

COMMUNITY MEETING REPORT **Petitioner:**
Flywheel Group Rezoning Petition No. 2016-79

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 29, 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 Wednesday May 11th at 6:00 pm at Free Range Brewing in NoDa (2320 N. Davidson St)

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), Brad Bartholomew and Michael Montgomery (Odell Associates).

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, Tony Kuhn, welcomed the attendees and introduced the Petitioner's team. Mr. Kuhn indicated that the Petitioner proposed to rezone an approximately 18.5-acre site (the "Site") in NoDa from the Industrial (I-2) to Mixed-Use Residential (TOD-M). Mr. Kuhn 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.

Mr. Bartholomew provided background information about the Petitioner's experience and the typical operation of its facilities. He presented the site plan of this particular rezoning development as well as the greater Greenway District vision as a whole and pointed out various commitments made by the Petitioner. The team showed conceptual intents of the design and discussed the design's relationship to the existing street network and proposed Greenway connections.

Some of the attendees at the meeting were local business owners on N. Tryon Street and were very interested in the plans for Craighead and the connectivity with the Philemon Road extension. The attendees were in agreement of development with the density proposed in this petition. Mr. Asfa was in favor stating that this development would bring potential future customers to his business and also increase his property values. He was hopeful that the concrete plant (North of Craighead Rd.) would be part of this planned development and was disappointed to hear it was not. He stated that he is interested in seeing that site converted to an alternate use due to the noise and dust generated by the nature of its Industrial use.

All attendees expressed support for Transit Oriented Zoning and Land Use in this location. The development of the Cross Charlotte Trail through the property and beyond was also highlighted as a particularly good thing for this area.

Respectfully submitted, this 19th day of May, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

EXHIBIT A:

Mailing List: Surrounding Property owners

Pet_NoTaxPID	ownerlastn state zipcode	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city
2016-079	09111212	ALFARO HOLDINGS LLC	4112 SAWMILL TRACE DR	CHARLOTTE	NC	28213	
2016-079	09111307	ANDERSONMICHELLE L	DAVID ANDERSON (H/W)220 LINVILLE DR	MATTHEWS			
	NC 28105						
2016-079	09111314	ANDERSONMICHELLE L	DAVID ANDERSON (H/W)220 LINVILLE DR	MATTHEWS			
	NC 28105						
2016-079	09108120	AOA LEASING COC/O	ADAMS OUTDOOR ADVERTISI	PO BOX 31144	CHARLOTTE		
	NC 28231						
2016-079	09110105	AUSTINWADE HAMPTON	RACHEL GERALDINEAUSTIN12354 HENNIGAN PLACE LN	28214			
	CHARLOTTE NC						
2016-079	09111412	BENINATI	MICHAEL J	3621 RITCH AV	CHARLOTTE	NC	28206
2016-079	08503101	BHAGAT 5250	5252 CHEROKEE AVE SUITE 202	ALEXANDRIA	VA		22314
2016-079	09110141	BRODSKY	KEITH R	3012 SPRINGS FARM LN	CHARLOTTE	NC	28226
2016-079	09110140	CHAPMANJAYSARAH	CHAPMAN3460 N DAVIDSON ST	CHARLOTTE	NC		28205
2016-079	09110137	CLARK KRISTINA L	435 S TYRON ST UNIT 704	CHARLOTTE	NC		28202
2016-079	09108104	CONCRETE SUPPLY CO LLC	PO BOX 5247	CHARLOTTE	NC		28225
2016-079	09108105A	CONCRETE SUPPLY CO LLC	PO BOX 5247	CHARLOTTE	NC		28225
2016-079	09108105B	CONCRETE SUPPLY CO LLC	PO BOX 5247	CHARLOTTE	NC		28225
2016-079	09111248	CUSHMAN	CAMILLE P	3612 BENARD AVE	CHARLOTTE	NC	28206
2016-079	09110138	CUSTOM REMODELED HOMES INC	520 E MLD JR BLVD 1103	CHARLOTTENC			28202
2016-079	09111411	DONALDSON	EDWARD WAYNE3331 BENARD AVE	CHARLOTTE	NC		28206
2016-079	09111105	DOUBLE CROWN LLC	7025 CHEYENNE DR	CHARLOTTE	NC		28262
2016-079	09111210	DOUBLE CROWN LLC	7025 CHEYENNE DR	CHARLOTTE	NC		28262
2016-079	09111211	DOUBLE CROWN LLC	7025 CHEYENNE DR	CHARLOTTE	NC		28262
2016-079	09111220	DURANTEREBECCA ANN	3510 BENARD AVE	CHARLOTTE	NC		28206
2016-079	09111313	DUTHIE	MEGHAN	3610 RITCH AVE	CHARLOTTE	NC	28206
2016-079	09111249	FOLMARBILLIE JLOIS L	FOLMAR1015 KINGSWAY DR	LORAIN	OH		44052
2016-079	09111222	GARRIGANJAMES JOHN IV	JENNIFER HUGHES CHAPMAN	3420 BENARD AV			
	CHARLOTTE NC						28206
2016-079	09111213	GOLDEN FIDELITY PROPERTIES LLC	9400 JOINES DR	MATTHEWS	NC		28105
2016-079	09111230	HERRIN BROTHERS COAL & ICE CO	315 E 36TH ST	CHARLOTTE	NC		28206
2016-079	09111231	HERRIN BROTHERS COAL & ICE CO	315 E 36TH ST	CHARLOTTE	NC		28206
2016-079	09111232	HERRIN BROTHERS COAL & ICE CO	315 E 36TH ST	CHARLOTTE	NC		28206
2016-079	09111242	HERRIN BROTHERS COAL & ICE CO	315 E 36TH ST	CHARLOTTE	NC		28206
2016-079	09111243	HERRIN BROTHERS COAL & ICE CO	INCC/O MERL LEE HERRIN	PO BOX 5291			
	CHARLOTTE NC						28299
2016-079	08701126	HOPE HAVEN FOUNDATION	3815 N TRYON ST	CHARLOTTE	NC		28206
2016-079	08701108E	HOPE HAVEN FOUNDATION	3815 N TRYON ST	CHARLOTTE	NC		28206
2016-079	09111218	HORINEMATTHEW GRANT	ASTRID JENNYHORINE	3524 BENARD AVE			
	CHARLOTTE NC						28206
2016-079	09110144	K & M HOLDINGS LLC	425 BULLFINCH BEND	FORT MILL	SC		29708
2016-079	09111219	KISERBEVERLY L	CHRISTOPHER CLONG3522 BENARD AVE	CHARLOTTENC			28206
2016-079	09111304	LCZ HOLDINGS LLC	8608 CARLYNN DR	BETHESDA	MD		20817
2016-079	09110142	LIVINGSTON	DAVID 3468 N DAVIDSON ST	CHARLOTTE	NC		28205
2016-079	09108101	LUNCEFORD	TOMMY EARL 6300 HAWK NEST DR	CONCORD	NC		28027
2016-079	09108102	LUNCEFORD	TOMMY EARL6300 HAWK NEST DR	CONCORD	NC		28027
2016-079	09111221	MARCHETT	MELISSAKEVIN N BROWN3426 BENARD AVE	CHARLOTTENC			28206
2016-079	09111241	MARCHETTI	MELISSAKEVINBROWN3426 BENARD AVE	CHARLOTTENC			28206
2016-079	09110139	MAST	STEVEN	1016 SOMERSBY LN	MATTHEWS	NC	28105
2016-079	09111245	MCBROOMPAUL L	SHARONPATE2929 FOREST PARK AV	CHARLOTTE	NC		28209
2016-079	09111246	MCBROOMPAUL L	SHARONPATE2929 FOREST PARK DR	CHARLOTTE	NC		28209
2016-079	09111214	MCCORD LANDHOLDERS LLC	PO BOX 669185	CHARLOTTE	NC		28266
2016-079	09110104B	MECKLENBURG MILL LP	2 95 BERKELEY ST	BOSTON	MA		02116

