

Community Meeting REPORT
Petitioner Tom Miller, Miller Development Company
NoDa Market Space petition # 2017 163

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 on January 11, 2018

Meeting Date: January 8, 2018
Location 3220 N Davidson Street

Opens as advertised 6pm at 3220 N Davidson Street Restaurant on site currently Davidson Public House

Petitioner waits until 6:15 Only 2 attendees meeting length 30 minutes

6:20pm

Petitioner Tom Miller, Miller Development company begins introduction for Rezoning Petition # 2017 163

Greets 2 attendees (see sign in sheet both reside on N Davidson Street) introduces rezoning approx. .2 acres tax parcel 083-085-13,14, from Zoning district NS to TOD-MO

Explains general rezoning process, meeting and hearing dates, summarizes and displays by projection:

Slide 1.

Title "NODA MARKET SPACE"

NODA MARKET SPACE IS AN INTERACTIVE AND IMMERSIVE PUBLIC MARKET WHERE CREATIVITY, ENTREPRENEURSHIP, AND COMMUNITY FLOURISH. IT IS A CREATIVE "POP UP" INCUBATOR FOR VISUAL, CULINARY AND HORTICULTURAL ARTISANS. THE MARKET CULTIVATES A MIX OF ORIGINAL CONCEPTS FROM EXPERIENCED VENDORS, AS WELL AS TALENTED UP-AND-COMING ENTREPRENEURS BRINGING THEIR FLAVORS TO THE MARKETS FOR THE FIRST TIME. A PLACE WHERE LOCAL MAKERS COLLABORATE, EXCHANGE IDEAS, AND SHOWCASE THEIR WARES. FOSTERING COMMUNITY BY TRANSFORMING A SIMPLE CITY SPACE TO A PLATFORM ON WHICH ARTISANS, ENTREPRENEURS,

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THIS EXPLOSIVE TRANSITIONAL CONCEPT FOR COMMUNITY BUILDING HAS PROVEN WILDLY SUCCESSFUL IN CITIES LIKE MANHATTAN AND LONDON. SIMILAR “MARKET SPACES” AROUND THE GLOBE HAVE BREATHED NEW LIFE INTO COMMON OR DERELICT SITES, REVIVING JADED RETAIL CENTERS, CONSERVING HERITAGE BUILDINGS AND CREATING VIBRANT NEW PLACES.

MILLER DEVELOPMENT IS A CHARLOTTE NATIVE WITH LONG AND WIDE EXPERIENCE IN PRACTICAL DEVELOPMENT, COMMON SENSE CONSULTANCY, HANDS-ON RETAIL MANAGEMENT, AND BRINGING REGIONAL EXPERTISE TO THE LOCAL CONTEXT. THE FORMULA COMBINES IMAGINATIVE PROMOTION, CLOSE INVOLVEMENT WITH THE ARTS, AND ABOVE ALL NURTURING OF SMALL BUSINESS, IN WHICH A MARKET IS OFTEN AN IMPORTANT INGREDIENT.

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Slide 2.

Title" EXISTING SITE POTENTIAL TO HOLD 12+ ARTISAN / VENDORS"

Photos describing the exterior space "attached"

Slide 3,4,5.

Title: "Successful Urban Markets"

discussion follows of examples of successful markets in Charlotte and the evolution of successful markets in other cities.

Slides 6.

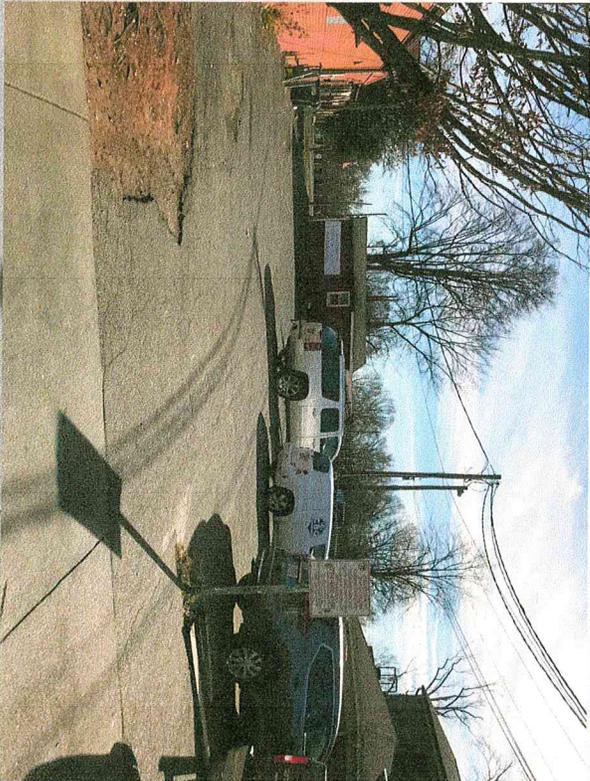
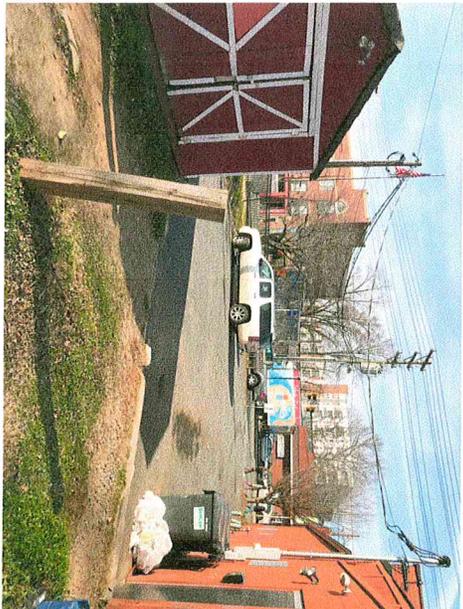
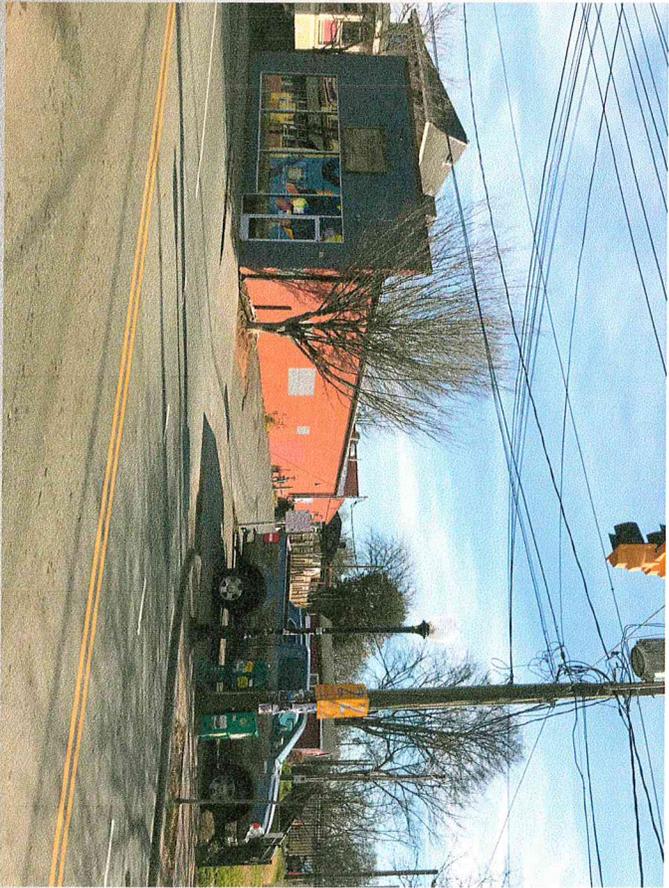
Rezoning Site Plan "see attached"

