

COMMUNITY MEETING REPORT  
**Petitioner: Lat Purser & Associates, Inc**  
Rezoning Petition No. 2017-031

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 1/3/17. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on January 16th at 6pm at the Johnston YMCA (Hut Building) located at 3025 N Davidson St. Charlotte, NC 28205.

**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 (Mark Miller and Lat H. Purser of Lat Purser & Associates).

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Mark Miller, welcomed Kate and introduced himself and Lat Purser. Kate noted that she regretfully had to step away from the Villa Heights Neighborhood Association meeting that Mark and Lat had attended the week prior to present the project.

Mark indicated that they proposed to rezone an approximately 1.1 acre site at 2100-2116 N Davidson St. from the I-1 zoning district to a TOD-M(O) zoning district. Mark 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.

Lat H. Purser provided background information about Lat Purser & Associates' experience and the typical operation of its facilities. Mark then presented the site plan and pointed out various commitments made. Mark also showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

Mark also noted that the existing site plan will change. The front parking will be replaced with onstreet parking, sidewalk and landscaping. He shared the intent for onstreet parking on 24<sup>th</sup> St. as well. There were discussions on how to set up 24<sup>th</sup> St. as it related to parking, sidewalk and landscaping. Kate mentioned her preference for a sidewalk. Anyone pushing a stroller has to walk in the street. Cordelia Park has stairs and the grassy areas are slippery.

Kate asked about uses and Mark shared that they would likely be service retail (bagel shop, nail salon, bottle shop, etc). Kate mentioned that Villa Heights is actively looking to incorporate more art into projects. Mark said the façade is very important to the Petitioner and we will try to make it stand out.

Kate asked if we are looking to provide a B-Cycle station. Mark said no because we do not have enough room. He added that we will be providing a bike rack to make the project bicycle friendly. Kate agreed this is important.

Kate mentioned Cordelia Park is slammed in the Summer, especially on weekends in the afternoon. She added that more parking on 24<sup>th</sup> St. (both sides) would be well received.

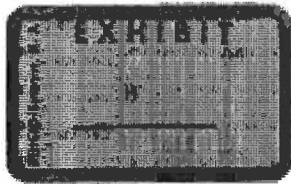
Respectfully submitted, this 17<sup>th</sup> day of January, 2017.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department



Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mails	MailZip
2017-031	Abby	Seymour	Villa Heights Community Organization	701 E 26th Street	Charlotte	NC	28205
2017-031	Alice	Kibler		329 Plymouth Avenue	Charlotte	NC	28206
2017-031	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205
2017-031	Caylene	Greene	Belmont Community Association	1601 Harrill Street	Charlotte	NC	28205
2017-031	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC	28205
2017-031	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
2017-031	Curtis	Bridges		724 E 17th Street	Charlotte	NC	28205
2017-031	Elise	Berman	Villa Heights Land Community Organization	2112 Yadkin Avenue	Charlotte	NC	28205
2017-031	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC	28205
2017-031	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2017-031	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2017-031	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2017-031	Kate	Frear	Villa Heights Community Organization	2215 Yadkin Avenue	Charlotte	NC	28205
2017-031	Land Use Committee		Belmont NA	815 E 20th Street	Charlotte	NC	28205
2017-031	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
2017-031	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2017-031	Max	Carroll	Villa Heights NA	1813 Parson Street	Charlotte	NC	28205
2017-031	Patricia	Adams	Belmont Community Association	805 East 17th Street	Charlotte	NC	28205
2017-031	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2017-031	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
2017-031	Tarik	Abdel-Hameed	Optimist Park	1226 North Caldwell Street	Charlotte	NC	28206
2017-031	Tom	Eagan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC	28299
2017-031	Valerie	Stapp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
2017-031	Vicki	Jones	Belmont Community Association	1237 Allen Street	Charlotte	NC	28205
2017-031	Zeke	Burns		1500 N Graham Street	Charlotte	NC	28206
2017-031	Patsy	Kinsey	Charlotte City Council	2334 Greenway Avenue			

