

## COMMUNITY MEETING REPORT

**Petitioner:** Charlotte-Mecklenburg  
Planning Department

Rezoning Petition No. 2015-004

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 January 23, 2015. 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 February 3<sup>rd</sup> at 6:30 at the Evening Muse located at 3227 North Davidson Street, Charlotte, NC 28205.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by 57 individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Charlotte-Mecklenburg Planning Staff John Kinley, Alan Goodwin, Kathy Cornett. Mr. John Ravelli, the property owner, was also present.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

John Kinley welcomed everyone and introduced the other Planning staff present, Alan Goodwin with urban design and Kathy Cornett with land use. John Ravelli, the property owner, was also present. John Kinley identified the location and purpose of the rezoning. Alan Goodwin explained that since 2005-06 the Planning Department has sponsored TOD rezonings along the South transit corridor, as a City policy intended to encourage the right zoning along the corridor. Conventional "straight-up" rezonings with no site plan (not conditional, not optional) were sponsored. The more recent transit station area plans contain more specific guidelines for development, such as height recommendations. The Planning Department expanded the policy to consider sponsoring conditional and optional TOD rezonings when the conditions and options achieve the goals of the adopted plan. This rezoning is sponsored by the City and it is a conditional, optional rezoning. Optional rezonings ask to opt out of certain requirements and we're doing that in this case to preserve the existing home, so we need to opt out of certain development standards that would normally apply to TOD, for example 8-foot sidewalk and planting strips.

John Kinley provided a summary of the request and site plan. He noted that many of the homes along North Davidson had undergone similar rezonings to allow commercial uses but preserve the existing structure. John Ravelli explained that he intended to lease the property and would not be changing the existing building and the site would remain largely unchanged.

John Kinley stated that the public hearing was scheduled for February 16<sup>th</sup> and the revised site plan would be due February 20<sup>th</sup>. The floor was then opened up for questions and comments.

Q1: Precedent of creating TOD is dangerous, why shouldn't it be MUDD?

A1-(John Kinley): The objectives can be achieved with either MUDD or TOD, primary reason why we suggested TOD is that the station area plan recommends transit supportive uses; a lot of MUDD zonings were done prior to adoption of BLE plan, so there was no precedent for TOD.

Q2: We were part of that station area plan process and we made the recommendation there;

A2-(Kathy Cornett): No matter what you use (TOD or MUDD), there would be the chance that somebody could come in and tear it down. The desire of the community is captured in the policy recommendation and TOD captures that well.

Q3: What's the difference between MUDD and TOD?

A3-(Alan Goodwin): MUDD and TOD are both urban zoning districts and they have similar design standards and controls (land use and building design). Land uses permitted are similar, a couple of differences between them:

In MUDD a building can be as much as 100 feet tall, regardless of proximity to single family homes.

TOD can theoretically go up to 120 feet, but it starts with a base height of 40 feet but you can only grow in height 1 foot for every 10 feet in distance from single family zoning (1:10 height plane). TOD offers more protection from a building height protection standpoint.

In MUDD all uses require 1 parking space per 600 sq feet of floor area. In TOD some uses require no parking minimum (offices and retail, e.g.). "Eating, drinking and entertainment" establishments are treated a little differently in TOD with 1 required parking space per 125 sq feet of floor area

A3-(John Kinley): If we applied MUDD to this property, the minimum parking would be 3 spaces, but since it's TOD the property owner is providing 9 spaces to comply with requirement in TOD for an eating, drinking, and entertainment establishment. The site plan also limits the height of buildings to a maximum of 50 feet.

Q4: Why is there a higher parking requirement in TOD than in MUDD when TOD is supposed to encourage more pedestrians rather than vehicles?

A4-(Alan Goodwin): In TOD we cap parking (parking maximums, rather than usual parking minimums) for most uses, but we understand that eating, drinking and entertainment establishments create a higher parking demand.

Q5: What's to stop property from being demoed later?

A5-(John Kinley): This is a site specific plan with specific notes that the building will remain, so if someone asked to demolish the building and build something new they'd have to bring another rezoning petition before the City Council and the neighborhood.