Inclusive of city planning comments. Includes prevention of any new development in excess of 25% of existing building, height restrictions and preservation of alley to encourage future pedestrian use

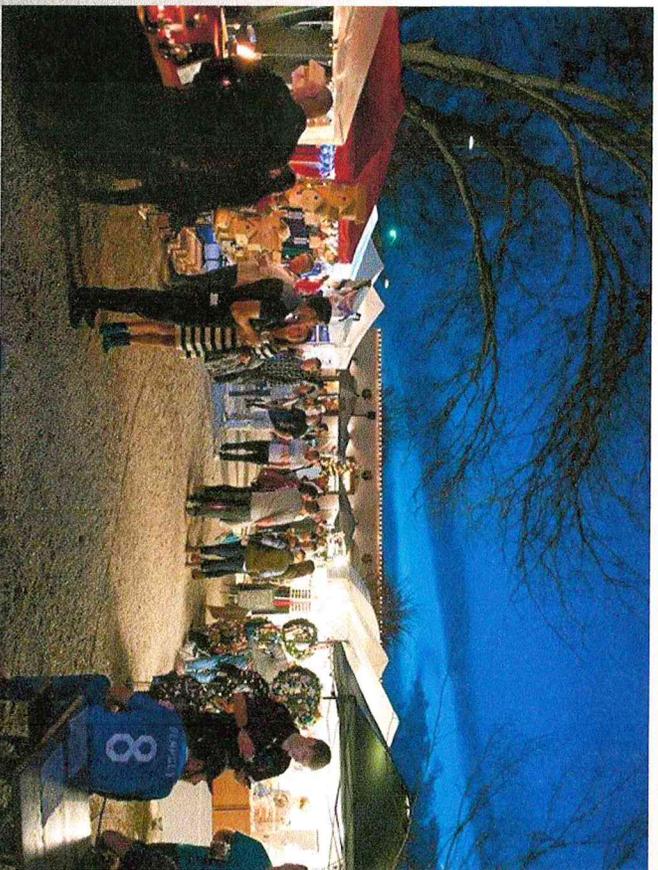
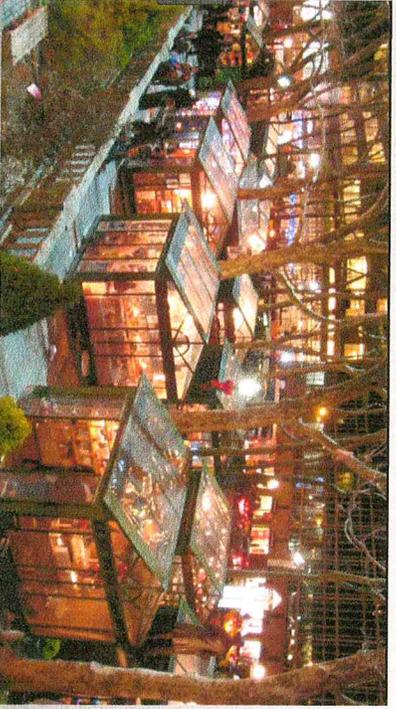
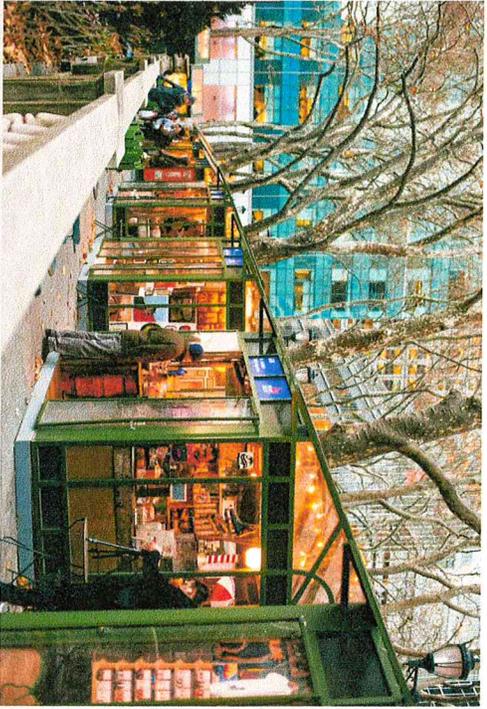
plan inclusive of city and planning comments, plat map, intended use.

