

COMMUNITY MEETING REPORT

Petitioner: City of Charlotte

Rezoning Petition No. 2017-172

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 December 19, 2017. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, January 8, 2018 at 6:00 at The Salvation Army located at 901 Belmont Avenue, 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 Todd DeLong and John Lambert of Moseley Real Estate Advisors.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Todd DeLong, welcomed attendees and introduced the Petitioner's team.

Todd DeLong discussed the history of the properties, including the actions leading up to the City's acquisition of the properties and plans for redevelopment based on the Belmont Area Revitalization Plan and the community-led update to that plan. During the overview it was stated that the Petitioner proposes to rezone the properties from B-1 to MUDD-O. He explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the site plan and respond to questions and concerns from nearby residents and property owners.

John Lambert introduced his partner Frank Scibelli (not present) and discussed their goals for the repurposing of the older commercial buildings located on the properties. John Lambert presented the site plan and updated the attendees on the status of the due diligence and environmental analysis of the properties. John Lambert walked through which structures will be removed and which are required to stay per the purchase agreement with the City. He also spoke to traffic flow and provided details about parking location and availability.

John Lambert presented potential building elevations and discussed their general intent with respect to the types of users being sought to occupy the building space.

SUMMARY OF PUBLIC INPUT/QUESTIONS:

Public questions, comments, and concerns were fielded by representatives of the petitioner. Items discussed included, but are not limited to the following:

- i) Question: What Tenants are you working with currently and what uses do you see as a fit?
 - Response: The type of users they are seeking to fill the commercial space, which include but are not limited to a number of uses ranging from yoga studios, office users, restaurants, coworking spaces and soft goods.
- ii) Question: Will Farrar Store have multiple tenants or just one?
 - Response: To be determined- we are focused on creating the best tenant mix that creates synergy here. This will be determined by market demand
- iii) Question: Why are you rezoning to MUDD-0?
 - Response: We are rezoning here so that we can get our parking ratios to be within code for the retail and office uses called out in the Belmont Revitalization plan. B-1 has a stout parking requirement for retail/office, and we could not layout sufficient parking to be within code.
- iv) Question: Will you incorporate public art at all?
 - Response: We love the mural done on the 923 Belmont Avenue house, and would like to have a similar theme continue. We would be hesitant to do anything on the Farrar building with the original brick, but would like to do something with the service station
- v) Question: Have you explored the historic landmark designation?
 - Response: We have not really investigated this. We are open minded- but admittedly, have not looked into this thoroughly at this point.
- vi) Question: Would you consider incorporating a walk up window?
 - Response: Of course we would consider. Reigns Donuts in NoDa is very interesting-
- vii) Question: We would like to activate the frontages- will you consider this in your site planning?
 - Response: Of course- we are planning on having outdoor areas on both parcels. The service stations 'amenity area' will be right out front, as you can see on the site plan.
- viii) Question: Will the development affect the power pole sizes on the side walk?
 - Response: I cannot speak to this- but a gentleman in attendance was very knowledgeable to this issue.
- ix) Question: Will the development affect the roads during construction?
 - Response: Both parcels have good parking, with full circulation. Other than during the site work phase, we should be self contained during construction
- x) Question: Will you plan on installing bike racks on the property?
 - Response: This is in our plans, yes!
- xi) Comments requesting uses that 'fit' the neighborhood.
 - Response: I certainly understand and think our interests are aligned
- xii) Question: Will both properties be on similar development timelines?
 - Response: That is certainly our intent. We gain economies in construction by doing both properties simultaneously. In the end- it will be up to the market, and finding the ideal tenant.

John Lambert reviewed the remaining steps in the Rezoning process, thanked everyone for attending the Community Meeting, and the meeting was adjourned at approximately 7:15pm.

Respectfully submitted, this 12th day of January, 2018.

