

COMMUNITY MEETING REPORT
PETITIONER: 517 E. 17th St. LLC
LOCATION: 517 E. 17TH ST AND 1409 N. DAVIDSON
ST. (NEAR THE CORNER OF E. 17TH ST AND N.
DAVIDSON ST)
PETITION NO.: 2019-126

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 October 14, 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 Thursday, October 24 at 6:00 pm. at the Birdsong Brewing Company private room located at 1016 N. Davidson St.

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 (petitioner's agent), Michael Dunning (Architect) and Mohit Shewaramani (Cohab).

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Russell Fergusson, welcomed the attendees and introduced himself Michael Dunning (Architect) and Mohit Shewaramani, representative of Petitioner. Petitioner presented the proposal to rezone seeking to rezone the approximately 0.45 acres located at 1409 N. Davidson St. and 517 E. 17th St. and connecting in the rear of each lot (the "Site"). 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. Shewaramani presented the site plan and pointed out various commitments made by the Petitioner as well as an overview of the project goals and the proximity to the light rail station being of importance. Petitioner's agent explained the minor changes. Petitioner explained the design and architectural standards of UR-2, and the change from an R-8 zoning district to UR-2(CD zoning district. and the standards and limits being incorporated into the conditional Site Plan. The presentation also explained the efforts that Petitioner and planning staff have exerted to coordinate the Rezoning Plan's streetscape plans with the pending changes and to accommodate parking requirements. Mr. Dunning then presented the architectural design plans for the Site. He went through a discussion of his intentions and shared some of the buildings and building types that he was drawing inspiration from.

Due to the small attendance, everyone was able to sit at and around a large table and the presentation

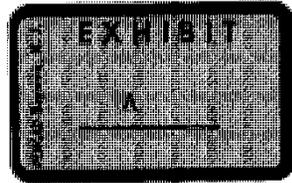
quickly morphed into a question and answer session with discussion. Included in attendance was the area neighborhood association president and several adjacent property owners. Matters regarding the general understanding of the area plan were discussed. Questions regarding height and parking were asked and answered. There was a discussion of the corner parcel, which was already zoned to UR-2 and would be of similar height. Discussion of on street parking and proximity to light rail were had. General discussion involved the rapid changes to the are generated by Optimist Hall project and the light rail stop on Parkwood. Some in attendance were supportive of the plan and a few expressed doubts with several others not stating a position. The discussion continued in a productive way until after the planned ending of the meeting with neighbors and petitioner's agents engaging in individual conversations.

Petitioner and neighbors discussed the presentation of the project at the next neighborhood association meeting.

Respectfully submitted, this 7th day of September, 2017

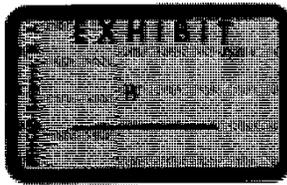
cc: Michael Russell, Charlotte-Mecklenburg Planning Department

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



2019-126	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NU	CITY	STATE	ZIP
2019-126		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2019-126		Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2019-126		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2019-126	Belmont	Allison	Horinko	707 Seigle Avenue	615	Charlotte	NC	28204
2019-126	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2019-126	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2019-126	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2019-126	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2019-126	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2019-126	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2019-126	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2019-126	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2019-126	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2019-126	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2019-126	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2019-126	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2019-126	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2019-126	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2019-126	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2019-126	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2019-126	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2019-126	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2019-126	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2019-126	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2019-126	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave		Charlotte	NC	28206
2019-126	Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.		Charlotte	NC	28206
2019-126	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2019-126	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2019-126	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2019-126	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2019-126	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2019-126	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2019-126	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2019-126	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2019-126	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2019-126	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2019-126	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2019-126	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2019-126	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2019-126	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2019-126	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2019-126	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205