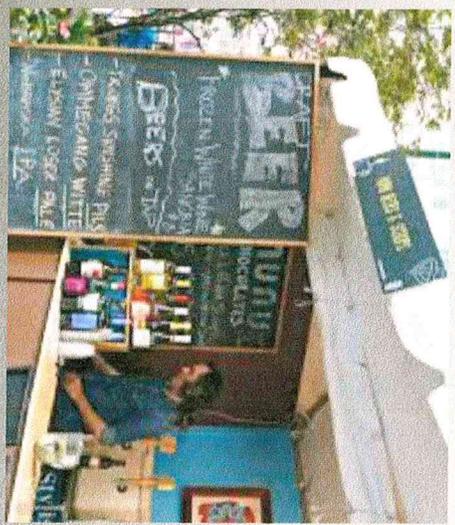
EXISTING SITE

POTENTIAL TO HOLD 12+ ARTISAN / VENDORS



SUCCESSFUL URBAN MARKETS





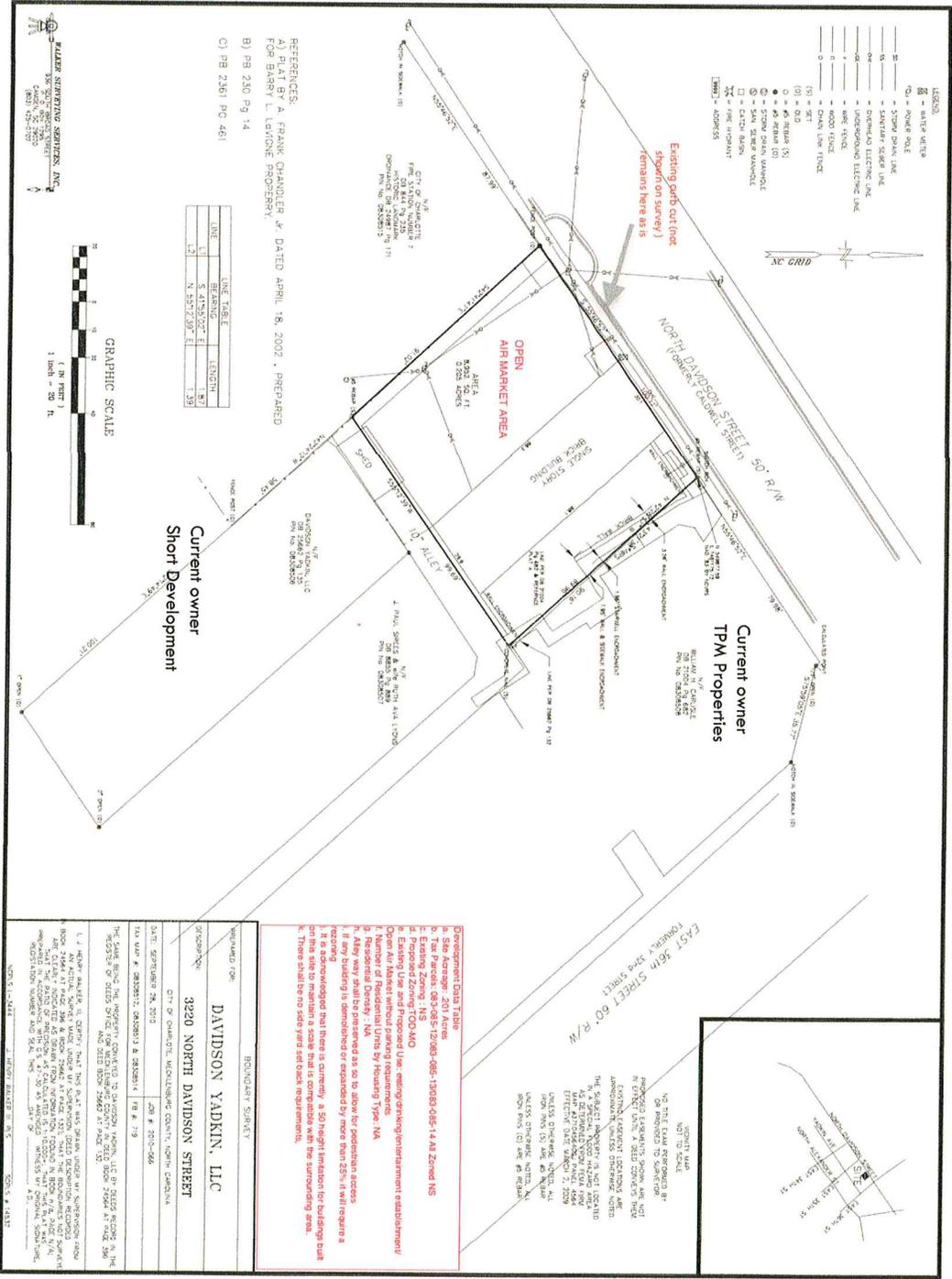
NEW TREND OF SUCCESSFUL INDOOR MARKETS





Rezoning Site Plan

Inclusive of city planning comments.
 Includes prevention of any new development in excess of 25% of existing building, height restrictions and preservation of alley to encourage future pedestrian use.



REFERENCES:
 A) PLAT BY A FRANK CHANDLER, JR. DATED APRIL 18, 2002, PREPARED FOR BARRY L. LEVONE PROPERTY.
 B) PB 230 Pg 14
 C) PB 2361 PG 461

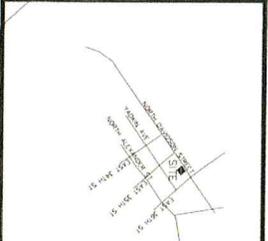
LINE	LINE NUMBER	LENGTH
1	5.41762077'	1.38'
2	1.5377207'	1.38'



PLANNING SERVICES, INC.
 300 SOUTH BRIDGES AVENUE
 SUITE 200
 CHARLOTTE, NC 28202

Current owner
 TPM Properties

Current owner
 Short Development



Development Data Table

1. Zoning: 2001 Ares
 2. Size: 19,589 sq. ft.
 3. Existing Zoning: NS
 4. Proposed Zoning: TOD-MO
 5. Existing Use and Proposed Use: existing/development establishment
 6. Number of Residential Units by Housing Type: NA
 7. Residential Density: NA
 8. Aley way shall be preserved as so to allow for pedestrian access
 9. Height: 35 feet
 10. Aley way shall be preserved as so to allow for pedestrian access
 11. It is acknowledged that there is currently a 30 height limitation for building built on this site to maintain a scale that is compatible with the surrounding area.
 12. These shall be no see yard setback requirements.

