

Community Meeting Report
Petition 2017- 0017
Petitioner, NoDa Terrace, LLC
Filed January 23, 2017

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.

As required per zoning regulations for a Conditional Zoning Petition, a Community Meeting was held on January 20th at Cabo Fish Taco, three blocks from the location being rezoned.

Notices of the meeting were sent to the local residents and community organizers from the list provided by the zoning staff on January 10, 2017. A copy of that list is attached.

Information relative to the purpose of the meeting, time and location were included. A copy of that noticed is attached.

There were two neighbors in attendance and Stanley Hines and Gary Stephens were present representing the Petitioners. That number of attendees from the community was low due to the presentation we made at the NoDa HOA meeting on January 5th, 2017. More on that later.

The two attendees signed the attached form and both own property in the same block as the site which is being petitioned for zoning changes.

The two petitioner representatives, Stanley Hines and Gary Stephens, introduced themselves and provided background information on their real estate experience.

Each attendee was given a copy of the currently approved site plan, an artist rendering of the proposed building and copies of proposed floor plans for each of the 8-units. A general discussion was held on the timeline of the project, materials the building would be constructed of, parking which is a major shortage in the area, impact during construction to the area and them specifically.

There were no negative comments about the project but some questions were asked if there could be any parking made available on our site for the community to use during peak hours. Our reply was that all parking would be needed for residents.

The meeting lasted approximately 1 hour.

NoDa HOA Meeting on January 5th, 2017

After the Rezoning Notices were sent by the City, we were contacted by the president of the NoDa HOA and was invited to present our project to the group at their next monthly meeting. That meeting was held on January 5th and more than 40 people were present. We provided copies of the current site plan, artist rendering of the building and floor plans for each unit. We were allowed 20 minutes to present the project and answer questions, the question session ran long and they approved additional time to discuss. Below we have attached a copy of any email from the HOA president including the meeting minutes and the closed discussion after we left. We were also invited to come to the next meeting February 8th to answer follow up questions they may have. We plan to attend.

From: K Sutton [<mailto:nodakevin@gmail.com>]

Sent: Friday, January 20, 2017 8:46 PM

To: stanhines@carolina.rr.com

Subject: Re: Rezoning 2017-017, NoDa Terrace, LLC

On Fri, Jan 20, 2017 at 9:18 AM Stan Hines <stanhines@carolina.rr.com> wrote:

Stan. Here are the meeting notes. FYI

Rezoning Petition [2017-017](#) (NoDa Terrace, LLC) – *Stan Hines*

- ☐ Corner of Davidson and 37th Street.
- ☐ Originally zoned and approved in 2005, but this project stalled when the market crashed. We've been grandfathered in under that same rezoning but need to follow the rules and stipulations from then. Only difference now is that the original rezoning called for 8,800 sqft and we are not asking for 10,000 sqft.
- ☐ Plans show a 4-story building, all residential for sale units (condos, not apartments). Because of the last rezoning we are required to use a certain mix of materials.
- ☐ Parking is important, so we have jumped through some hoops to get one parking space per bedroom on-site (regulations only require one per unit).
- ☐ Building will be eight units (seven 2-bedrooms and one 1-bedroom) with 15 parking spots
- ☐ Intent is to have the ground floor as a "live/work" commercial option. Really can't be typical retail or restaurant/bar but could be sales office or the like.
- ☐ We will have an additional neighborhood meeting per city regulation, so stay tuned for that and feel free to come.

□ Questions from NBA

i. AM1 – Which Street do you address/face?

1. North Davidson Street

ii. AM2 – What's the timetable?

1. Driven by sales and financing, but hoping to start preselling in two or three months. We'll have to sell about three or four to get financing, then there would be anywhere from three to nine months build. Hoping to get in-line with light rail opening.

iii. AM3 – What is the price per unit?

1. The two smaller units will be low to mid \$200s, the two larger units are in the mid \$400s, and the rest are in the middle.

iiii. AM4 – As a general parking suggestion, the giant wall for the light rail is across the street from this parcel. I would ask that you help us get on-street parking from the City along there, as it'll help with your unit.

1. Never heard any plans for that, but we would fully support the City getting that done.

v. AM5 – This used to be a mill house and is still surrounded by several original homes. How do you plan to transition from your property to a single story mill home as your neighbor?

1. Most of that is mandated from the 2005 rezoning, set backs and height limits, etc., but we are working hard to pull it together and create a soft transition there.

vi. AM6 – Would just like to mention that if your architect has any materials he would rather use from what was mandated let us know because we are willing to get a little more “funky”.

vii. AM7 - Will all the ground floor units have their own entryways?

1. The required setback makes it so that your front door doesn't open onto the street front, so no. There is one door on North Davidson Street. We are trying to incorporate a lot of glass to open it up and have less of a giant wall effect. It only sits on ~1/4 acre so it's not too big of a structure either.

viii. AM8 – The site you are building on was landfilled in, and we had some sinkhole issues just down the street from there. Do you have anything particular planned to ensure soundness and safety?

