

## COMMUNITY MEETING REPORT Petitioner: Buildom LLC Rezoning Petition No. 2021-277

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.

Caren Wingate, 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 <u>Exhibit A</u>, attached hereto, by depositing such notice in the U.S. mail on May 4, 2022. A copy of the written notice is attached hereto as <u>Exhibit B</u>.

The Community Meeting was held at the property on Wednesday, May 18, 2022 at 6:00 in the evening.

The Community Meeting was attended by those individuals identified on the Community Meeting Sign In Sheet, attached hereto as <u>Exhibit C.</u> The Petitioner was represented by Caren Wingate of Wingate Advisory Group and Stephen Overcash of ODA Architecture.

Caren Wingate, Agent for the Petitioner, welcomed the attendees and introduced the Petitioner's team. Ms. Wingate explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners. Ms. Wingate introduced her client, Katerina Akbarov as well as project Architect, Stephen Overcash.

Ms. Akberov discussed her history and her vision for the site. Ms. Akberov remained to answer questions.

Stephen Overcash reviewed the Zoning Application and explained that the Petitioner proposed to rezone approximately .399 acres, located at 215 Providence Rd from an Office (O-2) zoning district to a Neighborhood Services (NS) zoning district. Mr. Overcash provided a contextual site plan of the area to be rezoned (attached as Exhibit D). He discussed the site plan and pointed out various commitments made by the Petitioner.

Questions and Answers for the meeting follow:



### **QUESTIONS & ANSWERS**

- Will you make improvements to the exposed utilities beside the park at Circle Avenue?
   We will work with the City and Park & Rec to address any issues they identify in review.
- 2. Will there be a pedestrian connector from Circle Avenue to the property? Yes.
- What about parking? Where will customers park?
   We are planning an "over-under" deck with minimum grade change to accommodate required parking.
- 4. What will be the hours of the bakery?7:00 am to 7:00 pm are the intended hours of operation.
- 5. Will you have special events and where will event guests park?
   We will host small private events and there is a nearby parking which is underutilized after 5:00 pm.
- 6. Will there be screening between this property and adjacent residential property? Yes.
- 7. Will the building have a dedicated generator? No
- 8. How tall will the new building be?Our plan shows a maximum height of approximately 40 feet.
- 9. Will there be loud music? No.
- 10.. Will you have outdoor seating? Yes.