City of Charlotte, Petitioner

Cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-172	08108502	LEGACY CONSTRUCTION UNLIMITED	INC			5907 GRABURNS FOR DRIVE		CHARLOTTE	NC	28269
2017-172	08108503	ORSINI	TERESA M			2114 AMBOY CT		CHARLOTTE	NC	28205
2017-172	08108504	ORSINI	TERESA M			2114 AMBOY CT		CHARLOTTE	NC	28205
2017-172	08108505	JAMISON	MAURICE A			1544-7 DELANE AVE		CHARLOTTE	NC	28211
2017-172	08108506	HELMS	WENDELL BRIAN			PO BOX 5131		CHARLOTTE	NC	28299
2017-172	08109911	DIAGO	MILDRED M	ELLORENZO	DIAGO	PO BOX 11254		CHARLOTTE	NC	28220
2017-172	08109912	ALLTIME FACTORS INC				PO BOX 11254		CHARLOTTE	NC	28209
2017-172	08109913	ALLTIME FACTORS INC				PO BOX 11254		CHARLOTTE	NC	28220
2017-172	08109914	AMON SR				PO BOX 11254		CHARLOTTE	NC	28220
2017-172	08112401	HOUSING AUTHORITY OF CHARLOTTE	JOHN EDWARD			1301 SOUTH BLVD		CHARLOTTE	NC	28203
2017-172	08112402	MELTON PROPERTIES OF NORTH CAROLINA LLC	NC			8209 VICTORIA LAKE DR		WAXHAW	NC	28173
2017-172	08112404	CUSTOM REMODELED HOMES INC				520 E MARTIN LUTHER KING JR BLVD 1103		CHARLOTTE	NC	28202
2017-172	08112405	YOUNG	KENNETH L	MELISSA D	YOUNG	107 N HARRILL ST		CHARLOTTE	NC	28205
2017-172	08112406	MYERS	JENNIFER L	CHARLOTTE INC	C/O HABITAT FOR HUMANITY	PO BOX 220287		CHARLOTTE	NC	28222
2017-172	08112407	GUARDIAN, LLC				PO BOX 5162		CHARLOTTE	NC	28299
2017-172	08112408	ALLTIME FACTORS INC				PO BOX 11254		CHARLOTTE	NC	28220
2017-172	08112409	LYNCH	MARK	MORGAN E	HOFFMAN	1021 HARRILL ST		CHARLOTTE	NC	28205
2017-172	08112410	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2017-172	08112411	MCMANUS	KIMBERLY RENEE			908 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112412	SCARLETT	ASTLEY	ETHEL L	SCARLETT	PO BOX 404		PAW CREEK	NC	28130
2017-172	08112413	HOUSING AUTHORITY			OF THE CITY OF CHARLOTTE NC	1301 S BLVD		CHARLOTTE	NC	28203
2017-172	08112416	HOUSING AUTHORITY OF THE			CITY OF CHARLOTTE	1301 SOUTH BV		CHARLOTTE	NC	28236
2017-172	08112417	UYSAI	KADIR TEOMAN			53 FRESH POND LN		CAMBRIDGE	MA	02138
2017-172	08112501	MESSINGSCHLAGER	KURT			801 BROADWAY AVE NW UNIT 434		GRANDS RAPID	MI	49504
2017-172	08112503	RUCKER	GEORGE B	JOSEPH	RUCKER	1800 CAMDEN RD UNIT 107		CHARLOTTE	NC	28203
2017-172	08112504	BYRD JR	HARRY A	KATHLEEN L	BYRD	14521 S BRENT DR		HUNTERSVILLE	NC	28078
2017-172	08112505	ADAMS	YVONNE H			1017 N ALLEN ST		CHARLOTTE	NC	28205
2017-172	08112506	1021 ALLEN LLC				116 CHRISTOPHER DR		CLAYTON	NC	27520
2017-172	08112507	MCGOWAN	TERESA			1020 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112508	BRADLEY	ANNIE R	KOUAMI M	FIADJIGBE	1016 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112509	NGUYEN	DUONG TRUNG	HIEN CHI	LE	4936 BUTTERWICK LN		CHARLOTTE	NC	28212
2017-172	08112510	DAVANT	E MILBURN JR			3385 SHARON AMITY RD #179		CHARLOTTE	NC	28211
2017-172	08112511	TM PROFESSIONALS LLC				632 STRATFORDSHIRE DR		MATTHEWS	NC	28105