1. We've had soil testing and gone through those standards, yes. We were unaware of the issues down the road, so we'll go through our due diligence to ensure we take precautions when setting up.

ix. AM9 – There is a residential single family home right next to it and currently separated by some trees. You plan to keep those and continue to be cautious of the proximity?

1. Yes, there will be a buffer. From what we can tell, the current trees are on the other homeowner's property so we wouldn't remove them. We'll do what we can to keep privacy there.

x. AM10 – Directly across the street from this property is the water tower. Can you address it in any way or do you have plans to?

1. We do not know much about it.

xi. AM11 – Are you aware that that block is haunted?

1. Nope!

xii. AM12 – I would just ask that you read through the NoDa neighborhood vision plan and try to incorporate as much as you can.

☐ Internal Discussion:

i. AM1 – No discussion of public art. Do we know if that's something they are thinking about?

ii. AM2 – Back in 2005 when this rezoning first came up, it was one of the first projects we said "No" to because of parking down 37th Street and the fact that it would be 4-stories directly next to the mill homes. Just something to consider.

iii. AM3 – My concerns are on aesthetics. We already have a wall across the street, so maybe work the design to better fit in. Get more creative.

iiii. AM4 – Those on street parking spots along North Davidson Street are important. I think they can get a credit from the City if they put those in.

v. AM5 – More cars down North Davidson Street will definitely slow it down. Also, keep in mind the two breweries coming in on Anderson Street and other growth coming from that direction. Double the parking concerns!

vi. AM6 – Incorporate plaques for the children that died there.

vii. AM7 – Ask if they would consider a 3-story instead.

viii. AM8 – Public art could incorporate the historical/haunting children's stories.

ix. AM9 – One of our objectives is to be "green", can we ask them for more

This Community Meeting Report is being respectfully submitted this January 23, 2017, by
Petitioner Representative Gary Stephens.

A handwritten signature in cursive script, reading "Gary Stephens", is written over a horizontal line. The signature is fluid and stylized, with the first name "Gary" and last name "Stephens" clearly legible.

Exhibit A

NOTICE TO INTERESTED PARTIES OF NoDa **COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by NoDa Terrace, LLC to rezone approximately .23 acres located at the corner of 37th Street and N. Davidson. The site is currently approved to build an 8-Unit condo project consisting of a maximum of 8,800 sq. ft. We are requesting the maximum size of the project be increased to 10,000 sq. ft. No other significant modifications.

Date and Time of Meeting: Friday, January/20/2017 at 6:00 pm

Place of Meeting: Cabo Fish Taco, 3201 North Davidson St.

Petitioner: NoDa Terrace, LLC

Petition No.: 2017-017

Hello,

You should have received a notice recently from the City of Charlotte regarding the rezoning petition shown above because public 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.

Our company, NoDa Terrace, LLC (the "Petitioner") filed a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .23 acre site (the "Site") located at the corner of 37th St and N. Davidson. The purpose of the rezoning:

The site is currently approved to build an 8-Unit condo project consisting of a maximum structure of 8,800 sq. ft. We are requesting the maximum structure be increased 10,000 sq. ft., still with 8 units. No other significant modifications to the approved plan are being sought.

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.

On Tuesday, January 3rd, 2017 we attended the NoDa Community meeting and presented our plan to the approximately 50 neighbors and property owners of the community. There are no changes in our plan from that meeting; however we would like to invite you to attend a follow-up meeting on Friday, January 13th to answer any additional questions you may have.

Stan Hines and Gary Stephens will be present at the meeting and look forward to sharing this rezoning proposal with you and 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 Stan Hines (704) 791-0147 or Gary Stephens (704) 451-4279.

cc: (City Council representative)

Date Mailed: January 10, 2017

Exhibit B

NOTICE TO INTERESTED PARTIES OF NoDa
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cc: (City Council representative)

Date Mailed: January 10, 2017



Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

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In vitees per list

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast
2017-017	09110315	3410 NODA LLC	WADE HAMPTON	RACHEL GERALDINE	AUSTIN
2017-017	09110105	AUSTIN	RYAN A		
2017-017	09110674	BAGNULO	CURTIS R		
2017-017	09110121	BARRINEAU	ROBERT LEE JR		
2017-017	09110119	BENTON	CARIN		
2017-017	09110129	BISSIERE-GROTE	SHELLY A		
2017-017	09110126	BLAKESLEY	DONATO		
2017-017	09110112	BONACQUISTO	CALVIN V IV		
2017-017	09110117	BROCK	KEITH R		
2017-017	09110141	BRODSKY	JONATHAN M		
2017-017	09110652	BRODY	CHRISTINE M		
2017-017	09110134	BROWN	KYLE	KIMBERLY	THIBERT
2017-017	09110124	CARPENTER	DANIEL		
2017-017	09110302	CASSIDY	ALAN A		
2017-017	09110120	CAVANNA	JAY	SARAH	CHAPMAN
2017-017	09110140	CHAPMAN	KRISTINA L		
2017-017	09110137	CLARK	MELISSA A		
2017-017	09110116	CLOSE	ERICA	SCOTT	CRABTREE
2017-017	09110114	CRABTREE	RAUL	MARIBEL	CRUZ
2017-017	09110644	CRUZ			
2017-017	09110138	CUSTOM REMODELED HOMES INC	ANISSA NICHOLE		
2017-017	09110310	EASON	ERIN A	PATRICK J	WADDEN
2017-017	09110130	FINGER	NORA WHITLEY		
2017-017	09110603	GAMBLE			
2017-017	09110135	GATEWAY HOMES IV LLC			
2017-017	09110199	GATEWAY HOMES IV LLC			
2017-017	09110132	HARPER	RICKY BRANDON		
2017-017	09110698	HEFFERS	STELLA ELIZABETH	LINDA J	HEFFERS
2017-017	09110127	HOGAN	KIRSTEN		
2017-017	09110131	ITO	YUJI R		
2017-017	09110122	JEW	RICHARD L		
2017-017	09110648	JMPH PROPERTIES LLC			
2017-017	09110144	K & M HOLDINGS LLC			