DAVIDSON YADKIN, LLC
 3220 NORTH DAVIDSON STREET
 CITY OF CHARLOTTE, METROCLERK COUNTY, NORTH CAROLINA

STATE OF NORTH CAROLINA
 COUNTY OF METROCLERK

PLANNING SERVICES, INC.
 300 SOUTH BRIDGES AVENUE
 SUITE 200
 CHARLOTTE, NC 28202

DATE: SEPTEMBER 28, 2010
 JOB # 2010-046
 PREPARED BY: J. LEVONE

THE STATE ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND THE SUBDIVISION ACT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PLANNING SERVICES, INC.
 300 SOUTH BRIDGES AVENUE
 SUITE 200
 CHARLOTTE, NC 28202

Discussion follows: possible evolution of this business plan. Reviews overall use as open market with temporary outdoor structures selling art, food and goods in a clean controlled artistic environment. Use is acceptable and encouraged by attendees. Their only concern was the general reduction in parking spaces in the NoDa area. They did not oppose. NOTE: these 8 spaces are currently private to the restaurant, whose owners find them to be of no consequence.

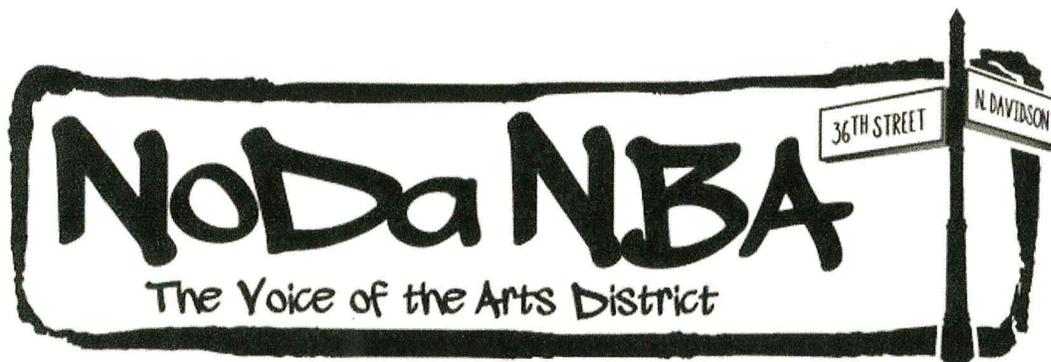
Attendees are in support of this concept.

Attendees questions, petitioner's answers:

1. What kind of vendors? answer: Vendors will be food, art , goods selected based on creativity and their contribution to the market and their potential to draw the public to the Arts District
2. Hours / days of operation? Answer: explained it would be an evolution from part time pop up events to hopefully a 7 day a week market in the future
3. Would there be structures? Answer: Explained there would be temporary structures showed photos of evolution of tents and tables to possible greenhouse temporary structures if the marketplace supported the vendors and that it would be an organized vetted and profitable endeavor
4. COMMENTS BY ATTENDEES that there was already a place for people who wanted to sell goods on the sidewalk, they welcomed a higher level of aesthetic and business organization to this kind of outdoor fare. They were bothered by the general fact that parking was vanishing in the NoDa.
ANSWER: We with the NoDa Residents hoped that the oncoming blue line would solve the street congestive issue. There is a paid parking lot currently behind the site and the blue line 36th and sugar creek station would decrease the parking need and pressure in the NoDa area.

Shares comments from city, planning and previous NoDa Neighborhood & Business Association Meeting from December 5, 2017

SEE COMMENTS AND RESPONSES BELOW MINUTES FROM MEETING PREVIOUS MONTH AND PETITIONERS RESPONSES :



NoDa Neighborhood & Business Association December 2017 Meeting
December 5, 2017

Rezoning Petition 2017-163: 3220 North Davidson St. (1st Presentation)
– *Tom Miller*

1. Parcel where N. Davidson Public House sits – inclusive of the parking lot, which is the purpose of the rezoning request.
 - a. No changes to the restaurant are planned.
2. Parking lot is currently underutilized. Property owner is hoping to bring more connectivity to the street and transform the parking lot into a pop up market or street vending area.
3. Open air market style shopping to create a more vibrant street

scape.

4. All the buildings surrounding this property are zoned as TOD.
5. Scheduling another community meeting the first week in January, and will be back for Jan NBA as well.

QUESTIONS: a. AM1 – Will there be utilities (electricity) provided for popup spaces?

i. There will be, yes. No water planned at this time other successful urban markets provide power but not water

b. AM2 – Open to providing structures for some of those spaces?

i. That would be an evolution. Initially, probably not, but could happen in the future.

c. AM3 – What are the city's thoughts on bathrooms for something like this?

i. Met with them two times so far, they are very encouraging of this use for NOT REQUIRED permitting

the property, but there has been no recommendation or desire expressed for that yet.

d. AM4 – What is the insurance like on something like this?

i. Would be responsibility of the landowner/property owner and would be permitted through building department.

e. AM5 – Is the request for TOD or TOD-Conditional?

f. i. Just TOD.MO Due to the surrounding properties, this parcel would be limited on vertical height without another rezoning anyway, so the

usual concern/threat is minimal.

g. AM6 – Would the parking spaces be gone permanently?

i. Might depend on the nature of the pop-up. Initially, I would imagine some intermittent use until the market takes off. Required under current zoning for restaurant use

g. AM7 – How would a vendor be selected or who can use the space?

i. There would be some vetting of vendors and selection up to property to be sure they are creative and contributing

owners. h. AM8 – There are some vendors already operating around that area today (in

easement/sidewalk). Are they allowed to keep doing it or will they be excluded?

i. Depends on city ordinance, really.

1

INTERNAL DISCUSSION: THEN ANSWERS TO NEIGHBORHOOD REPRESENTATIVE

i. AM1 - I didn't understand the frequency of how often they were going to be open. Need clarification there. Still developing the concept hoping to work toward a full time rather than just a limited event space

j. AM2 – Sounds like they are talking temporary right now and parking in the meantime – does that turn that into a paid parking lot?

k. Temporary possibility but not the focus of the intent of the rezoning

l. AM3 – In my opinion, if they don't provide structures (that they manage), it won't be worth while for tenants. the goal is to build a site where pop up events are creative and

contributing to the area and the surrounding business and some time in the future it becomes popular enough to become an on going daily event inclusive of more substantial structures.

