

COMMUNITY MEETING REPORT
Petitioner: DAMBCA ENTERPRISES, LLC
Rezoning Petition No. 2015-039

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-1 attached hereto by depositing such notice in the U.S. mail on May 1, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, May 12, 2015 at 6:30 PM at The Evening Muse located at 3227 North Davidson Street in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Charles Myers and David DeSpain of the Petitioner, Kevin Marlow, the Petitioner's architect, Jim Guyton and Brian Graham of Design Resource Group, the Petitioner's engineering and landscape architecture consultants, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

The Petitioner's representatives utilized a Power Point presentation during the Community Meeting, and a copy of the Power Point presentation is attached hereto as Exhibit C.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2015-039. The site subject to this Rezoning Petition contains approximately 1.644 acres, and it is located on the east side of Matheson Avenue at its intersection with North Davidson Street. The site is currently zoned I-2, R-5 and MUDD-O. An industrial use is located on the I-2 portion of the site.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the TOD-MO zoning district to allow a building to be constructed on the site that could contain up to 147 multi-family dwelling units and up to 8,900 square feet of non-residential uses along North Davidson Street.

John Carmichael provided the schedule of events relating to this rezoning request. John Carmichael stated that the Public Hearing is currently scheduled for Monday, June 15, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street. The Zoning Committee Work Session is scheduled for Wednesday, June 24, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a

decision on this Rezoning Petition on Monday, July 20, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

Utilizing the Power Point presentation, John Carmichael shared the current site plan relating to the rezoning request. John Carmichael stated that the dark gray areas represent the proposed building, and the 35-foot S.W.I.M. buffer is located to the rear of the site.

Parking would be located in a structured parking facility that would be located beneath the multi-family dwelling units. Access into the parking structure would be from North Davidson Street.

John Carmichael then shared an aerial photograph of the site that also depicts the footprint of the proposed building. John Carmichael pointed out the S.W.I.M. buffer and he also pointed out the portion of the site that is located on Faison Avenue. John Carmichael stated that when the conditional rezoning plan was originally filed with the Planning Department, building elevations were not a part of the submittal. However, the Petitioner's architect has developed building elevations, and they will be submitted with the Petitioner's revised conditional rezoning plan.

Charles Myers shared an aerial photograph of the existing industrial conditions of the site. He stated that he thought that the proposed development would definitely be an improvement over the existing conditions of the I-2 and MUDD-O portions of the site.

Charles Myers stated that Kevin Marlow has produced some excellent elevations of the proposed building, and he stated that he thought that the community would find the proposed building to be attractive.

Kevin Marlow, the project architect, then addressed the meeting. Kevin Marlow shared a slide that depicts the elevation of the proposed building along North Davidson Street. He stated that there would be two levels of parking, and three levels of residential units above the parking. A driver would enter the parking facility on the low side of the site.

There could be some retail uses on the lower level of the building along North Davidson Street. The leasing office would be located in this portion of the building as well. A retail use could be a small coffee shop or a deli or a similar use.

Kevin Marlow stated that the decorative grates are for the ventilation of the structured parking facility. Kevin Marlow stated that he has attempted to design a building that has an industrial and contemporary feeling. The lower base of the building would be brick and the upper portions would utilize hardi-siding. The endcaps for the building could be corrugated metal.

Kevin Marlow stated that the slope of the site runs down to the creek. Kevin Marlow stated that the site goes up in elevation approximately ten feet from the creek.

Kevin Marlow then shared the elevation of the building facing the creek. The same building materials would be utilized on this elevation. Kevin Marlow then shared the elevation of the building facing Matheson Avenue. The blank spots in the elevation represent open areas with units beyond. There would be a pool deck and a courtyard in these areas. These areas would be on top of the podium parking.

Kevin Marlow stated that there would be a maximum of 147 residential units in the building, and 95% of the units would be one-bedroom or studio apartments. Parking would be provided at a ratio of one parking space per bedroom.

Charles Myers stated that providing adequate parking was a goal of the team.

Kevin Marlow stated that there would be additional parking for a non-residential use.

In response to a question, John Carmichael stated that the residential units would be rental units.

An individual was concerned that there would be one entry into the parking deck for vehicles, and Kevin Marlow stated that one entry should be sufficient for this proposed development.

Kevin Marlow then provided a breakdown of the residential units and the parking spaces.

