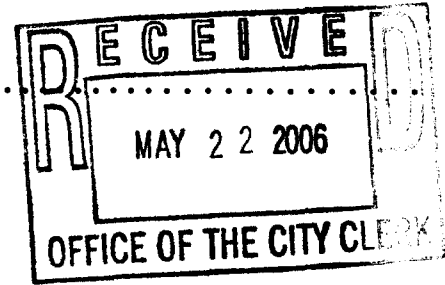


PACE

COMMERCIAL L.L.C.
Real Estate



May 17, 2006

Ms. Tammie Keplinger
Land Development Coordinator
CHARLOTTE MECKLENBURG PLANNING COMMISSION
600 East 4th Street - 8th Floor
Charlotte, NC 28202

RE: Neighborhood Meeting for Rezoning Petition No. 2006-071

Dear Tammie:

As a follow up to your email earlier today, I am enclosing a copy of the list of people that were sent invitations for our neighborhood meeting on May 15, 2005 regarding the above-referenced petition. In addition to this list, you sent me an email on May 10 asking us to send an invitation to Mr. Bill Pugh at 3050 Yadkin Avenue. Keith MacVean and Patsy Kinsey were also added to the list.

You also asked that I provide detail of the meeting. In general, the plan was well received. As you are aware, there were 19 people present at the meeting. For the most part, I would say that those there were interested in learning more about the plan and were pleased that there were single family homes.

Questions about the plan that were answered were:

- How long will this project take? We explained the homes should take four to five months to build per house, so the project should take approximately 15 to 18 months total.
- How many homes will be built at one time? Three to four.
- Architectural Rendering? I am bringing this to our meeting on Monday, but there were significant comments to the architectural plan. Again, generally everyone was in acceptance of the look of the homes that we are proposing. I did explain that this rendering was general in nature and that the plans could be modified somewhat depending on each house.
- There were a few people in the group that wanted us to dress up the corner of 35th and McDowell so that the side of the home presented itself better to the corner. It was then pointed out that the opposite corner across the street the house faces McDowell, so we felt like this issue was mitigated by this fact. Nevertheless, we are going to look at making the side of this home architecturally pleasing by putting a porch or some kind of feature next to the open space.

1310 South Tryon Street
Suite 104
Charlotte, NC 28203
704/333.4244
FAX 704/333.6092

Ms. Tammie Keplinger
May 17, 2006
Page 2

- There were some questions regarding property taxes that we could not answer.
- The dates for the hearing and decision were explained. Additionally, we let them know that we plan on attending the Neighborhood NoDa Meeting the first Tuesday of June.
- We explained that this was a conditional site plan and was not a straight rezoning to UR-1. We also explained the difference between conditional and straight rezonings.
- There was significant talk between the audience about the positives that they were seeing in the neighborhood. Again, in general, we felt like everyone thought this was a positive addition to some other things that are happening in NoDa.
- There were no changes made to the plan as a result of the discussions.

The meeting concluded at 7:45 pm, approximately 45 minutes after it began.

Please let me know if you need anything further regarding information about our neighborhood meeting. Thank you for your assistance in this matter.

Sincerely,

PACE COMMERCIAL LLC



Ralph H. Falls, III, CCIM

RHFIII:skr
Enclosures

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by North Davidson Partners LLC to rezone an approximately 1.34 acre site located at the northwest intersection of E. 35th Street and N. McDowell Street (721, 725 & 733 East 35th Street)

Date of Meeting: Monday, May 15, 2006 @ 7:00 PM

Place of Meeting: 609 E. 36th Street, Charlotte, NC 28205
(Corner of Alexander and 36th Street "The Gated House")

Petitioner: North Davidson Partners LLC

Petition No.: 2006-071

We are involved with the above-referenced zoning petition, as North Davidson Partners LLC (the "Petitioner") in connection with a Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.34 acre site located at the northwest intersection of E. 35th Street and N. McDowell Street from the R-5 zoning district to the UR-1 (CD) zoning district. The purpose of the requested rezoning is to accommodate the subdivision of the Site into eleven separate lots and the construction of a single family home on each lot. Accordingly, if this Rezoning Petition is approved, a total of eleven homes could be located on the Site.

We are writing to advise you that the Petitioner will hold a Community Meeting 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, as the Petitioner, we invite you to attend a Community Meeting regarding this Rezoning Petition on Monday, May 15, 2006 @ 7:00 PM at 609 E. 36th Street, Charlotte, NC 28205. 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 Ralph Falls at (704) 333-4244.

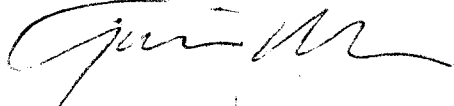
North Davidson Partners LLC

cc: Ms. Patsy Kinsey, City Council District 1
Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Hollis Nixon, NoDa Neighborhood Association

Neighborhood Meeting

Rezoning Petition 2006-071

May 15, 2006

<u>Name</u>	<u>Telephone #</u>	<u>Address</u>
Dana Burleson	704-641-3281	3044 Alexander St
Heather Kushner	704-372-1500	1028 E. 35th St
Mauricio Urea	704-272-1441	3040 N. Alexander St
	704-377-7439	3040 N. Alexander
Alex Horstman	704-376-9639	3057 N Alexander
Peter Brooks	704 344-0077	5501 Edinwood Rd Charlotte NC
Robert Alter	704-400-0762	817 E. 35th St.
Dave Frost	704-396-9116	816 E. 35th St.
Ralph Falls	704 333 4244	3715 Foxcroft Rd
Ashley Rogers	704 287 2416	605 Coman Ave. #3
Koray Ashburn	704 904-6014	1117 Legation Ave. Suite 110
Mickey Miller	704 565 4556	724 E. 36th St.
dan hixson	704 277-5860	801 E. 35th
Kelly D McQuillen	(704) 337-0661	809 E. 35th
LVISTA	(704- 332-4906)	1000 E. 35th →

<u>NAME</u>	<u>TELEPHONE</u>	<u>ADDRESS</u>
Megan Coffey/Kennelworth	704 840 5969 8091	804 E 35th St
Citra DRIGHT	333 0745	3015 N ALEX.
ANN WELCHANS	704 962-9846	831 E. 37th
Roxanne Smith	704 502 7135	709 E. 35th Street