Respectfully submitted, this 6<sup>th</sup> day of February, 2015.

cc: Charlotte-Mecklenburg Planning Department

Exhibit A (Mailing Lists)

Neighborhood leaders

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-004	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC	28206
2015-004	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2015-004	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC	28206
2015-004	Chad	Maupin	NoDa NA	1109 East 35th Street	Charotte	NC	28205
2015-004	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
2015-004	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC	28206
2015-004	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205
2015-004	Michael	Gella	Villa Heights NA	1613 Grace Street	Charlotte	NC	28208
2015-004	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2015-004	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2015-004	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205
2015-004	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC	28215
2015-004	Carol	Burke	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC	28206

Exhibit A (Mailing List con.)

Adjacent property owners

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-004	08307502	BAUCOM	DELORES PATSY			2901 N ALEXANDER ST		CHARLOTTE	NC	28205
2015-004	08307409	BLODGETT	ANDREW D	AMY M	BLODGETT	612 E. 32ND ST.		CHARLOTTE	NC	28205
2015-004	08307203	BRENNAN	KARLA G	MATTHEW R	BRENNAN	2905 YADKIN AVE		CHARLOTTE	NC	28205-1021
2015-004	08307521	BROWN	JAMES W JR	JOHN F	BROWN	4158 STACK RD		HARRISBURG	NC	28075
2015-004	08307205	BYRUM	DWAIN	ANITA L	BYRUM	9009 RED BUD TRAIL		WAXHAW	NC	28173
2015-004	08307206	CHERRY	HAROLD			2908 N DAVIDSON ST		CHARLOTTE	NC	28216
2015-004	08307405	COOPER	CANDACE J			2804 YADKIN AV		CHARLOTTE	NC	28205
2015-004	08307310	COOPER	GAIL A	DANIEL P	MASSIE	1832 NASSAU BV		CHARLOTTE	NC	28205
2015-004	08307315	CORDON	ANITA			4315 WINEDALE LN		CHARLOTTE	NC	28205
2015-004	08307116	CORRIGAN & JOHNSTON CASTING INC				3006 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-004	08307523	DOHERTY	ROBERT EDWARD	DEBRA	DOHERTY	2906 YADKIN AVE		CHARLOTTE	NC	28205
2015-004	08307501	DOWNS	DARRELL P			934 FATHERLAND ST		NASHVILLE	TN	37206-3716
2015-004	08307311	GLEASON	STEPHANIE			2815 YADKIN AVE		CHARLOTTE	NC	28205
2015-004	08307522	GRANO	DANIEL A	DANIELLE M	GRANO	3000 YADKIN AVE		CHARLOTTE	NC	28205
2015-004	08307204	HALTERMAN	TERRY W			2911 YADKIN AVE		CHARLOTTE	NC	28205-1021
2015-004	08307313	HALTERMAN	TERRY WILLIAM			2911 YADKIN AV		CHARLOTTE	NC	28205
2015-004	08307202	HELLSTROM	JOHAN			2901 YADKIN AV		CHARLOTTE	NC	28205
2015-004	08306904	LACOUR	GREGORY G.			2828 N BREVARD ST		CHARLOTTE	NC	28205
2015-004	08307406	LORANCE	ASHLEY E	GERRIT M	BAUMANN	108 DORIE DR		BELMONT	NC	28012
2015-004	08307101	MCBROOM	PAUL		SHARON PATE (H/W)	2929 FOREST PARK DR		CHARLOTTE	NC	28209
2015-004	08307102	MCBROOM	PAUL			2929 FOREST PARK DR		CHARLOTTE	NC	28209
2015-004	08307403	MCBROOM	PAUL L	SHARON D	PATE	2929 FOREST PARK DR		CHARLOTTE	NC	28209
2015-004	08306903	MCMEHAN	CHRISTOPHER SHANE			2832 NORTH BREVARD ST		CHARLOTTE	NC	28205
2015-004	08307308	NGUYEN	CHRISTOPHER L			14389 NOLEN LN		CHARLOTTE	NC	28277
2015-004	08307312	ORANGE OLIVE LLC				2824 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-004	08306905	PUCKETT	LAUREN W	WILLIAM L JR	PUCKETT	3020 YADKIN AVE		CHARLOTTE	NC	28205
2015-004	08307520	PUCKETT	WILLIAM L JR	LAUREN	PUCKETT	3014 YADKIN AVE		CHARLOTTE	NC	28205-1024
2015-004	08307801	QUADBRIDGE HML OWNER LLC			C/O MARVIN F.,POER & COMPANY	3520 PIEDMONT RD,NE,STE 410		ATLANTA	GA	30305
2015-004	08307201	RAVELLI	JOHN			2902 N DAVIDSON ST		CHARLOTTE	NC	28205-1047
2015-004	08307314	SYED	WAJAHAT	FERAH	SYED	10906 TAVERNAY PKWY		CHARLOTTE	NC	28262
2015-004	08307404	TAYLOR	CLEDITH	JUDITH	TAYLOR	2812 YADKIN AVE		CHARLOTTE	NC	28205
2015-004	08307309	TAYLOR	CLEDITH P			2801 YADKIN AVE		CHARLOTTE	NC	28205-1019
2015-004	08306901	TRANGSRUD	CHRISTOPHER H	KRISTI	TRANGSRUD	4309 CASTLE RIDGE CT		CHARLOTTE	NC	28269
2015-004	08307503	ULLOA	CARLOS	LAURICE V	ULLOA	4705 SAVINGS PL STE 450		CHARLOTTE	NC	28210
2015-004	08307103	WALKER	MICHAEL	MARY	WALKER	333 WEST TRADE ST 1101		CHARLOTTE	NC	28202
2015-004	08306902	WHITE	S J		DAISY R WHITE (H/W)	2838 N BREVARD ST		CHARLOTTE	NC	28205
2015-004	08307115	WITHERSPOON	FRANCELLA ARNOLD			PO BOX 16757		CHARLOTTE	NC	28297

