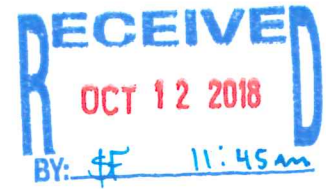


COMMUNITY MEETING REPORT
Petitioner: NoDa Ventures, LLC
Rezoning Petition No. 2018-105
Rezoning Agent: Andrew Blumenthal



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 (Date). A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 2, 2018 at 6:30PM at The Evening Muse: 3227 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:

Andrew Blumenthal – Rezoning Agent
Greg Godley – Petitioner/Owner
Christa Csoka – Building Tenant

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Andrew Blumenthal, welcomed the attendees and introduced the Petitioner's team. Andrew indicated that the Petitioner proposed to rezone an approximately 0.905 acre site (the "Site") 1210-1218 E. 36th St. from B1 to MUDD-O. Andrew 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.

Andrew provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Andrew showed proposed architectural elevations and discussed the design of the proposed facility. He/she used the elevations and renderings to explain the facility's design concepts, and operations.

Minutes from the Community Meeting as provided by the NoDa Neighborhood and Business Association are provided in Exhibit D.

Respectfully submitted, this 12 day of October, 2018

cc: Sonja Sanders, Charlotte-Mecklenburg Planning Department

Exhibit A - Individual Invitees

2018-105	TAXPID	OWNERLASTN	OWNERFIRST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-105	08316205	REESE	PATRICIA A	1121 E 35TH ST		CHARLOTTE	NC	28205
2018-105	08316206	PAYTON	VIRGINIA	PO BOX 4788		SILVER SPRING	MD	20914
2018-105	08316207	SCOTCH	MICHELLE	2529 SHADY PEACH CR		CHARLOTTE	NC	28214
2018-105	08316222	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316223	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316224	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316225	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316226	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316227	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316228	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316229	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316237	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316238	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316239	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316240	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316241	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316242	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316243	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316244	SHEA INVESTMENT FUND 4 LLC		8008 CORPORATE CENTER DR		CHARLOTTE	NC	28226
2018-105	08316301	TSILIMOS	SOTIRIOS	1126 MINERAL SPRINGS RD		CHARLOTTE	NC	28262
2018-105	08316302	QUILL	MICHAEL	1201 E 35TH ST		CHARLOTTE	NC	28205
2018-105	08316303	TSILIMOS	SOTIRIOS	1126 MINERAL SPRINGS RD		CHARLOTTE	NC	28213
2018-105	08316305	SCHWILM	CONAN LEE	1219 EAST 35 ST		CHARLOTTE	NC	28205
2018-105	08316306	COGGINS	ANNA KATHERINE	1227 EAST 35TH ST		CHARLOTTE	NC	28205
2018-105	08316307	CAMP GREEN PROPERTIES LLC		1219 EAST 35TH ST		CHARLOTTE	NC	28205
2018-105	08316308	VANG	KAO	570 LOW WHITE STORE RD		PEACHLAND	NC	28133
2018-105	08316309	FRAZIER INVESTMENT HOLDINGS LLC		6111 AUSTIN GROVE CHURCH RD		MARSHVILLE	NC	28103
2018-105	08316311	FRAZIER INVESTMENT HOLDINGS LLC		6111 AUSTIN GROVE CHURCH RD		MARSHVILLE	NC	28103
2018-105	08316312	JTSJ INC		9107 S TRYON ST STE F		CHARLOTTE	NC	28273
2018-105	08316313	FRAZIER INVESTMENT HOLDINGS LLC		6111 AUSTIN GROVE CHURCH RD		MARSHVILLE	NC	28103
2018-105	08316314	NODA VENTURES LLC		3822 ABINGDON RD		CHARLOTTE	NC	28211
2018-105	08316316	BRADLEY	STEPHEN GLENN	1211 EAST 35TH ST		CHARLOTTE	NC	28205
2018-105	08316514	COLE	KEVIN T	1128 E 35TH ST		CHARLOTTE	NC	28205
2018-105	08316601	KEPP	PAUL	1200 E 35TH ST		CHARLOTTE	NC	28205
2018-105	08316612	HENRY	JEFFREY D	1234 E 35TH ST		CHARLOTTE	NC	28205
2018-105	08316613	HART	CYNTHIA A	1226 E 35TH ST		CHARLOTTE	NC	28205
2018-105	08316614	CULLINGFORD	WILLIAM B	1218 E 35TH ST		CHARLOTTE	NC	28205
2018-105	08316615	WOOTEN	CHRYSAL DAWN	1212 E 35TH ST		CHARLOTTE	NC	28205
2018-105	09109109	EQUITY TRUST COMPANY		1818 KILMONACK LN		CHARLOTTE	NC	28270
2018-105	09109110	DIXON	MARK	1127 EAST 36TH		CHARLOTTE	NC	28205
2018-105	09109111	WLDGRENEN	PATRICK R	3315 HOLT ST		CHARLOTTE	NC	28205
2018-105	09109202	A HELPING HAND PROPERTY SOLUTIONS LLC		1205 E 36TH ST		CHARLOTTE	NC	28205
2018-105	09109203	ELECTRIC PARK HOLDINGS LLC		3218 NODA BLVD		CHARLOTTE	NC	28205
2018-105	09109204	PLAZA BAPTIST CHURCH		3321 THE PLAZA		CHARLOTTE	NC	28205
2018-105	09109205	PLAZA BAPTIST CHURCH		3321 THE PLAZA		CHARLOTTE	NC	28205
2018-105	09109207	PLAZA BAPTIST CHURCH		3321 THE PLAZA		CHARLOTTE	NC	28205
2018-105	09109209	LOWERY	YOLANDA C	1818 KILMONACK LN		CHARLOTTE	NC	28270
2018-105	09109210	EIBELER	NEIL T	1100 HERRIN AVE		CHARLOTTE	NC	28205
2018-105	09109211	COLLINS	BRANDON EDWARD	3314 HOLT ST		CHARLOTTE	NC	28205
2018-105	09109212	HUGGINS	ROBERT G	3310 HOLT ST		CHARLOTTE	NC	28205
2018-105	09109213	STEFANO II	JOHN CHARLES	3306 HOLT ST		CHARLOTTE	NC	28205
2018-105	09109214	E&A CUSTOM BUILDERS LLC		803 HAWTHORNE LN STE 303		CHARLOTTE	NC	28205
2018-105	09305536	LAND-O-SUN II LLC		PO BOX 91119		AUSTIN	TX	78709
2018-105	09305538	TROTTER	GEORGE R JR	148 #2 TYVOLA DR		CHARLOTTE	NC	28210
2018-105	09305542	TROTTER	M MCHALE	148 #2 TYVOLA DR		CHARLOTTE	NC	28210

