

COMMUNITY MEETING REPORT

Petitioner: Artistic Contractors Inc. (Andrew Parker)

Rezoning Petition No. 2019-094

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 8/1/2019. 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, September 3rd 2019 at 5:30 PM at Heist Brewery (2909 N. Davidson Street #200, Charlotte, NC 28205). The Petitioner presented at a regularly scheduled NoDa Neighborhood and Business Association (NoDa NBA) Community Meeting.

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 Andrew Parker, Drew Rivas and Daron Gaon.

SUMMARY OF PRESENTATION/DISCUSSION:

The NoDa NBA President, Jacob Horr, started the meeting and eventually introduced Rezoning Petition No. 2019-094. Andrew Parker welcomed the attendees and introduced the Petitioner's team. Andrew indicated that the Petitioner proposed to rezone an approximately .4-acre site (the "Site") (2712 North Davidson) from the R-5 zoning district to the UR-2 CD zoning district. Andrew 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. Andrew provided background information about the Petitioner's experience. He then presented the site plan and pointed out various commitments made by the Petitioner. Andrew showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations. The NoDa NBA minutes of the conversation about the rezoning are included below:

MEETING MINUTES FROM 9/3/2019

- 1) Rezoning 2019-094 (NoDa Flats), 2nd Presentation & **VOTE** – *Andrew Parker*
 - a) PRESENTATION
 - i) 6 units along North Davidson. Very similar to the units already on the other side of the creek. Trash will be one receptacle per unit. Natural filtration of storm water with landscaping and such.
 - ii) 3 bed / 3.5 bath, balconies, garages, etc. Developers shared some aesthetics and internal shots.

iii) Read through NoDa Vision plan:

- (1) Arts – sculpture by Ashley Knight (hopefully). They have a \$7500-10k budget.
- (2) Pedestrian Safety – widen sidewalk, lighting, etc.
- (3) Slow Traffic – not a lot of development along this strip currently, hoping that the building/neighbors will automatically help. Will perform CDOT survey required.
- (4) Neighborhood Aesthetic – trying to match with 36th and Holt, Yards, Steel Gardens, etc.
- (5) Greenification – planting new/tree saves where possible, energy efficiencies, etc.

b) QUESTIONS FROM NBA

i) AM1 – Last month you mentioned a wall for art along the sidewalk, still in the plan?

- (1) Plan changed a bit due to pedestrian safety concerns, so we switched gears and are going down the sculpture route.

ii) AM2 – One car and two car garages for units, but are there visitor parking spots?

- (1) 6 units total with their garages, plus 5 visitor spots on site (on parcel, not on-street). Still waiting on first comments back from City; we want to leave tree so cutting the other possible two spots out.

c) INTERNAL DISCUSSION

i) No comments.

Motion: to approve petition as presented, with caveats. *Motion Passes (37,1,1).*

Respectfully submitted, this 24th day of September, 2019.

cc: William Linville, Karla Cahill, Richard Hobbs, Charlotte-Mecklenburg Planning Department