NOTICE TO INTERESTED PARTIES OF  
COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition 2015-004 filed by Charlotte-Mecklenburg Planning Department to rezone approximately .17 acres located at 2902 N Davidson Street to allow an Eating/Drinking/Retail/Office Establishment.

Date and Time of Meeting: Tuesday, February, 03, 2015 at 6:30 p.m..

Place of Meeting: Evening Muse  
3227 North Davidson Street, Charlotte, NC 28205

Petitioner: Charlotte-Mecklenburg Planning Department

Petition No.: 2015-004

The Charlotte-Mecklenburg Planning Department (the "Petitioner") has filed a rezoning petition, on behalf of the property owner, seeking to rezone an approximately .17 acre site (the "Site") located at 2902 N Davidson Street from the R-5 zoning district to TOD-M(O) zoning district. The purpose of the rezoning is to allow an Eating/Drinking/Retail/Office use on the site.

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 Department'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, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, February, 03, 2015 at 6:30 pm at the Evening Muse. We 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 call John Kinley at 704-336-8311.

cc: (Patsy Kinsey)

Date Mailed: January 23<sup>rd</sup> 2015

**COMMUNITY MEETING SIGN-IN SHEET**  
**PETITIONER: Charlotte-Mecklenburg Planning Department**  
**REZONING PETITION NO.: 2015 -004**  
**Date: 2-3-2015**

The Community meeting was held in conjunction with the NoDa NBA meeting. They have a digital sign in system. Below are the names and contact information for the 57 people in attendance.

