce the Petitioner's team. Materials were posted to indicate that the Petitioner proposed to rezone an approximately .155 acre site at 3106 North Davidson Street from the B-1 to MUDD-O. Mr. Fergusson was prepared to explain the rezoning process in general and the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Steve Hood was prepared to provide background information about the Petitioner's experience and the plans for the renovated building. Mr. Hood prepared large posters of the site plan for reference including the proposed architectural elevations and discussed the design of the proposed facility to explain the facility's design concepts, and operations.

No community members attended the meeting. Petitioner and counsel remained at the location for the entire duration of the scheduled meeting and spent the time in the entrance to welcome and guide any participants. During this time they informally answered a questions of passerby, but no persons

formally attended the meeting. Please note that the Petitioner has been in constant contact with the NoDa Neighborhood and Business Association. It is likely that petitioner's multiple presentations to the neighborhood organization regarding the rezoning may have already reached many of the neighboring property owners who were invited to participate in the Community Meeting. Having sought community feedback prior to the filing of the rezoning petition, Petitioner has incorporated the community organization's feedback into the plans. This primarily consisted of re-using the existing structure and providing ample bicycle parking for patrons of the areas. A letter of support from the NoDa Neighborhood and Business Association is attached as Exhibit D.

Respectfully submitted, this 3rd day of June 2015.

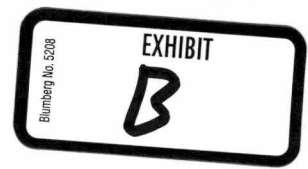
cc: Penny Cothran, Charlotte-Mecklenburg Planning Department  
Sonja S. Sanders, Charlotte-Mecklenburg Planning Department