An individual asked if there would be additional parking spaces for a potential retail use, and Kevin Marlow stated that there would be 9 to 10 spaces for such a use.

In response to a question, Kevin Marlow stated that he pushed the parking to the far corner of the site.

An individual asked if the trees between the proposed building and Matheson Avenue would be preserved, and a representative of the Petitioner stated that those trees are located in the right of way and not on the site.

An individual stated that she is concerned that the neighborhood is being flooded with apartments. John Carmichael stated that the proposed development is consistent with the City's land use plan because it would be transit supportive.

Another resident expressed the belief that the neighborhood is being flooded with apartments and condominiums. Charles Myers stated that he understands this concern.

An individual stated that if too many apartments are built in the neighborhood, then the market will get flooded and rental rates will have to drop to attract tenants. This will lead to undesirable people moving into the neighborhood. Charles Myers stated that he understands this concern, and he stated that market cycles come and go. Charles Myers stated that right now, it would be very difficult to get financing for condominiums. Charles Myers stated that a goal would be to get people who are tenants to act as if they are property owners. In other words, they would get involved with the neighborhood. Charles Myers stated that one idea that is being kicked around is to get credit towards the monthly rent in return for serving on voluntary neighborhood boards and being active with neighborhood events.

An individual asked if the Petitioner would simply sell this project. Charles Myers stated that he and his partner would sell this project for the right price. He would sell it if it made sense to do so.

Charles Myers stated that the long term plan here could also be to ultimately convert the project to condominiums.

An individual asked if the Petitioner would sell just the retail portion of the building to an established business. Charles Myers stated that could be a possibility. He stated that he imagines that you could condo the retail portion of the building.

An individual stated that he is concerned with Faison Avenue remaining a residential street. He asked if it is possible to subdivide that portion of the site located on Faison Avenue from the remainder of the site, and to keep the Faison Avenue portion of the site zoned R-5 single family. Charles Myers stated that if it is important to the neighborhood, he would be willing to do so.

A neighbor asked about larger signage on the building. This individual appeared to be in favor of larger signage. Another individual stated that he would be against larger signs on the building.

After deducting the area to be used for the leasing office and the fitness center, Kevin Marlow stated that he felt there could be approximately 1,500 to 2,000 square feet available for a retail use or retail uses.

An individual stated that more retail uses would be desirable.

An individual asked if there would be assigned parking spaces in the structured parking facility, and Charles Myers stated that assigned parking has not been discussed to date.

An individual stated that on Faison Avenue, there are only small strips of land where people can park.

An individual asked who would be the manager of this proposed apartment project, and Charles Myers stated that he has not considered that yet. However, he would hire a good management firm.

An individual asked if a community garden or something special and unique could be a part of this project. Charles Myers stated that those are good ideas. Kevin Marlow stated that sometimes it is tough to balance such things.

In response to a question, Kevin Marlow stated that the apartment community could host events, and the courtyard would be large enough to accommodate an event.

In response to a question, Kevin Marlow stated that there would be bike parking on the site.

An individual asked if the Petitioner would be pushing for on-street parking on North Davidson Street. Jim Guyton stated that he does not know the details yet regarding whether or not there could be on-street parking on North Davidson Street. He stated that they would be meeting with CDOT to discuss such matters. Jim Guyton stated that on-street parking would be a good traffic-calming measure.

An individual stated that apartments in this community are inevitable. However, the key is to make the apartments attractive and unique. This site is particularly unique since it is a gateway to NODA.

An individual asked about sidewalks, and Jim Guyton stated that the Petitioner would be required to install eight foot planting strips and a six foot sidewalks along the site's frontages on the public streets.

Charles Myers stated that it would be neat to incorporate unique signage on the building.

An area resident stated that this building looks similar to other apartment buildings. Kevin Marlow stated that in designing the building, he was trying to keep the form simple yet contemporary. Kevin Marlow stated that he did not want to get too crazy with the design because he wants to make sure that the design is timeless. Kevin Marlow stated that he would look at something unique at the corner of the site, however.

An individual asked if something could be put in the building that could feature different artists from time to time. This individual stated that a glass structure could be located in the corner of the building that lights up and displays art.

An individual asked why the building would contain mostly one-bedroom and studio apartments, and Charles Myers stated that they have been advised that mix is what the market is demanding.

