

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-111

Petitioner: Philemon NoDa Partners, LLC
Rezoning Petition No.: 2016-111
Property: ± 9.91 acres located at Philemon Avenue, Charlotte, NC (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Monday, August 8, 2016, 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** by depositing the Community Meeting Notice in the U.S. mail on July 27th a copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on August 8, 2016 at 7:00 PM**, at Johnston YMCA, 3025 North Davidson Street, Charlotte, NC 28205. The Petitioner also attend the August 2nd meeting of the NoDa neighborhood Association at which time the petition was presented to the neighborhood.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Todd Jackovich. Also in attendance was Shaun Tooley with LandDesign and Michael Poole with Poole & Poole Architects as well as Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

There were not attendees to the community meeting. Therefore, a presentation was not given.

This Petition involves a request to rezone the ±9.91acre Site from UR-2(CD)/I-1 to TOD-M(CD). This Site was previously rezoned in 2009 from I- 1 and I-2(CD) to UR-2(CD) allow the Site to be developed with up to 300 multi-family residential dwelling units in up to 10 buildings located throughout the Site. Three (3) parcels along Philemon Avenue zoned I-1 were not included with in the Petition.

This rezoning request seeks to change the zoning on the property to TOD-M(CD) to develop a transit supportive residential community as recommend by the recently adopted Blue Line Transit Station Area Plan. The rezoning petition also adds to the Site the three (3) parcels along Philemon Avenue

that are still zoned I-1 and were not included previous petition. The proposed rezoning request does not increase the number of residential units that were previously approved, but does propose to develop the Site in a way that is more compact and in keeping with the urban form of development expected from transit supportive residential communities.

The site plan for the rezoning petition proposes to locate the residential units in two (2) buildings oriented toward Philemon Avenue and E. Craighead Road. A large open space amenity courtyard is also oriented toward Philemon Avenue. The Petitioner will be improving Philemon Avenue and Craighead Road as called for in the station area plan. The improvements will include on-street parking, bike lanes, street trees and sidewalks.

The proposed residential buildings will be four (4) story buildings with units and building access points oriented to Philemon Avenue and Craighead Road. Vehicular access to the Site will be from E. Craighead Road and Philemon Avenue.

II. Summary of Questions/Comments and Responses:

N/A

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Based on comments from the Planning Department the rezoning petition was modified to allow transit supportive residential and non-residential uses. Which is consistent with E. 36th Transit Station Area Plan recommendations for the Site.

