

COMMUNITY MEETING REPORT
Petitioner: NODA 3215, LLC
Rezoning Petition No. 2016-073

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 or before April 1, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday May 10, 2016 at 6:00- 7:00 p.m. at 3215 North Davidson St., Charlotte NC 28105, at the location of the rezoning.

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 Christopher Ingram and its agent Russell W. Fergusson.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell W. Fergusson was prepared to welcome the attendees and introduce the Petitioner's team. Russell W. Fergusson indicated that the Petitioner proposed to rezone an approximately 0.151 acre site (the "Site") located (location) from the B-1 zoning district to MUDD-O zoning district. The agent would have explained the rezoning process in general and the conditional site plan and respond to questions and concerns from nearby residents and property owners. However there were no attendees at the meeting.

Russell W. Fergusson was prepared to provide background information about the Petitioner's experience and the plans 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. The Petitioner and its agent have been in constant contact with the NoDa Neighborhood and Business Association. It is likely that petitioner's previous 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. Petitioner has sought to incorporate the community organization's feedback into the plans and received the support of NoDa Neighborhood and Business Association.

Respectfully submitted, this 20th day of May, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

EXHIBIT A:

**Contacted List of Property Owners Provided by the Charlotte-Mecklenburg Planning Department and
Based on Current Tax Records**

Pet_ No	TaxPI D	ownerlastn	ownerfirst	cownerlast	mailaddr1	city	state	zipcode
2016-073	08308308	3106 NORTH DAVIDSON LLC			2923 FOREST PARK DR	CHARLOTTE	NC	28209
2016-073	08308303	311 NORTH DAVIDSON LLC			2923 FOREST PARK DR	CHARLOTTE	NC	28209
2016-073	08308307	311 NORTH DAVIDSON LLC			2923 FOREST PARK DR	CHARLOTTE	NC	28209
2016-073	08308460	ALLEN	SARA GABRIELA		3123 N DAVIDSON ST UNIT 311	CHARLOTTE	NC	28205
2016-073	08308454	AMBROSE	ELIZABETH ANN		3123 N DAVIDSON ST UNIT 305	CHARLOTTE	NC	28205
2016-073	08308432	ANGELL	BLAIR ELIZABETH		3205 DAVIDSON ST UNIT 207	CHARLOTTE	NC	28205
2016-073	08308428	ARISTOTLE PROPERTIES LLC			1509 MARYLAND AVE	CHARLOTTE	NC	28209
2016-073	08308317	BAHR	JONATHAN W	BAHR	3524 ARTISTS WY	CHARLOTTE	NC	28205
2016-073	08308459	BARTOCK	BRIAN	BARTOCK	3123 N DAVIDSON ST #310	CHARLOTTE	NC	28205
2016-073	08308434	BATES	JOSEPH M	BATES	3205 N DAVIDSON ST #209	CHARLOTTE	NC	28208
2016-073	08308424	BATISTA	J ALEXIS	WOLFE	3205 N DAVIDSON ST #104	CHARLOTTE	NC	28208
2016-073	08308425	BATISTA	J ALEXIS	WOLFE	3205 N DAVIDSON ST #104	CHARLOTTE	NC	28205
2016-073	08308207	BILICH	JOHN T	JENNIFER M TWIGGS BILICH (H/W)	2105 CHAMBWOOD DR	CHARLOTTE	NC	28205

2016-073	08308319	BLUE & GOLD PROPERTIES LLC			20537 DEEP COVE CT	CORNELIUS	NC	28031
2016-073	08308305	BRAZZELL	FRED		510 E. 35TH ST	CHARLOTTE	NC	28205
2016-073	08308605	CHURCH OF JESUS CHRIST OF	CHARLOTTE THE		600 E 36TH ST	CHARLOTTE	NC	28205
2016-073	08308444	CLIFTON HILL LLC			2820 SELWYN AVE STE 627	CHARLOTTE	NC	28209
2016-073	08308448	CLIFTON HILL LLC			2820 SELWYN AVE STE 627	CHARLOTTE	NC	28209
2016-073	08308410	CRENSHAW WALKER	INC		PO BOX 790793	CHARLOTTE	NC	28206
2016-073	08308310	CREPE CELLAR PROPERTIES LLC			3116 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-073	08308311	CREPE CELLAR PROPERTIES LLC			3116 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-073	08308312	CREPE CELLAR PROPERTIES LLC			3116 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-073	08308313	CREPE CELLAR PROPERTIES LLC			3116 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-073	08303103	CRESENT NODA LLC			227 WEST TRADE ST STE 1000	CHARLOTTE	NC	28201
2016-073	08308439	CROSS	DAVID		3123 NORTH DAVIDSON ST UNIT203	CHARLOTTE	NC	28205
2016-073	08308413	CROWLEY & INGRAM PROPERTIES LLC			3931 GLENWOOD DR	CHARLOTTE	NC	28208
2016-073	08308512	DAVIDSON YADKIN LLC			PO BOX 11010	CHARLOTTE	NC	28220
2016-073	08308513	DAVIDSON YADKIN LLC			PO BOX 11010	CHARLOTTE	NC	28220