EXHIBIT A

WESTERN LIGHTS LLC
PO BOX 166
MERIDIAN, MS 39302

HOPEDALE PROPERTIES LLC
PO BOX 11982
CHARLOTTE, NC 28220

JMPH PROPERTIES LLC
8715 PRESERVE POND RD
CORNELIUS, NC 28031

STUDIO 6 NODA TOWNHOMES OWNERS
833 EAST BLVD
CHARLOTTE, NC 28203

MYERS PARK PROPERTIES INC
2701 NORTH DAVIDSON ST
CHARLOTTE, NC 28205

DRAKAS INVESTMENTS LLC
257 VICTORIA AVE
CHARLOTTE, NC 28202

CHARLES AVENUE PROPERTIES LLC
16333 TERRY LN
HUNTERSVILLE, NC 28078

NODA-MYERS LLC
141 PROVIDENCE RD
CHARLOTTE, NC 28207

SEAN C BUSER
811 W 4TH ST
CHARLOTTE, NC 28202

WILLIAM PIONTEK
707 CHARLES AVE
CHARLOTTE, NC 28205

DAN WEISENSTINE
627 CHARLES AVE
CHARLOTTE, NC 28205

NANCY R OOBSTLER
621 CHARLES AV
CHARLOTTE, NC 28205

ALICE B CUTTER
615 CHARLES AVE
CHARLOTTE, NC 28205

MELINDA OLBRICH FOX
601 CHARLES AVE
CHARLOTTE, NC 28205

ANITA CORDON
4315 WINEDALE LN
CHARLOTTE, NC 28205

LAUREN W PUCKETT
3020 YADKIN AVE
CHARLOTTE, NC 28205

TERRY WILLIAM HALTERMAN
3015 COMMONWEALTH AVE
CHARLOTTE, NC 28205

RUTH ANNE ROSARIO
2838 N BREVARD ST
CHARLOTTE, NC 28205

CHRISTOPHER SHANE MCMEHAN
2832 NORTH BREVARD ST
CHARLOTTE, NC 28205

GREGORY G. LACOUR
2828 N BREVARD ST
CHARLOTTE, NC 28205

DAVID A ROJAS
2820 N BREVARD ST
CHARLOTTE, NC 28205

DONNA MASSEY
2812 YADKIN AVE
CHARLOTTE, NC 28205

MICHAEL STEPHEN LUM
2809 YADKIN AVE
CHARLOTTE, NC 28205

CANDACE J COOPER
2804 YADKIN AV
CHARLOTTE, NC 28205

KELLY KRISTINE SINGLETON
2803 N DAVIDSON ST
CHARLOTTE, NC 28205

CLEDITH P TAYLOR
2801 YADKIN AVE
CHARLOTTE, NC 28205

RYAN MAYETTE
2744 N DAVIDSON ST
CHARLOTTE, NC 28205

AUSTIN T RAMSEY
2740 N DAVIDSON ST
CHARLOTTE, NC 28205

ERIN KELLY
2736 N DAVIDSON ST
CHARLOTTE, NC 28205

JOSEPH BROADUS III HENDERSON
2732 N DAVIDSON ST
CHARLOTTE, NC 28205

CHARISSA A BASS
2728 N DAVIDSON ST
CHARLOTTE, NC 28205

WILLIAM S BALDWIN
2724 N DAVIDSON ST
CHARLOTTE, NC 28205

ASHLEY E LORANCE
2720 YADKIN AVE
CHARLOTTE, NC 28205

SUSAN N MALICKI
2709 YADKIN AVE
CHARLOTTE, NC 28205

SHANNON C HARINGX
2502 SHADY LAWN DR
GREENSBORO, NC 27408

PERRY POOLE
2301 REDFOX TL
CHARLOTTE, NC 28211

DOUGLAS A MILLER
18321 CENTRE COURT DR
DAVIDSON, NC 28036

DAVID TEAL BROOKS
1459 PORCH SWING LN
MATTHEWS, NC 28104

WAJAHAT SYED
10906 TAVERNAY PKWY
CHARLOTTE, NC 28262

ANTHONY NGUYEN
101 KENILWORTH AVE UNIT 127
CHARLOTTE, NC 28204

DIANE ADAMS
1615 PEGRAM ST
CHARLOTTE, NC 28205

CARLENE GREENE
700 PARKWOOD AVE. STE 204
CHARLOTTE, NC 28205

STEPHEN VALDER
1621 ALLEN ST
CHARLOTTE, NC 28205

ALLAN MORGAN
1600 PARSON ST
CHARLOTTE, NC 28205

LUCILLE PUCKETT
2621 N PINE ST
CHARLOTTE, NC 28206

JEFF PHARR
419 NORRIS AVE
CHARLOTTE, NC 28206

ROSALYN DAVIS
2210 BANCROFT ST
CHARLOTTE, NC 28206

TATJANA ERES
3201 CLEMSON AVENUE
CHARLOTTE, NC 28205

LAUREN SCHALBURG
816 E 37TH STREET
CHARLOTTE, NC 28205

JACOB HERR
3401 BENARD AVENUE
CHARLOTTE, NC 28206

CHAD MAUPIN
1109 EAST 35TH ST
CHARLOTTE, NC 28205

CHAMIESE MARION
1120 LEIGH AVENUE
