

COMMUNITY MEETING REPORT
PETITIONER: MIDWOOD-OVERLOOK, LLC
REZONING PETITION NO.: 2018-087

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 August 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, September 5, 2018 at 6:00 pm at Resident Culture Brewing, 2101 Central Ave, Charlotte, NC 28205, near the site of the rezoning.

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 Russell Fergusson and Randy Martin. The meeting was attended by the City Council Member for the parcel, Hon. Larken Egleston. In addition to the listed attendees, several people from the area who happened to be at the meeting location during the meeting, stopped by to briefly inquire about the project.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and individually introduced himself and Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.22 acre site (the "Site") located at 2308 Central Ave. on the corner of Iris Drive from the B-1 zoning district to MUDD-O 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.

Included in attendance were three area residents and Council Member Larken Egleston, also an area resident. Because of the attendance, Mr. Fergusson presented the submitted site plan and also introduced an overview of the planning staff comments at a round-table in more of an open discussion format. Prior to the community meeting Petitioner and its agent have had substantial discussions with adjacent property owners and neighborhood leaders and this likely decreased turnout as they have already had the opportunity to review and ask questions. Petitioner's agent explained the potential of minor changes as these matters are addressed. In particular the discussion focused on the site's current use as a used car dealership and the intention to save and renovate the existing building. The site's size was also discussed, which necessitates the retention of some of the parking on the front of the property which is not favored under the MUDD design standards. Petitioner's agent also discussed this in conjunction with the streetscape and sidewalk optional requests. It was a strong point of agreement that the neighbors desire projects that re-use existing buildings. It was also discussed that the sidewalk that integrate with the existing sidewalk--do not want sidewalks that appear

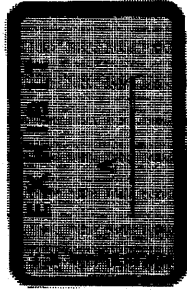
disjointed from parcel to parcel.

Petitioner explained the general standards and uses of MUDD and the standards and limits being incorporated into the revised Site Plan. Emphasis was made on the importance of re-using the existing building and the possibility of addition to the building to accommodate potential restaurant tenants, including expansion of the building by addition of an additional floor and/or outdoor patio space behind and above the existing building. The agent explained the efforts that Petitioner has undergone to accommodate parking requirements because of a lack of area parking. Matters regarding the general understanding of the area were discussed. All in attendance were supportive of the plan and comfortable with the optional requests because in each instance the proposal improves significantly upon the current condition and there was strong support for retention of the existing building. Discussion amongst attendees and petitioner indicated satisfaction with the streetscape and the intended uses for the re-used building. Many positive comments included happiness that the plans would accommodate the re-use of the building and the expansion of the retail and restaurant district in order that the nearby multi-family apartment projects will have more options. Positive discussion was also had regarding the appropriateness of the plans for the area and a need for additional commercial and retail uses to keep up with area growth.

Respectfully submitted, this 10th day of September, 2018

cc: Karla Hill, Charlotte-Mecklenburg Planning Department., Karla.Cahill@ci.charlotte.nc.us

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



TAXPID	OWNERLASTN	OWNERFIRST	COWNERFI	COWNERLAST	MAILADDR1	CITY	STATE
09507103	JUPITER GROUP LLC				5004 OXFORDSHIRE RD	WAXHAI NC	
09508333	GORDON	DAVID K			1614 CHATHAM AVE	CHARLO NC	
09508334	DIMIDIA LLC				PO BOX 9323	CHARLO NC	
09508335	MVS LLC			C/O JEFFREY W LINDSAY	PO BOX 5473	CHARLO NC	
09508382	SALEM SALES ASSOCIATES INC				PO BOX 9323	CHARLO NC	
09508702	MCDONALDS CORP	(032/0250)	INC	C/O GOLDEN PRIDE RESTAURAN	11200 ALBEMARLE RD	CHARLO NC	
09508703	PARSONS	CLIFFORD C			PO BOX 77418	CHARLO NC	
09508706	REID	JASON R			2626 SHARON RD	CHARLO NC	
09508707	RUBY T LEMMOND (TRUST)				1623 CHATHAM AVE	CHARLO NC	
09508719	SABAL PROPERTIES LLC				514 PROVIDENCE RD	CHARLO NC	
09508720	WEINREB	GARY MARE			2404 BELVEDERE AVE	CHARLO NC	
09508721	SPERRY	RONALD			813 HAWTHORNE LN	CHARLO NC	
09508722	ANGSTADT	RICHARD A			1600 FULTON AVE #140	CHARLO NC	
09508723	DOOLEY	WILLIAM J			1600 FULTON AVE #201	CHARLO NC	
09508724	NATION	MELVIN DEAN JR			1600 FULTON AVE #202	CHARLO NC	
09508725	ROSE	CHELSEA M			1600 FULTON AVE UNIT 203	CHARLO NC	
09508726	CARDONE	JUSTIN JOHN			1600 FULTON AV #204	CHARLO NC	
09508727	GRAVELY	DOUGLAS L			1600 FULTON AVE	CHARLO NC	
09508728	BUTCHKO	ROBERT A			1600 FULTON AVE UNIT 206	CHARLO NC	
09508729	TRIPLE M LLC				1600 FULTON AVE #301	CHARLO NC	
09508730	MANGUBAT	RODERICK B			1600 FULTON AVE #302	CHARLO NC	
09508731	EDMONDS	KASEY A			1600 FULTON AVE UNIT 303	CHARLO NC	
09508732	BEDRICK	STEPHANIE			1600 FULTON AVE #304	CHARLO NC	
09508733	JEWELL	GRAHAM TARLTON			1600-305 FULTON AVE	CHARLO NC	
09508734	WONG	PETER			1713 TIPPAH AV	CHARLO NC	
09508735	SHEA INVESTMENT FUND 4 LLC				8008 CORPORATE CENTER DR STE 300	CHARLO NC	
09508746	TDC CHATHAM LLC				1914 BRUNSWICK AVE STE 1A	CHARLO NC	
12902102	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLO NC	
12902106	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLO NC	
12902108	STIMPSON	SYDNEY SHERRIN			4100 CARMEL RD UNIT 136	CHARLO NC	
12902201	JAMIL	USSAM M			2400 CENTRAL AVE	CHARLO NC	
12902202	JAMIL	USSAM			4224 MOORLAND DR	CHARLO NC	
12902231	UDESKY	THOMAS GARRETT			1501 LYON CT	CHARLO NC	
12902238	RADHA KREESHNA LLC				11017 FOUNTAINGROVE DR	CHARLO NC	
12902244	RENEAU	RASHEEM			1205 QUEEN LYON CT	CHARLO NC	
12902245	SHELLHASE	CORY			1209 QUEEN LYON CT	CHARLO NC	
12902246	COLAVITA	MALLIE			1213 QUEEN LYON CT	CHARLO NC	
12902252	MORNINGSIDE MEWS TOWNHOMES LLC				1914 BRUNSWICK AVENUE	CHARLO NC	
12902299	MECKLENBURG COUNTY				600 EAST FOURTH ST	CHARLO NC	
12902414	NR MORNINGSIDE PROPERTY OWNER II LLC			C/O NORTHWOOD RAVIN LLC	1057 E MOREHEAD ST STE 300	CHARLO NC	

