

COMMUNITY MEETING REPORT

Petitioner:

ALB Architecture PA

Rezoning Petition No 2019-146

December 16, 2019

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 November 28, 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 DECEMBER 10, 2019 AT 8:00 PM est. at 1521 No Davidson Street

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 Angie Lauer and Andrew Stout of ALB Architecture and Ali Bahmanyar, the owner.

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The Petitioner's agent, Angie Lauer welcomed the attendees and introduced the Petitioner's team. Angie Lauer indicated that the Petitioner proposed to rezone an approximately .17 acre site at 1521 No Davidson Street, Charlotte from the R-8 to UR-1 (cd) and UR-C (cd) Angie Lauer 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.

ALB Architecture provided background information about the Petitioner's experience and the typical operation of its facilities. He/she then presented the site plan and pointed out various commitments made by the Petitioner. Angie Lauer showed proposed architectural elevations and discussed the design of the proposed facility. He/she used the elevations and renderings to explain the facility's design concepts, and operations.

The following questions and comments were asked and answered by the petitioner and the attendees

Angie Lauer opened up with a brief history of the property and a general overview of the project and discussion of plans.

- Sandborn maps of property
- Keeping existing brick historic building and using it as neighborhood needs services
- Splitting the property to accommodate UR-1 (CD) and UR-C (CD)
- Duplex on UR-1 property.

1. Marguerite Cooke - Why preserve the brick building? Because we feel it's part of the original street scape, more so than keep the house.
2. Marguerite Cook - You are planning on making that into a commercial store? ALB-Yes
3. Marguerite Cooke - What are you putting in the commercial space? ALB-Presently we plan to make it a coffee shop.
4. Marguerite Cooke - What kind of place could potentially be put on that commercial property? ALB-Based on its use, some type of neighborhood services which could include Ice cream shop , coffee shop , yogurt, juices, bagels, muffins as of right now with no cooking on site.
5. Marguerite Cooke - Where will people park? ALB-We have two parking space in the back, but we plan to have more walking traffic than automobile traffic.
6. Marguerite Cooke - Once you become commercial, anything commercial can go in there right? ALB-Anything that is allowed within a UR-C district
7. Marguerite Cooke - Will this rezoning UR-C make other properties UR-C? ALB-No
8. James Atkinson - N. Davidson is planned to be widened, what will happen to the property? ALB-The building will be torn down if the city pursues the street widening project
9. James Atkinson - When will this petition go to the city? ALB-In January, Not sure of the specific date.
10. The next community meeting will be January 27th, would you come to that and talk to the neighborhood? ALB-Yes.
11. James Atkinson - Do you know of any place where city council has keep tax values low for people who lived on their property a long time? ALB-No
12. James Atkinson- Open disucssion about affordable housing and using the comparison house at 14th street as an example. ALB-This house will not be considered as such

Meeting closed at 9:00 pm est.

Respectfully submitted, this 16 December 2109

cc: LaQuett White, Charlotte-Mecklenburg Planning Department
Penny Cothran, Charlotte-Mecklenburg Planning Department