CHARLOTTE, NC 28205

HOLLIS NIXON
3409 RITCH AV
CHARLOTTE, NC 28206

SID BAXI
3007 NORTH MCDOWELL ST
CHARLOTTE, NC 28205

JON BRANHAM
2604 PINCKNEY AV
CHARLOTTE, NC 28277

CAROL BURKE
3815 N TRYON ST.
CHARLOTTE, NC 28206

JAMES ATKINSON
405 E 19TH ST
CHARLOTTE, NC 28206

PAULINE SIMUEL
412 E 18TH STRET
CHARLOTTE, NC 28206

VALERIE STEPP
512 E 18TH ST
CHARLOTTE, NC 28206

CLARA KONZELMANN
3400 RITCH AV
CHARLOTTE, NC 28206

HATTIE WATKINS
845 WOODSIDE AV
CHARLOTTE, NC 28205

ABBY SEYMOUR
701 E 26TH STREET
CHARLOTTE, NC 28205

JASON MATHIS
1209 GRACE ST
CHARLOTTE, NC 28205

MAX CARROLL
1813 PARSON STREET
CHARLOTTE, NC 28205

ELISE BERMAN
2112 YADKIN AVE
CHARLOTTE, NC 28205

ANNE MONSTED
1100 WOODSIDE AVENUE
CHARLOTTE, NC 28205



EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Artistic Contractors to rezone approximately .4 acres located at 2712 North Davidson Street, Charlotte, NC 28205 to allow the development of six townhomes.

NoDa Neighborhood & Business Association Meeting: Tuesday, September 3rd 2019 @ 6:30 PM

Place of Meeting: Heist Brewery (2909 North Davidson Street, Charlotte, NC 28205)

Petitioner: Artistic Contractors

Petition Number: 2019-094

Hello!

Artistic Contractors has filed a rezoning petition with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .4-acre site located at 2712 North Davidson Street, Charlotte, NC 28205 from the R-5 zoning district to the UR-2 CD zoning district. The purpose of the rezoning is to permit the development of six townhomes.

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.

Artistic Contractors will be present at the NoDa Neighborhood & Business Association Meeting on Tuesday, September 3rd 2019 at Heist Brewery in NoDa. We look forward to sharing this rezoning proposal with you and 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 Andrew Parker at 704-231-7619.

Respectfully,



Andrew Parker

Business Manager

(704) 231-7619



www.artisticcontractorsnc.com

Date Mailed: 8/1/2019

EXHIBIT C

Last Name	First Name	Address	Email	Phone
Alexander	Jason	824 E. 36th St	sjaecu@gmail.com	
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Betzel	Matt	1022 Academy St	mattbetzel@gmail.com	
Binmore	Christina	2913 Whiting		
Binmore	Daniel	2913 Whiting		
Burns	Emily	812 Charles Ave	burnsuz@yahoo.com	704.332.8275
Crespo	Santiago		screspo@mac.com	
D'Unger	Kimberly	1028 E 35th St	kcelluc@g.clemson.edu	864.650.2528
Felker	Jay	723 E 35th St	bird@carolina.rr.com	
Felker	Mary (Karen)	723 E 35th St	cathyf@carolina.rr.com	
Fox	Jeff	601 Charles Ave	foxjt81@gmail.com	
Garrett	Dean	1024 Charles Ave	dean.garrett@firstcitizens.com	704.591.0591
Garrett	Taryn	1024 Charles Ave		
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Hymes	Lisa			
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Tangney	Peter	3209 McDowell St	peter@tangney.com	
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