- m. AM4 – So property owner has given permission? i. Yes.
- n. AM5 – Main concern is that TOD opens it up for them to change it in the future. Would ask that we put a Condition on it.
- o. Zoning request includes restrictions of height and any buildings that's are more than 25% of the current structure. These are conditions already noted on the site plan
- p. AM6 – What is it currently zoned?
 - i. Currently at NS, which is not used anymore but they've been grandfathered in since they haven't needed to change.
- o. AM7 – We have open markets all the time along other streets and businesses, so why do we need a rezoning to do this one?
- p. AM8 – How will he handle trash?
- q. Private as needed disposal as other businesses
- r. AM9 – Please include a bike rack. There is one located there in front of the lot
- s. AM10 – He mentioned a vetting process.. can we hear more?
- t. Want to encourage high quality diverse businesses that will encourage people to visit the NoDa Arts District

2 culinary artists , artisans , vendors creative vendors will draw the public

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME
2017-163	Dillehay Courts	Lucille	Puckett
2017-163	Graham Heights Neighborhood Association	Jeff	Pharr
2017-163	Howie Acres Community	Vickie	Hayden
2017-163	NoDa Neighborhood & Business	Felicia	Giles
2017-163	NoDa Neighborhood & Business	Hans	Pierre
2017-163	NoDa Neighborhood & Business	Lauren	Schalburg
2017-163	Noda Neighborhood Association	Chad	Maupin
2017-163	Noda Neighborhood Association	Chamiese	Marion
2017-163	Noda Neighborhood Association	Hollis	Nixon
2017-163	Noda Neighborhood Association	Sid	Baxi
2017-163	Noda Vision	Jon	Branham
2017-163	Northend Partners Neighborhood Organization	Carol	Burke
2017-163	Robinson Community Association	Clara	Konzelmann
2017-163	University Park Improvement Association	Hattie	Anthony
2017-163	Villa Heights Community Organization	Abby	Seymour
2017-163	Villa Heights Community Organization	Angela	Ambroise
2017-163	Villa Heights Community Organization	Jason	Mathis
2017-163	Villa Heights Community Organization	Kate	Frear
2017-163	Villa Heights Land Community Organization	Elise	Berman

STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2621 N Pine St		Charlotte	NC	28206
419 Norris Ave		Charlotte	NC	28206
4058 Redwood Ave		Charlotte	NC	28205
3327 North Davidson St		Charlotte	NC	28205
3327 North Davidson St		Charlotte	NC	28205
816 E 37th Street		Charlotte	NC	28205
1109 East 35th St		Charlotte	NC	28205
1120 Leigh Avenue		Charlotte	NC	28205
3409 Ritch Av		Charlotte	NC	28206
3007 North McDowell St		Charlotte	NC	28205
2604 Pinckney Av		Charlotte	NC	28277
3815 N Tryon St.		Charlotte	NC	28206
3400 Ritch Av		Charlotte	NC	28206
845 Woodside Av		Charlotte	NC	28205
701 E 26th Street		Charlotte	NC	28205
701 E 26th Street		Charlotte	NC	28205
1209 Grace St		Charlotte	NC	28205
2215 Yadkin Ave.		Charlotte	NC	28205
2112 Yadkin Ave		Charlotte	NC	28205

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST
2017-163	08308304	PURSER NODA LLC	
2017-163	08308305	BRAZZELL	FRED
2017-163	08308310	CREPE CELLAR PROPERTIES LLC	
2017-163	08308311	CREPE CELLAR PROPERTIES LLC	
2017-163	08308312	CREPE CELLAR PROPERTIES LLC	
2017-163	08308313	CREPE CELLAR PROPERTIES LLC	
2017-163	08308314	MORRIS	ROSALYN ANN
2017-163	08308315	ARISTOTLE PROPERTIES LLC	
2017-163	08308316	EMADI-PARAMKOUHI	BABAK
2017-163	08308317	BAHR	JONATHAN W
2017-163	08308318	KATSAROS	WILLIAM P
2017-163	08308319	BLUE & GOLD PROPERTIES LLC	
2017-163	08308320	FLEMING	JUDITH A
2017-163	08308321	HENDERSON	JOSEPH B
2017-163	08308409	NODA 3536 LLC	
2017-163	08308410	WALKER CRENSHAW	INC
2017-163	08308411	MCGUIRE	JOSEPH MIKE
2017-163	08308413	CROWLEY & INGRAM PROPERTIES LLC	
2017-163	08308414	MARTIN	PAMELA B
2017-163	08308415	MCCULLOUGH	G W III
2017-163	08308416	W R E INC	
2017-163	08308417	NODA AT 36TH ST LLC	
2017-163	08308418	NODA AT 36TH ST LLC	
2017-163	08308419	NORKETT	DEBORAH MICHELLE
2017-163	08308421	GILDEN LLC	
2017-163	08308422	GILDEN LLC	
2017-163	08308423	PARKER-BURLESON	DANA E
2017-163	08308424	BATISTA	J ALEXIS
2017-163	08308425	BATISTA	J ALEXIS
2017-163	08308426	ESB HOLDINGS LLC	
2017-163	08308427	GOODGAME ENTERPRISES LLC	
2017-163	08308428	ARISTOTLE PROPERTIES LLC	
2017-163	08308429	HOLT	JEFFREY MATTHEW
2017-163	08308430	RILEY	RACHELE
2017-163	08308431	OCELOT PROPERTIES LLC	
2017-163	08308432	ANGELL	BLAIR ELIZABETH
2017-163	08308433	LOPICCOLO	LARRY M
2017-163	08308434	BATES	JOSEPH M
2017-163	08308435	KOLTAY	JEFFREY
2017-163	08308437	THOMASARRIGO	LOGAN
2017-163	08308438	TINSLEY	AUSTIN
2017-163	08308439	CROSS	DAVID
2017-163	08308440	FLAUM	MICHAEL D
2017-163	08308441	EVANS	CHRISTOPHER
2017-163	08308442	SHEARER	JANE
2017-163	08308443	MCRAE	MATTHEW