<b>Pet. No.</b>	<b>FirstName</b>	<b>LastName</b>	<b>OrgLabel</b>	<b>MailAddress</b>	<b>MailCity</b>	<b>MailState</b>	<b>MailZip</b>
2015-061	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2015-061	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC	28206
2015-061	Chad	Maupin	NoDa NA	1109 East 35th Street	Charotte	NC	28205
2015-061	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2015-061	Carol	Burke	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC	28206
2015-061	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC	28206
2015-061	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC	28215
2015-061	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC	28206
2015-061	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2015-061	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205
2015-061	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-061	08308303	3106 NORTH DAVIDSON LLC				2923 FOREST PARK DR		CHARLOTTE	NC	28209
2015-061	08308307	3106 NORTH DAVIDSON LLC				2923 FOREST PARK DR		CHARLOTTE	NC	28209
2015-061	08308308	3106 NORTH DAVIDSON LLC				2923 FOREST PARK DR		CHARLOTTE	NC	28209
2015-061	08308327	ADAMS	ALEXANDER D			245 W 75 ST APT 1G		NEW YORK	NY	10023
2015-061	08308203	ALEXANDER	H HEATH	ELIZABETH B	ALEXANDER	233 COTTAGE PL		CHARLOTTE	NC	28207
2015-061	08308210	ALEXANDER	H HEATH	ELIZABETH B	ALEXANDER	233 COTTAGE PL		CHARLOTTE	NC	28207
2015-061	08308460	ALLEN	SARA GABRIELA			3123 N DAVIDSON ST UNIT 311		CHARLOTTE	NC	28205
2015-061	08308454	AMBROSE	ELIZABETH ANN			3123 N DAVIDSON ST UNIT 305		CHARLOTTE	NC	28205
2015-061	08308432	ANGELL	BLAIR ELIZABETH			3205 DAVIDSON ST UNIT 207		CHARLOTTE	NC	28205
2015-061	08308428	ARISTOTLE PROPERTIES LLC				1509 MARYLAND AVE		CHARLOTTE	NC	28209
2015-061	08308317	BAHR	JONATHAN W	MARGARET W	BAHR	3524 ARTISTS WY		CHARLOTTE	NC	28205
2015-061	08308337	BARNES	RHONDA D			529 E 34TH ST		CHARLOTTE	NC	28205
2015-061	08308459	BARTOCK	BRIAN	CALLIE	BARTOCK	3123 N DAVIDSON ST #310		CHARLOTTE	NC	28205
2015-061	08308434	BATES	JOSEPH M	KARI	BATES	3205 N DAVIDSON ST #209		CHARLOTTE	NC	28208
2015-061	08308424	BATISTA	J ALEXIS	IRMA G	WOLFE	3205 N DAVIDSON ST #104		CHARLOTTE	NC	28208
2015-061	08308425	BATISTA	J ALEXIS	IRMA G	WOLFE	3205 N DAVIDSON ST #104		CHARLOTTE	NC	28205
2015-061	08308208	BILICH	JOHN		JENNIFER TWIGGS (H/W)	600 EAST 35TH ST		CHARLOTTE	NC	28205
2015-061	08308207	BILICH	JOHN T		JENNIFER M TWIGGS BILICH (H/W)	2105 CHAMBWOOD DR		CHARLOTTE	NC	28205-7432
2015-061	08308319	BLUE & GOLD PROPERTIES LLC				20537 DEEP COVE CT		CORNELIUS	NC	28031
2015-061	08308324	BNW NODA, LLC				3100 N DAVIDSON ST UNIT #103		CHARLOTTE	NC	28205
2015-061	08308305	BRAZZELL	FRED			510 E. 35TH ST		CHARLOTTE	NC	28205
2015-061	08308333	CALAMARI	BRETT			521 E 34TH ST		CHARLOTTE	NC	28202
2015-061	08308605	CHURCH OF JESUS CHRIST OF	CHARLOTTE THE			600 E 36TH ST		CHARLOTTE	NC	28205