An individual stated that this building would be cutting off his view of the skyline. He then discussed the greenway and getting pedestrians across Matheson Avenue to the greenway. This

individual wondered if a pedestrian-bike bridge could be built next to the Matheson Avenue bridge. This individual described such a design and he discussed pedestrian connectivity in general.

An individual asked about outdoor seating and tables in front of a retail user. Charles Myers said that they would look at that idea.

Kevin Marlow showed the elevation of the building that would face Faison Avenue, and discussed the trees that would be located between the building and Faison Avenue.

An individual asked about the portion of the site adjacent to Faison Avenue, and Charles Myers stated that this portion of the site could be removed from the rezoning request, and this portion of the site would continue to be zoned single-family residential.

In response to a question regarding garbage collection, Kevin Marlow stated that the trash and recycling receptacles would be located inside the building. The receptacles would be rolled out on collection days and then rolled back into the building.

An individual stated that he felt like it was a busy place for trash pick-up.

In response to a question, Kevin Marlow stated that he felt that only one access point into the structured parking facility is required.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

The Petitioner agreed to remove that portion of the site located next to Faison Avenue from the rezoning request as a result of comments received at the Community Meeting.

Respectfully submitted, this 5th day of June, 2015.

DAMBCA Enterprises, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Charles Myers, DAMBCA Enterprises, LLC (via email)
Mr. David DeSpain, DAMBCA Enterprises, LLC (via email)