2019-126	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-126	08107101	LITTLE	JIMMY L	RUBY S	LITTLE	1300 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107104	KLF LLC				176 MINE LAKE CT STE 100		RALEIGH	NC	27615
2019-126	08107105	R-CUBED CHARLOTTE INVESTMENT GROUP LLC				906 B WESTBROOK DR		CHARLOTTE	NC	28202
2019-126	08107106	VANGARD 5 LLC				4412 HATWOOD KNOLL		LAKE WYLIE	SC	29745
2019-126	08107107	MCDOWELL	MAZELLA			1321 N DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08107108	PROTESTANT EPISCOPAL CHURCH	DIocese OF N C (TST)		C/O R JONES	425 E 17TH ST		CHARLOTTE	NC	28206
2019-126	08107109	JONES	BARBARA R			1316 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107110	ANTHONY	LARRY D	DEBORAH JEAN	ANTHONY	1312 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107111	HART GROUP HOMES LLC				401 HAWTHORNE LN	SUITE 110-238	CHARLOTTE	NC	28204
2019-126	08107112	MONTGOMERY	NENIA P			1304 N CALDWELL		CHARLOTTE	NC	28206
2019-126	08107113	JOHNSTON	CECELIA			1301 N DAVIDSON		CHARLOTTE	NC	28206
2019-126	08107114	TURNER	KRISTI D			1305 N DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08107116	MCCOY	ROSALAND A			525 E 16TH ST		CHARLOTTE	NC	28206
2019-126	08107117	ANTHONY	LARRY D		DEBORAH JEAN	1312 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107201	NGUYEN	DIEU VAN			1400 N CALDWELL ST		CHARLOTTE	NC	28205
2019-126	08107202	509 E 17TH	TRUST	AMY	JAMISON	PO BOX 386		DENVER	NC	28037
2019-126	08107205	SIGNORELLO	DAVID	HARRISON	TUCKER	59 NORTHAM AVE		SAN CARLO	CA	94070
2019-126	08107206	517 EAST 17TH LLC				1918 BEVERLY DR		CHARLOTTE	NC	28207
2019-126	08107207	NEW WALLACE DAVIDSON LLC				2112 CLOISTER DR		CHARLOTTE	NC	28211
2019-126	08107208	PATTERSON	JANIE M			528 E 18TH ST		CHARLOTTE	NC	28206
2019-126	08107210	SCHILL	RIAN ELIZABETH			524 E 18TH ST		CHARLOTTE	NC	28208
2019-126	08107211	ZYTKOW	MICHAEL J	DESIREE S	ZYTKOW	520 EAST 18TH ST		CHARLOTTE	NC	28206
2019-126	08107212	WILLIAMS	JOHNNY A III			516 E 18TH ST		CHARLOTTE	NC	28205
2019-126	08107213	MILLER	KIMBERLI SHEREE			1420 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107214	EL PORTAL TWO LLC				5517 MOUNTAIN POINT LN		CHARLOTTE	NC	28216
2019-126	08107215	IVANOFF	STEFAN			1408 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107216	SISK	JASON R			1404 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107217	ROBBINS	MICHAEL STEWART			508 18TH ST		CHARLOTTE	NC	28234
2019-126	08107218	JARRETT	EDWIN BOSLEY IV			512 E 18TH ST		CHARLOTTE	NC	28206
2019-126	08107219	ROBINSON	CLARENCE			1403 N DAVIDSON ST		CHARLOTTE	NC	28205
2019-126	08107220	ROBBINS	MICHAEL STEWART			508 E 18TH ST		CHARLOTTE	NC	28206
2019-126	08107222	EL PORTAL TWO LLC				5517 MOUNTAIN POINT LN		CHARLOTTE	NC	28216
2019-126	08107301	CENTRAL REAL ESTATE HOLDINGS LLC				1213 NORLAND RD		CHARLOTTE	NC	28205
2019-126	08107302	ESPIN	CARLOS	ARLENE S	ESPIN	517 E. 18TH ST		CHARLOTTE	NC	28206
2019-126	08107303	FOWLER	DAVID W			1501 N DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08107304	CS REALTY GROUP LLC				16038 HALLATON DR		HUNTERSVI	NC	28078
2019-126	08107317	JEJ HOLDINGS LLC				812 E 19TH ST		CHARLOTTE	NC	28205
2019-126	08107318	WEST	VANESSA H			1500 N CALDWELL ST		CHARLOTTE	NC	28205
2019-126	08107319	ESPIN	CARLOS	ARLENE	ESPIN	517 EAST 18TH ST		CHARLOTTE	NC	28206
2019-126	08107604	DIocese OF NORTH CAROLINA TST			C/O CHAPEL OF CHRIST	425 E 17TH ST		CHARLOTTE	NC	28206
2019-126	08107605	EPISCOPAL DIOCESE OF N C				425 E 17TH ST		CHARLOTTE	NC	28206
2019-126	08107606	CHAPEL OF CHRIST THE KING				425 E 17TH ST		CHARLOTTE	NC	28206
2019-126	08107607	NY	VUTHY	THONY	SING	1415 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107608	RICHARDSON	ROSA			1421 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107609	HASAN	MOHAMAD-ALI			172 UNION ST NORTH		CONCORD	NC	28025
2019-126	08107616	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2019-126	08107617	PROTESTANT EPISCOPAL CH				425 E 17TH ST		CHARLOTTE	NC	28206
2019-126	08107707	BOECKENSTEDT	BARRY J	LAUREN	BOECKENSTEDT	1305 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107708	ECD HOLDINGS, LLC				445 KESWICK AVE		CHARLOTTE	NC	28206
2019-126	08107709	HART GROUP HOMES LLC				401 HAWTHORNE LN	SUITE 110-238	CHARLOTTE	NC	28204
2019-126	08107710	SMITH	RONALD EUGENE JR	MICQUAN TYREESE L	SMITH	1317 N CALDWELL ST		CHARLOTTE	NC	28206
2019-126	08107711	WARD	MICHAEL	CARLA	MOORE	1873 DOGWOOD FLOWER LN		LINCOLNTO	NC	28092
2019-126	08107712	WINDHAM	MARVIN	BRENDA	MILLER	416 E 17TH ST		CHARLOTTE	NC	28206
2019-126	08107722	MCMANUS	GERTRUDE			422 E 17TH ST		CHARLOTTE	NC	28206
2019-126	08109101	TAYLOR	MILDRED DORIS		ROSITA DORIS TAYLOR	5008 GLENVIEW CT		CHARLOTTE	NC	28215
2019-126	08109103	GOLDEN DOME PROPERTIES LLC				401 HAWTHORNE LN STE 110-224		CHARLOTTE	NC	28204
2019-126	08109104	HUGHES	KATHRYN	CHARLES	CANNON	1308 N DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08109105	SHANKLE	ROBERT L			1304 N DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08109107	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT.	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-126	08109112	JONES	BARBARA DIANE			1312 NORTH DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08110203	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-126	08110204	RODGERS	CAROLYN M	THOMAS L SR	RODGERS	1504 N DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08110205	ALASFAR	MOHAMMED			617 SPACCAPO ST		CHARLOTTE	NC	28270
2019-126	08110301	CALDWELL	CATHY L			1420 N DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08110302	GROOMS	MARK	CAROLYN	BRUCE	11427 GOLD PAN RD		CHARLOTTE	NC	28215
2019-126	08110303	WESTBROOK	CHARLES L	REGINA E	WESTBROOK	PO BOX 220287		CHARLOTTE	NC	28222
2019-126	08110304	WELDON	ROSA			1412 N DAVIDSON ST		CHARLOTTE	NC	28206
2019-126	08110305	SHOW IT NOW LLC				424 WHITEHEAD CR		CHAPEL HILL	NC	27514
2019-126	08110306	DELONG	DAVID C	TRUST	DAVID C DELONG LIVING	6793 SW 62ND TRAIL		LAKE BUTLE	FL	32054
2019-126	08110307	DELONG	DAVID C	TRUST	DAVID C DELONG LIVING	6793 SW 62ND TRAIL		LAKE BUTLE	FL	32054
2019-126	08110308	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2019-126	08110314	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202



NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Harrison Tucker to rezone approximately 0.45 acres located at 1409 N. Davidson St. and 517 E. 17th St. and connecting in the rear of each lot.

Date and Time of Meeting: Thursday, October 24 at 6:00 pm.

Place of Meeting: Birdsong Brewing Company, 1016 N Davidson St., Charlotte NC 28206

Petitioner: Harrison Tucker

Petition No.: 2019-126

I am assisting Cohab. LLC (the "Petitioner") in connection with the Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone approximately 0.45 acres located at the located at 1409 N. Davidson St. and 517 E. 17th St. (tax parcels 08107206, 08107207, and 08107202) from an R-8 zoning district to UR-2(CD zoning district. The purpose of the rezoning is to permit the development of the parcels into a multi-family residential project which would be comprised of three separate small multi-family buildings with access to 17th St., as shown on the submitted site plan, see here:

<https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2019Petitions/Pages/2019-126.aspx>

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 Thursday, October 24 at 6:00 pm. This meeting will be held at Birdsong Brewing Company. 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 russell.fergusson@russellwfergusson.com.

Yours Truly.

Russell W. Fergusson

cc: City Council Representative Larken Egleston

Date Mailed: October 14, 2019

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: 517 E. 17th St. LLC
 LOCATION: 517 E. 17th ST AND 1409 N.
 DAVIDSON ST. (NEAR THE CORNER OF E. 17TH
 ST AND N. DAVIDSON ST)
 PETITION NO.: 2019-126
 DATE: October 24, 2019

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
Jason Sisk	_____	_____	sisco54@hotmail.com
Stefan Ivanoff	1408 N. Caldwell St	704 661 5602	ssivanoff@gmail.com
KEITH McGUINNESS	621 ARDENT TRL.	803 466 2135	elgringo9@ymail.com
Robert Shankle	1304 N. Davidson St	704-488-4848	
Mazella McDowell	1321 N. Davidson St	704-905-4476	
Pauline Simuel	412 E 18 th St.	704-376-4200	

