

COMMUNITY MEETING REPORT  
PETITIONER: MIDWOOD-OVERLOOK, LLC  
REZONING PETITION NO.: 2017-140

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 September 29, 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 Tuesday, October 10, 2017 at 6:00 pm. at Resident Culture Brewing, 2101 Central Ave, Charlotte, NC 28205, near the site of the rezoning.

**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 Russell Fergusson.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself and Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximate 0.50 acres site (the "Site") located at 2306 Central Ave. and also fronting Iris Drive from the B-1 zoning district to MUDD-O zoning district. The agent explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Fergusson presented the submitted site plan and also introduced an overview of the planning staff comments. Petitioner's agent explained the potential of minor changes as these matters are addressed. In particular the presentation explained the challenges presented by the site's size and grading changes which require ADA parking on the front of the property. Petitioner's agent also discussed this in conjunction with the streetscape and sidewalk. It was a strong point of agreement that the neighbors desire sidewalks that integrate with the existing sidewalks and do not want sidewalks that appear disjointed from parcel to parcel. It was also discussed that sometimes new sidewalks require pedestrians and bicycles to make sharp cuts just to stay on the sidewalk and that this is not desired.

Petitioner explained the general standards and uses of MUDD and the standards and limits being incorporated into the revised Site Plan. The group discussed the importance of re-using the existing building and the possibility of addition to the building to accommodate potential restaurant tenants, including expansion of the building by addition of an additional floor and outdoor patio space behind and above the existing building. The presentation also explained the efforts that Petitioner and planning staff have exerted to coordinate and to accommodate parking requirements. The presentation evolved into a

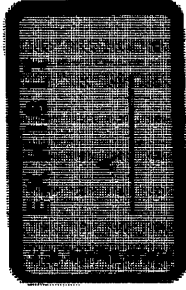
productive question and answer session. Matters regarding the general understanding of the area were discussed. All in attendance were supportive of the plan. Discussion amongst attendees and petitioner indicated satisfaction with the streetscape and the intended uses for the re-used building. Many positive comments included happiness that the plans would accommodate the re-use of the building and the addition of parking to allow for expansion of the retail and restaurant district in order that the nearby multi-family apartment projects will have retail options. Positive discussion was also had regarding the appropriateness of the plans for the "area vibe" and a need for additional commercial and retail uses to keep up with area growth.

Included in attendance were thirteen area residents (including the area neighborhood association president, board members from two adjacent neighborhoods and the President of the area merchants association). Several in attendance mentioned positive conversations with other area residents that did not attend the meeting and neighborhood leaders mentioned that they had already received information at their regular association meetings.

Respectfully submitted, this 12th day of October, 2017

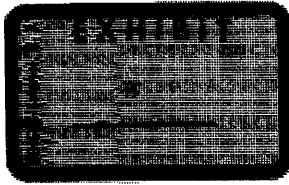
cc: Karla Hill, Charlotte-Mecklenburg Planning Department., [Karla.Cahill@ci.charlotte.nc.us](mailto:Karla.Cahill@ci.charlotte.nc.us)

**List of Property Owners  
Provided by the Charlotte-  
Mecklenburg Planning  
Department and Based  
on Current Tax Records**