Case No.	PID	OwnerListN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-039		DAMBCA, LLC				141 Providence Road		CHARLOTTE	NC	28207
2015-039		DeSpain	David B.	c/o Myers Park Properties		141 Providence Road		CHARLOTTE	NC	28207
2015-039	08306801	B2M HOMES LLC				2619 ASHBY WOODS DR		MATTHEWS	NC	28105
2015-039	08307325	BASS	CHARISSA A			2728 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-039	08307303	BERNARD	TRAVIS			609 CHARLES AVE		CHARLOTTE	NC	28205
2015-039	08306805	BIRKNER	ANNA E		RANDOLPH C WALL	2131 KENMORE AVE		CHARLOTTE	NC	28204-3823
2015-039	08306907	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2015-039	08306908	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2015-039	08306909	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2015-039	08306910	BROOKS	CALVIN TEAL JR (R/L/T U/A			15902 HWY 218		INDIAN TRAIL	NC	28079
2015-039	08306814	BUSHER	SEAN C	HEATHER D	BUSHER	811 W 4TH ST		CHARLOTTE	NC	28202
2015-039	08306911	CALVIN TEAL BROOKS JR	R/LIVING TRUST	CALVIN TEAL JR	BROOKS	15902 HWY 218		INDIAN TRAIL	NC	28079
2015-039	08306912	CALVIN TEAL BROOKS JR	R/LIVING TRUST	CALVIN TEAL JR	BROOKS	15902 HWY 218		INDIAN TRAIL	NC	28079
2015-039	08307305	CAROLINAS REVITALIZATION LLC				1235 EAST BV SUITE E-127		CHARLOTTE	NC	28203
2015-039	08303144	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202-2844
2015-039	08307806	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202-2844
2015-039	08307315	CORDON	ANITA			4315 WINEDALE LN		CHARLOTTE	NC	28205
2015-039	08307304	CUTTER	ALICE B			615 CHARLES AVE		CHARLOTTE	NC	28205-1039
2015-039	08306822	DIBIAEZUE	CHARLES			PO BOX 36893		CHARLOTTE	NC	28236
2015-039	08306806	DIBIAEZUE	CHARLES C			PO BOX 36893		CHARLOTTE	NC	28236
2015-039	08306807	EDWARDS	MAUK			2518 SULLYFIELD PL #203		CHARLOTTE	NC	28273
2015-039	08307326	ELLER	DAVID			2724 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-039	08303145	GATEWAY COMMUNITIES NC LLC				6701 CARMEL RD STE 118		CHARLOTTE	NC	28226
2015-039	08307313	HALTERMAN	TERRY WILLIAM			2911 YADKIN AV		CHARLOTTE	NC	28205
2015-039	08306815	HARINGX	SHANNON C			3407 CANTERBURY ST		GREENSBORO	NC	27408
2015-039	08307324	HENDERSON	JOSEPH BROADUS III	COREY SUSAN	HENDERSON	2732 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-039	08306601	HERNDON	MICHAEL D			16333 TERRY LN		HUNTERSVILLE	NC	28078
2015-039	08306611	HERNDON	MICHAEL D			16333 TERRY LN		HUNTERSVILLE	NC	28078
2015-039	08306612	HERNDON	MICHAEL D			16333 TERRY LN		HUNTERSVILLE	NC	28078
2015-039	08306816	HOPEDALE PROPERTIES LLC				PO BOX 11982		CHARLOTTE	NC	28220
2015-039	08306820	HOPEDALE PROPERTIES LLC				PO BOX 11982		CHARLOTTE	NC	28220
2015-039	08306821	HOPEDALE PROPERTIES LLC				PO BOX 11982		CHARLOTTE	NC	28220
2015-039	08307301	JMPH PROPERTIES LLC				17110 KENTON DR APT 106		CORNELIUS	NC	28031
2015-039	08307399	JMPH PROPERTIES LLC				17110 KENTON DR APT 106		CORNELIUS	NC	28031
2015-039	08307323	KELLY	ERIN			2736 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-039	08306904	LACOUR	GREGORY G.			2828 N BREVARD ST		CHARLOTTE	NC	28205
2015-039	08306809	MARTIN	NEWTON D		C MARIE	2615 ALBATROSS LN		MATTHEWS	NC	28104
2015-039	08307321	MAYETTE	RYAN			2744 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-039	08306903	MCMEHAN	CHRISTOPHER SHANE			2832 NORTH BREVARD ST		CHARLOTTE	NC	28205
2015-039	08306817	MCRPH 27 LLC				P O BOX 33871		CHARLOTTE	NC	28233
2015-039	08306812	MIHNTSENTUN	SELAMAWIT			3739 ATLAS DR		CHARLOTTE	NC	28269
2015-039	08307318	MONTS	JEFFREY D	PATRICK E	HYMES	934 SHETLAND CT		MOUNT PLEASANT	SC	29464
2015-039	08307317	MORRIS	MATTHEW T			601 CHARLES AVE		CHARLOTTE	NC	28205
2015-039	08306603	NEESE SAUSAGE CO				2604 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-039	08306604	NEESE SAUSAGE CO				1452 ALAMANCE CHURCH RD		GREENSBORO	NC	27406
2015-039	08307307	NGUYEN	CHRISTOPHER L			14389 NOLEN LN		CHARLOTTE	NC	28277
2015-039	08307308	NGUYEN	CHRISTOPHER L			14389 NOLEN LN		CHARLOTTE	NC	28277
2015-039	08306819	OLDIN	BARBARA J		BARBARA J OLDIN FAMILY	5070 KESTER AVE UNIT 7		SHERMAN OAKS	CA	91403
2015-039	08306804	POWERS	HENRY RUSSELL	MARIE E	POWERS	411 CHARLES AVE		CHARLOTTE	NC	28205
2015-039	08306905	PUCKETT	LAUREN W	WILLIAM L JR	PUCKETT	3020 YADKIN AVE		CHARLOTTE	NC	28205
2015-039	08307801	QUADBRIDGE HML OWNER LLC			C/O MARVIN F. POER & CO	3520 PIEDMONT RD, NE, STE 410		ATLANTA	GA	30305
2015-039	08307322	RAMSEY	AUSTIN T			2740 N DAVIDSON ST		CHARLOTTE	NC	28205
2015-039	08306705	ROSS	THERON M	CHRISTINA M	WELSH	508 CHARLES AVE		CHARLOTTE	NC	28205
2015-039	08306808	ROSS	THERON M	CHRISTINA M	WELSH	500 CHARLES AVE		CHARLOTTE	NC	28205-1004
2015-039	08307316	STUDIO 6 NODA LLC				711 CENTRAL AVE		CHARLOTTE	NC	28204
2015-039	08307314	SYED	WAJAHAT	FERAH	SYED	10906 TAVERNAY PKWY		CHARLOTTE	NC	28262
2015-039	08307309	TAYLOR	CLEDITH P			2801 YADKIN AVE		CHARLOTTE	NC	28205-1019
2015-039	08306901	TRANGSRUD	CHRISTOPHER H	KRISTI	TRANGSRUD	4309 CASTLE RIDGE CT		CHARLOTTE	NC	28269
2015-039	08306701	UCI LLC				6000 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2015-039	08307320	VOGEL	KRISTOFER L			627 CHARLES AVE		CHARLOTTE	NC	28205
2015-039	08306906	WALKER	SANDRA LEE RITCH	WARDELL WALKER	WALKER	2820 N BREVARD ST		CHARLOTTE	NC	28205
2015-039	08306707	WELLMON FAMILY LP				PO BOX 790035		CHARLOTTE	NC	28206
2015-039	08306710	WELLMON FAMILY LP				PO BOX 790035		CHARLOTTE	NC	28206
2015-039	08306711	WELLMON FAMILY LP				PO BOX 790035		CHARLOTTE	NC	28206
2015-039	08306902	WHITE	S J		DAISY R WHITE (H/W)	2838 N BREVARD ST		CHARLOTTE	NC	28205
2015-039	08306803	WIN EL INC				3256S B GOLDEN LANTERN UNIT 186		DANA POINT	CA	92629