2015-061	08308444	CLIFTON HILL LLC				2820 SELWYN AVE STE 627		CHARLOTTE	NC	28209
2015-061	08308448	CLIFTON HILL LLC				2820 SELWYN AVE STE 627		CHARLOTTE	NC	28209
2015-061	08308336	CRAIG	ERIC	GINA	CRAIG	1600 JAMESTON DR		CHARLOTTE	NC	28209
2015-061	08308302	CREEDON	KEVIN A	TARA A	THIGPEN	3101 YADKIN AV		CHARLOTTE	NC	28205
2015-061	08308410	CRENSHAW WALKER	INC			PO BOX 790793		CHARLOTTE	NC	28206
2015-061	08308310	CREPE CELLAR PROPERTIES	LLC			3116 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-061	08308311	CREPE CELLAR PROPERTIES	LLC			3116 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-061	08308312	CREPE CELLAR PROPERTIES	LLC			3116 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-061	08308313	CREPE CELLAR PROPERTIES	LLC			3116 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-061	08308439	CROSS	DAVID			3123 NORTH DAVIDSON ST UNIT203		CHARLOTTE	NC	28205
2015-061	08308413	CROWLEY & INGRAM PROPERTIES LL				3931 GLENWOOD DR		CHARLOTTE	NC	28208
2015-061	08308335	DAVIS	M CARLEEN			525 E 34TH ST UNIT 304		CHARLOTTE	NC	28205
2015-061	08307514	DAWSON	DOUGLAS	CATHERINE	DAWSON	3046 YADKIN AVE		CHARLOTTE	NC	28205
2015-061	08308446	DIXSON	JAMES C			3123 NORTH DAVIDSON ST #210		CHARLOTTE	NC	28205
2015-061	08307109	DRIGGS	CHRISTOPHER LEE			1012 E 35 ST		CHARLOTTE	NC	28205
2015-061	08308316	EMADI-PARAMKOUHI	BABAK	BONITA R	EMADI-PARAMKOUHI	3524 ARTIST WAY		CHARLOTTE	NC	28205
2015-061	08308426	ESB HOLDINGS LLC				2130 SHARON LN		CHARLOTTE	NC	28211
2015-061	08308441	EVANS	CHRISTOPHER			3123 N DAVIDSON ST UNIT 205		CHARLOTTE	NC	28205
2015-061	08308440	FLAUM	MICHAEL D			310 ARLINGTON AVE,UNIT 204		CHARLOTTE	NC	28203
2015-061	08308320	FLEMING	JUDITH A			3116 N DAVIDSON ST #300		CHARLOTTE	NC	28205
2015-061	08308421	FPK INVESTMENTS & MANAGEMENT L				807 HERRIN AVE		CHARLOTTE	NC	28205
2015-061	08308422	FPK INVESTMENTS & MANAGEMENT L				807 HERRIN AVE		CHARLOTTE	NC	28205
2015-061	08308427	GOODGAME ENTERPRISES LLC				125 DEVONPORT DR		MATTHEWS	NC	28204
2015-061	08308332	HALL	SUSAN S	JAMES DOUGLAS	HALL	6 PELICAN COVE		ST HELENA ISLAND	SC	29920
2015-061	08308205	HARDMAN	SHERRIE L		JAMES BRIAN HARDMAN (H/W)	608 E 35TH ST		CHARLOTTE	NC	28205
2015-061	08308334	HARIHARAN	SHOBA	SHAMILLE	HARIHARAN	523 E 34TH ST		CHARLOTTE	NC	28202
2015-061	08308321	HENDERSON	JOSEPH B			3116 N DAVIDSON ST # 310		CHARLOTTE	NC	28205
2015-061	08307108	HILL	ANGELA S			3037 YADKIN AVE		CHARLOTTE	NC	28205-1023
2015-061	08308429	HOLT	JEFFREY MATTHEW			2174 MEADOW RUN DR		GREENSBORO	NC	27455
2015-061	08307107	HUBER	JASON ESKWITH			3031 YADKIN AVE		CHARLOTTE	NC	28205
2015-061	08308451	HUNT	JENNIFER MCALLISTER	MATTHEW ALAN	HUNT	3123 N DAVIDSON ST UNIT 302		CHARLOTTE	NC	28205
2015-061	08308318	KATSAROS	WILLIAM P	ALEXANDRA	KATSAROS	3116 N DAVIDSON ST UNIT 250		CHARLOTTE	NC	28205