Philemon NoDa Partners, LLC

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Sonja Sanders, Charlotte Mecklenburg Planning Department
Todd Jackovich, Stonehenge Real Estate Group, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-111	09110781	408 WESLEY HEIGHTS LLC				3504 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-111	09111714	ABBOTT	ASHLEY REBECCA			533 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09111756	ABLE	TIARA T	BORIS J	HENDERSON	3643 WARP ST		CHARLOTTE	NC	28205
2016-111	09110767	ANDREWS	JENNIFER L			45 W 132 ND ST APT 12H		NEW YORK	NY	10037
2016-111	09110736	ARCHER	KEVIN			508 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09110752	ARMSTRONG	ROBERT J			540 DONATELLO AV		CHARLOTTE	NC	28205
2016-111	09110703	ARREAZA	ANTONIO	AILEN	ARREAZA	3510 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-111	09111755	ARRINGTON	NICHOLUS RYAN			3641 WARP ST		CHARLOTTE	NC	28205
2016-111	09110105	AUSTIN	WADE HAMPTON	RACHEL GERALDINE	AUSTIN	12354 HENNIGAN PLACE LN		CHARLOTTE	NC	28214
2016-111	09111724	BALANI	NISHA S			553 DONATELLO AVE UNIT 553		CHARLOTTE	NC	28205
2016-111	09111702	BALL	TRACY	KATHRYN	PERRET	509 DONATELLO AV		CHARLOTTE	NC	28205
2016-111	09111740	BARRIER ISLAND PROPERTIES, LLC				P O BOX 277		KINSTON	NC	28502
2016-111	09110906	BLACKDOG NODA LLC				18501 PENINSULA CLUB DR		CHARLOTTE	NC	28031
2016-111	09111744	BLUE PONY STUDIO LLC				3590 N DAVIDSON ST		CHARLOTTE	NC	28209
2016-111	09110773	BOUCHER	LAURA E	SHANE R	BOUCHER	3543 WARP ST		CHARLOTTE	NC	28205
2016-111	09110141	BRODSKY	KEITH R			3012 SPRINGS FARM LN		CHARLOTTE	NC	28226
2016-111	09111718	BROWN	BRYAN T			541 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09110770	BROWN	JENNIFER			3537 WARP ST		CHARLOTTE	NC	28205
2016-111	09110743	BUMGARNER	AMANDA N			522 DONATELLO AV		CHARLOTTE	NC	28205
2016-111	09110742	BYRD	BRANTLEY RYAN			520 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09110738	CAFRIK FOODS LLC				4729 AVALON FOREST LN		CHARLOTTE	NC	28269
2016-111	09111706	CAPERS	KEITH LEVAR			517 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09111736	CARTER	CHRISTOPHER A	STACY H	CARTER	1214 ORDERMORE AVE		CHARLOTTE	NC	28203
2016-111	09110140	CHAPMAN	JAY	SARAH	CHAPMAN	3460 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-111	09110137	CLARK	KRISTINA L			435 S TYRON ST UNIT 704		CHARLOTTE	NC	28202
2016-111	09111726	CLIFTON HILL LLC				3552 NORTH DAVIDSON ST		CHARLOTTE	NC	28205
2016-111	09111745	CLINE	COURTNEY ELIZABETH			3621 WARP ST		CHARLOTTE	NC	28205
2016-111	09108104	CONCRETE SUPPLY CO LLC				PO BOX 5247		CHARLOTTE	NC	28225
2016-111	09111730	CONWAY	JEFFREY A	PAULA A	CONWAY	7813 PEMSWOOD ST		CHARLOTTE	NC	28277
2016-111	09110644	CRUZ	RAUL	MARIBEL	CRUZ	501 PATTERSON ST		CHARLOTTE	NC	28205