Case No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-039	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte	NC	28205
2015-039	Angela	Ambroise	Villa Heights Community Organization	Post Office Box 5015	Charlotte	NC	28205
2015-039	Elaine	Bailes	Ritch Avenue HOA	3400 Ritch Avenue	Charlotte	NC	28206
2015-039	Jon	Branham	NoDa Vision	2604 Pinckney Avenue	Charlotte	NC	28277
2015-039	Carol	Burke	NorthEnd Partners NA	3815 North Tryon Street	Charlotte	NC	28206
2015-039	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
2015-039	Maxine	Eaves	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC	28215
2015-039	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC	28205
2015-039	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC	28205
2015-039	Chad	Maupin	NoDa NA	1109 East 35th Street	Charlotte	NC	28205
2015-039	Hollis	Nixon	NoDa NA	3409 Ritch Avenue	Charlotte	NC	28206
2015-039	Lucille	Puckett	Dillehay Courts	2621 North Pine Street, Suite D	Charlotte	NC	28206
2015-039	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC	28205
2015-039	Valerie	Stepp	Optimist Park	512 East 18th Street	Charlotte	NC	28206
2015-039	Hatti	Watkins	Villa Heights NA	845 Woodside Avenue	Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2015-039** filed by DAMBCA Enterprises, LLC to request the rezoning of an approximately 1.644 acre site located on the east side of Matheson Avenue between North Brevard Street and North Davidson Street from the I-2, R-5 and MUDD-O zoning districts to the TOD-MO zoning district

Date and Time of Meeting: Tuesday, May 12, 2015 at 6:30 PM

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

We are assisting DAMBCA Enterprises, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 1.644 acre site located on the east side of Matheson Avenue between North Brevard Street and North Davidson Street from the I-2, R-5 and MUDD-O zoning districts to the TOD-MO zoning district. The purpose of this rezoning request is to accommodate the development of a building on the site that could contain a maximum of 147 multi-family dwelling units and up to 8,900 square feet of floor area devoted to non-residential uses.

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, 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, May 12, 2015 at 6:30 PM at The Evening Muse located at 3227 North Davidson Street in Charlotte, North Carolina.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Patsy Kinsey, Charlotte City Council District 1 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire-Lyte Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Charles Myers (via email)
Mr. David DeSpain (via email)
Mr. Matt Lemere (via email)

Date Mailed: May 1, 2015



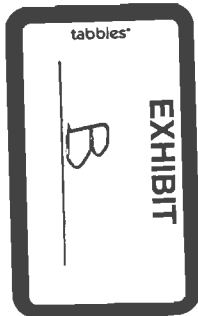
**DAMBCA Enterprises, LLC, Petitioner
Rezoning Petition No. 2015-039**