	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT	CITY	STATE
2018-087	Advent Coworking	Kevin	Girunias	1925 Chatham Ave.		Charlotte	NC
2018-087	Belmont	Ted	Castano	3505 Central Ave		Charlotte	NC
2018-087	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC
2018-087	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC
2018-087	Chantilly Neighborhood Association	Rick	Winkler	2101 Sherrandoah Ave		Charlotte	NC
2018-087	Chantilly Neighborhood Association	Rick	Winkler	2121 Chesterfield Av		Charlotte	NC
2018-087	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC
2018-087	Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		Charlotte	NC
2018-087	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC
2018-087	Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC
2018-087	Commonwealth Park Neighborhood Association	Allison	Billings	3136 COMMONWEALTH AVE		Charlotte	NC
2018-087	Commonwealth Park Neighborhood Association	Ben	Kinney	3112 Commonwealth Av		Charlotte	NC
2018-087	Commonwealth Park Neighborhood Association	Debra	Gilbert	1360 Carolyn Dr		Charlotte	NC
2018-087	Commonwealth Park Neighborhood Association	Katharine	Ormont	3127 Barnhill Dr		Charlotte	NC
2018-087	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC
2018-087	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC
2018-087	Elizabeth Community Association	Monte	Rithey	525 Clement Av		Charlotte	NC
2018-087	Elizabeth Community Association	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC
2018-087	International House	Nancy	Pierce	1637 Flynnwood Dr		Charlotte	NC
2018-087	Merry Oaks	Raymond	Youngblooc	2221 Arnold Drive		Charlotte	NC
2018-087	Merry Oaks	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC
2018-087	Midwood Central POA	Tom	Farrelly	3230 Draper Ave		Charlotte	NC
2018-087	MONA	Sharon	Collias	1717 Kensington Dr		Charlotte	NC
2018-087	Picardy Homeowners Association	Gina	Nichols, III	1200 Central Av		Charlotte	NC
2018-087	Plaza Central Partners Neighborhood Association	John L.	Bean	1713 Truman Road		Charlotte	NC
2018-087	Plaza Midwood	Maggie	Castelloe	2630 Country Club Ln		Charlotte	NC
2018-087	Plaza Midwood Merchants Association	Clifton	Kastanas	1512 Central Ave	Unit A	Charlotte	NC
2018-087	Plaza Midwood Merchants Association	Lesa	Doerr	1926 Truman Road		Charlotte	NC
2018-087	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC
2018-087	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC
2018-087	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC
2018-087	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC
2018-087	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC
2018-087	Plaza Midwood Neighborhood Association	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC

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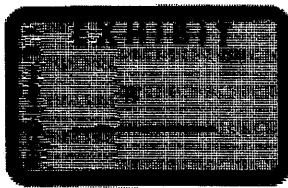
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NOTICE TO INTERESTED
PARTIES OF COMMUNITY
MEETING

Subject: Community Meeting -- Rezoning Petition filed by Midwood-Overlook, LLC to rezone approximately 0.22 acres located on the south side of Central Ave. on southwest corner with Iris Dr., 2308 Central Avenue.

**Date and Time
of Meeting:** **Wednesday, September 5, 2018 at 6:00 pm.**

Place of Meeting: **Resident Culture Brewing, 2101 Central Ave, Charlotte, NC 28205**

Petitioner: **Midwood-Overlook, LLC**

Petition No.: **2018-087**

I am assisting Midwood-Overlook, LLC (the "Petitioner") in connection with the Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.5 acre site (the "Site") located (location) from the B-1 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the adaptive re-use of the existing building with the addition of outdoor spaces. As shown on the submitted site plan (see here: <http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2018Petitions/Pages/2018-087.aspx>), the building will be renovated to provide for retail, restaurant and/or office store frontage options.

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, September 5 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 rwf@russellwfergusson.com.

Yours Truly,

Russell W. Fergusson

cc: City Council Representative Larken Egleston

Date Mailed: August 23, 2018