2016-111	09110763	CUEVAS	JOHNATHAN	SHERRI	CUEVAS	3528 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-111	09110138	CUSTOM REMODELED HOMES INC				520 E MARTIN LUTHER KING JR BLVD 1103		CHARLOTTE	NC	28202
2016-111	09111709	DARCEY	WILLIAM H			523 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09110769	DAVIDSON	THOMAS F			3535 WARP ST		CHARLOTTE	NC	28205
2016-111	09111752	DBS CHARLOTTE PROPERTIES LLC				5101 MONROE RD		CHARLOTTE	NC	28205
2016-111	09111713	DELEON	JENNIFER R			531 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09111710	DEVANEY	DANIEL F			525 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09111719	DEVISSER	MICHELLE			543 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09110758	DILLARD	RYAN			552 DONATELLO AV		CHARLOTTE	NC	28205
2016-111	09111105	DOUBLE CROWN LLC				7025 CHEYENNE DR		CHARLOTTE	NC	28262
2016-111	09111733	ECONOMIC DEVELOPMENT CENTER OF THE CAROLINAS INC				3568 NORTH DAVIDSON ST BLDG 1		CHARLOTTE	NC	28205
2016-111	09110735	FOLKES	NEIL B.			506 DONATELLO AV		CHARLOTTE	NC	28205
2016-111	09111722	FOURQUEEN	WILLIAM DAVID			8314 PRINCE GEORGE RD		CHARLOTTE	NC	28210
2016-111	09111747	FRANK	GARRETT EDWARD			3625 WARP ST		CHARLOTTE	NC	28205
2016-111	09110753	FRITZHUGH	STEVEN M			542 DONATELLO AV UNIT 542		CHARLOTTE	NC	28205
2016-111	09110765	GENDY	PETER J	SARAH L	SAIN	2572 TREELINE DR		CONCORD	NC	28027
2016-111	09110755	GEORGE	JOHATHAN	KAYLA M	GEORGE	546 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09111760	GLOVER	CARRIE L			3651 WARP ST		CHARLOTTE	NC	28205
2016-111	09111704	HAMILTON	CRAIG S			513 DONATELLO AVE		CHARLOTTE	NC	28205
2016-111	09111728	HANDS HOLDING NORTH DAVIDSON LLC				3558 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-111	09110768	HARRIS	SCOTT T			3533 WARP ST		CHARLOTTE	NC	28205
2016-111	09110739	HARSHMAN	DANIEL K	LINDA	HARSHMAN	514 DONATELLO AV		CHARLOTTE	NC	28205
2016-111	09110756	HEMPSTEAD	WILLIAM HENRY			548 DONATELLO AV		CHARLOTTE	NC	28205
2016-111	09110761	HERRERIA	JEAN M			3526 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-111	09111727	HILL	TYLER			3554 N DAVIDSON ST		CHARLOTTE	NC	28205
2016-111	09111218	HORINE	MATTHEW GRANT	ASTRID JENNY	HORINE	3524 BENARD AVE		CHARLOTTE	NC	28206
2016-111	09106702	IMPRINT PROPERTIES LLC				401 HAWTHORNE LN STE 110-240		CHARLOTTE	NC	28204
2016-111	09111738	JANES	SASHA			2530 RED BIRCH DR		CHARLOTTE	NC	28262
2016-111	09111762	JOHNSON	LANCE N	ALICIA COLLIER	JOHNSON	343 MONTMORENCI CROSSING		FORT MILL	SC	29715
2016-111	09110144	K & M HOLDINGS LLC				425 BULLFINCH BEND		FORT MILL	SC	29708
2016-111	09111717	KEAN	KIM ROTH			4732 WALDEN CT		CHARLOTTE	NC	28210
2016-111	09111219	KISER	BEVERLY L	CHRISTOPHER C	LONG	3522 BENARD AVE		CHARLOTTE	NC	28206
2016-111	09110745	LAVOY	MELISSA S			526 DONATELLO AVE		CHARLOTTE	NC	28205