Exhibit A - Organizational Invitees

		FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-105	ORGANIZATI							
2018-105	Country Club Heights Neighborhood Association	Adam	Raskoskie	2200 Shamrock Dr		Charlotte	NC	28205
2018-105	Country Club Heights Neighborhood Association	Chris	Connor	3510 Country Club Dr		Charlotte	NC	28205
2018-105	Country Club Heights Neighborhood Association	Chris	Drye	3510 Country Club Dr		Charlotte	NC	28205
2018-105	Country Club Heights Neighborhood Association	Mark	Landon	3340 Airlie Street		Charlotte	NC	28205
2018-105	Highland Mill Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2018-105	Howie Acres Community	Vickie	Hayden	4058 Redwood Ave		Charlotte	NC	28205
2018-105	NoDa Neighborhood & Business	Felicia	Giles	3327 North Davidson St		Charlotte	NC	28205
2018-105	NoDa Neighborhood & Business	Hans	Pierre	3327 North Davidson St		Charlotte	NC	28205
2018-105	NoDa Neighborhood & Business	Lauren	Schalburg	816 E 37th Street		Charlotte	NC	28205
2018-105	NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2018-105	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2018-105	NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2018-105	NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2018-105	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2018-105	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2018-105	Plaza Central Partners Neighborhood Association	Garrett	LaDue	3325 Maywood Dr		Charlotte	NC	28205
2018-105	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2018-105	Plaza Midwood Neighborhood Association	Susan	Walker	1819 Beckwith Place		Charlotte	NC	28205
2018-105	Plaza Shamrock Neighborhood Association	April	Benson	1845 Academy Street		Charlotte	NC	28205
2018-105	Plaza Shamrock Neighborhood Association	Jimmy	Royster	3735 McMillan Street		Charlotte	NC	28205
2018-105	Plaza Shamrock Neighborhood Association	Stephanie	Phelps	3735 McMillan Street		Charlotte	NC	28205
2018-105	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206
2018-105	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2018-105	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2018-105	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2018-105	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2018-105	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2018-105	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205
2018-105	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue		Charlotte	NC	28205

Exhibit B

October 12, 2018

RE: Community Meeting for Rezoning Petition 2018-105

Dear NoDa Community Member,

On behalf of Noda Ventures LLC, we would like to invite you to attend a Community Meeting regarding the rezoning of 1210-1218 E. 36th St. Charlotte, NC 28205 (Petition Number: 2018-105). The meeting will be held on Tuesday October 2nd starting at 6:30PM at The Evening Muse. The address is:

The Evening Muse
3227 N. Davidson St.
Charlotte, NC 28205

Please consider joining us to learn more about our project and the benefit that it will bring to the neighborhood.