Community Meeting Sign-in Sheet

**The Evening Muse
3227 North Davidson Street
Charlotte, NC**

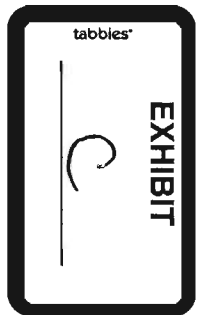
Tuesday, May 12, 2015

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	WAJAHAT SYED	WSTED@ATT.NET 3024 N. DAVIDSON	704-661-6920	WSTED@ATT.NET
2.	CHAD MAUPIN	1109 E 35TH ST	704-996-9166	chadmaupin@yahoo.com
3.	Phillip Gussman	2008 Wintar St	704-608-1323	ph2@gussmanconsulting.com
4.	CHRIS TRANSRUD	4309 CASTLE RIDGE CT CHARLOTTE 28209	704 750 5070	2803NDAVIDSONSt@gmail.com
5.	Matt Lemere	811 E 36th St	704-562-5466	Waymere@yahoo.com
6.	Angela Ambrose	1933 PEARL ST 28205	704 713-1975	angela.ambrose7@gmail.com
7.	Michelle Wellman	2417 N. Davidson St.	704-421-5297	michelle@generalbonded.com
8.	Liza Hart	617 E 37th	704-650-9157	hartliza@gmail.com
9.	MARY ROLAND	731 E. 35TH ST.	303.596.6279	vmsc.6279@aol.com
10.	Jeannette Watt	817 E. 35th St. 28205	704-900-5510	jnet227@hotmail.com
11.	Elise Berman	2117 Yachin Ave 28205		elberman@ucc.edu
12.	Shane McMechan	2832 N. Broad Street	704-817-7258	shanemcl7@hotmail.com
13.	Chris O'Brien	1004 Charles Ave 28205	704-687-8855	cpobrien21@gmail.com
14.	Joe Kuhlmann	3227 N. Davidson 28205	704 376 3737	joe@eveningmuse.com
15.	Pete Hymes		704-562-7434	pehymes@bellsouth.net
16.	Paul Hymes		843-240-6770	
17.				
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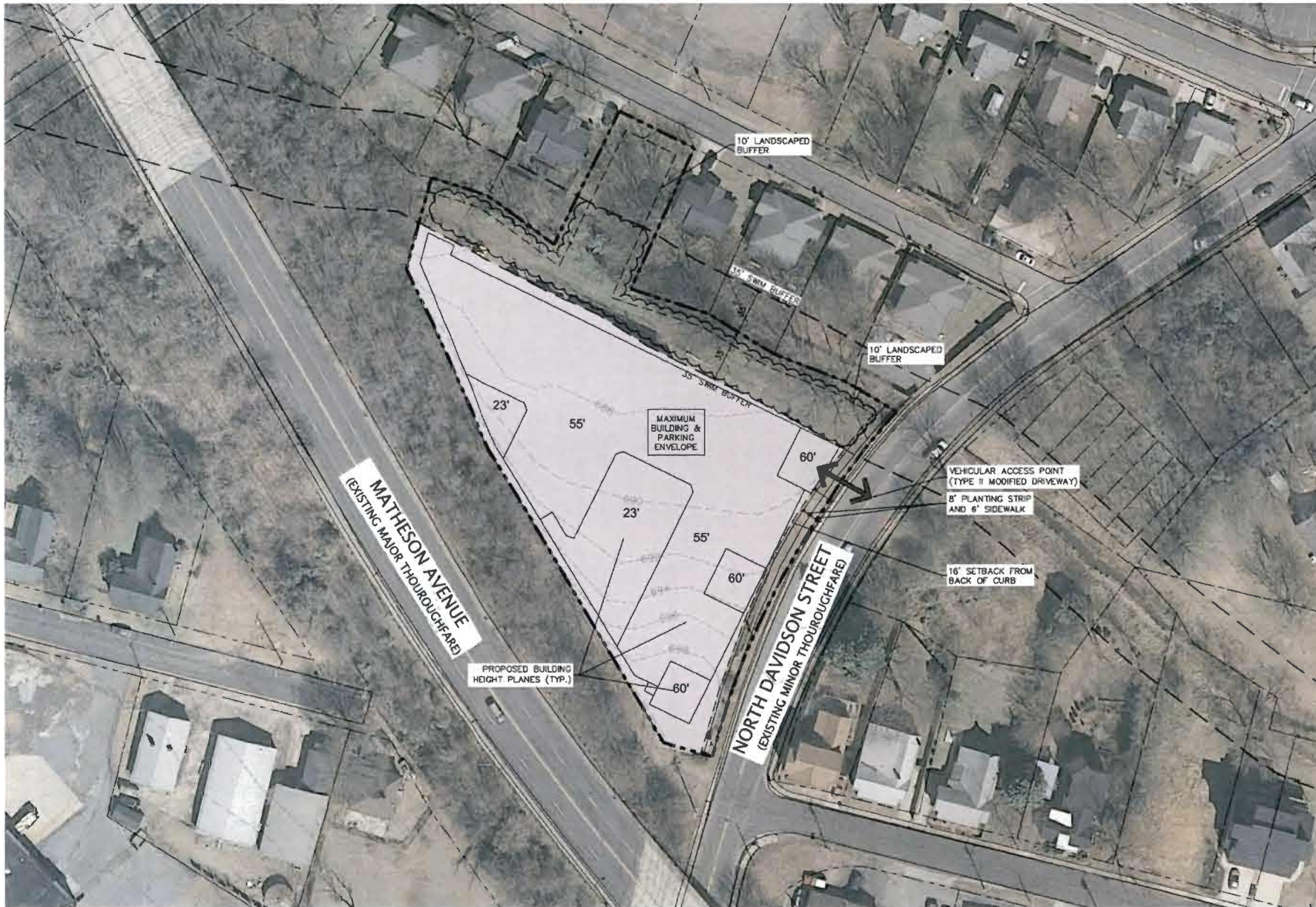
Rezoning Petition No. 2015-039



