

COMMUNITY MEETING REPORT
PETITIONER: HARRISON TUCKER & JOHN
PEROVICH
REZONING PETITION NO.: 2018-012

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 February 23, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, March 7 at 6:00 pm. at the Birdsong Brewing Company, 1016 N. Davidson St., Charlotte, NC 28206.

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 Harrison Tucker and Russell Fergusson.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself and Harrison Tucker, the Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.16 acres site (the "Site") located at 1401 N. Davidson St. from the R-5 zoning district to UR-2 (CD) zoning district. The agent 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. The meeting was attended by neighbors and neighborhood leaders.

Mr. Tucker and Mr. Fergusson presented the site plan and explained the basic elements of the proposed development, including the efforts to move forward with plans that will include up to five residential units and the inclusion of an affordable unit for sale. Petitioner and attendees were able to sit at one large table and carry out an extended conversation regarding the petition. Petitioner explained the basic and the standards and limits being incorporated into the revised Site Plan. The petitioner addresses the need for "missing middle" options for the residential market in the area. Extended conversation was had regarding the current developments of large single-family homes that are changing the character of the neighborhood and pricing out residents. The neighborhood president discussed his struggle with how to address the rezonings and rapid growth in development created by the light rail project. The conversation addressed that many attendees supported the petition because it would create more affordable housing options that can limit the impact of gentrification and allow for more economic diversity—including an affordable for sale unit. Some concerns over the density and height were discussed. Petitioner and attendees also discussed the sidewalk and elevation issues that led Petitioner to modify the sidewalk and planting strips. Petitioner

explained the proximity to light rail and the greenway entrance across the street, as reasons why the proposed density is appropriate.

Petitioner answered community questions regarding the setbacks, the heights of the building, the location of garages, improvement of the sidewalk but still matching existing and neighboring properties, the parking plans, and the proposed density. Petitioner also answered questions regarding the building materials and environmentally conscience goal of a sustainable and net-zero development. The general consensus towards the proposal was positive and that this would be an improvement over the anticipated development of a very large single-family home.

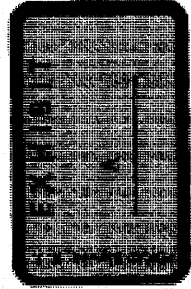
Petitioner explained its understanding that the HDC process would be a separate process and that confirmation of final design details would be determined in the HDC process.

Included in attendance were approximately eight area residents including several people that live and own property on the same block as the rezoning.

Respectfully submitted, this 12th day of March, 2018

cc: Michael Russell, Charlotte-Mecklenburg Planning Department

List of Property Owners
Provided by the Charlotte-
Mecklenburg Planning
Department and Based
on Current Tax Records



Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAN STREET_ADD	UN CITY	ST/ZIP
2018-012		Alice	Kibler 329 Plymouth Ave.	Charlotte	NC 28206
2018-012		Curtis	Bridges 724 E 17th St	Charlotte	NC 28205
2018-012		Sameer	Alzouby 1210 N. Tryon St.	Charlotte	NC 28277
2018-012	Belmont	Edward	Glodowski 1233 Pegram St	Charlotte	NC 28205
2018-012	Belmont Community Association	Belmont Land Use Committee	815 E 20th St	Charlotte	NC 28205
2018-012	Belmont Community Association	Diane	Adams 1615 Pegram St	Charlotte	NC 28205
2018-012	Belmont Community Association	Kristen	Paulet 1201 Pegram Street	Charlotte	NC 28205
2018-012	Belmont Community Association	Teresa	Reid 1020 Belmont Avenue	Charlotte	NC 28205
2018-012	Belmont Community Association	Vicki	Jones 1237 Allen St	Charlotte	NC 28205
2018-012	Belmont Community Development Cor	Carlene	Greene 700 Parkwood Ave. Ste 204	Charlotte	NC 28205
2018-012	Belmont Neighborhood Association	Lindsay	Olson 1116 E 15th St	Charlotte	NC 28205
2018-012	Belmont Neighborhood Association	Stephen	Valder 1621 Allen St	Charlotte	NC 28205
2018-012	Berkeley Homeowners Association Inc.	Allan	Morgan 1600 Parson St	Charlotte	NC 28205
2018-012	Berkeley Homeowners Association Inc.	Bob	Mohr 805 E 17th St	Charlotte	NC 28205
2018-012	Enderly Park Neighborhood Association	Ronnie	Devine 700 North Tryon St	Charlotte	NC 28202
2018-012	First Ward Neighbors, Inc	Bob	Szymkiewi 702 E 9th St	Charlotte	NC 28202
2018-012	First Ward Neighbors, Inc	Will	Haden 633 N. Alexander St.	Charlotte	NC 28202
2018-012	First Ward, Southend	Cassie	Brown 709 E. 8th Street	Charlotte	NC 28202
2018-012	Lockwood Neighborhood Association	Christopher	Dennis 445 Keswick Av	Charlotte	NC 28206
2018-012	Olde Concord Association	Ken	Hagood 1226 N Caldwell St	Charlotte	NC 28206
2018-012	Olde Georgetowne Homeowners Assoc	Patricia	Heard 412 E 17th	Charlotte	NC 28206
2018-012	Opt 12 Condominium Owners Associati	Ben	Vandgriff 1214 N Caldwell St	Charlotte	NC 28206
2018-012	Optimist Park Community	James	Atkinson 405 E 19th St	Charlotte	NC 28206
2018-012	Optimist Park Community	Pauline	Simuel 412 E 18th Stret	Charlotte	NC 28206
2018-012	Optimist Park Community	Valerie	Stepp 512 E 18th St	Charlotte	NC 28206
2018-012	Picardy Homeowners Association	Gina	Collias 1717 Kensington Dr	Charlotte	NC 28205
2018-012	Plaza Central Partners Neighborhood A	John L.	Nichols, III 1200 Central Av	Charlotte	NC 28204
2018-012	Plaza Midwood Neighborhood Associat	Tom	Eagan 1724 The Plaza	Charlotte	NC 28205
2018-012	University Park Improvement Associati	Hattie	Anthony 845 Woodside Av	Charlotte	NC 28205
2018-012	Villa Heights Community Organization	Abby	Seymour 701 E 26th Street	Charlotte	NC 28205
2018-012	Villa Heights Community Organization	Angela	Ambroise 701 E 26th Street	Charlotte	NC 28205
2018-012	Villa Heights Community Organization	Jason	Mathis 1209 Grace St	Charlotte	NC 28205
2018-012	Villa Heights Community Organization	Kate	Frear 2215 Yadkin Ave.	Charlotte	NC 28205

2018-012 Villa Heights Community Organization Max
2018-012 Villa Heights Land Community Organizæ Elise