Pet No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	city	sta	zipcode
2017-140	09507103	JUPITER GROUP LLC				5004 OXFORDSHIRE RD	WAXHAW	NC	28173
2017-140	09507104	JUPITER GROUP LLC				5004 OXFORDSHIRE RD	WAXHAW	NC	28173
2017-140	09507105	JUPITER GROUP LLC				5004 OXFORDSHIRE RD	WAXHAW	NC	28173
2017-140	09508335	MVS LLC			C/O JEFFREY W LINDSAY	PO BOX 5473	CHARLOTT	NC	28299
2017-140	09508702	MCDONALDS CORP	(032/0250)	INC	C/O GOLDEN PRIDE RESTAURANTS,	PO BOX 77418	CHARLOTT	NC	28271
2017-140	09508703	PARSONS	CLIFFORD C			11200 ALBEMARLE RD	CHARLOTT	NC	28212
2017-140	09508704	TDC CHATHAM LLC				1914 BRUNSWICK AVE STE 1A	CHARLOTT	NC	28207
2017-140	09508705	TDC CHATHAM LLC				1914 BRUNSWICK AVE STE 1A	CHARLOTT	NC	28207
2017-140	09508706	REID	JASON R			2626 SHARON RD	CHARLOTT	NC	28211
2017-140	09508707	RUBY T LEMMOND (TRUST)			RUBY T	1623 CHATHAM AVE	CHARLOTT	NC	28205
2017-140	09508719	SABAL PROPERTIES LLC				514 PROVIDENCE RD	CHARLOTT	NC	28207
2017-140	09508720	STRINGARI	KEVIN			1600 FULTON AV UNIT 120	CHARLOTT	NC	28205
2017-140	09508721	SPERRY	RONALD			813 HAWTHORNE LN	CHARLOTT	NC	28204
2017-140	09508722	ANGSTADT	RICHARD A		ELIZABETH ANGSTADT	1600 FULTON AVE #140	CHARLOTT	NC	28205
2017-140	09508723	DOOLEY	WILLIAM J			1600 FULTON AVE #201	CHARLOTT	NC	28205
2017-140	09508724	NATION	MELVIN DEAN JR			1600 FULTAN AVE #202	CHARLOTT	NC	28205
2017-140	09508725	ROSE	CHELSEA M			1600 FULTON AVE UNIT 203	CHARLOTT	NC	28205
2017-140	09508726	CARDONE	JUSTIN JOHN			1600 FULTON AV #204	CHARLOTT	NC	28205
2017-140	09508727	GRAVELY	DOUGLAS L			1600 FULTON AVE	CHARLOTT	NC	28205
2017-140	09508728	BUTCHKO	ROBERT A		BARBARA L BUTCHKO	1600 FULTON AVE UNIT 206	CHARLOTT	NC	28205
2017-140	09508729	TRIPLE M LLC				1600 FULTON AVE #301	CHARLOTT	NC	28205
2017-140	09508730	MANGUBAT	RODERICK B			1600 FULTON AVE #302	CHARLOTT	NC	28205
2017-140	09508731	EDMONDS	KASEY A			1600 FULTON AVE UNIT 303	CHARLOTT	NC	28205
2017-140	09508732	BEDRICK	STEPHANIE			1600 FULTON AVE #304	CHARLOTT	NC	28205
2017-140	09508733	JEWELL	GRAHAM TARTON			1600-305 FULTON AVE	CHARLOTT	NC	28205
2017-140	09508734	WONG	PETER		PAMELA	1713 TIPPAH AV	CHARLOTT	NC	28205
2017-140	12902102	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTT	NC	28202
2017-140	12902106	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTT	NC	28202
2017-140	12902107	BELLSOUTH TELECOMMUNICATIONS	INC		%TAX DEPT/16H02 CAMPANILE	1155 PEACHTREE ST NORTHEAST	ATLANTA	GA	30309
2017-140	12902108	STIMPSON	JOSEPH WILLIAM(R/T)			4100 CARMEL RD UNIT 136	CHARLOTT	NC	28226
2017-140	12902109	MIDWOOD-OVERLOOK LLC				2616 COUNTRY CLUB LN	CHARLOTT	NC	28205
2017-140	12902201	JAMIL	USSAM M		STACY	2400 CENTRAL AVE	CHARLOTT	NC	28205
2017-140	12902202	JAMIL	USSAM		STACY	4224 MOORLAND DR	CHARLOTT	NC	28226
2017-140	12902230	SINGLETARY	ALINDA R			1429 LYON CT	CHARLOTT	NC	28205
2017-140	12902231	UDESKY	THOMAS GARRETT			1501 LYON CT	CHARLOTT	NC	28205
2017-140	12902238	RADHA KREESHNA LLC				11017 FOUNTAIN GROVE DR	CHARLOTT	NC	28262
2017-140	12902244	MORNINGSIDE MEWS TOWNHOMES LLC				1914 BRUNSWICK AVENUE	CHARLOTT	NC	28207
2017-140	12902245	MORNINGSIDE MEWS TOWNHOMES LLC				1914 BRUNSWICK AVENUE	CHARLOTT	NC	28207
2017-140	12902246	MORNINGSIDE MEWS TOWNHOMES LLC				1914 BRUNSWICK AVENUE	CHARLOTT	NC	28207
2017-140	12902252	MORNINGSIDE MEWS TOWNHOMES LLC				1914 BRUNSWICK AVENUE	CHARLOTT	NC	28207
2017-140	12902299	MECKLENBURG COUNTY				600 EAST FOURTH ST	CHARLOTT	NC	28202
2017-140	12902414	NR MORNINGSIDE PROPERTY OWNER II LLC			C/O NORTHWOOD RAVIN LLC	1057 E MOREHEAD ST STE 300	CHARLOTT	NC	28204
2017-140	12902415	MORNINGSIDE ASSOCIATION INC			C/O NORTHWOOD RAVIN LLC	1057 E MOREHEAD ST STE 300	CHARLOTT	NC	28204
2017-140	12902416	NR MORNINGSIDE PROPERTY OWNER II LLC			C/O NORTHWOOD RAVIN LLC	1057 E MOREHEAD ST STE 300	CHARLOTT	NC	28204