2016-073	08308514	DAVIDSON YADKIN LLC			PO BOX 11010	CHARLOTTE	NC	28220
2016-073	08308446	DIXSON	JAMES C		3123 NORTH DAVIDSON ST #210	CHARLOTTE	NC	28205
2016-073	08308316	EMADI-PARAMKOUHI	BABAK	EMADI-PARAMKOUHI	PO BOX 5671	CHARLOTTE	NC	28299
2016-073	08308426	ESB HOLDINGS LLC			2130 SHARON LN	CHARLOTTE	NC	28211
2016-073	08308441	EVANS	CHRISTOPHER		3123 N DAVIDSON ST UNIT 205	CHARLOTTE	NC	28205
2016-073	08308440	FLAUM	MICHAEL D		310 ARLINGTON AVE,UNIT 204	CHARLOTTE	NC	28203
2016-073	08308320	FLEMING	JUDITH A		3116 N DAVIDSON ST #300	CHARLOTTE	NC	28205
2016-073	08308421	GILDEN LLC			348 WEBSTER PL	CHARLOTTE	NC	28029
2016-073	08308422	GILDEN LLC			348 WEBSTER PL	CHARLOTTE	NC	28029
2016-073	08308427	GOODGAME ENTERPRISES LLC			125 DEVONPORT DR	MATTHEWS	NC	28204
2016-073	09110101	GUY	JAMES R JR	C/O GUY PROPERTIES	4401 E INDEPENDENCE BLVD STE 204	CHARLOTTE	NC	28205
2016-073	09110102	GUY	JAMES R JR	C/O GUY PROPERTIES	4401 E. INDEPENDENCE BLVD	CHARLOTTE	NC	28205
2016-073	09110103	GUY	JAMES R JR	C/O GUY PROPERTIES LLC	4401 E. INDEPENDENCE BLVD	CHARLOTTE	NC	28205
2016-073	08308321	HENDERSON	JOSEPH B		3116 N DAVIDSON ST # 310	CHARLOTTE	NC	28205
2016-073	08308429	HOLT	JEFFREY MATTHEW		2174 MEADOW RUN DR	GREENSBORO	NC	27455
2016-073	08308451	HUNT	JENNIFER MCALLISTE	HUNT	3123 N DAVIDSON	CHARLOTTE	NC	28205

			R		ST UNIT 302			
2016-073	08308318	KATSAROS	WILLIAM P	KATSAROS	3116 N DAVIDSON ST UNIT 250	CHARLOTTE	NC	28205
2016-073	08308435	KOLTAY	JEFFREY	DACK	1015 POST RD,UNIT 201	DARIEN	CT	06820
2016-073	08308456	LAWRENCE	CAROLINE L		3123 NORTH DAVIDSON ST UNIT 307	CHARLOTTE	NC	28205
2016-073	08308433	LOPICCOLO	LARRY M	LOPICCOLO	3205 N DAVIDSON ST #208	CHARLOTTE	NC	28202
2016-073	08308414	MARTIN	PAMELA B		PO BXO 891	MATTHEWS	NC	28106
2016-073	08308415	MCCULLOUGH	G W III		3550 FINCHER BLVD	CHARLOTTE	NC	28269
2016-073	08308411	MCGUIRE	JOSEPH MIKE		2205 CRESCENT AVE	CHARLOTTE	NC	28207
2016-073	08308443	MCRAE	MATTHEW		3123 N DAVIDSON ST UNIT 207	CHARLOTTE	NC	28205
2016-073	09110203	MERCURY NODA APARTMENTS LLC		C/O PRUDENTIAL REAL ESTATE	7 GIRALDA FARMS	MADISON	NJ	07940
2016-073	08308450	MOORE	SCOTT A	DEBRAGGA	3123 N DAVIDSON ST STE 301	CHARLOTTE	NC	28205
2016-073	08308314	MORRIS	ROSALYN ANN		PO BOX 480926	CHARLOTTE	NC	28269
2016-073	08308455	MULHERN	PATRICK J		3123 N DAVIDSON ST UNIT 306	CHARLOTTE	NC	28205
2016-073	08308457	NDINGWAN	EMMANUEL F	NDINGWAN	3123 N DAVIDSON ST UNIT 308	CHARLOTTE	NC	28205
2016-073	08308409	NODA 3536 LLC		C/O ANTHONY KUHN	427 SHASTA LN	CHARLOTTE	NC	28211
2016-073	08308419	NORKETT	DEBORAH MICHELLE		442 E 36TH ST	CHARLOTTE	NC	28205
2016-073	09110201	NORTH DAVIDSON ACQUISITION	LLC		800 MANHASSET	CHARLOTTE	NC	28209

