

COMMUNITY MEETING REPORT
PETITIONER: 406 W. 32nd St., LLC
REZONING PETITION NO.: 2019-093

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 28, 2019. 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, September 10, 2019 at 6:00 pm at Old Church Building, 3117 Whiting Ave., 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 Russell Fergusson and Randy Martin. The day before the meeting Russell Fergusson attended the Graham Heights Community Association meeting.

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 2.12 acre site (the "Site") located at 406 W. 32nd St. from the I-2 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.

It became clear that there would be low attendance so Mr. Fergusson presented the submitted site plan and also introduced an overview of the planning staff comments in a conversational manner with the two attendees. The evening prior to the community meeting Petitioner's agent attended the Graham Heights Community Association meeting, the area's neighborhood association so that area residents and neighborhood leaders had an opportunity to review and ask questions. In particular the presentation discussed the likely changes to the site plan based upon the planning staff review, which would include setting a minimum number of spaces. Petitioner explained the likely uses for the building and how the project would re-use the existing building. Participants asked questions about parking and discussed that the industrial street has ample room for overflow on street parking. Participants indicated likely area support for transition away from heavy industrial in the area.

Petitioner explained the general standards and uses of MUDD and the standards and limits being incorporated into the revised Site Plan. The group discussed the importance of re-using the existing building and the possibility of addition to the building to accommodate potential restaurant tenants, including

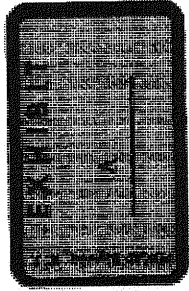
expansion of the building by addition of outdoor patio space behind the existing building. The presentation also explained the efforts that Petitioner and planning staff have exerted to coordinate and to accommodate parking requirements. The presentation evolved into a productive discussion. Matters regarding the general understanding of the area were discussed. 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 build upon the positive impact of NODA Brewing around the block and add an adaptive re-use project to accompany the nearby pending multi-family apartment projects planned for the N. Tryon area. 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.

Included in attendance were two area residents.

Respectfully submitted, this 16th day of September, 2019

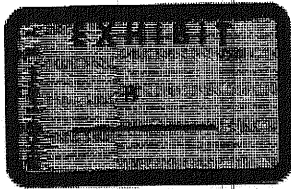
cc: Michael Russell, Charlotte-Mecklenburg Planning Department., mrussell@ci.charlotte.nc.us

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



2019-093	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-093	Dillehay Courts	Lucille	Puckett	2621 N Pine St 2313 Edison St		Charlotte	NC	28206
2019-093	Druid Hills Neighborhood	Darryl R.	Gaston			Charlotte	NC	28206
2019-093	Druid Hills Neighborhood	Tammie	Gaston	825 McArthur Av		Charlotte	NC	28206
2019-093	Eastover Resident's Association	James	Hardy	825 McArthur Av 2313 Edison St		Charlotte	NC	28206
2019-093	Edison Street Block Association	Darryl R.	Gaston			Charlotte	NC	28206
2019-093	Eleanore Heights Community Association	Lois D.	Moore	2313 Edison St		Charlotte	NC	28206
2019-093	Ellington Park Home Owners Association	James	Collins	2404 Edison St		Charlotte	NC	28206
2019-093	Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
2019-093	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2019-093	NoDa Neighborhood and Business Association	Jacob	Horr	3401 Benard Avenue		Charlotte	NC	28206
2019-093	NoDa Neighborhood Association	Hollis	Nixon	3409 Ritch Av		Charlotte	NC	28206
2019-093	NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2019-093	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2019-093	Northend Partners Neighborhood Organization	Carol	Burke	3815 N Tryon St.		Charlotte	NC	28206
2019-093	Robinson Community Association	Clara	Konzelmann	3400 Ritch Av		Charlotte	NC	28206

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MA/ CITY	STATE	ZIPCODE
2019-093	08501403	58 SPECIALTY METALS HOLDINGS LLC			3626 NORTH HALL ST SUITE 910	DALLAS	TX	75219
2019-093	08501406	SPADARO HOLDINGS LLC			6899 PHILLIPS INDUSTRIAL BLVD	JACKSONVILLE	FL	32256
2019-093	08501408	RC PROPERTY HOLDINGS LLC			424 W 32ND ST	CHARLOTTE	NC	28213
2019-093	08501409	G&I IX 322 W 32ND LLC		C/O DRA ADVISORS LLC	220 E 42ND ST	NEW YORK	NY	10017
2019-093	08501417	406 W 32ND LLC			132 JADE CT	MOORESVILLE	NC	28117
2019-093	08501418	DALTON MAE CORP			1031 S CALDWELL ST STE 101	CHARLOTTE	NC	28203
2019-093	08501419	PORTER		RONALD C	7216 OAK SPRINGS RD	INDIAN TRAIL	NC	28079
2019-093	08501424	500 W 32ND LLC		GLADYS S	500 W 32ND ST	CHARLOTTE	NC	28206
2019-093	08501428	ABUNDANT LIVE CHURCH INTERNATIONAL INC			512 W 32ND ST	CHARLOTTE	NC	28206
2019-093	08501502	PRENTZAS FAMILY TRUST		CHRISTOPHER J	1110 SENECA PL	CHARLOTTE	NC	28209
2019-093	08501504	CHA LAND CO LLC			425 W 32ND ST	CHARLOTTE	NC	28206
2019-093	08502107	JACK GERARD LLC			321 ATANDO AVE	CHARLOTTE	NC	28206
2019-093	08505401	OWEN ELECTRIC STEEL COMPANY OF SOUTH CAROLINA		C/O COMMERCIAL METALS COMPANY	6565 NORTH MACARTHUR BLVD STE 800	IRVING	TX	75039



NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by 406 W. 32nd St., LLC to rezone approximately 2.12 acres located on the North side of W.32nd St. from I-2 to MUDD-O

Date and Time of Meeting: Tuesday, September 10, 2019 at 6:00 pm.

Place of Meeting: Old Church Building, 3117 Whiting Ave., Charlotte, NC 28205

Petitioner: 406 W. 32nd St., LLC

Petition No.: 2019-093

I am assisting 406 W. 32nd St., LLC (the "Petitioner") in connection with the Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.12 acre site (the "Site") located (location) from the I-2 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the adaptive re-use of the existing building and addition of a parking in accordance with city design standards for a mixed use development district with the addition of outdoor spaces. As shown on the submitted site plan (see here: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2019Petitions/Pages/2019-093.aspx>), the building will be renovated to provide eating drinking and entertainment uses and recreational athletic facilities in and around the former industrial building.

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 Tuesday, September 10 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 28, 2019