2017-163	08308444	CLIFTON HILL LLC	
2017-163	08308445	POSTON	KYLE THOMAS
2017-163	08308446	DIXSON	JAMES C
2017-163	08308447	ROCKWOOD	JAMES
2017-163	08308448	CLIFTON HILL LLC	
2017-163	08308449	SHEARER	BRYCE
2017-163	08308450	MOORE	SCOTT A
2017-163	08308451	HUNT	JENNIFER MCALLISTER
2017-163	08308452	WAGONER	IAN M
2017-163	08308453	BAYLOR	LAUREN
2017-163	08308454	AMBROSE	ELIZABETH ANN
2017-163	08308455	MULHERN	PATRICK J
2017-163	08308456	STINSON	KONATA
2017-163	08308457	NDINGWAN	EMMANUEL F
2017-163	08308458	PRINCE	TARA MELANIE
2017-163	08308459	BODIE	STEVEN
2017-163	08308460	ALLEN	SARA GABRIELA
2017-163	08308461	PARK	SUN MEE
2017-163	08308462	STEPHENS	LOGAN H
2017-163	08308463	SCP LPA FAT CITY LLC	
2017-163	08308464	SCP LPA FAT CITY LLC	
2017-163	08308465	SCP LPA FAT CITY LLC	
2017-163	08308466	SCP LPA FAT CITY LLC	
2017-163	08308501	NODA AT 35TH ST LLC	
2017-163	08308502	SHORT DEVELOPMENT GROUP LLC	
2017-163	08308506	SHORT DEVELOPMENT GROUP LLC	
2017-163	08308507	NODA AT 36TH ST LLC	
2017-163	08308508	TPM PROPERTIES LP	
2017-163	08308512	NOT HIS LLC	
2017-163	08308513	NOT HIS LLC	
2017-163	08308514	NOT HIS LLC	
2017-163	08308515	CITY OF CHARLOTTE	
2017-163	08308516	NODA @ 35 ST NORTH LLC	
2017-163	08308605	CHURCH OF JESUS CHRIST OF	CHARLOTTE THE
2017-163	09110101	GUY	JAMES R JR
2017-163	09110102	GUY	JAMES R JR
2017-163	09110103	GUY	JAMES R JR
2017-163	09110154	TCB NODA MILLS LLC	
2017-163	09110201	36 AND NODA LLC	
2017-163	09110203	MERCURY NODA APARTMENTS LLC	

COWNERFIRS COWNERLAST

MAILADDR1
4530 PARK RD STE 300
510 E. 35TH ST
3116 N DAVIDSON ST
3116 N DAVIDSON ST
3116 N DAVIDSON ST
3116 N DAVIDSON ST
3120 N DAVIDSON ST UNIT 200
1509 MARYLAND AVE

BONITA R EMADI-PARAMKOUHI
MARGARET W BAHR
ALEXANDRA KATSAROS

PO BOX 5671
1150 THORNSBY LN
3116 N DAVIDSON ST UNIT 250
20537 DEEP COVE CT
3116 N DAVIDSON ST #300
3116 N DAVIDSON ST # 310

C/O ANTHONY KUHN

427 SHASTA LN
PO BOX 5266
2205 CRESCENT AVE
3931 GLENWOOD DR
PO BXO 891

IRMA G WOLFE
IRMA G WOLFE

3550 FINCHER BLVD
302 NEELY CREEK RD
1900 N BREVARD ST
1900 N BREVARD ST
442 E 36TH ST
348 WEBSTER PL
348 WEBSTER PL
3205 N DAVIDSON ST #103
3205 N DAVIDSON ST UNIT 104
3205 NORTH DAVIDSON ST STE 104
2130 SHARON LN
125 DEVONPORT DR
1509 MARYLAND AVE
23 LADYS WALK

KATIE LOPICCOLO
KARI BATES
SUSAN LINDSAY DACK

3205 N DAVIDSON ST #205
2232 WINTER ST
3205 DAVIDSON ST UNIT 207
3205 N DAVIDSON ST #208
3205 N DAVIDSON ST #209
6 QUEENS LN
3123 N DAVIDSON ST #201
3123 N DAVIDSON ST UNIT 202
3123 NORTH DAVIDSON ST UNIT203
245 W KINGSTON AVE

DOUGLAS SHEARER

3123 N DAVIDSON ST UNIT 205
730 NW 107 AVE #400
3123 N DAVIDSON ST UNIT 207

		2820 SELWYN AVE STE 627
		3123 N DAVIDSON ST UNIT 209
		3123 NORTH DAVIDSON ST #210
		3123 N DAVIDSON ST UNIT 211
		2820 SELWYN AVE STE 627
JANE	SHEARER	3123 N DAVIDSON ST UNIT 213
		3123 N DAVIDSON ST STE 301
MATTHEW ALAN	HUNT	3123 N DAVIDSON ST UNIT 302
		3123 N DAVIDSON UNIT 303
		3123 N DAVIDSON ST UNIT 304
		3123 N DAVIDSON ST UNIT 305
		3123 N DAVIDSON ST UNIT 306
		3123 NORTH DAVIDSON ST UNIT 307
AMANDA A	NDINGWAN	3123 N DAVIDSON ST UNIT 308
		3123 N DAVIDSON ST UNIT 309
CATE	BODIE	3123 N DAVIDSON ST
		3123 N DAVIDSON ST UNIT 311
MICHAEL	HARGETT	3123 N DAVIDSON ST UNIT 312
		3123 N DAVIDSON ST UNIT 313
	C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410
	C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410
	C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410
	C/O LAT PURSER & ASSOCIATES INC	4500 PARK RD STE 410
		1900 N BREVARD ST
		2328 BAY ST
		2328 BAY ST
		1900 N BREVARD ST
		3816 MOORELAND FARMS RD
		PO BOX 11010
		PO BOX 11010
		PO BOX 11010
	C/O REAL ESTATE DIVISION	600 E 4TH ST
		1900 N BREVARD ST
		600 E 36TH ST
	C/O GUY PROPERTIES	4401 E INDEPENDENCE BLVD STE 204
	C/O GUY PROPERTIES	4401 E. INDEPENDENCE BLVD
	C/O GUY PROPERTIES LLC	4401 E. INDEPENDENCE BLVD
		1602 L ST NW STE 401
		333 W TRADE ST UNIT 370
INVESTORS	C/O PRUDENTIAL REAL ESTATE	7 GIRALDA FARMS

MAILADDR2	CITY	STATE	ZIPCODE
	CHARLOTTE	NC	28209
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28209
	CHARLOTTE	NC	28299
	MATTHEWS	NC	28105
	CHARLOTTE	NC	28205
	CORNELIUS	NC	28031
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28211
	CHARLOTTE	NC	28299
	CHARLOTTE	NC	28207
	CHARLOTTE	NC	28208
	MATTHEWS	NC	28106
	CHARLOTTE	NC	28269
	ROCK HILL	SC	29730
	CHARLOTTE	NC	28206
	CHARLOTTE	NC	28206
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28029
	CHARLOTTE	NC	28029
	CHARLOTTE	NC	28208
	CHARLOTTE	NC	28208
	CHARLOTTE	NC	28208
	CHARLOTTE	NC	28211
	MATTHEWS	NC	28204
	CHARLOTTE	NC	28209
	BEAUFORT	SC	29907
	CHARLOTTE	NC	28208
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28202
	CHARLOTTE	NC	28208
	DARIEN	CT	06820
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28203
	CHARLOTTE	NC	28205
	MIAMI	FL	33172
	CHARLOTTE	NC	28205