2015-061	08307112	KLENK	ANDREW JOSEPH			1009 LEIGH AVE	CHARLOTTE	NC	28205	
2015-061	08308435	KOLTAY	JEFFREY	SUSAN LINDSAY	DACK	520 W 5TH ST #1028	CHARLOTTE	NC	28202	
2015-061	08308329	KRUSIN	THOMAS K			3100 N DAVIDSON ST #204	CHARLOTTE	NC	28205	
2015-061	08308322	LANCASTER	HARRY L III	JANE G	HENDERSON	2942 HEGLER RD	COPNCORD	NC	28025	
2015-061	08308456	LAWRENCE	CAROLINE L	BRIAN A	SMITH	3123 N DAVIDSON ST	UNIT 307	CHARLOTTE	NC	28205
2015-061	08307111	LEONARD	PHYLLIS H		(P E HUBEL TRUSTEE)	PO BOX 5035	LAKE WYLIE	SC	29710	
2015-061	08308330	LEWIS	MICHAEL L	NOELLE	LEWIS	317 W KINGSTON AVE	CHARLOTTE	NC	28203	
2015-061	08308433	LOPICCOLO	LARRY M	KATIE	LOPICCOLO	3205 N DAVIDSON ST #208	CHARLOTTE	NC	28202	
2015-061	08308414	MARTIN	PAMELA B			PO BXO 891	MATTHEWS	NC	28106	
2015-061	08308411	MCGUIRE	JOSEPH MIKE			2205 CRESCENT AVE	CHARLOTTE	NC	28207-1509	
2015-061	08308328	MITCHELL	KEVIN			3100 N DAVIDSON ST #203	CHARLOTTE	NC	28205	
2015-061	08308450	MOORE	SCOTT A	ELIZABETH R	DEBRAGGA	3123 N DAVIDSON ST STE 301	CHARLOTTE	NC	28205	
2015-061	08308309	MOORING	FLYNN	KATHERINE	MOORING	2910 N ALEXANDER ST	CHARLOTTE	NC	28205	
2015-061	08308314	MORRIS	ROSALYN ANN			PO BOX 480926	CHARLOTTE	NC	28269	
2015-061	08308331	MULAGHA	SAYIWE	ENEYA	MULAGHA	3100 N DAVIDSON ST #206	CHARLOTTE	NC	28205	
2015-061	08308455	MULHERN	PATRICK J			3123 N DAVIDSON ST UNIT 306	CHARLOTTE	NC	28205	
2015-061	08308457	NDINGWAN	EMMANUEL F	AMANDA A	NDINGWAN	3123 N DAVIDSON ST UNIT 308	CHARLOTTE	NC	28205	
2015-061	08308323	NODA LOFT 34 LLC				2100 POWERS FERRY RD STE 350	ATLANTA	GA	30339	
2015-061	08308325	NODA LOFT 34 LLC				2100 POWERS FERRY RD STE 350	ATLANTA	GA	30339	
2015-061	08308463	NODA FAT CITY LLC				2100 POWERS FERRY RD STE 350	ATLANTA	GA	30339	
2015-061	08308464	NODA FAT CITY LLC				2100 POWERS FERRY RD STE 350	ATLANTA	GA	30339	
2015-061	08308465	NODA FAT CITY LLC				2100 POWERS FERRY RD STE 350	ATLANTA	GA	30339	
2015-061	08308466	NODA FAT CITY LLC				2100 POWERS FERRY RD STE 350	ATLANTA	GA	30339	
2015-061	08308431	OCELOT PROPERTIES LLC				2232 WINTER ST	CHARLOTTE	NC	28205	
2015-061	08308461	PARK	SUN MEE	MICHAEL	HARGETT	3123 N DAVIDSON ST UNIT 312	CHARLOTTE	NC	28205	
2015-061	08308423	PARKER-BURLESON	DANA E			3205 N DAVIDSON ST #103	CHARLOTTE	NC	28208	
2015-061	08308453	PEELE	JONATHAN			3123 N DAVIDSON ST UNIT 304	CHARLOTTE	NC	28205	
2015-061	08308445	POSTON	KYLE THOMAS			3123 N DAVIDSON ST UNIT 209	CHARLOTTE	NC	28205	
2015-061	08308458	PRINCE	TARA MELANIE			3123 N DAVIDSON ST UNIT 309	CHARLOTTE	NC	28205	
2015-061	08308201	PUGH	WILLIAM E	MOLLY WILLIAMS	PUGH	1200 NORTH QUAKER LN	ALEXANDRIA	VA	22302	
2015-061	08308304	PURSER NODA LLC				4530 PARK RD STE 300	CHARLOTTE	NC	28209	
2015-061	08308430	RILEY	RACHELE			3205 N DAVIDSON ST #205	CHARLOTTE	NC	28208	
2015-061	08308409	RM 36TH STREET INVESTORS LLC				521 EAST MOREHEAD ST #400	CHARLOTTE	NC	28202	
2015-061	08308436	RM 36TH STREET INVESTORS LLC				521 EAST MOREHEAD ST #400	CHARLOTTE	NC	28202	
2015-061	08308447	ROCKWOOD	JAMES			3123 N DAVIDSON ST UNIT 211	CHARLOTTE	NC	28205	
2015-061	08308452	ROMANOFF	MARY BETH	WILLIAM KENNEY	REYNOLDS	6727 ROSEMARY LN	CHARLOTTE	NC	28210	
2015-061	08308449	SHEARER	BRYCE	JANE	SHEARER	3123 N DAVIDSON ST UNIT 213	CHARLOTTE	NC	28202	
2015-061	08308442	SHEARER	JANE	DOUGLAS	SHEARER	730 NW 107 AVE #400	MIAMI	FL	33172	
2015-061	08308502	SHORT DEVELOPMENT GROUP LLC				2328 BAY ST	CHARLOTTE	NC	28205	
2015-061	08308501	SIRES	J PAUL	RUTH AVA	SIRES	7448 VALLEYBROOK RD	CHARLOTTE	NC	28207	
2015-061	08308516	SIRES	J PAUL	RUTH AVA	LYONS	7448 VALLEYBROOK RD	CHARLOTTE	NC	28270	
2015-061	08308462	STEPHENS	LOGAN H			3123 N DAVIDSON ST UNIT 313	CHARLOTTE	NC	28205	
2015-061	08307110	SYED	WJABAT	FERAH	SYED	10906 TAVERNAY PKWY	CHARLOTTE	NC	28262	
2015-061	08307515	THOMAS	MARK R			3040 YADKIN AVE	CHARLOTTE	NC	28205	
2015-061	08308437	THOMASARRIGO	LOGAN			3123 N DAVIDSON ST #201	CHARLOTTE	NC	28205	
2015-061	08308438	TINSLEY	AUSTIN			3123 N DAVIDSON ST UNIT 202	CHARLOTTE	NC	28205	
2015-061	08308206	ULLOA	GIOVANNI C			604 E 35TH STST	CHARLOTTE	NC	28205	
2015-061	08308315	WALLACE HOLDINGS LLC				1509 MARYLAND AVE	CHARLOTTE	NC	28209	
2015-061	08308326	WATTS	LOGAN			4808 MILLIKEN CLOSE	WILSON	NC	27897	
2015-061	08308209	WESTMORELAND	JOHN W	DONNA S	WESTMORELAND	3100 N YADKIN ST	CHARLOTTE	NC	28205	
2015-061	08308401	Y M C A OF CHARLOTTE	& MECKLENBURG THE			3025 N DAVIDSON ST	CHARLOTTE	NC	28205	
2015-061	08308402	Y M C A OF CHARLOTTE	& MECKLENBURG THE			3025 N DAVIDSON ST	CHARLOTTE	NC	28205	



## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject:** Community Meeting -- Rezoning Petition 2015-061 filed by 3106 North Davidson LLC to rezone approximately .155 acres located at 3106 North Davidson Street to allow the development of a recognized historical building.

**Date and Time:** May 12th 2015 at 6:00 PM  
**Place of Meeting:** 3106 N Davidson St, Charlotte, NC 28205  
**Petitioner:** 3106 North Davidson LLC  
**Petition No:** 2015-061

The Law Offices of Russell W Fergusson, PLLC is assisting 3106 North Davidson LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .155 acre site (the "Site") located at 3106 North Davidson St, Charlotte, NC 28205 from the B-1 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the adaptive reuse of a recognized historical building identified by the Mecklenburg County Historic Landmarks Commission. The building is one of four original commercial structures built in North Charlotte with construction dates ranging from circa 1900 to 1927. It is our intention that with the renovation permitted by this rezoning, it will remain a part of NoDa for many years to come.

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.

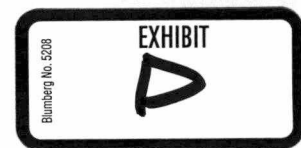
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on May 12th, 2015 at 3106 North Davidson Street. The Petitioner's representatives look forward to sharing this rezoning proposal with you 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 Steve Hood (704)905-2877.

cc: Patsy Kinsey,

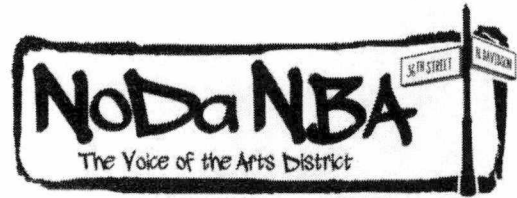
Date Mailed: April 27, 2015





May 17, 2015

Mayor Dan Clodfelter &  
Charlotte City Council  
600 East Fourth Street  
Charlotte, NC 28202