verified mailing Nov 28, 2019 *APJ*

EXHIBIT A

	ORGANIZATION	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
✓	2019-146	ORGANIZATI						
✓	2019-147		Sameer	Alzouby				
✓	2019-148		Alice	Kibler				
✓	2019-149		Edward	Kerstein				
✓	2019-150	Belmont	Allison	Horinko	707 Seigle Avenue	615		
✓	2019-151	Belmont	Anna	Glodowski	1209 Pegram Street			
✓	2019-152	Belmont	Curtis	Bridges	724 E 17th St			
✓	2019-153	Belmont	Mark	Lynch	1021 Harrill Street			
✓	2019-154	Belmont Community Association	Belmont Land Use Committee		815 E 20th St			
✓	2019-155	Belmont Community Association	Diane	Adams	1615 Pegram St			
✓	2019-156	Belmont Community Association	Edward	Glodowski	1233 Pegram St			
✓	2019-157	Belmont Community Association	Kristen	Paulet	1201 Pegram Street			
✓	2019-158	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue			
✓	2019-159	Belmont Community Association	Vicki	Jones	1237 Allen St			
✓	2019-160	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204			
✓	2019-161	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St			
✓	2019-162	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St			
✓	2019-163	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St			
✓	2019-164	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St			
✓	2019-165	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St			
✓	2019-166	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St			
✓	2019-167	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.			
✓	2019-168	First Ward, Southend	Cassie	Brown	709 E. 8th Street			
✓	2019-169	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St			
✓	2019-170	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av			
✓	2019-171	Lockwood Neighborhood Association	India	Houston	233 Sylvania Ave			
✓	2019-172	Lockwood Neighborhood Association	Winston	Robinson	508 Sylvania Ave.			
✓	2019-173	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue			
✓	2019-174	NoDa Vision	Jon	Branham	2604 Pinckney Av			
✓	2019-175	None	Mary	Brown	1211 Parkwood Ave			
✓	2019-176	Olde Concord Association	Ken	Hagood	1226 N Caldwell St			
✓	2019-177	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th			
✓	2019-178	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St			
✓	2019-179	Optimist Park Community	James	Atkinson	405 E 19th St			
✓	2019-180	Optimist Park Community	Pauline	Simuel	412 E 18th Stret			
✓	2019-181	Optimist Park Community	Valerie	Stepp	512 E 18th St			
✓	2019-182	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr			
✓	2019-183	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av			
✓	2019-184	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue			
✓	2019-185	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza			
✓	2019-186	University Park Improvement Association	Hattie	Watkins	845 Woodside Av			
✓	2019-187	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street			
✓	2019-188	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street			
✓	2019-189	Villa Heights Community Organization	Jason	Mathis	1209 Grace St			
✓	2019-190	Villa Heights Community Organization	Max	Carroll	1813 Parson Street			
✓	2019-191	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave			
✓	2019-192	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue			