DAMBCA Enterprises, LLC, Petitioner
Community Meeting
May 12, 2015



Existing Conditions



design resource group

- landscape architecture
- civil engineering
- urban design
- land planning
- traffic engineering
- transportation planning

2418 midtown boulevard, suite 200
charlotte, nc 28206
p 704.363.8863 f 704.363.8875
www.drg.com



MATHESON
CHARLOTTE, NORTH CAROLINA
DAMBA ENTERPRISES, LLC
4492 RICHMOND HILL DR.
WILMINGTON, NC 28406

REZONING DOCUMENTS

REZONING
PETITION
#2015-039

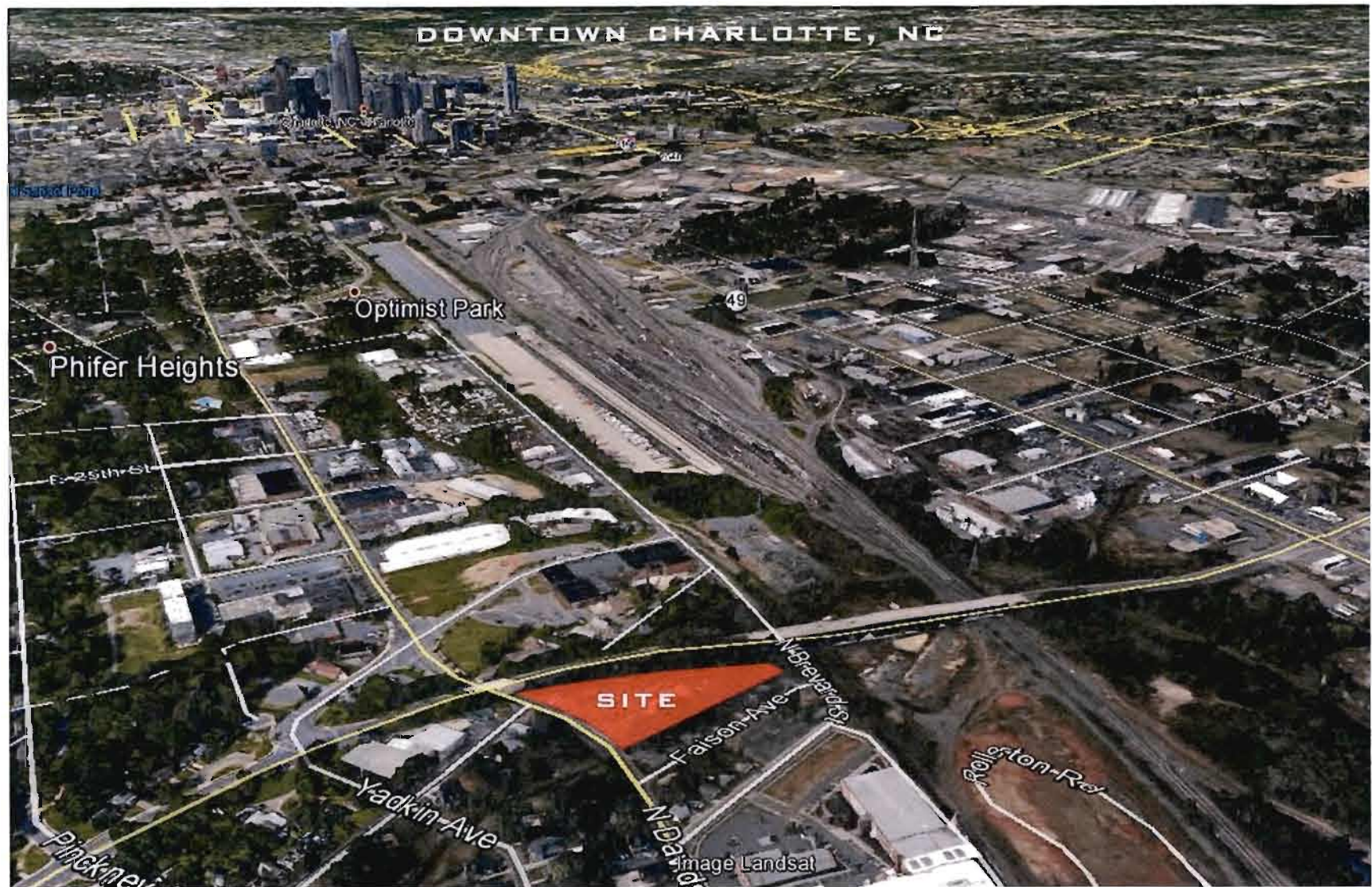
SCALE: 1" = 30'