Last Name	First Name	Address	Email	
Alexander	Jason	824 E. 36th Street	sjaecu@gmail.com	
Alexander	Jeff		jeff@freerangebrewery.com	
Barrier	Grant	3008 Clemson Ave		
Bruno	Jen	3012 Clemson Avenue	jen.borza@gmail.com	980.422.5056
Bruno	Nick	3012 Clemson Avenue		
Burns	Emily	812 Charles Avenue	burnsuz@yahoo.com	704.332.8275
Caldwell	Delia	510 Herrin Avenue	delia_caldwell@hotmail.com	
Cameron	Tim	3424 Holt Street	timothy.cameron@juu.edu	704.654.6744
Cauthen	Fred	3534 Card Street		704.604.1212
Crespo	Katie	3443 Oakwood Avenue	katie055@yahoo.com	
D'unger	Dan			
D'unger	Kimberly	1028 E 35th Street	kcelluc@g.clemson.edu	864.650.2528
Doolittle	Nate		ndoolittle@landdssigns.com	
Dorsey	Sherrell		sherrell@uber.com	980.292.3296
Durante	Becky	3510 Bernard Avenue	beckydurante@gmail.com	602.770.0700
Garrett	Dean	1024 Charles Avenue	dean.garrett@firstcitizens.com	704.591.0591
Garrett	Taryn	1024 Charles Avenue		
Gavagan	Heather	2921 Whiting Avenue	hgavagan@gmail.com	704.277.6739
Gifford	Stephanie	3507 Card Street	stephanie.d.gifford@gmail.com	704.968.3157
Gorman	Greg	3507 Card Street	gregory.e.gorma@gmail.com	704.968.3157
Hart	Liza	617 E 37th Street	hartliza@gmail.com	704.366.8468
Healy	Chris	3220 N. Davidson	c14healy@gmail.com	
Heller	Pat	3534 Card Street	pheller@clear.net	980.297.2116
Hintzmann	Todd	1104 E 35th Street	todd@hintzmann.net	704.309.6854
Holmes	Horace Tobe	3010 N. Meyers	horacetholmes@gmail.com	
Idilbi	Jason	806 E 37th Street	jason.idilbi@gmail.com	
Ito	Amanda	814 E 34th Street	arichardson324@gmail.com	
Ito	Rob	814 E 34th Street	irobertito@aol.com	704.957.5375
Keating	Denise	510 Herrin Avenue	dgkeating@gmail.com	
Kuhlmann	Joe			
Kuhn	Michael	611 E. 37th Street	mjk_nc@yahoo.com	704.649.8547
Laracy	Jen	3416 Ritch Avenue	jennifer.laracy@gmail.com	
Lemere	Matt	811 East 36th Street	waymere@yahoo.com	704.910.6762
Lemere	Michele	811 East 36th Street	mwaymere@gmail.com	704.910.6762
Lopiccolo	Katie	3205 N. Davidston Street		704.253.4314
Lynch	Shannon	500 Herrin Avenue	sml1122@hotmail.com	704.771.9200
Manley	Roger		rmanly@bmm-arch.com	

Mathias	Greg	806 E. 36th Street	catspark@ptd.net	
Maupin	Chad	1109 E 35th Street	chadmaupin@yahoo.com	704.374.1488
McIntosh	Bean		bean@capstonepts.com	
Moss	Sarah	3001 Clemson Avenue	kwmos81 no dots	704.649.3232
Nixon	Hollis	3509 Ritch Avenue	hollisproductions@me.com	704.770.5079
Plante	Evan	606 Herrin Avenue	escapists@gmail.com	
Pozda	Sarah	2908 N. Myers Street	skgentry@gmail.com	610.207.4367
Ravelli	John	3220 N. Davidson	johnravelli@gmail.com	
Ray	Amy Farris	3525 Benard Street	linkavidge@hotmail.com	803.603.4963
Rodriguez	Enrique	403 Steel Garden Blvd.	erod1012@gmail.com	
Roland	Jason	731 East 35th	msc6279@gmail.com	303.596.6279
Roland	Mary	731 East 35th	msc6279@gmail.com	303.596.6279
Savage	Torrie			
Schalburg	Erik	816 E 37th Street	erik@sumerduckva.com	704.995.5220
Schalburg	Lauren	816 E 37th Street	processoremail@gmail.com	704.995.5219
Seigel	Tammy		tammy@treescharlotte.org	
Stimson	Katie	3008 Clemson Ave	stimson.ka@gmail.com	
Sutton	Kevin	908 Essex Street	nodakevin@gmail.com	980.259.6225
Watt	Eddie	817 E 35th Street	emw79@hotmail.com	704.900.5510
Watt	Jeannette	817 E 35th Street		803.371.7036


This email serves as confirmation that the above list is the official digital sign in sheet from the NoDa NBA meeting.

**Re: 2/3 NODA NBA meeting**

Lauren Schalburg <processoremail@gmail.com>

Sent: Wed 2/4/2015 9:12 PM

To: Kinley, John

Message  NBA Attendance 2015-02.xlsx (43 KB)

Here you go!

On Wed, Feb 4, 2015 at 8:07 AM, Kinley, John <[jkinley@ci.charlotte.nc.us](mailto:kinley@ci.charlotte.nc.us)> wrote:

Lauren,

Could you get me the sign sheet and the secretaries notes from the NODA meeting last night. I really need them by tomorrow.

I have to compile a report of the meeting for City Council and turn it in Friday.

I appreciate it, thanks!