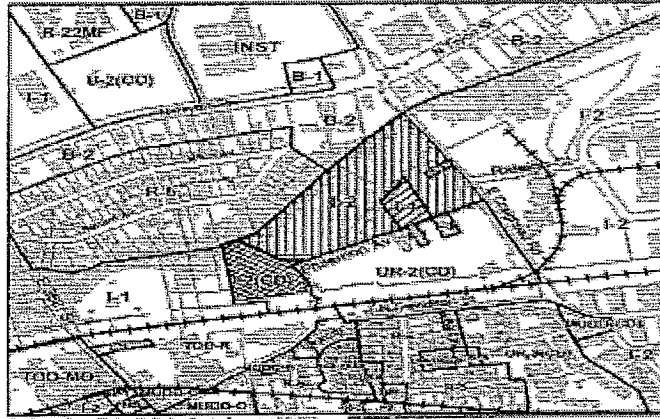
2016-079	09111203	MREC VISION CRAIGHEAD LLC 13860 BALLANTYNE CORPORATE PL STE 130			
	CHARLOTTE NC	28277			
2016-079	09111204	MREC VISION CRAIGHEAD LLC13860 BALLANTYNE CORPORATE PL STE 130			
	CHARLOTTE NC	28277			
2016-079	09111205	MREC VISION CRAIGHEAD LLCC/O VISION VENTURES OF CAROLINA LLC	214 W		
	TREMONT AVE STE 300	CHARLOTTE NC	28203		
2016-079	09111207	MREC VISION CRAIGHEAD LLC13860 BALLANTYNE CORPORATE PL SUITE 130			
	CHARLOTTE NC	28277			
2016-079	09111208	MREC VISION CRAIGHEAD LLC13860 BALLANTYNE CORPORATE PL SUITE 130			
	CHARLOTTE NC	28277			
2016-079	09110143	NEELY MEREDITH TAMARANEELY3472 N DAVIDSON ST UNIT H			
	CHARLOTTE NC	28205			
2016-079	09111209	NODA GREENWAY ONE LLC11009 ROYAL COLONY DR WAXHAW	NC	28173	
2016-079	09111104	NODA GREENWAY TWO LLC11009 ROYAL COLONY DR WAXHAW	NC	28173	
2016-079	09111102	PIEDMONT NATURAL GAS CO INC & J J SHEETS (HEIRS) PO BOX 33068			
	CHARLOTTE NC	28233			
2016-079	09111244	POWERS DONALD W JOAN B POWERS 3700 BENARD AVE CHARLOTTE	NC	28206	
2016-079	09111305	RAY THOMAS J RAMY L FARRIS 3525 BENARD AVE CHARLOTTE	NC	28206	
2016-079	09110136	RESIDENTIAL STRUCTURES INC 2991 EVERLASTING BRANCH RD			
	DARLINGTON SC	29540			
2016-079	09111498	RMT & ASSOCIATES 2240 E INDEPENDENCE BLVD CHARLOTTE	NC	28205	
2016-079	08701108	ROSEDALE II LLC 4601 CHARLOTTE PARK DR STE 350 CHARLOTTE	NC	28217	
2016-079	09111217	SECHLER WILLIAM EARL 3600 BENARD AVE CHARLOTTE	NC	28206	
2016-079	09110106	SISTRUNK JOHN WESLEY 12509 BRITTONWOOD PL CHARLOTTE	NC	28273	
2016-079	09107201	SRI HOLDINGS LLC 4307 OLD COURSE DR CHARLOTTE	NC	28277	
2016-079	09107201E	SRI HOLDINGS LLC 4307 OLD COURSE DR CHARLOTTE	NC	28277	
2016-079	09111237	SUDDRETH RICHARD B TRACY B SUDDRETH (H/W) 3412 BENARD AV			
	CHARLOTTE NC	28206			
2016-079	09111223	SUDDRETH RICHARD BRIAN TRACY BLACKWELL SUDDRETH 3412 BENARD AVE			
	CHARLOTTE NC	28206			
2016-079	09111250	SWEELY CARL N JAVONDA ASWEELY 3604 BENARD AV CHARLOTTE	NC	28206	
2016-079	09110104	TCB NODA MILLS LLC C/O THE COMMUNITY BUILDERS INC 1602 L ST NW STE 401			
	WASHINGTON DC	20036			
2016-079	09110109	TCB NODA MILLS LLC C/O THE COMMUNITY BUILDERS INC 1602 L ST NW STE 401			
	WASHINGTON DC	20036			
2016-079	09111101	TRIPLE CROWN LLC 7025 CHEYENNE DR CHARLOTTE	NC	28262	
2016-079	09111103	TRIPLE CROWN LLC 7025 CHEYENNE DR CHARLOTTE	NC	28262	
2016-079	09111106	TRIPLE CROWN LLC PO BOX 26514 CHARLOTTE	NC	28221	
2016-079	09111233	TRIPLE CROWN LLC 7025 CHEYENNE DR CHARLOTTE	NC	28262	
2016-079	09111240	TRIPLE CROWN LLC 7025 CHEYENNE DR CHARLOTTE	NC	28262	
2016-079	09111247	WEISNER MATTHEW JENNIFER WEISNER 3616 BERNARD AVE CHARLOTTE	NC	28206	
2016-079	09111312	WELT KRISTIN A 3605 BENARD AVE CHARLOTTE	NC	28206	
2016-079	09108124	YAZAN ENTERPRISES INC 617 STACCATO ST CHARLOTTE	NC	28270	