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	maila- mailaddr2	city	state	zipcode
2017-031	08305409	2226 PROPERTIES (CHARLOTTE) LLC				550 LONG POINT RI	MOUNT PL SC		29464
2017-031	08304804	BELISLE	ROBERT	HEIDI	BELISLE	2109 YADKIN AVE	CHARLOTT NC		28205
2017-031	08304604	BGH HOLDINGS LLC				2023 N DAVIDSON	CHARLOTT NC		28205
2017-031	08304605	BGH HOLDINGS LLC				2023 N DAVIDSON	CHARLOTT NC		28205
2017-031	08304607	BGH HOLDINGS LLC				2023 N DAVIDSON	CHARLOTT NC		28205
2017-031	08304704	BGH HOLDINGS LLC				2023 N DAVIDSON	CHARLOTT NC		28205
2017-031	08304807	BUSH	TYLER JOSEPH	CARRIE EDWARDS	BUSH	4444 YORUK FORES	CHARLOTT NC		28211
2017-031	08304802	CARTER	STANLEY C			2101 YADKIN AVE	CHARLOTT NC		28205
2017-031	08304801	ELITE HOSIERY MILL INC				5005 EDWARD ST	CHARLOTT NC		28213
2017-031	08304810	ELITE HOSIERY MILLS INC				5005 EDWARD ST	CHARLOTT NC		28213
2017-031	08304811	ELITE HOSIERY MILLS INC				5005 EDWARD ST	CHARLOTT NC		28213
2017-031	08310113	ELLIS	CARLA			2122 YADKIN AVE	CHARLOTT NC		28205
2017-031	08305309	FLORIDA CARBONIC MANUF	CTURING COMPANY			C/O AIRGAS IN 2530 SEVER RD STE	LAWRENCE GA		30043
2017-031	08310114	GERAGHTY	MELISSA	DAVID	DUNN	2116 YADKIN AV	CHARLOTT NC		28205
2017-031	08304705	HOOD	DORA ANN			443 BRIGHTWATER	COCOA BE FL		32931
2017-031	08304706	HOOD	DORA ANN			443 BRIGHTWATER	COCOA BE FL		32931
2017-031	08304707	HOOD	DORA ANN			443 BRIGHTWATER	COCOA BE FL		32931
2017-031	08304708	HOOD	DORA ANN			443 BRIGHTWATER	COCOA BE FL		32931
2017-031	08304709	HOOD	DORA ANN			443 BRIGHTWATER	COCOA BE FL		32931
2017-031	08304703	KENDALL	HARVEY			C/O THE KEND 2332 PINCKNEY AVI	CHARLOTT NC		28205
2017-031	08304606	MITCHELL	MARY M R/T			C/O MARY MA 1909 CARMEL RIDG	CHARLOTT NC		28226
2017-031	08310115	PEARCE	TREVOR RICHARD	ELISE CHERTOFF	BERMAN	2112 YADKIN AVE	CHARLOTT NC		28205
2017-031	08310101	RORIE	EMILY L			2100 YADKIN AVE	CHARLOTT NC		28205
2017-031	08304806	SCHOTTENFELS	BENJAMIN			2117 YADKIN AVE	CHARLOTT NC		28205
2017-031	08310116	SHEAHAN	ANN T			2108 YADKIN AVE	CHARLOTT NC		28205
2017-031	08305402	SHEARON	DUSTIN GREY			230 S CEDAR ST UN	CHARLOTT NC		28202
2017-031	08304803	SLAUGENHAUPT	JACLYN R			2105 YADKIN AVE	CHARLOTT NC		28205
2017-031	08304809	SUPPORTIVE HOUSING COMMUNITIES INC				2120 N DAVIDSON	CHARLOTT NC		28205
2017-031	08304808	VOLGER INVESTMENT LLC				9519 CLIFTON MEA	MATTHEW NC		28105



NOTICE TO INTERESTED PARTIES OF  
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Lat Purser & Associates, Inc to rezone approximately 1.1 acres located at 2100, 2112 & 2116 N Davidson St. to allow the re-development of both warehouse buildings on site.

Date and Time  
of Meeting: Monday, January/16th/2017 at 6pm.

Place of Meeting: Johnston YMCA – 3025 N. Davidson St. (Hut Building)

Petitioner: Lat Purser & Associates, Inc

Petition No.: 2017-031

We are assisting Lat Purser & Associates, Inc (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.1 acre site (the "Site") located at 2100, 2112 & 2116 N Davidson St. from the I-1 zoning district to TOD-M(O) zoning district. The purpose of the rezoning is to permit the redevelopment of both warehouse buildings on site such that retail/restaurant/office uses may be supported.

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 Monday, January 16th, at 6pm in the Hut Building at the Johnston YMCA located at 3025 N. Davidson St. 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 Mark Miller at 704 519 4247

cc: Patsy Kinsey – City Council Member

Date Mailed: 1/03/17