2016-111	09110750	LEDEZMA	JOSE ANTONIO			536 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09111723	LINK	BRITTANY ANN			551 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09110142	LIVINGSTON	DAVID			3468 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-111	09110643	LYNCH	SHANNON M			500 HERRIN AVE	CHARLOTTE	NC	28205
2016-111	09111751	MACASAET	DAVID			3633 WARP ST	CHARLOTTE	NC	28205
2016-111	09111703	MARKOU	ANGELA M			511 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09110139	MAST	STEVEN			1016 SOMERSBY LN	MATTHEWS	NC	28105
2016-111	09110741	MATLOCK	ADRIAN			518 DONATELLO AV	CHARLOTTE	NC	28205
2016-111	09111757	MCCLOSKEY	JACQUELINE			3645 WARP ST	CHARLOTTE	NC	28205
2016-111	09110760	MCDONALD	RUSTY W			3524 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-111	09111731	MCFADDEN	KATHERINE			3564 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-111	09110746	MCRAE	CAMERON W	SALLY S	MCRAE	528 DONATELLO AV	CHARLOTTE	NC	28205
2016-111	09110104B	MECKLENBURG MILL LP				95 BERKELEY ST	BOSTON	MA	02116
2016-111	09111743	MILLER	RONNIE A			3588 N DAVIDSON ST	CHARLOTTE	NC	28209
2016-111	09111707	MINTON	JAMES L			519 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09111759	MITCHELL	DAVID R			8719 BRANCHSIDE LN	HUNTERSVILLE	NC	28078
2016-111	09111758	MOHLERE	MELISSA L			3647 WARP ST	CHARLOTTE	NC	28205
2016-111	09111203	MREC VISION CRAIGHEAD LLC				13860 BALLANTYNE CORPORATE PL STE 130	CHARLOTTE	NC	28277
2016-111	09111205	MREC VISION CRAIGHEAD LLC			C/O VISION VENTURES OF CAROLINA LLC	214 W TREMONT AVE STE 300	CHARLOTTE	NC	28203
2016-111	09111748	MURPHY	DUSTIN			3627 WARP STREET	CHARLOTTE	NC	28205
2016-111	09111753	MURRAY	STEWART KENNETH			3637 WARP ST	CHARLOTTE	NC	28205
2016-111	09110143	NEELY	MEREDITH	TAMARA	NEELY	3472 N DAVIDSON ST UNIT H	CHARLOTTE	NC	28205
2016-111	09110828	NEHL	PETER			3725 PICASSO CT	CHARLOTTE	NC	28205
2016-111	09110702	NODA 20 APARTMENTS LLC				6701 CARMEL RD STE 118	CHARLOTTE	NC	28226
2016-111	09111725	NODA CHARLOTTE RENTAL LLC				6173 FOUR WOOD DR	MATTHEWS	NC	28104
2016-111	09111209	NODA GREENWAY ONE LLC				11009 ROYAL COLONY DR	WAXHAW	NC	28173
2016-111	09111721	OSBORNE	CLAYTON H	SHELDON R	OSBORNE	30 STONEBERRY CROSSING	PLATTSBURGH	NY	14534
2016-111	09110774	PALAGHIA	IOANA	JUSTIN	WALKER	3545 WARP ST#175	CHARLOTTE	NC	28205
2016-111	09110737	PATANKAR	SUSHIL			510 DONATELLO AV UNIT 5	CHARLOTTE	NC	28270
2016-111	09111711	PAYTON	DAVIS S			527 DONATELLO AV	CHARLOTTE	NC	28205
2016-111	09111712	PEPPER	THOMAS			529 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09110749	PERKINS	NICHOLAS G			534 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09111102	& J J SHEETS (HEIRS)				PO BOX 33068	CHARLOTTE	NC	28233
2016-111	09110782	PINEY POINT PROPERTIES LLC				3500 DAVIDSON ST	CHARLOTTE	NC	28205
2016-111	09111754	POE	JEFFREY H JR			3639 WARP ST	CHARLOTTE	NC	28205
2016-111	09110751	POLIAKOFF	BETH			538 DONATELLO AV	CHARLOTTE	NC	28205
2016-111	09111763	QUICK	ANTHONY B			3657 WARP ST	CHARLOTTE	NC	28205
2016-111	09111734	RECTOR	MARK A			3835 PICASSO CT	CHARLOTTE	NC	28205
2016-111	09110136	RESIDENTIAL STRUCTURES INC				2991 EVERLASTING BRANCH RD	DARLINGTON	SC	29540
2016-111	09111746	RIFENBURG	JESSICA L	DAVID K	RIFENBURG	3623 WARP ST	CHARLOTTE	NC	28205
2016-111	09110108	ROBSON	LUCIE LEA WHITE			741 BISHOPS PARK DR UNIT 205	RALEIGH	NC	27605
2016-111	09110642	SAWICKI	MARC J			504 HERRIN AV	CHARLOTTE	NC	28205
2016-111	09110764	SCHUBERT	VALERIE			3532 N DAVIDSON ST	CHARLOTTE	NC	28205
2016-111	09111750	SCHUETH	RYAN S			20505 SOUTHSHORE DR	CORNELIUS	NC	28031
2016-111	09111715	SEAMAN	MARIA J			535 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09110762	SHARMAN	GERALD H			1976 S VRAIN ST	DENVER	CO	80219
2016-111	09110754	SIMMONS	VONZELL			544 DONATELLO AV	CHARLOTTE	NC	28205
2016-111	09111739	SINGLETON	CEMENTAL L			9327 WILLOWGLEN TRAIL	CHARLOTTE	NC	28215
2016-111	09110106	SISTRUNK	JOHN WESLEY			12509 BRITTONWOOD PL	CHARLOTTE	NC	28273
2016-111	09110747	SMITH	JEFFREY R			530 DONATELLO AV	CHARLOTTE	NC	28205
2016-111	09107201	SRI HOLDINGS LLC				4307 OLD COURSE DR	CHARLOTTE	NC	28277
2016-111	09110757	STIENER	RICHARD C			550 DONATELLO AV	CHARLOTTE	NC	28205
2016-111	09111720	STRENGTH	MATTHEW			545 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09110645	STRICKLAND	ALLEN W	LAURA L	STRICKLAND	505 PATTERSON ST	CHARLOTTE	NC	28205
2016-111	09111749	SURRATT	CHRISTOPHER J			3629 WARP ST	CHARLOTTE	NC	28205
2016-111	09110104	TCB NODA MILLS LLC				1602 L ST NW STE 401	WASHINGTON	DC	20036
2016-111	09111701	TEETER	RANDY E			507 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09110771	THE ENVISION GROUP LLC				2632 MIRANDA COURT	WOODBRIIDGE	VA	22191
2016-111	09110740	TIMBES	MICHEAL BRANDON			909 B WESTBROOK DR	CHARLOTTE	NC	28202
2016-111	09111735	TRAN	HOA LEKIM			3572 NORTH DAVIDSON ST	CHARLOTTE	NC	28205
2016-111	09107202	TRIPLE CROWN LLC			C/O HAL ABERNATHY INC	PO BOX 26514	CHARLOTTE	NC	28221
2016-111	09111103	TRIPLE CROWN LLC				7025 CHEYENNE DR	CHARLOTTE	NC	28262
2016-111	09111716	TYLER	MATTHEW			537 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09111732	U S FINANCIAL FUNDING LLC				10612-D PROVIDENCE RD STE 547	CHARLOTTE	NC	28277