	CHARLOTTE	NC	28209
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28209
	CHARLOTTE	NC	28202
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28209
	CHARLOTTE	NC	28206
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28206
	CHARLOTTE	NC	28226
	CHARLOTTE	NC	28220
	CHARLOTTE	NC	28220
	CHARLOTTE	NC	28220
	CHARLOTTE	NC	28202
	CHARLOTTE	NC	28206
	CHARLOTTE	NC	28205
	CHARLOTTE	NC	28205
STE 204	CHARLOTTE	NC	28205
STE 204	CHARLOTTE	NC	28205
	WASHINGTON	DC	20036
	CHARLOTTE	NC	28202
	MADISON	NJ	07940

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

Office	Contact Information
<p align="center">Jennifer Roberts Mayor</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-2241 mayor@charlottenc.gov</p>
<p align="center">Mayor Pro Tem Vi Lyles Council Member At-Large</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-3431 vlyles@charlottenc.gov</p>
<p align="center">Julie Eiselt Council Member At-Large</p>	<p align="center">PO Box 481325 Charlotte, NC, 28269 Telephone: 704-336-4099 julie.eiselt@charlottenc.gov</p>
<p align="center">Claire Green Fallon Council Member At-Large</p>	<p align="center">PO Box 481325 Charlotte, NC, 28269 Telephone: 704-336-6105 cfallon@charlottenc.gov</p>
<p align="center">James Mitchell Council Member At-Large</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-6141 james.mitchell@charlottenc.gov</p>
<p align="center">Patsy B. Kinsey Council Member, District 1</p>	<p align="center">2334 Greenway Avenue Charlotte, NC 28204 Telephone: 704-336-3432 pkinsey@charlottenc.gov</p>
<p align="center">Carlenia Ivory Council Member, District 2</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-3185 carlenia.ivory@charlottenc.gov</p>
<p align="center">LaWana Mayfield Council Member, District 3</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-3435 lmayfield@charlottenc.gov</p>
<p align="center">Gregory A. Phipps Council Member, District 4</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-3436 gaphipps@charlottenc.gov</p>
<p align="center">Dimple Ajmera Council Member, District 5</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-336-2777 dimple.ajmera@charlottenc.gov</p>
<p align="center">Kenny Smith Council Member, District 6</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-574-7241 krsmith@charlottenc.gov</p>
<p align="center">Edmund H. Driggs Council Member, District 7</p>	<p align="center">600 E. 4th Street Charlotte, NC 28202-2244 Telephone: 704-432-7077 ed@eddriggs.com</p>

New City Council Members Temporary Contact Information

Name	Phone	Email
Tariq Scott Bokhari	704-999-0073	Tariq@TariqScottBokhari.com
Braxton Winston II	347-415-0342	BraxtonWinston10@gmail.com
Larken Egleston	704-519-7128	le46069@yahoo.com
Matt Newton	704-996-1850	matt@newtonarroyolaw.com
Justin Harlow	678-656-4830	harlow.justin@gmail.com

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Miller Development Company to rezone approximately .20 acres located to allow the development of an open air market.

Date and Time
of Meeting: January 8 , 2018 at 6pm

Place of Meeting: 3220 N Davidson Street Charlotte NC 28205

Petitioner: Miller Development Company

Petition No.: 2017-163

We are assisting Miller Development Company LLC in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .20 acre site at located at 3220, 3224, 3216 N Davidson Street from the NS zoning district to TOD M(O) zoning district. The purpose of the rezoning is to permit the development of an open-air market

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.

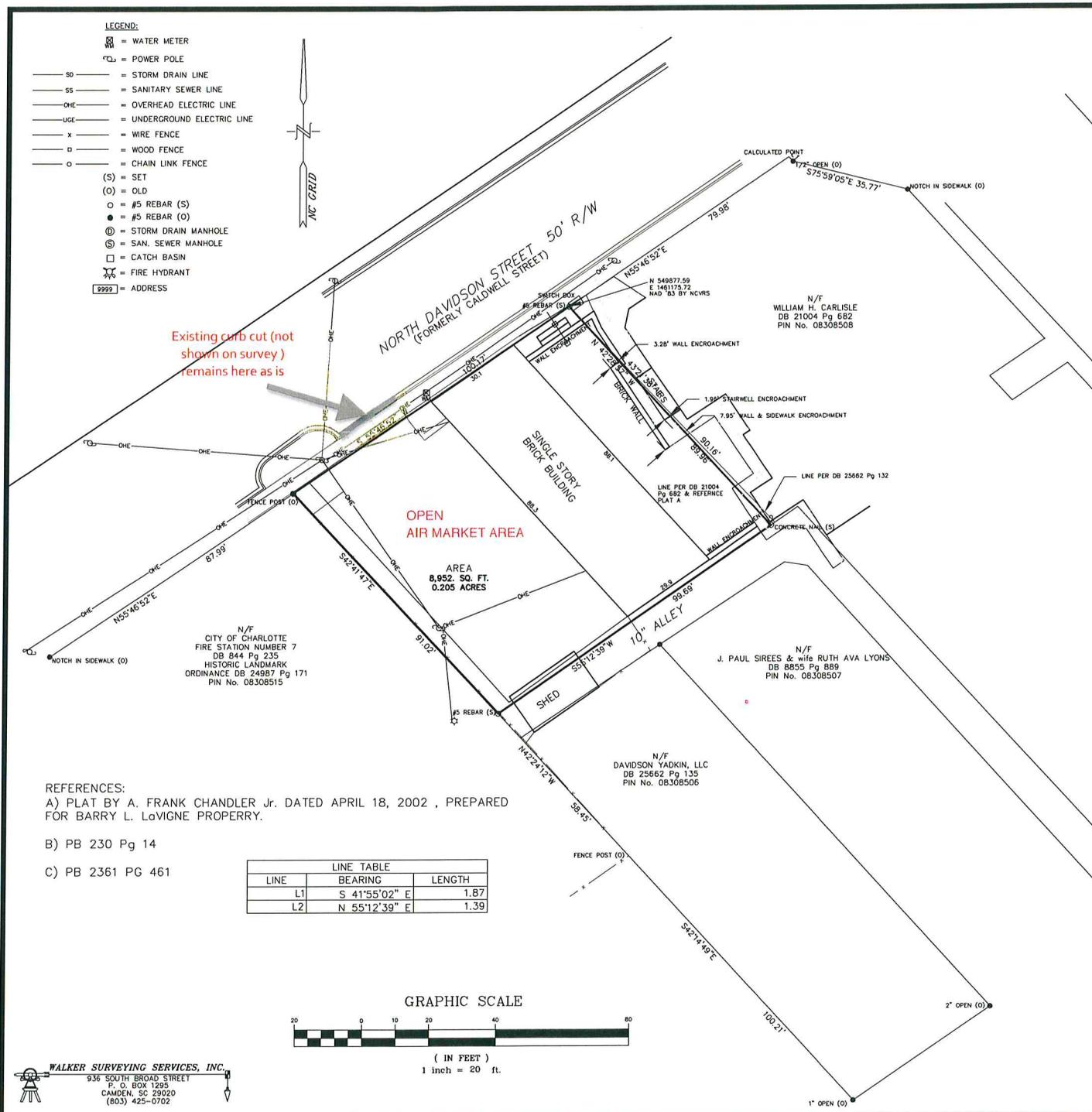
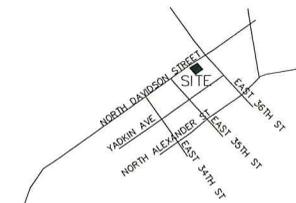
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on January 8, 2018 at 6pm at the Davidson Public House located at 3220 N Davidson Street. The Petitioner's representatives look forward to 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 contact Tom Miller at 704-374-1610.

