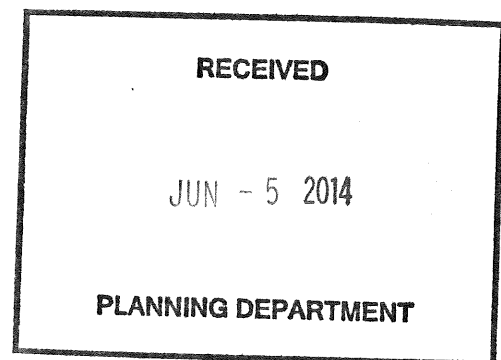




Petitioner, John Meyer, presented at the NoDa Neighborhood & Business Association (NoDa NBA) in the months of May and June. The NoDa NBA met on May 6th and June 3rd, 2014 at 6:30pm at the Evening Muse. The meetings are advertised a minimum of 30 days in advance via newspaper, website, and social media, and are open to all with vested interest in the NoDa neighborhood and business community. The attendance sheet for each meeting is kept by the Secretary and can be delivered to City staff by June 6th, 2014 - please understand that the NoDa NBA is a federally recognized 501(c)3 and relies on 100% volunteer labor. The initial presentation was for informative purposes and served as a forum where those attending could ask questions and request additional information. The second presentation provided requested additional information and updates. The rezoning was voted upon by the NoDa NBA and passed. Please find attached minutes reflecting the discussion and vote.

Sincerely,  
Hollis Nixon  
President  
NoDa Neighborhood & Business Association



2014-039

6:30pm June 3rd

4. Rezoning Petition ~~2014-059~~ 2219 N. Davidson St. (McCullough Auto Electric & Associates) 2nd Presentation – John Meyer

• Presentation

- John would be taking over the building as a purchase if the rezoning goes through; Greg will be a partner in the endeavor
- John presented the city an architectural/conceptual sketch, showing a planting strip in the front and bicycle parking
- B-Cycle: John contacted B-Cycle – they're willing to expand to NoDa but it would be an unfunded expansion that would cost approximately 40k.
  - There is no flexibility in the look or size of the B-Cycle rack (35 feet long and "not very pretty"); John would much rather have a local artist do something that "looks cool" for the neighborhood and would rather people bring and park their own bicycles
- City still wanted parking but were agreeable to back the rezoning without parking if the neighborhood is okay with no parking; there's "not really a way to do it" for parking

• Q&A

- AM Q: What about the planter requirement?
  - A: they've given us design shapes but are open to us putting local art, bike parking; we showed different planting strips so the sketch makes a generalization; we're shooting for no parking, no planting strip, but put bike parking; we've tried different shapes
- AM Q: I missed the previous presentation about this; can I get an executive summary?
  - A: we're opening a new restaurant/bar, a new niche restaurant like a steakhouse, but nothing high end; more a place to get a nice steak or nice pasta dish
- Brett: Have you spoken with Chris regarding a "flow" with Salvador Deli?
  - A: We spoke to him but it's all conceptual now; Chris was willing to work with us to make some sort of parking or bike rack; more pedestrian friendly is what we're shooting for.
- AM Q: there is a precedent for Common Market no planting strip, etc, you can take that an example to the City.
  - A: NoDa is a different animal but thank you for the suggestion; City is really waiting to hear back from the neighborhood on this; the City has "heard complaints" about the parking situation
- No more questions; Greg and John left meeting

• Internal Discussion

- AM expressed support for there being no parking: "We have plenty."
- AM Q: It's currently zoned B-1 and he wants to go to Mudd-O for rezoning?
  - Hollis A: Yes
- AM: expressed support for as much bike parking as possible
- AM: expressed support for no parking to promote openness and safety; expressed preference for green space and people on the street eating/drinking
- AM: noted that current zoning city-wide doesn't allow for a lot of patio seating so it would be nice to have that in NoDa
- AM: expressed support for bike parking
- AM: expressed support for bike parking and noted that it has been requested many times
- AM: questioned whether there's unanimity among the NBA on the parking issue: "That would be good for them to take to the City."
- Motion to support the rezoning petition as presented was made and seconded:

- 32 yay votes in favor of rezoning petition as presented; 0 opposed; 1 abstention
- Motion passes
- Caveats
  - AM: To support concept of tree wells as opposed to planting strip – voice vote of many yays; 0 nays; caveat passes
  - AM: To support no parking requirement – voice vote of many yays; 0 nays; caveat passes
  - AM: To support the maximization of bike parking – voice vote of many yays; 0 nays; caveat passes