2017-172	08112512	VANN	CHANTNAM			1024 HARRILL ST		CHARLOTTE	NC	28205
2017-172	08112513	ABANDON HOLLOW LLC				3501 PARK STATION BLVD		CHARLOTTE	NC	28210
2017-172	08112514	2015B PROPERTY OWNER LLC				3300 FERNBROOK LN N STE 210		PLYMOUTH	MN	55447
2017-172	08112515	FRAZIER	PHYLLIS	OF CHARLOTTE INC	C/O HABITAT FOR HUMANITY	PO BOX 220287		CHARLOTTE	NC	28222
2017-172	08112516	CAROLINA BLUE SKY PROPERTY LLC				13010 SERENITY ST		HUNTERSVILLE	NC	28078
2017-172	08112517	KENNEDY	DAVID E	JULIE W	KENNEDY	6501 LAKE RD		CHARLOTTE	NC	28227
2017-172	08112518	REYNOLDS	MARY D			1009 VAN EVERY ST		CHARLOTTE	NC	28205
2017-172	08112519	THACH	TAI T			PO BOX 220287		CHARLOTTE	NC	28222
2017-172	08112701	KIM CHARLES LLC				13000 S TRYON ST STE F338		CHARLOTTE	NC	28205
2017-172	08112713	SALEHIZADEH	HASSAN	EZAT	VAHDATIPANAH	1112 ALLEN ST		CHARLOTTE	NC	28205
2017-172	08112801	813 BELMONT LLC				277 GOLD ST UNIT 5F		BROOKLYN	NY	11201
2017-172	08112802	GONZALEZ	MARIA C		C/O HABITAT FOR HUMANITY	PO BOX 220287		CHARLOTTE	NC	28222
2017-172	08112803	LAWLER	MICHAEL SEAN			1009 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112804	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112805	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112806	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112807	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112808	EQUITY TRUST COMPANY FBO STEPHEN VALDER IRA		TODD H	CHITESTER	1117 ALLEN ST		CHARLOTTE	NC	28205
2017-172	08112809	GRAVATT ALVERSON	BETTY ANN		MELVIN SYDNEY ALVERSON JR R/T	5100 SHARON RD UNIT 2904		CHARLOTTE	NC	28210
2017-172	08112810	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-172	08112811	GREEN	BARBARA A			1116 HARRILL ST		CHARLOTTE	NC	28205
2017-172	08112812	SMITH	BAXTER	JANET	SMITH	1112 HARRILL STREET		CHARLOTTE	NC	28205
2017-172	08112813	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-172	08112902	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2017-172	08112903	KEE				1115 HARRILL ST		CHARLOTTE	NC	28205
2017-172	08112907	SALVATION ARMY THE				PO BOX 31128		CHARLOTTE	NC	28231
2017-172	08113303	PARAGON REALTY LLC				1611 S WENDOVER RD		CHARLOTTE	NC	28211
2017-172	08113304	BELMONT COMMUNITY DEVELOPMENT	CORPORATION			PO BOX 66051		CHARLOTTE	NC	28233
2017-172	08113313A	HOUSING AUTHORITY OF THE CITY	OF CHARLOTTE N C			1301 SOUTH BV		CHARLOTTE	NC	28203
2017-172	08113313B	SEIGLE 60 LLC				6301 IVY LN, SUITE 402		GREENBELT	MD	20770
2017-172	08113401	DARGA REAL ESTATE HOLDINGS LLC				6012 BAYFIELD PKWY STE 187		CONCORD	NC	28027
2017-172	08113402	FREEMAN	JAMES L	NAOMI M	FREEMAN	1013 E 15TH ST		CHARLOTTE	NC	28206
2017-172	08113403	GOESCHI	VANESSA			1201 ALLEN ST		CHARLOTTE	NC	28205
2017-172	08113404	BARANKO ENTERPRISE INC				9809 E WT HARRIS BLVD		CHARLOTTE	NC	28227
2017-172	08113419	DARGA REAL ESTATE HOLDINGS LLC				6012 BAYFIELD PKWY STE 187		CONCORD	NC	28027