cc: Larken Egleston

Date Mailed: December 21, 2017

- LEGEND:**
- = WATER METER
 - = POWER POLE
 - SD = STORM DRAIN LINE
 - SS = SANITARY SEWER LINE
 - OHE = OVERHEAD ELECTRIC LINE
 - UGE = UNDERGROUND ELECTRIC LINE
 - x = WIRE FENCE
 - = WOOD FENCE
 - = CHAIN LINK FENCE
 - (S) = SET
 - (O) = OLD
 - = #5 REBAR (S)
 - = #5 REBAR (O)
 - ⊙ = STORM DRAIN MANHOLE
 - ⊙ = SAN. SEWER MANHOLE
 - = CATCH BASIN
 - = FIRE HYDRANT
 - 9992 = ADDRESS



Existing curb cut (not shown on survey) remains here as is

N/F
CITY OF CHARLOTTE
FIRE STATION NUMBER 7
DB 844 Pg 235
HISTORIC LANDMARK
ORDINANCE DB 24987 Pg 171
PIN No. 08308515

N/F
WILLIAM H. CARLISLE
DB 21004 Pg 6B2
PIN No. 08308508

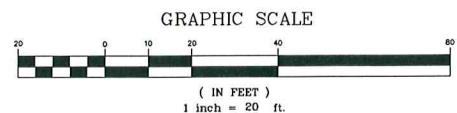
N/F
J. PAUL SIREES & wife RUTH AVA LYONS
DB 8855 Pg 889
PIN No. 08308507

N/F
DAVIDSON YADKIN, LLC
DB 22562 Pg 135
PIN No. 08308506

REFERENCES:
A) PLAT BY A. FRANK CHANDLER Jr. DATED APRIL 18, 2002 , PREPARED FOR BARRY L. LoVIGNE PROPERTY.

- B) PB 230 Pg 14
- C) PB 2361 PG 461

LINE	BEARING	LENGTH
L1	S 41°55'02" E	1.87
L2	N 55°12'39" E	1.39



WALKER SURVEYING SERVICES, INC.
936 SOUTH BROAD STREET
P. O. BOX 1295
CAMDEN, SC 29020
(803) 425-0702

Development Data Table

- a. Site Acreage: 201 Acres
- b. Tax Parcels: 083-085-12/083-085-13/083-085-14 All Zoned NS
- c. Existing Zoning : NS
- d. Proposed Zoning:TOD-MO
- e. Existing Use and Proposed Use: eating/drinking/entertainment establishment/ Open Air Market without parking requirements
- f. Number of Residential Units by Housing Type: NA
- g. Residential Density : NA

H. The Blue Line Extension Transit Station Area Plans recommend transit oriented development on the subject site. The Site is within the 36th Street Transit Station area.
The structured map recommends a height limit of 50' to maintain a scale that is compatible with the surrounding area, and avoid a canyon effect along N. Davidson Street.
North Davidson is identified as an active ground floor non-residential street by the plan, which is intended to include clear glass windows and doors with entrances that front and connect to the sidewalk to increase accessibility to transit users.

I. The community Design Guideline within the plan encourages the reuse of existing structures.
The adopted street scape for N. Davidson is a Main Street, including and 8' sidewalk, 8' raised planter, retain any existing on street parking, and retain travel lane width. The setback is 16' from the back of the curb and existing curb line is anticipated to remain.
The community Design Guidelines recognize the existing development pattern and physical constraints along N. Davidson Street in Business District and suggest that infill buildings between 34th street and 36th street match the predominate condition of setback, street-scape cross section, and sidewalk width of adjacent sites as feasible.

J. Alley way shall be preserved as so to allow for pedestrian access
K. If any building is demolished or expanded by more than 25% it will require a rezoning
L. There shall be no side yard set back requirements,

BOUNDARY SURVEY

PREPARED FOR:
DAVIDSON YADKIN, LLC

DESCRIPTION:
3220 NORTH DAVIDSON STREET

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

DATE: SEPTEMBER 28, 2010 JOB #: 2010-066

TAX MAP #: 08308512, 08308513 & 08308514 FB #: 719

THE SAME BEING THE PROPERTY CONVEYED TO DAVIDSON YADKIN, LLC BY DEEDS RECORD IN THE REGISTER OF DEEDS OFFICE FOR MECKLENBURG COUNTY IN DEED BOOK 24564 AT PAGE 396 AND DEED BOOK 25662 AT PAGE 132.

I, J. HENRY WALKER, III, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 24564 AT PAGE 396 & BOOK 25662 AT PAGE 132); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK n/o, PAGE N/A; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____ A.D., _____

NCLS L-3444 J. HENRY WALKER III, PLS SCPLS # 14532