

COMMUNITY MEETING REPORT
Petitioner: Barringer Capital, LLC
Rezoning Petition No. 2016-146

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-1 attached hereto by depositing such notice in the U.S. mail on November 3, 2016. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, November 17, 2016 at 6:30 PM at The Gallery South End located at 1320 South Church Street in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were David Smith of the Petitioner, Alan Simonini of Simonini Homes and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioner's representatives. Since only two area residents attended the Community Meeting, the Community Meeting was very informal.

Utilizing the rezoning plan, John Carmichael stated that the site subject to this rezoning request contains approximately .74 acres and is located on the north side of West Tremont Avenue between South Tryon Street and Hawkins Street. The site is currently zoned I-2. The surrounding parcels of land are located in the TOD-M, TOD-MO, TOD-M (CD) and I-2 zoning districts.

John Carmichael stated that pursuant to this Rezoning Application, the Petitioner is requesting that the site be rezoned to the TOD-MO zoning district to accommodate the development of up to 18 townhomes on the site. David Smith would develop the site, and Alan Simonini would build the townhomes.

John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, December 19, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center, or on Tuesday, January 17, 2017 at 5:30 PM because of revisions that the Petitioner is making to the rezoning plan. The Planning Staff may require that the Public Hearing be delayed until January 17, 2017.

The Zoning Committee Work Session will be held on either Wednesday, December 28, 2016 at 4:30 PM or on Wednesday, January 25, 2017 at 4:30 PM at the Charlotte-Mecklenburg

Government Center, and City Council will render a decision on this rezoning request on either Tuesday, January 17, 2017 at 5:30 PM or on Monday, February 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael and Alan Simonini then reviewed the rezoning plan in detail.

In response to a question, Alan Simonini stated that each townhome unit would have either a two-car garage or a one-car garage. Alan Simonini stated that the exterior building materials would likely be a combination of brick and stucco, and the design of the townhome units would fit in with the South End area. Alan Simonini shared pictures of townhome units that are representative of the style of the townhome units that would be constructed on the site. However, there would be some differences between the pictures and the townhome units actually built on the site. Alan Simonini stated that his architects in California are currently preparing the architectural renderings of the townhome units that would be constructed on the site, and that these renderings would ultimately be attached to the rezoning plan.

In response to a question, Alan Simonini stated that the townhome units would have three levels. The townhome units located at the rear of the site could have rooftop terraces. Alan Simonini provided a general description of the floor plans of the townhome units.

Alan Simonini, David Smith and the attendees discussed the courtyard element of the rezoning plan, as well as the greenspace located along the site's frontage on West Tremont Avenue. John Carmichael, Alan Simonini and David Smith discussed the woonerf element of the rezoning plan as well.

In response to a question, David Smith stated that if this rezoning request is approved, the development of the site may commence in July or August of 2017, and residents could possibly move into the units in February of 2018.

A discussion regarding the area in general and development occurring in the area then ensued.

An attendee asked if the Petitioner could extend the sidewalk along West Tremont Avenue in front of the adjacent Dilworth Mattress site. David Smith advised that Gas Fired Products has purchased the Dilworth Mattress site and will be doing manufacturing on this site. David Smith stated that he will ask Frank Horne of Gas Fired Products if Gas Fired Products would be willing to extend the sidewalk in front of the Dilworth Mattress site.

The individuals in attendance at the meeting appreciated that the residential units would be for-sale units rather than rental units.

John Carmichael stated that he would keep in touch with those in attendance and e-mail to them revised copies of the rezoning plan once the revised rezoning plan has been completed.

The meeting was then adjourned and John Carmichael thanked the attendees for attending the meeting.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

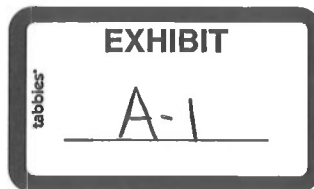
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 21st day of November, 2016.