Sincerely,

Andrew Blumenthal, Petitioner

Last Name	First Name	Address	Email	Phone
Allen	Melanie	2820 Whiting Ave	mpallen1@gmail.com	704.780.0260
Alvis	Matt	3310 N Davidson St Apt 3	yesmattalvis@gmail.com	
Bailey	Todd	517 Steel Gardens Blvd	todd.d.bailey@gmail.com	
Baxi	Sid	3007 N Davidson St	baxisid@gmail.com	
Binmore	Christina	2913 Whiting		
Binmore	Daniel	2913 Whiting		
Burns	Emily	812 Charles Ave	burnsuz@yahoo.com	704.332.8275
Charette	Brad	306 N, Alexander	bradjcharette@gmail.com	
Choi	Julianne	1029 Charles Ave	julianne.kiro@gmail.com	
D'Unger	Kimberly	1028 E 35th St	kcelluc@g.clemson.edu	864.650.2528
D'unger	Dan	1028 E 35th St		
Fox	Jeff	601 Charles Ave	foxjt81@gmail.com	
Garbarino	Chris	1016 E 35th St	garnarinoc@gmail.com	
Garbarino	Kim	1016 E 35th St	valazar22@gmail.com	
Garrett	Dean	1024 Charles Ave	dean.garrett@firstcitizens.com	704.591.0591
Garrett	Taryn	1024 Charles Ave		
Gavagan	Kevin	2921 Whiting Ave	gfincabinetry@gmail.com	704.277.6733
Gebert	Brad	723 E 35th St	bgeberty@gmail.com	
Havrilla	Bridget	831 East 37th St	bridget@purenc.com	
Hintzmann	Todd	1104 E 35th St	todd@hintzmann.net	704.309.6854
Hoenes	Eric	3013 Whiting Ave	ehoenes@gmail.com	
Horr	Jacob	3401 Benard Ave	jacob.horr@gmail.com	871-214-5164
Kendall	Lauren	2926 Wesley	tarabok@gmail.com	E25
Koustmer	Delphine	3310 N Davidson St Apt 3	mkoustmer@gmail.com	
Lemere	Matt	811 East 36th St	waymere@yahoo.com	704.910.6762
Lemere	Michele	811 East 36th St	mwaymere@gmail.com	704.910.6762
Long	Chris	3522 Benard Ave	cclong2015@hotmail.com	704.919.9581
Maupin	Chad	1109 E 35th St	chadmaupin@yahoo.com	704.374.1488
Mayo	Kati	1207 Charles Ave	katimayo1@gmail.com	
Nixon	Hollis	3509 Ritch Ave	hollisproductions@me.com	704.770.5079
O'Brien	Chris	1009 Charles Ave		
Pennell	James	3439 Spencer St	jwpennell@gmail.com	
Raino	Gusavo	3617 Ritch Ave	gustavo.raino@axelcomp.com	
Reichel	Lisa	3105 Yadkin Ave	lisa.e.reichel@gmail.com	724-272-3865
Reitz	Tim	3210 NoDa Blvd	reitz37@yahoo.com	773-501-8344
Ross	Tony	3426 Chagall Court	44atross@gmail.com	
Salpietra	Melissa	1127 E. 34th st	melissa.salpietra@gmail.com	
Schalburg	Lauren	816 E 37th St	processoremail@gmail.com	704.995.5219
Smith	Ben	3338 Spencer St	ben25g@gmail.com	
Smith	Karen		karensmith@yahoo.com	
Smith	Dale	3021 N. Alexander St	dalelsmith@gmail.com	
Soloff	Jesse	3608 Benard Ave	jsoloff@gmail.com	
Stapleton	Jen	3509 Oakwood Ave	missavieve@gmail.com	
Strickland	Laura	505 Patterson St		
Sutton	Kevin	908 Essex St	nodakevin@gmail.com	980.259.6225
Sutton	Lea Ann	908 Essex St		
Tangney	Robbyn	3209 McDowell St	robbyn@tangney.com	
Thomas	Carmen	3100 Clemson Ave	thomasgroup04@gmail.com	
Thomas	Marcus	3100 Clemson Ave	thomasgroup04@gmail.com	
Tsu	Gabe	1108 E. 34th St.	gabetsu@gmail.com	704.770.1054
Van Wijgerden	Dutch	3412 Ritch Ave	dutchvanwijgerden@gmail.com	704-796-5907
Vosnock	Nick	3221 N. McDowell St.	nvosnock@gmail.com	
Watt	Jeannette	817 E 35th St		803.371.7036
Watt	Eddie	817 E 35th St	emw79@hotmail.com	704.900.5510
Welchans	Ann	831 E 37th St	ann@purenc.com	
Winer (Pape)	Celeste	2819 N Alexander St.	elpape@gmail.com	
Yap	Sema	807 E. 36th St	sema15@live.com	