		S			RD			
2016-073	08308431	OCELOT PROPERTIES LLC			2232 WINTER ST	CHARLOTTE	NC	28205
2016-073	08308461	PARK	SUN MEE	HARGETT	3123 N DAVIDSON ST UNIT 312	CHARLOTTE	NC	28205
2016-073	08308423	PARKER-BURLESON	DANA E		3205 N DAVIDSON ST #103	CHARLOTTE	NC	28208
2016-073	08308453	PEELE	JONATHAN		3123 N DAVIDSON ST UNIT 304	CHARLOTTE	NC	28205
2016-073	08308445	POSTON	KYLE THOMAS		3123 N DAVIDSON ST UNIT 209	CHARLOTTE	NC	28205
2016-073	08308458	PRINCE	TARA MELANIE		3123 N DAVIDSON ST UNIT 309	CHARLOTTE	NC	28205
2016-073	08308304	PURSER NODA LLC			4530 PARK RD STE 300	CHARLOTTE	NC	28209
2016-073	08308430	RILEY	RACHELE		3205 N DAVIDSON ST #205	CHARLOTTE	NC	28208
2016-073	08308447	ROCKWOOD	JAMES		3123 N DAVIDSON ST UNIT 211	CHARLOTTE	NC	28205
2016-073	08308463	SCP LPA FAT CITY LLC		C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410	CHARLOTTE	NC	28209
2016-073	08308464	SCP LPA FAT CITY LLC		C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410	CHARLOTTE	NC	28209
2016-073	08308465	SCP LPA FAT CITY LLC		C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410	CHARLOTTE	NC	28209
2016-073	08308466	SCP LPA FAT CITY LLC		C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410	CHARLOTTE	NC	28209
2016-073	08308449	SHEARER	BRYCE	SHEARER	3123 N DAVIDSON ST UNIT 213	CHARLOTTE	NC	28202
2016-073	08308442	SHEARER	JANE	SHEARER	730 NW 107 AVE #400	MIAMI	FL	33172
2016-073	08308502	SHORT DEVELOPMENT GROUP LLC			2328 BAY ST	CHARLOTTE	NC	28205

2016-073	08308506	SHORT DEVELOPMENT GROUP LLC			2328 BAY ST	CHARLOTTE	NC	28205
2016-073	08308417	SIRES	J PAUL	SIRES	7448 VALLEYBROOK RD	CHARLOTTE	NC	28270
2016-073	08308418	SIRES	J PAUL	RUTH AVA LYONS	7448 VALLEYBROOK RD	CHARLOTTE	NC	28207
2016-073	08308501	SIRES	J PAUL	SIRES	7448 VALLEYBROOK RD	CHARLOTTE	NC	28207
2016-073	08308507	SIRES	J PAUL	RUTH AVA LYONS	7448 VALLEYBROOK RD	CHARLOTTE	NC	28207
2016-073	08308516	SIRES	J PAUL	LYONS	7448 VALLEYBROOK RD	CHARLOTTE	NC	28270
2016-073	08308462	STEPHENS	LOGAN H		3123 N DAVIDSON ST UNIT 313	CHARLOTTE	NC	28205
2016-073	08308437	THOMASARRIGO	LOGAN		3123 N DAVIDSON ST #201	CHARLOTTE	NC	28205
2016-073	08308438	TINSLEY	AUSTIN		3123 N DAVIDSON ST UNIT 202	CHARLOTTE	NC	28205
2016-073	08308508	TPM PROPERTIES LP			3816 MOORELAND FARMS RD	CHARLOTTE	NC	28226
2016-073	08308416	W R E INC			302 NEELY CREEK RD	ROCK HILL	SC	29730
2016-073	08308452	WAGONER	IAN M		3123 N DAVIDSON UNIT 303	CHARLOTTE	NC	28205
2016-073	08308315	WALLACE HOLDINGS LLC			1509 MARYLAND AVE	CHARLOTTE	NC	28209
2016-073	08308402	Y M C A OF CHARLOTTE	& MECKLENBURG THE		3025 N DAVIDSON ST	CHARLOTTE	NC	28205

Pet._No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-073	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC	28206
2016-073	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2016-073	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC	28206
2016-073	Chad	Maupin	NoDa NA	1109 East 35th Street	Charotte	NC	28205
2016-073	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2016-073	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2016-073	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC	28206
2016-073	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2016-073	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205
2016-073	Elise	Berman	Villa Heights Land Community Organization	2112 Yadkin Avenue	Charlotte	NC	28205
2016-073	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC	28205
2016-073	Kate	Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC	28205

EXHIBIT B:

Copy of the Written Notice to Interested Parties of Community Meeting

**NOTICE TO INTERESTED
PARTIES OF COMMUNITY
MEETING**

Subject: Community Meeting -- Rezoning Petition filed by Noda 3215, LLC to rezone approximately 0.151 acres located at 3215 N. Davidson St. to allow the use of the existing building with the development of additional outdoor space.

**Date and Time
of Meeting:** **Tuesday May 10, 2016 at 6:00 pm.**

Place of Meeting: **Former Salvador Deli location at 3215 N. Davidson St. Charlotte NC 28205**

Petitioner: **Noda 3215, LLC**

Petition No.: **2016-073**

We are assisting Noda 3215, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.151 acre site (the "Site") located (location) from the B-1 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the use of the existing building with the addition of outdoor spaces.

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 Tuesday May 10, 2016 at 6:00 pm. 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 Russell Fergusson at (704) 234-7488 or rwf@russellwfergusson.com.

cc: Patsy Kinsey

Date Mailed: April 29, 2016