PROJECT # S49-003
DRAWN BY DP
CHECKED BY RC

PRELIMINARY
SITE PLAN

MAY 13, 2015

REVISIONS





**2715 N. DAVIDSON STREET
CHARLOTTE, NC**



100m 1/1000





682

690

Level R1

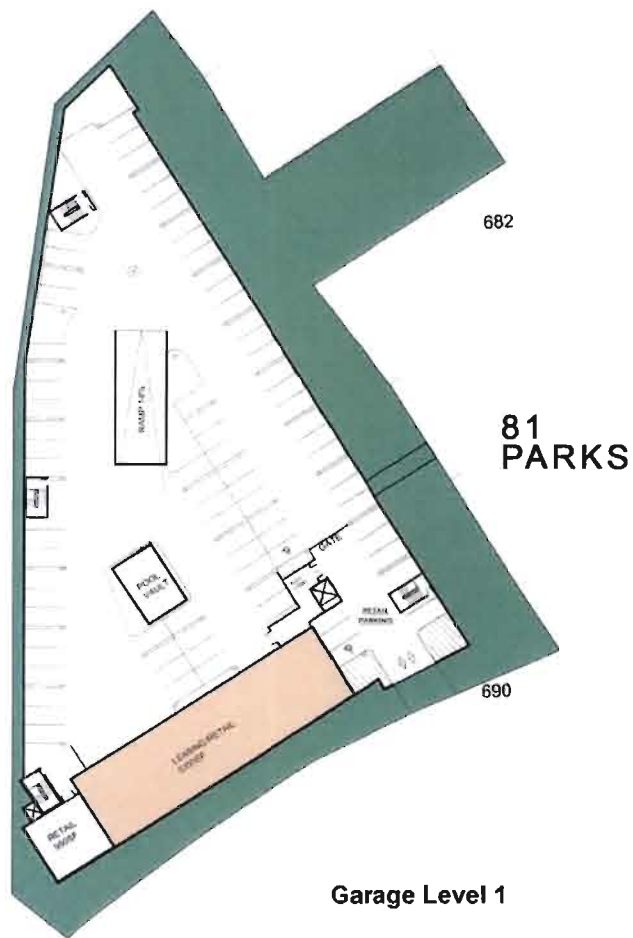


682

690

Levels R2-R3

Unit Mix:
 651sf Studio = 118 units
 795sf 1bedroom = 23
 1076sf 2 bedroom = 6
 Total of 147 units





UNIT TYPE							
	level 1	level 2	level 3	Total	%	SqFt	Total SF
Studio	38	40	40	118	80%	651	76818
1 bedroom	7	8	8	23	16%	796	18308
2 bedroom	2	2	2	6	4%	1076	6456
							101582
Total number of units				147	Avg SqFt	691	
Total number of beds		153					
PARKS							
Level 1	81						
Level 2	82						
Total	163	Ratio/Bed	1.07				

UNIT MIX



Existing Conditions