## **June - Residents**

Bartlett Paula 2121 Holt Street

Bruno Jen 3817 Picasso Court

Bruno Nick 3817 Picasso Court

Burns Emily 812 Charles Avenue

Cauthen Fred 3534 Card Street

Durante Becky 3510 Bernard Avenue

Gavagan Heather 2921 Whiting Avenue

Gavagan Kevin 2921 Whiting Avenue

Hanson Jeff

Hanson Norma 3021 W Myers Street

Hart Liza 617 E 37th Street

Heller Pat 3534 Card Street  
Hintzmann Todd 1104 E 35th Street  
Hoenes Eric  
Idilbi Betsy 806 E. 37th Street  
Idilbi Jason 806 E 37th Street  
Ito Amanda 814 E 34th Street  
Ito Rob 814 E 34th Street  
Kuhn Michael 611 E. 37th Street  
Lemere Matt 811 East 36th Street  
Lemere Michele 811 East 36th Street  
Lopiccolo Katie 3205 N. Davidson Street  
Maupin Chad 1109 E 35th Street  
MeMehan Shane 2832 N Brevard  
Mullen David 721 E 37th Street  
Nixon Hollis 3509 Ritch Avenue  
Partain Dan  
Peterson Nicole 3013 Whiting Avenue  
Plante Evan 606 Herrin Avenue  
Poston Kyle 3123 N. Davidson Street  
Pozda Matt 2908 N. Myers Street  
Pozda Sarah 2908 N. Myers Street  
Rankin DJ  
Ray Amy Farris 3525 Benard Street

Ray Tommy 3525 Benard Street  
Rice Brett 3034 N Alexander Street  
Roland Mary 731 East 35th  
Schalburg Lauren 816 E 37th Street  
Smith Graham 612 E. 35th Street  
Sutton Kevin 908 Essex Street  
Watt Eddie 817 E 35th Street  
Watt Jeannette 817 E 35th Street

### **June - Businesses**

#thesavageway

Evening Muse

Pura Vida

Solstice Tavern

## Minutes from the May 6 NoDa Neighborhood & Business Association Meeting:

**Rezoning Petition 2014-039 / 3219 N. Davidson St. (McCullough Auto Electric & Associates) 1<sup>st</sup> Presentation – John Meyer –** John, owner of Solstice Tavern, would like to open a new restaurant at the present-day McCullough Auto Electric & Associates site. This would not be an expansion of Solstice, but rather a new restaurant that will offer a completely different menu. He is considering a slightly more upscale restaurant that would feature steak, pasta and seafood dishes since no other restaurant in the neighborhood currently can compete with that concept.

John will be purchasing the building from George McCullough. It is currently zoned I-2, and John is seeking MUDD-O. There are currently several parking spots in front of the store, but CDOT is no longer allowing cars to back onto N. Davidson Street due to safety concerns. There are currently cars in front of McCullough Auto that are inoperable and are waiting to be repaired. This is allowed because the store is classified under an antiquated rezoning. The restaurant plans to offer outdoor seating in the front and rear of the building. The City is requesting an 8-foot planting strip along N. Davidson. John is amenable to offering a bike rack, seating bench or public artwork in this location.

John concluded his presentation by showing photographs of the parking issue in front of McCullough. He also included photos from other restaurants that offered outdoor seating to give the audience a sense of how the building may look once complete.

*Questions from the audience as follows:*

*CM – Have you thought of contacting Charlotte B Cycle about putting a bike rack in place of the planting strip?* John Meyer – I have not considered it to this point, but I'd certainly be open to that idea and will contact them.

*AM1 – Are you tearing down the building and building a new structure?* John Meyer – No, we will be gutting the existing building and doing a complete remodel. The structure will remain intact. We plan to make additions to the existing structure, such as adding an awning or other covering for the outdoor seating.

*KS – I think it will look a lot better with outdoor seating, rather than having cars in front of the store.*

*ML – I know that you cannot control what happens with the Salvador Deli, but I hope you and their owners can work together so that the storefronts are consistent and work well together.* John Meyer – I agree. I have a great working relationship with Chris Ingram, owner of the Salvador Deli and part owner of Jack Beagles, and would be happy to work with him so that both of our sites work well together.

John Meyer – we're just trying to do what's best for the neighborhood, as a whole.

*John left the room. Internal discussion from the NBA as follows:*

AM1 – Why are they pursuing mixed-use development (MUDD) rather than transit-oriented development (TOD)?