**RE: Rezoning Petition 2015-061**

Petitioner: 3106 North Davidson, LLC, Attn: Steve Hood, Manager  
Address: 3106 North Davidson Street

Dear Mayor Clodfelter and Council,

We, the Historic North Charlotte Neighborhood Association also known as **the NoDa Neighborhood and Business Association (NoDa NBA)**, support rezoning petition 2015-061 as depicted in the site plan submitted to the City dated March 20, 2015. We are very enthusiastic that the petitioner intends reuse of the existing building as a commercial space and feel that MUDD-O is the best possible zoning classification for the conceived project. This use is consistent with surrounding land uses on North Davidson Street.

As with many of the historic structures in NoDa's business core, this parcel cannot provide parking on-site to meet zoning requirements without tearing the existing building down. **We feel that the preservation of our historic structures and continuity of our business corridor is much more important than strictly adhering to parking guidelines for these parcels.** NoDa is stretched thin on public parking for all of its businesses; we are not ignoring this issue. But instead of under-developing or demolishing these small parcels, we continue to lobby the City to identify and mark on-street parking and to construct a public parking deck.

We understand that the City's normal remedy for such parking pressures is to ask developers to lease off-site parking within a certain radius, but parking pressure in the business district is now so limited that there are no longer any such opportunities. Most of the private parking spaces that now exist have a designated use. **The NoDa NBA and the City have forgiven this parking requirement for such parcels in the recent past (please reference the approved and supported 2014-039 petition), and we ask that the City do so again.**

NoDa also has minimal bike parking in the business district. Due to the narrow sidewalks and lack of public space, there are limited opportunities to remedy this matter. **The petitioner has added enough bike parking to serve many businesses and has committed to providing the proper signage to direct cyclists to the bike racks.** This bike parking plan will fill a critical need for neighboring businesses, residents, and the NoDa at 36<sup>th</sup> Street Transit Station Area as a whole. **We feel this a good trade-off for the parcel's inability to provide automobile parking.**

**While we support the petition, there are two changes needed on the site plan:**

- 1) We see from the Charlotte Department of Transportation's Memorandum dated May 24 and the Petitioner's site plan dated March 20 that the petitioner intends to keep the two existing curb-cuts along the North Davidson Street frontage. **Because there will be no possible automobile access on the site, these curb-cuts should be eliminated to improve pedestrian flow and add on-street parking spaces. A curb cut just large enough for roll out dumpsters and bike access should be constructed, but no larger.** Proper marking on the street can protect this entry, as well as indicate public bike access. This should eliminate the need for CDOT's vehicular site triangles, and hopefully deter any future tenants or property owners from misusing the bike alleyway for automobile loading or parking.



2) The notes for the site plan should also **limit garbage pick-up to normal business hours** to protect surrounding residences from truck noise. Beyond that, we agree with the site plan as written.

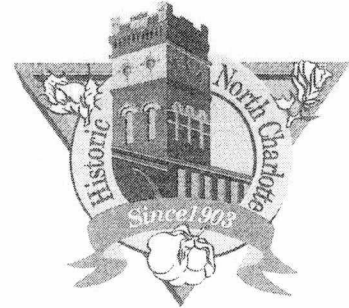
The petitioner has committed to some form of public art to beautify the alleyway where the main bike parking is situated. We strongly favor their art plan. In addition, we suggest that they consider murals to cover any monolithic stretches of blank walls, such as behind the bike parking.

**We feel that reuse of this this building on North Davidson Street as a commercial space is clearly the best plan for this parcel and ask for the City's support in making this project come to fruition, with the caveats listed above.**

Sincerely,

Hollis Nixon  
NoDa NBA President

Matt Lemere  
NoDa NBA Vice-President



Cc: Charlotte Department of Transportation, Steve Hood, Charlotte Planning Department, Russell Fergusson