

COMMUNITY MEETING REPORT

Petitioner: AJ Klenk

Petition #: 2019-013

Meeting Date: March 4, 2019

Project: Golden Era

Mtg. Location: NoDa Brewing Company, 2921 N Tryon St, Charlotte, NC 28206

Meeting Time: 6:00 PM

Attendees: Paul Pennell – Urban Design Partners
Maggie Watts – Urban Design Partners
AJ Klenk – 3040 N Davidson, LLC

The Community Meeting was attended by neighboring residents, neighborhood and business association members and the Petitioner’s representatives.

Purpose: To present Rezoning Petition #2019-013 to any neighboring residents, Home Owners Association members or concerned residents who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited.

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: The following items were discussed

Paul Pennell began the meeting by introducing himself and the Petitioner, AJ Klenk. Mr. Klenk gave his personal history as it relates to the site and his ownership of the upcoming adaptively reused restaurant next door. He proceeded to describe the rezoning site’s complicated ownership history and what his path for purchasing the property will be.

Mr. Pennell explained the pre-Blue Line Extension zoning district of R-5, and that the Petitioner is seeking a TOD zoning district classification. He continued by outlining what the general rezoning process is and what it requires. Mr. Pennell acknowledged the parking need generally in the NoDa neighborhood and showed a walking map from public parking lots or decks to the rezoning site; all being under 5 minutes. Mr. Klenk and Mr. Pennell showed images of the existing condition of the house both inside and outside, noting that it has been vacant for more than 15 years. Mr. Pennell pointed out that the rezoning petition aligns with the Blue Line Extension station area plan for the 36th St Station as well as several key points outlined in the Noda Vision Plan 2030. Mr. Klenk and Mr. Pennell described the site plan and also the timeline of this petition moving forward.

Questions/Comments by Neighbors:

1. Is the expansion shown to the back of the existing mill house wider than the existing mill house?

A: Yes. It is shown slightly wider than the width of the house, but this represents potential envelope only to allow for the Petitioner to have some flexibility.

2. Comment: We are historically anti-planting strip and will support no planting strip and increased sidewalk width.
3. Is brown on the sides of the elevation the potential expansion from the front?
A: Yes, that is the idea.
4. Comment: Architecturally, you will want to separate the home and the expansion.
5. Comment: There is another surface lot next to NoDa Company Store that is not shown on the parking slide.
6. Comment: Acoustics will be important. Making the rear wall of the back building solid will help a great deal with any potential noise towards the neighbors.
7. Comment: The concept and keeping the façade is appreciated.
8. Comment: It would be good if you could keep the expansion's roof lower than the pitch of the existing mill home.

Community Meeting

Sign-In Sheet

Petitioner - Andrew Klenk

Rezoning Petition No.: 2019-013

March 4, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

	Name	Address	Phone	Email
1	ERIC LINNE	3316 RITCH AVE	704-231-1206	ELINNE22@GMAIL.COM
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3	Jacob Horr	3401 Benard AVE	908-313-2329	JacobHorr@Jabion.com
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