Hollis – The City explained they were outside of the overlay district.

AM2 – I'm concerned with the lack of parking in NoDa.

Hollis – We know we have a major parking issue in the neighborhood, but it is something that this developer cannot address. This is a bigger issue that the Board will have to work with the City to address. We're also in a perfect storm. We have light rail construction, we temporarily lost public parking behind the Neighborhood Theatre, and Johnston and Mecklenburg Mills are also being developed.

AM3 – I don't think parking is an issue we need to discuss with this project. Numerous restaurants on N. Davidson do not have dedicated parking, but they remain very successful. We should be concerned with issues that this developer can address, such as how to eliminate the planting strip or make it more functional for our neighborhood. If he needs help from us to fight the City on their planting strip requirements, then we should do what we can to assist him. We have fought for this in the past and have won.

AM4 – I think we should encourage any plans for bike parking as opposed to traditional. With the light rail coming, the north corridor needs to be as pedestrian friendly as possible.

AM5 – Could we ask John to bring back more detailed renderings, particularly a sketch of the restaurant front?

AM6 – Could we get an update on their discussions with Charlotte B Cycle at the June NBA meeting?

AM7 – Can they provide more details behind their business concept and plan?

AM8 – Will they clarify if this will be an ownership change? Are they buying the building or just managing the site?

Hollis – They are buying the property from McCullough. It will be a completely new business usage from an auto repair shop to a restaurant. They plan to invest a considerable amount of money to make this happen.

## **Subject: Attendance June and May 2014 - NoDa NBA Meetings**

### **May - Residents**

Bickford Travis 800 E 37th Street

Burns Emily 812 Charles Avenue

Cameron Tim 3424 Holt Street

Cauthen Fred 3534 Card Street

Digby Mary 3428 Oakwood Avenue

D'unger Dan

D'unger Kimberly

Durante Becky 3510 Bernard Avenue

Gavagan Heather 2921 Whiting Avenue

Gavagan Kevin 2921 Whiting Avenue

Hanson Jeff

Hanson Norma 3021 W Myers Street

Hart Liza 617 E 37th Street

Helgeson Merideth 3415 N McDowell Street

Hymes Pat 3413 Ritch Avenue

Idilbi Betsy 806 E. 37th Street

Idilbi Jason 806 E 37th Street

Kuhn Michael 611 E. 37th Street

Lemere Matt 811 East 36th Street

Lemere Michele 811 East 36th Street



Levin Greg 1064 E 36th Street  
Lynch Shannon 500 Herrin Avenue  
Maupin Chad 1109 E 35th Street  
MeMehan Shane 2832 N Brevard  
Mullen David 721 E 37th Street  
Nixon Hollis 3509 Ritch Avenue  
Peterson Nicole 3013 Whiting Avenue  
Plante Evan 606 Herrin Avenue  
Plante Susan 606 Herrin Avenue  
Poirier Marnie 912 Sweetbriar Street  
Ray Amy Farris 3525 Benard Street  
Ray Tommy 3525 Benard Street  
Roland Mary 731 East 35th  
Rusak Alex PO Box 31393 CLT 28231  
Schalburg Erik 816 E 37th Street  
Schalburg Lauren 816 E 37th Street  
Sires Paul  
Sutton Kevin 908 Essex Street  
Watt Eddie 817 E 35th Street  
Watt Jeannette 817 E 35th Street  
Wilbanks Sarah

## **May - Businesses**

Evening Muse

Four Dogs

Hess Architecture

LGBT Center

LGBT Center

Life Support NC

Mecklenburg County Air Quality

Pura Vida

Solstice Tavern

Window on NoDa

Application for rezoning property located at

3219 N. Davidson st Charlotte NC 28205

April 25, 2014

Dear property owner,

This letter is to inform of two neighborhood meetings that will be discussing the rezoning of property located at 3219 N. Davidson st from current B-1 to MUDD-O. the purpose of this rezoning is to redevelop the space into a restaurant space.

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, I give you notice that I will hold a community meeting regarding this rezoning petition on May 6<sup>th</sup> and also a second meeting June 3<sup>rd</sup> both will be held at 6:30 pm at The Evening Muse located at the corner of 36<sup>th</sup> st and N. Davidson st. I look forward to sharing the rezoning proposal with you and to answering any questions you may have.

In the mean time, should you have any questions or concerns or comments about this matter, please call, John Meyer at 704-287-3534.

Mailed 4-28-2014