Barringer Capital, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via e-mail)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via e-mail)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet. No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-146	12101264	1910 AS 202	LLC			13910 CLAYSPARROW RD		CHARLOTTE	NC	28278
2016-146	12103321	1919 SOUTH BLVD LLC				214 W TREMONT AV #200		CHARLOTTE	NC	28203
2016-146	12103324	1919 SOUTH BLVD LLC				1919 SOUTH BLVD		CHARLOTTE	NC	28203
2016-146	12101254	1920 LOFR LLC				1920 ABBOTT ST STE 300		CHARLOTTE	NC	28203
2016-146	12101268	1927 STS-100 LLC				917 ROMANY RD		CHARLOTTE	NC	28203
2016-146	12103313	2000 HAWKINS LLC				1920 CLEVELAND AVE		CHARLOTTE	NC	28203
2016-146	12103304	330 WEST TREMONT LLC				4521 SHARON RD STE 250		CHARLOTTE	NC	28211
2016-146	12101224	3C HOLDING LLC				1900 ABBOTT ST ,SUITE 105		CHARLOTTE	NC	28173
2016-146	12101253	ABBOTT CONDOMINIUM ASSOCIATION	INC THE			1815 SOUTH TRYON ST SUITE D		CHARLOTTE	NC	28203
2016-146	12101225	ALLEGIANCE CAMDEN SQUARE LLC				1950 ABBOTT ST SUITE 600		CHARLOTTE	NC	28203
2016-146	12101221	B2 PARTNERS LLC				PO BOX 220010		CHARLOTTE	NC	28222
2016-146	12101237	BAHABRI STORES LLC				1900 ABBOTT ST ,SUITE 102		CHARLOTTE	NC	28203
2016-146	12103308	BARRINGER CAPITAL LLC				333 W TRADE SUITE 370		CHARLOTTE	NC	28202
2016-146	12103309	BARRINGER CAPITAL LLC				333 W TRADE SUITE 370		CHARLOTTE	NC	28202
2016-146	12103310	BARRINGER CAPITAL LLC				333 W TRADE SUITE 370		CHARLOTTE	NC	28202
2016-146	12101240	BOSWELL				1921 ABBOTT ST UNIT 1921		CHARLOTTE	NC	28203
2016-146	12103317	BREATHING ROOM YOGA AND APPAREL LLC				8707 HEYDON HALL CIRCLE		CHARLOTTE	NC	28210
2016-146	12101280	BURDI	DANIEL G			1947 ABBOTT ST		CHARLOTTE	NC	28203
2016-146	12101285	CANTRELL				1967 ABBOTT ST		CHARLOTTE	NC	28203
2016-146	12103217	CCIP TREMONT LLC				831 EAST MOREHEAD ST	SUITE 750	CHARLOTTE	NC	28202
2016-146	12101257	CERTACARE LLC		INVESTMENT PARTNERS	C/O CAROLINA CAPITAL	3410 GRESHAM PLACE		CHARLOTTE	NC	28211
2016-146	12101286	CG AND SS PROPERTIES LLC				1927 TRYON ST STE 106		CHARLOTTE	NC	28203
2016-146	12101258	CGR CREATIVE LLC				1930 ABBOTT ST SUITE 304		CHARLOTTE	NC	28203
2016-146	12103216	COLE	JOSEPH ROBERT SR			435 MINUET LN		CHARLOTTE	NC	28217
2016-146	12101267	CSV COMMERCIAL LOFTS CONDO OWNERS ASSOC INC				1815 SOUTH TRYON ST SUITE D		CHARLOTTE	NC	28203
2016-146	12101273	DAHER LITTLE HOLDINGS LLC				1927 S TRYON ,STE 200		CHARLOTTE	NC	28203
2016-146	12101274	DAHER LITTLE HOLDINGS LLC				1927 S TRYON ST # 200		CHARLOTTE	NC	28203
2016-146	12101266	DECO-TECTURE, LLC				2865 BARTNAM RD		WINSTON-SALEM	NC	27106
2016-146	12101210	DESIGN CENTER CAROLINAS LLC				4801 PGA BLVD		PALM BEACH GARDENS	FL	33418
2016-146	12101234	D-HIGH	LLC			1930 ABBOTT ST ,SUITE 402		CHARLOTTE	NC	28203
2016-146	12101233	D-HIGH LLC				1930 ABBOTT ST ,SUITE 402		CHARLOTTE	NC	28203
2016-146	12103312	DONI LLC				200 W TREMONT AVE		CHARLOTTE	NC	28203
2016-146	12103215	DOUGHTON MANUFACTURING CO				225 W TREMONT AVE		CHARLOTTE	NC	28203
2016-146	12101259	ENGLE	KEVIN L			4588 STELLA DR		ATLANTA	GA	30327
2016-146	12101275	GBK TRYON LLC			C/O DAVID KOSTMAYER	1927 S TRYON ST STE 205		CHARLOTTE	NC	28203
2016-146	12101278	GBK TRYON LLC			C/O DAVID KOSTMAYER	1927 S TRYON ST STE 205		CHARLOTTE	NC	28203
2016-146	12101236	GEORGE	STEPHEN CHRISTOPHER			1905 ABBOTT ST		CHARLOTTE	NC	28203
2016-146	12101256	GERRARD PROPERTIES	LLC			3117 WILLOW OAK RD		CHARLOTTE	NC	28209
2016-146	12101271	HAK HOLDINGS LLC				1225 HARDING PL		CHARLOTTE	NC	28204
2016-146	12103213	HAWKINS STREET DESIGN CENTER LLC				2116 HAWKINS ST		CHARLOTTE	NC	28203
2016-146	12103306	HORNE CO THE				PO BOX 36485		CHARLOTTE	NC	28236