✓ Larken Eggleston
 ✓ Dimple - Amera

102 letters mailed
 stamps -
 envelopes -

verified .making NOV 28, 2019. *afj*

OWNERFIRST	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
JANIE M	PATTERSON	528 E 18TH ST		CHARLOTTE	NC	28206
RIAN ELIZABETH	SCHILL	524 E 18TH ST		CHARLOTTE	NC	28208
MICHAEL J	ZYTKOW	ZYTKOW		CHARLOTTE	NC	28206
JOHNNY A III	WILLIAMS	520 EAST 18TH ST		CHARLOTTE	NC	28205
EDWIN BOSLEY IV	JARRETT	516 E 18TH ST		CHARLOTTE	NC	28206
	CENTRAL REAL ESTATE HOLDINGS LLC	512 E 18TH ST		CHARLOTTE	NC	28206
CARLOS	ESPIN	ESPIN		CHARLOTTE	NC	28205
DAVID W	FOWLER	517 E. 18TH ST		CHARLOTTE	NC	28206
	CS REALTY GROUP LLC	1501 N DAVIDSON ST		CHARLOTTE	NC	28206
	TAH HOLDING LP	16038 HALLATON DR		HUNTERSVILLE	NC	28078
SARAH J	HAMILTON	C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
	R-CUBED CHARLOTTE INVESTMENT GROUP LLC	PO. BOX 220287		CHARLOTTE	NC	28222
	UNITED OF CAROLINAS INC	906 B WESTBROOK DR		CHARLOTTE	NC	28202
	51619 TRUST	1008 N TRYON ST		CHARLOTTE	NC	28206
JANICE SUE	MC MULLEN	JAMISON		HUNTERSVILLE	NC	28070
ANNA CAMILLA	MCCALL	PO BOX 2741		CHARLOTTE	NC	28206
EARNEST	MCCULLOUGH	MCCULLOUGH		CHARLOTTE	NC	28206
	LEV PROPERTIES LLC	10115 NEWTONMORE DR		CHARLOTTE	NC	28206
	PLAN B2 CAPITAL LLC	1520 N CALDWELL ST		CHARLOTTE	NC	28206
KELLY	ROSE	3317 RITCH AVE		CHARLOTTE	NC	28206
	JEJ HOLDINGS LLC	4817 HARDISON RD		CHARLOTTE	NC	28226
VANESSA H	WEST	1508 N CALDWELL ST		CHARLOTTE	NC	28206
CARLOS	ESPIN	ESPIN		CHARLOTTE	NC	28205
JOANN	MILLER	517 EAST 18TH ST		CHARLOTTE	NC	28206
ARNEICHA	GREEN	424 E 19TH ST		CHARLOTTE	NC	28206
WALTER K	CARR	CARR		CHARLOTTE	NC	28206
JOHN W	MCBRIDE	MCBRIDE		CHARLOTTE	NC	28206
VICTORIA	GAITHER	1601 JULIA MAULDEN PL		CHARLOTTE	NC	28206
FRANCISCO	VEJAR	VEJAR		CHARLOTTE	NC	28206
FRANKLYN	DUPONT	DUPONT		CHARLOTTE	NC	28206
BANLONG	PHETSAYA	1609 JULIA MAULDEN PL		CHARLOTTE	NC	28206
SAN	KLAUK	KLAUK		CHARLOTTE	NC	28206
SHANE	NOFZIGER	BUDSRI		CHARLOTTE	NC	28206
SEKSANH	THAVYKANE	THAVYKANE		CHARLOTTE	NC	28206
BILLY	PHETSAYA	PHETSAYA		CHARLOTTE	NC	28206
PHUOC HUU	LE	PHAN		CHARLOTTE	NC	28205
ROBIN	FARNSTROM	852 EAGLE POINT DR		SAINT AUGUSTINE	FL	32092
OSHEA	GORDON	518 PARKWOOD AV		CHARLOTTE	NC	28206
	CITY OF CHARLOTTE	600 EAST FOURTH ST		CHARLOTTE	NC	28202
ATHAR M	SYED	1608 N DAVIDSON ST		CHARLOTTE	NC	28234
MANH TRA	REDFERN	PO BOX 3528		MATTHEWS	NC	28106
JOYCE DAVIS	WADDELL	1928 BONNIE LN		CHARLOTTE	NC	28213
	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
MARGUERITE KATHERINE	COOKE	C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
BARBARA	JACKSON	FORD	1111 MINERAL SPRINGS RD	CHARLOTTE	NC	28262
	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT	1516 N DAVIDSON ST	CHARLOTTE	NC	28206
CAROLYN M	RODGERS	RODGERS	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
MOHAMMED	ALASFAR	ALASFAR	1504 N DAVIDSON ST	CHARLOTTE	NC	28206
	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT	617 SPACCAPO ST	CHARLOTTE	NC	28270
	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
	MECKLENBURG COUNTY	C/O REAL ESTATE / FINANCE DEPT	600 EAST 4TH ST	CHARLOTTE	NC	28202
MARK	GROOMS	BRUCE	11427 GOLD PAN RD	CHARLOTTE	NC	28215



EXHIBIT B

NOTICE OF INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting for Rezoning Petition # 2019-146 filed by ALB Architecture on behalf of United of the Carolinas to rezone approximately .17 acres from an R-8 to UR-1(CD) and UR-C(CD)

Date and Time: Tuesday December 10, 2019 at 8:00-9:00 PM
Meeting location: 1521 No. Davidson Street Charlotte, NC 28206
Petitioner: ALB Architecture, PA
Petition #: 2019-146

We are ALB Architecture, PA and United of the Carolinas in connection with a Rezoning Petition that has been filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .17 acre site located at 1521 No Davidson Street from the R-8 zoning district to UR-1(CD) and UR-C(CD) zoning district. The purpose of the rezoning is to permit the preservation of the existing corner commercial building and allow for new residential duplex to be constructed in place of the single family home.

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 December 10, 2019 at 1521 No Davidson Street, Charlotte, NC 28206**. The Petitioner's representatives 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 Angie Lauer at ALB Architecture, PA. 704-503-9595

cc: Larken Egleston

Date Mailed: November 29, 2019



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COMMUNITY MEETING SIGN-IN SHEET PETITIONER:
 ALB ARCHITECTURE, PA
 REZONING PETITION NO.: 2019-146
 DECEMBER 10, 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
Vanessa West	1500 N. Caldwell St	704-332-8056	VWest0103@gmail.com
Henry Cameron	_____	704-332-8056	
Marguerite Cooke	1520 N. Davidson	704-599-1326	margcooke@earthlink.net
JAMES ATKINSON	425 E. 17th St	940-389-3513	jamesatkinson324@gmail.com
Ali Bahmangar			
Ange Lauer			
Andrew Stout			