Respectfully submitted on June 10, 2022. Caren Wingate Wingate Advisory Group

## Exhibit A

2021-277		OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2 CITY	-	E ZIPCODE
		BANK OF MECKLENBURG			C/O NATIONAL TAX SEARCH, LLC	303 EAST WACKER DR, SUITE 1040	CHICAGO	IL	60601
2021-277	15501103	TWO HUNDRED ONE PROVIDENCE LLC			ATTN. THOMAS ARMSTRONG	201 PROVIDENCE RD	CHARLOTTE	NC	28207
2021-277	15501108	CRANFORD	STEPHEN A	KOREN S	CRANFORD	123 CIRCLE AVE	CHARLOTTE	NC	28207
2021-277	15501109	KAUFMAN	STEVEN RICHARD	SANDRA JEAN	DOLINER	127 CIRCLE AVE	CHARLOTTE	NC	28207
2021-277	15501111	BROWN	GREGORY D	MARION G	BROWN	135 CIRCLE AVE	CHARLOTTE	NC	28207
2021-277	15501112	TROYER	JENNIFER L	JOHN	TEAGUE	139 CIRCLE AV	CHARLOTTE	NC	28207
2021-277	15501114	RUSH HOLDING COMPANY LLC			C/O DEVIN LAW FIRM	2034 RANDOLPH RD UNIT 300	CHARLOTTE	NC	28207
2021-277	15501116	GCA REALTY LLC				5820 PORTBURN RD	CHARLOTTE	NC	28211
2021-277	15501117	ANDRINOPOULOS REALTY LLC				5820 PORTBURN RD	CHARLOTTE	NC	28211
	15501122	SHOOK	CHARLES TERRY	SANDRA MARIE	JAMES	131 CIRCLE AVE	CHARLOTTE	NC	28207
		AULL PHIL STUDIOS INC				215 PROVIDENCE RD	CHARLOTTE	NC	28207
	15501126	AULL PHIL STUDIO INC				215 PROVIDENCE RD	CHARLOTTE	NC	28207
	15501205	NOVANT HEALTH INC			ATTN: PROPERTY MANAGEMENT		CHARLOTTE	NC	28233
	15501213	FARLEY	THOMAS W	LINDA L	FARLEY	118 S COLONIAL AVE UNIT A	CHARLOTTE	NC	28207
	15501215	SHAH-KHAN	SARDAR MUSTAFA		SHAH-KHAN	118 S COLONIAL AVE UNIT A	CHARLOTTE	NC	28207
	15501214	FML RENTALS INC	SARDAR WUSTAFA	CAROLINE 5	SHAH-KHAN	118 S COLONIAL AVE UNIT B	CHARLOTTE	NC	28207
	15501216	FML RENTALS INC				118 S COLONIAL AVE UNIT C	CHARLOTTE	NC	28207
	15501217	FML RENTALS INC				118 S COLONIAL AVE UNIT C	CHARLOTTE	NC	28207
	15501218	FML RENTALS INC				118 S COLONIAL AVE UNIT C	CHARLOTTE	NC	28207
	15501511	DV XV LLC				PO BOX 6187	WARWICK	RI	02887
		MOORE BEATTY INVESTMENTS LLC				200 PROVIDENCE ROAD SUITE 100	CHARLOTTE	NC	28207
	15502135	BERNARD	PATRICIA L			2121 DARTMOUTH PL	CHARLOTTE	NC	28207
	15502136	HOEL	DAVID G	NANCY G	HOEL	2125 DARTMOUTH PL	CHARLOTTE	NC	28207
2021-277	15502137	GRAVATT	MARY MCNEAL			2123 DARTMOUTH PL UNIT A	CHARLOTTE	NC	28207
2021-277	15502138	JONKER	CAROLINE D	HENDRIK G	JONKER	2123 DARTMOUTH PL UNIT B	CHARLOTTE	NC	28207
2021-277	15502139	WOLFF	MICHAEL			526 HERMITAGE CT	CHARLOTTE	NC	28207
2021-277	15502140	STALEY	KARI			2133 DARTMOUTH PL UNIT 2	CHARLOTTE	NC	28207