2016-146	12103314	HORNE COMPANY THE				PO BOX 36485		CHARLOTTE	NC	28236
2016-146	12101282	HUMMEL	GRANT			1955 ABBOTT ST		CHARLOTTE	NC	28203
2016-146	12101222	INSIDE PASSAGE LLC				1066 HEATHER GLENN DR		MATTHEWS	NC	28104
2016-146	12103307	J & E GROUP LLC				1235-E EAST BLVD SUITE 149		CHARLOTTE	NC	28203
2016-146	12101255	LDA REAL ESTATE LLC				4424 HALSTEAD DR		CHARLOTTE	NC	28209
2016-146	12101232	LEIGH BRINKLEY DESIGN INC				1930 ABBOTT ST ,SUITE 401		CHARLOTTE	NC	28203
2016-146	12103214	MOREBILT HOMES INC				PO BOX 36094		CHARLOTTE	NC	28236
2016-146	12101243	MORGAN	CHARLES W			1933 ABBOTT ST		CHARLOTTE	NC	28203
2016-146	12101230	MUCCI REAL ESTATE HOLDING LLC				1950 ABBOTT ST STE 605		CHARLOTTE	NC	28203
2016-146	12101277	P&A REALTY LLC				1927 S TRYON ST #300		CHARLOTTE	NC	28203
2016-146	12101238	PERLMAN	DAVID H	JACQUELINE JONES	PERLMAN	5312 WINGEDFOOT RD		CHARLOTTE	NC	28226
2016-146	12101239	PERLMAN	DAVID H	JACQUELINE JONES	PERLMAN	5312 WINGEDFOOT RD		CHARLOTTE	NC	28226
2016-146	12101241	PERLMAN	DAVID H	JACQUELINE JONES	PERLMAN	5312 WINGEDFOOT RD		CHARLOTTE	NC	28226
2016-146	12101284	PERLMAN	DAVID H	JACQUELINE JONES	PERLMAN	5312 WINGEDFOOT RD		CHARLOTTE	NC	28226
2016-146	12101235	PLAN B CAPITAL LLC				4817 HARDISON RD		CHARLOTTE	NC	28226
2016-146	12101227	PRENDERGAST	CHARLES F	GRETCHEN C	PRENDERGAST	1039 QUEENS RD WEST		CHARLOTTE	NC	28207
2016-146	12101283	RANDLE	BRIANA	RONALD	RANDLE	1959 ABBOTT ST		CHARLOTTE	NC	28203
2016-146	12101272	RBS CHARLOTTE PROPERTIES LLC				PO BOX 41027		GREENSBORO	NC	27404
2016-146	12101281	RECKORD	CLAUDIUS			1711 DOVE COTTAGE DR		CHARLOTTE	NC	28266
2016-146	12101219	REEL HOLDINGS LLC				1900 ABBOTT ST ,SUITE 100		CHARLOTTE	NC	28203
2016-146	12101279	REPAS	KATHRYN			1943 ABBOTT ST		CHARLOTTE	NC	28203
2016-146	12101276	RMTX PROPERTIES LLC				305 S JEFFERSON ST		ROANOKE	VA	24011
2016-146	12101231	ROY	JOSEPH T IV	NANCY N	ROY	1930 ABBOTT ST ,SUITE 400		CHARLOTTE	NC	28203
2016-146	12101265	SIMMONS	GREGORY L	CAROL C	SIMMONS	2906 HEATHMOOR LN		CHARLOTTE	NC	28211
2016-146	12101262	SMART CO, LLC				1930 ABBOTT ST SUITE 304		CHARLOTTE	NC	28203
2016-146	12101223	SMITH HARRIS PROPERTIES LLC				1900 ABBOTT ST ,SUITE 104		CHARLOTTE	NC	28203
2016-146	12103320	SOUTHEND ASSOCIATES	LLC			PO BOX 36938		CHARLOTTE	NC	28236
2016-146	12101220	SYSTEM WORX PLLC				1515 RICHLAND ST #1		COLUMBIA	SC	29201
2016-146	12101226	TECHSTRUCTURES LLC				1950 ABBOTT ST ,SUITE 601		CHARLOTTE	NC	28203
2016-146	12101269	TOM JAMES COMPANY				263 SEABOARD LN		FRANKLIN	TN	37067
2016-146	12103318	TREMONT WEST LLC				214 W TREMONT AV #200		CHARLOTTE	NC	28203
2016-146	12103319	TREMONT WEST LLC				1919 SOUTH BLVD		CHARLOTTE	NC	28203
2016-146	12103315	VISION VENTURES OF CAROLINA LLC				PO BOX 36938		CHARLOTTE	NC	28236
2016-146	12103316	VISION VENTURES OF CAROLINA LLC				PO BOX 36938		CHARLOTTE	NC	28236
2016-146	12103322	VISION VENTURES OF CAROLINA LLC				PO BOX 36938		CHARLOTTE	NC	28236
2016-146	12103323	VISION VENTURES OF CAROLINA LLC				214 W TREMONT AVE #300		CHARLOTTE	NC	28203
2016-146	12101260	VS AMERICA INC				1940 ABBOTT ST UNIT 501		CHARLOTTE	NC	28203
2016-146	12101261	VS AMERICA INC				1940 ABBOTT ST UNIT 501		CHARLOTTE	NC	28203
2016-146	12101263	WALDTHAUSEN	KURT			3808 POMFRET LN		CHARLOTTE	NC	28211
2016-146	12103325	WHC PROPERTIES LLC				5306 SOUTH BLVD		CHARLOTTE	NC	28217
2016-146	12101242	WILCOX	ASHLEY	DANIEL J	BRUNO	1929 ABBOTT ST		CHARLOTTE	NC	28203
2016-146	12101228	WOEHLER	BYRON M	PAMELA J	WOEHLER	3601 BOUNTY CT		MATTHEWS	NC	28104
2016-146	12101229	WOEHLER	BYRON M	PAMELA J	WOEHLER	3601 BOUNTY CT		MATTHEWS	NC	28104
2016-146	12101244	WOOD	LISA	BRYAN	WOOD	1937 ABBOTT ST		CHARLOTTE	NC	28203
2016-146		JOHN CARMICHAEL			ROBINSON BRADSHAW	101 N. TRYON ST	SUITE 1900	CHARLOTTE	NC	28246



Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-146	Martha	Epps	Wilmington, NC	Post Office Box 33672	Charlotte	NC 28235
2016-146	Rasheda	McMullin	South Tryon Comm. Coalition	2516 South Tryon Street	Charlotte	NC 28203
2016-146	Brian	Walker	Wilmington, NC	Post Office Box 33672	Charlotte	NC 28202
2016-146	Jeanne	Woolsey	Sedgefield, NC	326 Marsh Road	Charlotte	NC 28209
2016-146	Louise	Shackford	Wilmington, NC	1908 Wood Dale Terrace	Charlotte	NC 28203
2016-146	Lashay	McCoy	Wilmington, NC	815 W Kingston Avenue	Charlotte	NC 28203
2016-146	Wil	Mover	EPHESUS CHURCH	PO Box 31395	Charlotte	NC 28231
2016-146	Julie	Knudson	Wilmington, NC	1604 Merriman Avenue	Charlotte	NC 28203
2016-146	Missy	Eppes	Wilmington, NC	1624 Wilmore Drive	Charlotte	NC 28203
2016-146	Angela	Marshall	Wilmington, NC	1630 S Mint Street	Charlotte	NC 28203
2016-146	John	English	Wilmington, NC	1630 S Mint Street	Charlotte	NC 28203
2016-146	Rob	Sheridan	Wilmington, NC	1901 S Mint Street	Charlotte	NC 28203
2016-146	Mike	Sposato	Carolina Realty Advisors	1001 East Boulevard	Charlotte	NC 28203
2016-146	Marcel	Dawson	Sunset Hills, NC	525 Atherton Street	Charlotte	NC 28203
2016-146	Lison	Community	Brookhill (S Tryon Comm. Mission Church)	2516 South Tryon Street	Charlotte	NC 28203
2016-146	Nina	Lipton	Sedgefield, NC	415 Meacham Street	Charlotte	NC 28203
2016-146	Walt	Guyer	Sunset Hills, NC	2421 Marshall Place	Charlotte	NC 28203
2016-146	Victoria	Wattlington	Westover Hills Neighborhood Association	1324 Bethel Road	Charlotte	NC 28208
2016-146	Jennifer	McCartney	South End Neighborhood Association	1453 Camden Road	Charlotte	NC 28203
2016-146	Kathryn	Wilson	Wilmington Neighborhood Association	1907 Wilmore Drive	Charlotte	NC 28203
2016-146	Krissy	Oechslin	South End Neighborhood Association	325 E. Park Avenue	Charlotte	NC 28203