Pet_No.	ORGANIZATI	FIRST_NAM	LAST_NAME	STREET_ADD	UNIT_N	CITY	STATE	ZIP
2017-140	Advent Coworking	Kevin	Girunas	1925 Chatham Ave.		Charlotte	NC	28205
2017-140	Belmont	Ted	Castano	3505 Central Ave		Charlotte	NC	28205
2017-140	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2017-140	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2017-140	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2017-140	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2017-140	Commonwealth-Morningside Neighborhood	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2017-140	Commonwealth-Morningside Neighborhood	Jeannie	fennell	1513 Ivey Dr		Charlotte	NC	28205
2017-140	Commonwealth-Morningside Neighborhood	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2017-140	Commonwealth-Morningside Neighborhood	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
2017-140	Commonwealth Park Neighborhood Assn	Allison	Billings	3136 COMMONWEALTH AVE		Charlotte	NC	28205
2017-140	Commonwealth Park Neighborhood Assn	Ben	Kinney	3112 Commonwealth Av		Charlotte	NC	28205
2017-140	Commonwealth Park Neighborhood Assn	Debra	Gilbert	1360 Carolyn Dr		Charlotte	NC	28205
2017-140	Commonwealth Park Neighborhood Assn	Katharine	Ormont	3127 Barnhill Dr		Charlotte	NC	28205
2017-140	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2017-140	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2017-140	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2017-140	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2017-140	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2017-140	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2017-140	Merry Oaks	Raymond	Youngblood	2221 Arnold Drive		Charlotte	NC	28205
2017-140	Merry Oaks	Nancy	Pierce	1637 Flynnwood Dr		Charlotte	NC	28205
2017-140	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2017-140	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2017-140	Plaza Central Partners Neighborhood Assn	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2017-140	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2017-140	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2017-140	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2017-140	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2017-140	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
2017-140	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2017-140	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205



**NOTICE TO INTERESTED  
PARTIES OF COMMUNITY  
MEETING**

**Subject:** Community Meeting -- Rezoning Petition filed by Midwood-Overlook, LLC to rezone approximately 0.50 acres located on the south side of Central Ave. and also abutting Iris Dr., 2306 Central Avenue, (the Midwood Cleaners Building).

**Date and Time  
of Meeting:** Tuesday, October 10, 2017 at 6:00 pm.

**Place of Meeting:** Resident Culture Brewing, 2101 Central Ave, Charlotte, NC 28205

**Petitioner:** Midwood-Overlook, LLC

**Petition No.:** 2017-140

I am assisting Midwood-Overlook, LLC (the "Petitioner") in connection with the Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.5 acre site (the "Site") located (location) from the B-1 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the adaptive re-use of the existing building and addition of a parking off of Iris Drive in accordance with city design standards for a mixed use development district with the addition of outdoor spaces. As shown on the submitted site plan (see here: <http://charlottenc.gov/planning/Rezoning/RezoningPetitions/2017Petitions/Pages/2017-140.aspx>), the building will be renovated to provide retail, restaurant and/or office store frontage options in the former "Midwood Cleaners" building.

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, 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, October 10 at 6:00 pm. I 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 contact Russell Fergusson at (704) 234-7488 or [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com).

Yours Truly.

*Russell W. Fergusson*

cc: City Council Representative Patsy Kinsey

Date Mailed: September 29, 2017

# EXHIBIT C

**COMMUNITY MEETING SIGN-IN SHEET**  
**PETITIONER: MIDWOOD-OVERLOOK, LLC**  
**REZONING PETITION NO.: 2017-140**  
**Date: October 10, 2017**

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
NANCY NAVOY	2301 Mecklenburg	704 333 0098	NANCYNAVOY@yahoo.com
TERRI LYNN	2005 Midwood PK	704 342-1331	terri.lynn.design@gmail.com
Vickie Simpson	2221 Arnold Dr	704-532-6104	carolinawassissya@yahoo.com
RAYMOND <sup>YOUNG &amp; BLAND</sup>	2221 ARNOLD DR	704-532-6104	SERVICE OF 2004@yahoo.com
Kirk & Kim Jones	1321 Morningside Dr.	336-706-4690	KKrinehart@gmail.com
B m Patel	2408 Central Ave	704 335-6500	bmanandbriq@hotmail.com
Karl Celis	1817 Hamorton Pl	919-428-0771	Karl_Celis@yahoo.com
Nancy Pierce	1637 Flynnwood	704 458 5503	nancya nancy pierce photo.com
Phillip Gossmann	2008 Winterst	704-608-1323	phil@gossmannconsulting.com
Allen Nelson	1509 Ivey Dr.	919-395-0969	allen.r.nelson@gmail.com
Leslie Dwyer	2528 Laburnum Ave	<del>704 458 2000</del>	dwyerleslie@yahoo.com
Michael Edwards	1400 Ivey Dr.	336-744-5252	medwards2000@gmail.com
MARISOL ENRIQUE	2226 Meekwood	704 396 4800	medin4532@aol.com