Carroll 1813 Parson Street
Berman 2112 Yadkin Ave

Charlotte NC 28205
Charlotte NC 28205

F TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
:08107104	POWELL	GLORIA T			2416 NEWLAND RD	CHARLOTTE	NC	28216
:08107105	WALKER	MARILYN B			1315 N DAVIDSON ST	CHARLOTTE	NC	28206
:08107106	VANGARD 5 LLC				4412 HATWOOD KNOLL	LAKE WYLIE	SC	29745
:08107107	MCDOWELL	MAZELLA			1321 N DAVIDSON ST	CHARLOTTE	NC	28206
:08107108	PROTESTANT EPISCOPAL C DIOCESE OF N C (TST)			C/O R JONES	PO BOX 5331	CHARLOTTE	NC	28225
:08107109	JONES	BARBARA R			1316 N CALDWELL ST	CHARLOTTE	NC	28206
:08107110	ANTHONY	LARRY D		DEBORAH JEAN ANTHONY	1312 N CALDWELL ST	CHARLOTTE	NC	28206
:08107111	HART GROUP HOMES LLC				401 HAWTHORNE LN	CHARLOTTE	NC	28204
:08107112	MONTGOMERY	NENIA P			1304 N CALDWELL	CHARLOTTE	NC	28206
:08107113	JOHNSTON	CECELIA			1301 N DAVIDSON	CHARLOTTE	NC	28206
:08107114	TURNER	KRISTI D			1305 N DAVIDSON ST	CHARLOTTE	NC	28206
:08107116	MCCOY	ROSALAND A		CHARLOTTE, IN C/O HABITAT FOR PO. BOX 220287		CHARLOTTE	NC	28222
:08107117	ANTHONY	LARRY D		DEBORAH JEAN	1312 N CALDWELL ST	CHARLOTTE	NC	28206
:08107201	NGUYEN	DIEU VAN		LAN THI	1400 N CALDWELL ST	CHARLOTTE	NC	28205
:08107202	509 E 17TH	TRUST	AMY	JAMISON	PO BOX 386	DENVER	NC	28037
:08107203	ROBINSON	CLARENCE			1403 N DAVIDSON ST	CHARLOTTE	NC	28206
:08107205	SIGNORELLO	DAVID	HARRISON	TUCKER	59 NORTHAM AVE	SAN CARLOS	CA	94070
:08107206	ROBINSON	CLARENCE			1403 N DAVIDSON ST	CHARLOTTE	NC	28206
:08107207	NEW WALLACE DAVIDSON LLC				2112 CLOISTER DR	CHARLOTTE	NC	28211
:08107208	PATTERSON	JANIE M			528 E 18TH ST	CHARLOTTE	NC	28206
:08107210	SCHILL	RIAN ELIZABETH			524 E 18TH ST	CHARLOTTE	NC	28208
:08107211	ZYTKOW	MICHAEL J	DESIREE S	ZYTKOW	520 EAST 18TH ST	CHARLOTTE	NC	28206
:08107212	WILLIAMS	JOHNNY A III			516 E 18TH ST	CHARLOTTE	NC	28205
:08107213	MILLER	KIMBERLI SHEREE	CHARLOTTE IN C/O HABITAT FOR PO BOX 220287			CHARLOTTE	NC	28222
:08107214	TIETSORT INVESTMENTS LLLP I				9801 BLACK RD	MIDLAND	NC	28107
:08107215	IVANOFF	STEFAN			1408 N CALDWELL ST	CHARLOTTE	NC	28206
:08107216	SISK	JASON R			1404 N CALDWELL ST	CHARLOTTE	NC	28206
:08107217	ROBBINS	MICHAEL STEWART			508 18TH ST	CHARLOTTE	NC	28234
:08107218	BRINSON	BENJAMIN D			512 E 18TH ST	CHARLOTTE	NC	28206
:08107219	ROBINSON	CLARENCE			1403 N DAVIDSON ST	CHARLOTTE	NC	28205
:08107220	ROBBINS	MICHAEL STEWART			508 E 18TH ST	CHARLOTTE	NC	28206
:08107222	TIETSORT INVESTMENTS LLLP I				9801 BLACK RD	MIDLAND	NC	28107
:08107301	CENTRAL REAL ESTATE HOLDINGS LLC				511 E 18TH ST	CHARLOTTE	NC	28206
:08107302	ESPIN	CARLOS	ARLENE S	ESPIN	517 E. 18TH ST	CHARLOTTE	NC	28206
:08107303	FOWLER	DAVID W			1501 N DAVIDSON ST	CHARLOTTE	NC	28206
:08107319	ESPIN	CARLOS	ARLENE	ESPIN	517 EAST 18TH ST	CHARLOTTE	NC	28206
:08107605	EPISCOPAL DIOCESE OF N C				425 E 17TH ST	CHARLOTTE	NC	28206