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-172		Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2017-172		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2017-172	Belmont	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2017-172	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2017-172	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2017-172	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2017-172	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2017-172	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2017-172	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2017-172	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2017-172	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2017-172	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2017-172	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2017-172	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2017-172	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2017-172	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2017-172	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2017-172	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2017-172	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2017-172	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2017-172	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2017-172	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2017-172	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2017-172	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2017-172	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2017-172	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2017-172	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2017-172	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2017-172	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2017-172	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2017-172	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2017-172	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2017-172	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2017-172	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2017-172	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2017-172	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2017-172	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2017-172	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2017-172	Villa Heights Community Organization	Kate	Frear	2215 Yadkin Ave.		Charlotte	NC	28205
2017-172	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2017-172	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205



Community Meeting

**919 Belmont Avenue and
1035 Harrill Street
Rezoning**

Monday, January 8, 2018
6:00 p.m.

The Salvation Army
901 Belmont Avenue, Charlotte, NC 28205

COMMUNITY MEETING NOTICE

Rezoning Petition 2017-172

**Please join us to learn about the
renovation of 919 Belmont Avenue and
1035 Harrill Street.**

The City of Charlotte will host a community meeting to share information about Rezoning Petition 2017-172 which is to allow the Developer to renovate the existing buildings of 919 Belmont Avenue and 1035 Harrill Street.

**Monday, January 8, 2018
The Salvation Army
901 Belmont Avenue
Charlotte, NC 28205**

For questions regarding this meeting, please contact Todd DeLong at 704-432-2989 or TDeLong@ci.charlotte.nc.us



Community Meeting
Sign-In Sheet
Petitioner: City of Charlotte
Rezoning Petition No.: 2017-172
January 8, 2018

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

Please PRINT CLEARLY

Name	Address	Phone No.	Email
Karen Sullivan			ksullivan.medical@gmail.com
Mildred	853 Belmont	704-371-4066	
Tom Amon	857 Belmont Ave	704-451-2860	amonpaving@att.net
Teresa Reid	1020 Belmont Ave	704-891-2703	teresareid59@gmail.com
Chico	853 Belmont	704-371-4066	ksullivan
Lindsay Olson	1116 E 15th St.	757-353-0268	dson.lindsay.m@gmail.com
Kristen Wilson	1201 Pegram St	603-803-376	kristenpauler@gmail.com
Matt Wilson	1201 Pegram St	612-750-6833	mattwilsondesigns@gmail.com
Curtis Bridges	724 E 17th St	919-247-3237	bridges.curtis@gmail.com
Vicki Jones	1237 Hawthorne St	704-964-3844	VICKI L JONES @YAHOO.COM
Ken Green	1116 Harrill St	704-315-0682	Kygreen.Ky12@gmail.com
Joshua Gaither	1201 Harrill St.	704-649-5414	wpm.nc1@gmail.com
PAUL FRETZ	621 Hawthorne Ln.	313-525-9156	pauldfretz@gmail.com
Kathy Rose Cooper	1421 Harrill St	704-302-7106	kathywhite@gmail.com
Fowler Cooper	1421 Harrill St	828-773-5007	fowler.cooper@gmail.com
Ed Głodowski	1233 PEGRAM ST	704-598-1683	EDGLODOWSKI@GMAIL.COM
LORNA ALLEN	815 E. 20th	910-263-0019	allen.lorna@gmail.com
Bob Jarzemsky	815 E 20th	704-572-2669	bobjarzemsky@gmail.com

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Name	Address	Phone No.	Email
Linda Robinson	821 Rodney Ave Charlotte, NC 28206	704-568-4305	ABTFINC@msn.com
Frank Robinson	821 Rodney Ave Charlotte, NC 28206	980-938-0989	
WILL AMON	1413 HARRILL ST.	704-704-0936	WAMON49@GMAIL.COM
Lauren Schmidt	1413 Harrill St	859 250 8407	lschmidt3@gmail.com
James Malatesta	3237 Colony Rd Charlotte 28211	917-546-9097	james.malatesta@hotmail.com
LOGAN BENNETT			lbennett@legacycvc.com
Nick Sands	821 E. 17th St.	704-430-7687	nsands@myrentalcharlotte.com
Paul Rallo	809 E 17th St.	847.754.1897	Paul.Rallo@gmail.com
Mark Lynch	1021 Harrill St.	(704)345-5655	mark.lynch44@gmail.com
LAUREN NGUYEN	1205 Pegasus St	919-423-8460	languyen18@gmail.com