2021-277	15502141	STOKKEBYE	ERIK M	CHRISTINA EVA	STOKKEBYE	2601 CLOISTER DR	CHARLOTTE	NC	28211
2021-277	15502142	BROWN	SCOTT WIMBERLY		BEVERLY HARRIS	1525 BILTMORE DR	CHARLOTTE	NC	28207
2021-277	15502143	GARLAND	JANET			1335 LYNBROOK DR	CHARLOTTE	NC	28211
2021-277	15502144	GERMINARIO	CATHERINE			2141 DARTMOUTH PLACE	CHARLOTTE	NC	28207
2021-277	15502145	SAMAL	SUSHANTA K	SAROJINI	SAMAL	2525 ARDEN GATE LN	CHARLOTTE	NC	28262
	15502146	JONES	EMILY ANGELA			2139 DARTMOUTH PLACE UNIT C4	CHARLOTTE	NC	28207
		CORRELL	CURTIS J JR	REBEKAH M	CORRELL	230 PROVIDENCE RD	CHARLOTTE	NC	28207
	15502148	ROSENBERGER	AMY		CONNELL	224 PROVIDENCE RD	CHARLOTTE	NC	28207
	15502149	VANSLOOTEN	CHRISTINA			220 PROVIDENCE RD D-2	CHARLOTTE	NC	28207
	15502149	EDWARDS	ASHLEY			222 PROVIDENCE RD	CHARLOTTE	NC	28207
	15502150	HELMS RENTALS LLC	ASIILLI			20201 TEAK CT	CORNELIUS	NC	28031
	15502152	WIERSMA	SAVANNAH K		55 4 5 V	226 PROVIDENCE RD STE D5	CHARLOTTE	NC	28207
	15502809	MCDONALD	OLIVIA	STEPHEN M	BRADY	200 CIR AVE	CHARLOTTE	NC	28207
	15502810	CHOATE	CHARLES RION			2751 WINTERGREEN DR	CHARLOTTE	NC	28211
	15502811	SMITH	SEAN			225 S CHASE ST	CHARLOTTE	NC	28207
	15502812	HILDRETH	D ALLEN			225 S CHASE ST APT C	CHARLOTTE	NC	28207
2021-277	15502813	MILLER	ADAM H			225 S CHASE ST APT D	CHARLOTTE	NC	28207
	15502814	ANDREONI	DAVID A	ELIZABETH	PETRONINO	225 S CHASE ST UNIT E	CHARLOTTE	NC	28207
2021-277	15502815	EARLY	ABRAM			225 S CHASE ST APT F	CHARLOTTE	NC	28207
2021-277	15502816	KLEIN	CAITLIN			225 SOUTH CHASE ST UNIT G	CHARLOTTE	NC	28207
2021-277	15502817	ZIGA	MUAMER	SAMIRA	ZIGA	225 S CHASE ST UNIT H	CHARLOTTE	NC	28207
2021-277	15502818	WILLIAMSON	FRANCES BARRETT		C/O F B WILLIAMSON TRUSTEE	733 PLANTATION ESTATE DR APT A316	MATTHEWS	NC	28105
2021-277	15502819	OLSSON	KIMBERLY T			225 S CHASE ST UNITJ	CHARLOTTE	NC	28207
	15502820	STOWE	HAROLD C JR			225 S CHASE ST APT K	CHARLOTTE	NC	28207
	15502821	DILLON	JAMES M	TRUST	JAMES M DILLON LIVING	3211 VAIL VIEW DR	PORT ORANGE		32128
	15502822	TALBERT	MICHAEL H L			225 SOUTH CHASE ST UNIT M	CHARLOTTE	NC	28207
		MCGUIRE	KAMIJ	JOSEPH MICHAEL	MCQUIRE	2205 CRESCENT AVE	CHARLOTTE	NC	28207
		MECKLENBURG COUNTY		JOSEPH WICHAEL	% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28207
	15502903	IVIECTLEINDURG CUUNTY			10 KEAL ESTATE / FINANCE DEPT	UUU E 41H SI IIIH FLUUK	CHARLOTTE	INC	20202