Mailing List: Associations/City Council Representative

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-079	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC	28206
2016-079	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2016-079	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC	28206
2016-079	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC	28205
2016-079	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2016-079	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC	28206
2016-079	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2016-079	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC	28205
2016-079	Kate	Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC	28205
2016-079	Patsy	Kinsey	Charlotte City Council	2334 Greenway Avenue	Charlotte	NC	28204

EXHIBIT B:

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING :: REZONING PETITION 2016-079



Subject: Community Meeting – Rezoning Petition 2016-079 filed by Noda Greenway One, LLC and Noda Greenway Two, LLC to rezone approximately 18.3 acres located along Philemon Avenue to allow the development of a Transit-Oriented Development.

Date and Time of Meeting: May 11th, 2016 6pm-8pm

Place of Meeting: 2320 N Davidson St UNIT C, Charlotte, NC 28205
(Same Building, but to the left of Free Range Brewing)

Petitioner: Noda Greenway One, LLC and Noda Greenway Two, LLC

We are assisting Noda Greenway One, LLC and Noda Greenway Two, LLC (the "Petitioner") in connection with Rezoning Petition 2016-079 it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 18.3 acre site (the "Site") located along Philemon Avenue and Craighhead Road from the I-1, I-2, and I-2 (CD) zoning districts to TOD-M(CD) zoning district. The purpose of the rezoning is to permit the development of transit oriented neighborhood that helps promote the Little Sugar Creek Greenway, Cross Charlotte Trail and larger Greenway District.

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 11th between 6-8pm at located at 2320 N Davidson Street, UNIT C, Charlotte, NC 28205. 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 Tony Kuhn at 901-219-3987 or email tony@flywheelera.com

cc: Patsy Kinsey

Date Mailed: April 29, 2016