10/12/2018

Attendee List.xlsx

Zaverl	Sara	828 E. 36th St	s.zaverl2@gmail.com	
Zimmer	Brian	3031 Clemson Ave		704-898-7504
Zimmer	Jessika	3031 Clemson Ave		704-898-7503
Davis	Claude		CDAVIS4SAS@yahoo.com	
Candelore	Vincent	424 E 26th St Apt 610	novelnode.cares@gmail.com	

Exhibit D



NoDa Neighborhood & Business Association
October 2018 Meeting
October 2, 2018

Rezoning Petition 2018-105:
E 36th St between Holt & The Plaza (1st Presentation) – Andrew Blumenthal

PRESENTATION:

- Owners are NoDa Ventures, LLC. Site used to be home to Sir Joseph's Clothing as well as the building that was formerly Heads Up Barber Shop. The 5k sqft building (Barber Shop) was able to be saved, so we are doing an adaptive reuse of that building and adding on to help make it look like one continuous building. Purchased in Jan 2016 with hopes to provide neighborhood services to NoDa. It is now an 11k sqft total center.
- Featured local artistry already (Nick Napolitano has done the work on the building).
- Have two current tenants signed, Khali Yoga, and Artisan's Palate (coffee and wine bar with small plates, and art gallery – working with UMAR as well).
- Building is currently B1 which means parking is tenant specific. Proposing MUDD-O to help with some of the parking concerns.

QUESTIONS FROM NBA:

- Q1 – Why did you invest before getting rezoned?
 - The thought was that there would be a blanket overlay down the street, so really the owners were waiting on that. But, since we are moving faster than that is happening we just wanted to go ahead and do it.
- Q2 – There is a walk in cooler in the back? Have you looked into how that may affect the houses on the other side of the property?
 - We will look into it, but don't imagine much.
- Q3 – Houses on the other side of the property (on 35th St), have you talked to them?
 - Not really, there is a 10' alley between our properties that acts as a good buffer.

INTERNAL DISCUSSION:

- Bothering precedent that they did the work before talking to us. Seems like they didn't do their homework really.
- Need more details around walkability and traffic calming (sidewalks, etc.)
- He mentioned cross connection to Bodega and Chasers, we want to see it down to a minimum number of cutouts.
- Currently overflow parking will be on-street parking; what is their plan to accommodate since they are asking to reduce parking further?
- Need to come up with a better plan for the freezer, and more details around it in general - how big it is, etc.?
- Are they planning to own the buffer behind their property or is it City owned/public? What is the plan there?

BOARD ADDERS:

- Would like them to reach out to the immediately impacted neighbors to get their feedback as well as how they plan to address any concerns from them.
- It was helpful/impactful to hear directly from the business owner going into the space; it could be a good idea to bring in representatives from The Bodega to hear their opinions as well.
- Need to re-address the “chicken and egg” question of why they did the work, put up the building, etc. before coming to ask for parking variance.
- NoDa NBA usual asks:
 - Predominately feature local and regional businesses.
 - Building will incorporate innovative and artistic designs, extensive fenestration, and unique architectural elements/signage for entrances and businesses. Create a distinct urban feel.
 - Commitment to public art
 - Green/environmental friendly standards
 - Public space and pedestrian friendly aspects where feasible; seating, trash, bicycle parking, public transport, lighting, etc.

Link to NoDa NBA Vision Plan:

<https://noda.org/wp-content/uploads/2018/09/noda-vision-plan-aug-31-2010.pdf>