:08107606	CHAPEL OF CHRIST THE KING				425 E 17TH ST	CHARLOTTE	NC	28206
:08107616	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD	CHARLOTTE	NC	28216
:08107710	SMITH	RONALD EUGENE JR	MICQUAN TYR SMITH		1317 N CALDWELL ST	CHARLOTTE	NC	28206
:08107711	WARD	MICHAEL	CARLA	MOORE	1873 DOGWOOD FLOWER L	LINCOLNTON	NC	28092
:08109101	TAYLOR	MILDRED DORIS		ROSITA DORIS TA'	5008 GLENVIEW CT	CHARLOTTE	NC	28215
:08109103	GOLDEN DOME PROPERTIES LLC				401 HAWTHORNE LN STE 11	CHARLOTTE	NC	28204
:08109104	HUGHES	KATHRYN	CHARLES	CANNON	1308 N DAVIDSON ST	CHARLOTTE	NC	28206
:08109105	SHANKLE	ROBERT L			1304 N DAVIDSON ST	CHARLOTTE	NC	28206
:08109106	COLSON	TAMELA			642 EAST 10TH ST	CHARLOTTE	NC	28202
:08109107	MECKLENBURG COUNTY				C/O REAL ESTATE 600 E 4TH ST	11TH FLOOR	CHARLOTTE	NC
:08109110	MECKLENBURG COUNTY				C/O REAL ESTATE 600 EAST 4TH ST	11TH FLOOR	CHARLOTTE	NC
:08109111	MECKLENBURG COUNTY				C/O REAL ESTATE 600 E 4TH ST	11TH FLOOR	CHARLOTTE	NC
:08109112	JONES	BARBARA DIANE			1312 NORTH DAVIDSON ST	CHARLOTTE	NC	28206
:08110205	ALASFAR	MOHAMMED			617 SPACCAPO ST	CHARLOTTE	NC	28270
:08110301	CALDWELL	CATHY L			1420 N DAVIDSON ST	CHARLOTTE	NC	28206
:08110302	GROOMS	MARK	CAROLYN	BRUCE	11427 GOLD PAN RD	CHARLOTTE	NC	28215
:08110303	WESTBROOK	CHARLES L	REGINA E	WESTBROOK	PO BOX 220287	CHARLOTTE	NC	28222
:08110304	WELDON	ROSA			1412 N DAVIDSON ST	CHARLOTTE	NC	28206
:08110305	SHOW IT NOW LLC				424 WHITEHEAD CR	CHAPEL HILL	NC	27514
:08110306	DELONG	DAVID			6793 SW 62ND TRAIL LAKE	BUTLER	FL	32054
:08110307	DELONG	DAVID			6793 SW 62ND TRAIL LAKE	BUTLER	FL	32054
:08110308	MECKLENBURG COUNTY				C/O REAL ESTATE 600 E 4TH ST	11TH FLOOR	CHARLOTTE	NC

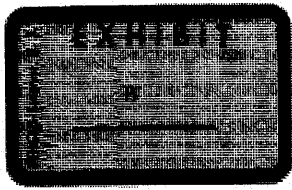


EXHIBIT B: COPY OF THE WRITTEN NOTICE

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Harrison Tucker & John Perovich to rezone approximately 0.16 acres located at the intersection of N. Davidson St. and E. 17th St. (1401 N. Davidson St.)

Date and Time of Meeting: **Wednesday, March 7 at 6:00 pm.**

Place of Meeting: **Birdsong Brewing Company, 1016 N. Davidson St., Charlotte, NC 28206**

Petitioner: Harrison Tucker & John Perovich

Petition No.: **2018-12**

I am assisting Harrison Tucker & John Perovich (the "Petitioner") in connection with the Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone approximately 0.16 acres located at the intersection of N. Davidson St. and E. 17th St. (1401 N. Davidson St.) from an R-5 zoning district to UR-2 (CD) zoning district. The purpose of the rezoning is to permit the development of the parcel into approximately five residential units. As shown on the submitted site plan, see here: <http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2018Petitions/Pages/2018-012.aspx>

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 Wednesday, March 7 at 6:00 pm. I 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 Russell Fergusson at (704) 234-7488 or russell.fergusson@russellwfergusson.com.

Yours Truly,

Russell W. Fergusson

cc: City Council Representative Larken Egleston

Date Mailed: February 23, 2018

EXHIBIT C: COMMUNITY MEETING SIGN-IN SHEET