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2016-146** filed by Barringer Capital, LLC to request the rezoning of an approximately 0.74 acre site located on the north side of West Tremont Avenue between South Tryon Street and Hawkins Street from the I-2 zoning district to the TOD-RO zoning district

Date and Time of Meeting: Thursday, November 17, 2016 at 6:30 p.m.

Place of Meeting: The Gallery South End
1320 South Church Street
Charlotte, NC 28203

We are assisting Barringer Capital, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 0.74 acre site located on the north side of West Tremont Avenue between South Tryon Street and Hawkins Street from the I-2 zoning district to the TOD-RO zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 19 townhome dwelling units.

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 Department'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.

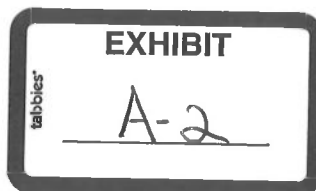
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, November 17, 2016 at 6:30 p.m. at The Gallery South End located at 1320 South Church Street. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: November 3, 2016



Barringer Capital, LLC, Petitioner
Rezoning Petition No. 2016-146

Community Meeting Sign-in Sheet

The Gallery South End
1320 South Church Street
Charlotte, NC 28203

Thursday, November 17, 2016

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Gary Barbeau	1800 Camden Rd 28203	704-458-1390	garybarbeau@gmail.com
2.	JEN M ^C CARTNEY	1453 CAMDEN	704-281-6601	JMCCARTNEY@YAHOO.COM
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