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b22-27     Anherst Pines themewners Association     June <sup>1</sup> Watts-Main     Yeat Mark     Probability     Charlotite     NC     28244       2212-17     Charlity Neighbordod Association     Rick     Winker     2112 Cheartifield A     Charlotite     NC     28255       2212-17     Charlity Neighbordod Association     Rick     Winker     2112 Cheartifield A     Charlotite     NC     28265       2212-17     Charlotite Regional Rentor Association     Rick     Winker     2123 Cheartifield A     Charlotite     NC     28264       2212-17     Charly Neighbordod Association     Kisten Joyce     Nover     252 Lubrit S     Charlotite     NC     28244       2212-17     Charly Neighbordod Association     Siphanice     Nover     152 Lubrit S     Charlotite     NC     28244       2212-17     Charly Neighbordod Association     Siphanice     NC     162 Lubrit S     Charlotite     NC     28244       2212-17     Charly Neighbordod Association     Glanton     NC     162 Lubrit S     Charlotite     NC     28244       2212-17     Charly Neighbordod Association     Glanton     NC     28244     28244       2212-17     Charly Neighbordod Association     Glanton     NC     28244       2212-17     Exabeh	2021-277	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP		
1291-27Clandilly Nagbiorhood AssociationIorakinStory24/4 Ha St.CharlotteNC28052021-27Clandilly Nagbiorhood AssociationRickWinker212 Cheaterlied Ar-CharlotteNC28052021-27Clandilly Nagbiorhood AssociationRickWinker212 Cheaterlied Ar-CharlotteNC28052021-27Clandite Regioral Radical AssociationKairyonHubick252 Baldwin AreCharlotteNC28042021-27Clarry Nagbiorhood AssociationKairyonBaldwin AreCharlotteNC28042021-27Clarry Nagbiorhood AssociationMonoPaton162 Lubre's LarryonCharlotteNC28042021-27Clarry Nagbiorhood AssociationMonoPaton162 Lubre's LarryonCharlotteNC28042021-27Clarry Nagbiorhood AssociationSylanRick172 Lubre's LarryonCharlotteNC28042021-27Clarry Nagbiorhood AssociationSylanRick119 Balgrave FLCharlotteNC28042021-27Clarry Nagbiorhood AssociationSylanRick119 Balgrave FLCharlotteNC28042021-27Clarry Nagbiorhood AssociationSylanRick119 Balgrave FLCharlotteNC28042021-27ElabelNortheSylan16 Gameron ArenueCharlotteRick28042021-27ElabelSylanSylan10 SulaneroRick280428042021-27 <td>2021-277</td> <td></td> <td>Rosalyn</td> <td>Allison-Jacobs</td> <td>634 Waco St</td> <td></td> <td>Charlotte</td> <td>NC</td> <td>28204</td> <td></td> <td></td>	2021-277		Rosalyn	Allison-Jacobs	634 Waco St		Charlotte	NC	28204		
121277     Nattliy Neighborhood Association     Rick     Vinker     210 Shaanda Avi     Charlote R.     NG     2826       122127     Natolare Regional Realitor Association     Joe     Padila     1201 Greenwood Ciff     Charlote R.     NG     2826       122127     Natolare Regional Realitor Association     Kiston Avy     1201 Greenwood Ciff     Charlote R.     NG     2826       120127     Nerry Neighbordond Association     Kiston Avy     1822 Luher St     Charlote R.     NG     2836       120127     Nerry Neighbordond Association     Stein Avy     172 Arshners PL     Charlote R.     NG     2836       120127     Nerry Neighbordond Association     Stein Arshner R.     NG     2836       120127     Nerry Neighbordond Association     Stein Arshner R.     NG     2836       120127     Nerry Neighbordond Association     Calen     NG     2836       120127     Nerry Neighbordond Association     Calen     NG     2836       120127     Nerry Neighbordond Association     Allen     122 Green Arshner Nerry     Charlote Regional Reality Neighbordond Association     NG     2837       121277     Nerry Neighbordond Association     Allen     123 Greenwark     Charlote Regional Reality Neighbordond Association     NG     2837       121277 <t< td=""><td>2021-277</td><td>Amherst Place Homeowners Association</td><td>June</td><td>Watts-Mistri</td><td>1730 Amherst Pl</td><td></td><td>Charlotte</td><td>NC</td><td>28204</td><td></td><td></td></t<>	2021-277	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204		
b212-77     Nartily Neighborhood Association     Rick     Winker     212 Cheaterfield Ar     Chortota     NG     28205       2021-77     Nartily Neighborhood Association     Kithyn     Huikak     258 Badwin Avc     Chortota     NG     2804       2021-77     Narry Neighborhood Association     Minon Agenc     122 Linker St     Charlots     NG     2804       2021-77     Narry Neighborhood Association     Myon     Patton     1623 Linker St     Charlots     NG     2804       2021-77     Narry Neighborhood Association     Stephanie     NG     1623 Linker St     Charlots     NG     2804       2021-77     Narry Neighborhood Association     Stephanie     NG     2237     Charlots     NG     2804       2021-77     Narry Neighborhood Association     Clien     NG     2237     2304     NG     NG     2803       2021-77     Eizaberh     Anthyn Communiry Mascolation     Anthyn     Patton     NG     2803       2021-77     Eizaberh     Mascolation     NG     2814     NG     NG     2804       2021-77     Eizaberh     Mascolation     NG     2814     NG     NG     2804       2021-77     Eizaberh     Mascolation     NG     2814     NG <td< td=""><td>2021-277</td><td>Chantilly Neighborhood Association</td><td>Jonathan</td><td>Story</td><td>2414 Bay St.</td><td></td><td>Charlotte</td><td>NC</td><td>28205</td><td></td><td></td></td<>	2021-277	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205		
1212-77     Chardre K=genal Relator Association     Kathen N     Padlia     121 Greenwood Cliff     Chardre N     NC     2204       2021-27     Cherny Neighborhood Association     Kisten Joyce     Moyre     122 Luther St     Chardre     NC     2204       2021-27     Cherny Neighborhood Association     Myon     Patton     122 Luther St     Chardre     NC     2204       2021-27     Cherny Neighborhood Association     Myon     Patton     122 Luther St     Chardre     NC     2204       2021-27     Cherny Neighborhood Association     Stepharie     Nc     1204     Chardre     NC     2204       2021-27     Cherny Neighborhood Association     Stepharie     Nc     1204     Chardre     NC     2204       2021-27     Firsty Neighborhood Association     John     Firsty     1204     Chardre     NC     2204       2021-27     Firsty Neighborhood Association     John     Firsty     1204     Chardre     NC     2204       2021-27     Firsty Neighborhood Association     John     Nofe     1108 Garenro Avenue     Chardre     NC     2204       2021-27     Firsty Neighborhood Association     Stephare     Stephare     Chardre     NC     2204       2021-27     Firsty Neighborhood Assoc	2021-277	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205		