2017-017	09110118	KETCHIE	COURTNEY I	
2017-017	09110125	LEON	ADRIANNE	
2017-017	09110142	LIVINGSTON	DAVID	
2017-017	09110115	LOCKETT	KEVIN D	
2017-017	09110133	LOTT	GARY	
2017-017	09110139	MAST	STEVEN	
2017-017	09110148	MAST	STEVEN GLEN	
2017-017	09110110	MCNEILL	HANNAH	
2017-017	09110104B	MECKLENBURG MILL LP		
2017-017	09110147	MEYER	JOHN	
2017-017	09110311	MULLEN	KATHERINE GRAVES	
2017-017	09110143	NEELY	MEREDITH	TAMARA
2017-017	09110314	NODA PHILANTHROPIC LLC		NEELY
2017-017	09110601	NODA TERRACE LLC		
2017-017	09110153	PUGH	STEPHANIE L	
2017-017	09110301	QUEEN	LISA R	
2017-017	09110149	RAINIS	MAREK H	
2017-017	09110312	RAMSETH	BENJAMIN ALAN	LYNN MICHELLE
2017-017	09110151	REARDON	ALEXANDRA	MORRISON
2017-017	09110152	REILLY	THOMAS M JR	
2017-017	09110113	RENFRO	CAROLINE MARIE	
2017-017	09110136	RESIDENTIAL STRUCTURES INC		
2017-017	09110123	SCHLOSBERG	SARA R	MICHAEL
2017-017	09110647	SPAULDING	RYAN J	ASHLEY HIRABAYSHI
2017-017	09110150	STIEFEL	JASON	GRAFF
2017-017	09110111	STIENER	RICHARD C II	SPAULDING
2017-017	09110645	STRICKLAND	ALLEN W	
2017-017	09110104	TCB NODA MILLS LLC		STRICKLAND
2017-017	09110109	TCB NODA MILLS LLC		C/O THE COMMUNITY BUILDERS INC
2017-017	09110602	VILLMER	MATTHEW MCCURDY	C/O THE COMMUNITY BUILDERS INC
2017-017	09110128	WALLER	KELLY ANN	FLETT
2017-017	09110666	WARD	JOSHUA D	WALLER
2017-017	09110649	WATSON	MATTHEW BRIAN	
2017-017	09110146	WEIDLER	MICHAEL R	
			REBECCA B	STEPHANIE T WATSON (H/W)

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2017-017	09110150	STIEFEL	JASON		
2017-017	09110111	STIENER	RICHARD C II		
2017-017	09110645	STRICKLAND	ALLEN W	LAURA L	STRICKLAND C/O THE CO INC
2017-017	09110104	TCB NODA MILLS LLC			INC C/O THE CO
2017-017	09110109	TCB NODA MILLS LLC			INC C/O THE CO
2017-017	09110602	VILLMER	MATTHEW MCCURDY	KELLY ANN	FLETT
2017-017	09110128	WALLER	JOSHUA D	ALISSA N	WALLER
2017-017	09110666	WARD	MATTHEW BRIAN		
2017-017	09110649	WATSON	MICHAEL R		STEPHANIE
2017-017	09110146	WEIDLER	REBECCA B		
2017-017	09110145	WILLIAMS	NANCIE C	EDWARD J JR	BURNAM
2017-017		HINES	STANLEY		

Community Organizers

Pet_No	FirstName
2017-017	Abby
2017-017	April
2017-017	Carol
2017-017	Chad
2017-017	Elaine
2017-017	Hatti
2017-017	Hollis
2017-017	Jon
2017-017	Kate
2017-017	Lucille

LastName
Seymour
Benson
Burke
Maupin
Bailes
Watkins
Nixon
Branham
Frear
Puckett

CITY OF CHARLOTTE, NORTH CAROLINA MAYOR AND CITY COUNCIL, 2015-2017

Office		Contact Information
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South
Office
of
City
Council
Meetings
11/10/17