2016-111	09110772	VANNEWKIRK	RICHARD E			3541 WARP ST	CHARLOTTE	NC	28205
2016-111	09111708	WAGNER VINSON	CHRISTA	DAVID S	VINSON	10111 BROKERS TIP LN APT 205	RALEIGH	NC	27617
2016-111	09111705	WALKER	GERARD J	CHRISTINE A	WALKER	1866 OAKVIEW ST N W	SUPPLY	NC	28462
2016-111	09111761	WARREN	AMY D			3653 WARP ST	CHARLOTTE	NC	28205
2016-111	09110744	WHITE	SHEA MICHAEL			524 DONATELLO AVE	CHARLOTTE	NC	28205
2016-111	09111764	ZEOLI	JOSEPH			3659 WARP ST	CHARLOTTE	NC	28205
2016-111	09111742	ZZLAR LLC				11416 DARTINGTON RD	CHARLOTTE	NC	28262
2016-111		PHILEMON NODA PARTNERS, LLC ATTN: ERIC E. WILENSKY				201 17TH STREET NW, SUITE 1700	ATLANTA	GA	30363

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mε MailZip
2016-111	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC 28206
2016-111	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC 28206
2016-111	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC 28205
2016-111	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC 28205
2016-111	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC 28206
2016-111	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC 28277

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-111 – Philemon NoDa Partners, LLC

Subject: Rezoning Petition No. 2016-111
Petitioner/Developer: Philemon NoDa Partners, LLC
Current Land Use: Residential/Vacant
Existing Zoning: I-1 and UR-2(CD)
Rezoning Requested: TOD-M(CD)
Date and Time of Meeting: **Monday, August 8, 2016 at 7:00 p.m.**
Location of Meeting: Johnston YMCA
3025 North Davidson Street
Charlotte, NC 28205
Date of Notice: 7/29/16

We are assisting Philemon NoDa Partners, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a residential community (the “Site”) located on Philemon Avenue. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±9.91acre Site from UR-2(CD)/I-1 to TOD-M(CD). This Site was previously rezoned in 2009 from I- 1 and I-2(CD) to UR-2(CD) allow the Site to be developed with up to 300 multi-family residential dwelling units in up to 10 buildings located throughout the Site. Three (3) parcels along Philemon Avenue zoned I-1 were not included with in the Petition.

This rezoning request seeks to change the zoning on the property to TOD-M(CD) to develop a transit supportive residential community as recommend by the recently adopted Blue Line Transit Station Area Plan. The rezoning petition also adds to the Site the three (3) parcels along Philemon Avenue still zoned I-1 that were not included previous petition. The proposed rezoning request does not increase the number of residential units that were previously approved, but does propose to develop the Site in a way that is more compact and in keeping with the urban form of development expected from transit supportive residential communities.

The site plan for the rezoning petition proposes to locate the residential units in two (2) buildings oriented toward Philemon Avenue and E. Craighead Road. A large open space amenity courtyard is also oriented toward Philemon Avenue. The Petitioner will be improving Philemon Avenue and Craighead Road as called for in the station area plan. The improvements will include on-street parking, bike lanes, street trees and sidewalks.

The proposed residential buildings will be four (4) story buildings with units and building access points oriented to Philemon Avenue and Craighead Road. Vehicular access to the Site will be from E. Craighead Road and Philemon Avenue.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Monday, August 8, 2016, at 7:00 p.m. at Johnston YMCA, 3025 North Davidson Street, Charlotte, NC 28205.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Sonja Sanders, Charlotte Mecklenburg Planning Commission
Todd Jackovich, Stonehenge Real Estate Group, LLC
Matt Laitinen, Stonehenge Real Estate Group, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Philemon NoDa Partners
Rezoning Petition 2016-111
Community Meeting – August 8, 2016 @ 7:00p

NO ATTENDEES WERE PRESENT

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
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