1201-27     Cherry Narjbechood Association     Kathyn     Hudie     325 Baldwin Are     Ondratte     Nc     28204       2012-27     Cherry Narjbechood Association     Mron     Paton     1622 Luher Si     Ondratte     Nc     2804       2012-27     Cherry Narjbechood Association     Mron     Paton     1623 Luher Si     Ondratte     Nc     2804       2012-27     Cherry Narjbechood Association     Sphain     Bitle Patin     1623 Luher Sizee     Charlotte     Nc     2804       2021-27     Firsten Magibachood Association     Glein     McNu     2237 Creacent Heights Megibachood Association     Nc     2804       2021-27     Firsten Magibachood Association     Glein     McNu     2237 Creacent Areights Megibachood Association     Nc     2807       2021-27     Firsten Megibachood Association     Glein     Product     Charlotte     Charlotte     2803       2021-27     Firsteh     Madison     Product     Nc     2807     2807       2021-27     Firsteh     Madison     Hand     251 Svil Arenue     Charlotte     Nc     2807       2021-27     Firsteh     Madison     Hand     133 Greenway Are     Charlotte     Nc     2804       2021-27     Firsteh Community Association     More     Sizen	2021-277	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205		
1201-27     Nem", Neighborhood Association     Kissim Age     Mpron     1623 Luther Sit     Charlotte     NC     28204       2012-77     Nerry, Neighborhood Association     Stephanie     Vick     1712 Amherst FI     Charlotte     NC     28204       2021-27     Nerry, Neighborhood Association     Stylvia     NC     28204     28204       2021-27     Nerry, Neighborhood Association     Culen     NC     28204       2021-27     Nerry, Neighborhood Association     Culen     NC     28204       2021-27     Nerry, Neighborhood Association     Culen     NC     28204       2021-27     Nerry, Neighborhood Association     Stephane     Nc     28204       2021-27     Nerabeh Community Association     Stephane	2021-277	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204		
2021-27     Chern'Neighborhood Association     Myon     Non     1622 Luber Si     Charlotte     NC     28204       2021-27     Chern'Neighborhood Association     Stephanie     Wick     1712 Amherst Pit     Charlotte     NC     28204       2021-27     Cherny Neighborhood Association     Cullen     Battler Patton     1623 Luber Street     Charlotte     NC     28204       2021-27     Cherny Neighborhood Association     Cullen     McHuy     2272 Crescent Av     Charlotte     NC     28207       2021-27     Filzabeth     Stephanie     Stephanie     Stephanie     Charlotte     NC     28207       2021-277     Filzabeth     Ashey     Findey     2623 vali Avenue     Charlotte     NC     28207       2021-277     Filzabeth     Stalaton     Madison     Volfe     16 Gameona Avenue     Charlotte     NC     28207       2021-277     Filzabeth Community Association     Madison     Volfe     2000 (aureria y Avenue     Charlotte     NC     28204       2021-277     Filzabeth Community Association     Madison     2000 (aureria y Avenue     Charlotte     NC     28204       2021-277     Filzabeth Community Association     Monie     2000 (aureria y Avenue     Charlotte     NC     28204       2	2021-277	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204		
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2021-27     Cherry Neighborhood Joint Ladership Team     Sylvia     Bile Patton     1622 Luther Sirred     Charlotte     NC     28204       2021-27     Diskorth Cormunity Development Association     John     Fryday     1119 Beigrave P     Charlotte     NC     28203       2021-277     Diskorth Cormunity Development Association     Ashey     1119 Beigrave P     Charlotte     NC     28203       2021-277     Eizabeh     Ashey     NG     316 Germa Avenue     Charlotte     NC     28204       2021-277     Eizabeh     Madion     Mole     316 Germa Avenue     Charlotte     NC     28204       2021-277     Eizabeh     Madion     Madion     100 Lucrareve     Charlotte     NC     28204       2021-277     Eizabeh     Madion     Atatis     100 Lucrareve     Charlotte     NC     28204       2021-277     Eizabeh Community Association     Bin     624 Larareve     Charlotte     NC     28204       2021-277     Eizabeh Community Association     Monte     Belvin     624 Germa Avenue     Charlotte     NC     28204       2021-277     Eizabeh Community Association     Monte     Richey     525 Germa Avenue     Charlotte     NC     28204       2021-277     Eizabeh Community Association	2021-277	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204		
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2021-277 The Cherry Community Organization (CCO) Barbara Rainey 610 Baldwin Avenue Charlotte NC 28204											
		The Cherry Community Organization (CCO)		,	0						
		Wayfinders (formerly Bruce Irons Camp Fund)	Mollie	James	725 Providence Road	Suite 212	Charlotte	NC	28207		

# Exhibit B



## NOTICE OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Buildom LLC to rezone approximately .40 acres located at 215 Providence Road to allow the construction of a new building.

Date and Timeof Meeting:Wednesday, May 18th at 6:00 in the eveningPlace of Meeting:Phil Aull Property

Place of Meeting: Phil Aull Property 215 Providence Rd Charlotte, NC 28207

Petitioner: Buildom LLC

Petition No.: 2021-277

We are assisting Buildom LLC (the "Petitioner") in connection with a Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeks to rezone an approximately .40 -acre site (the "Site") located at 215 Providence Road from the O-2 zoning district to NS zoning district. The purpose of the rezoning is to permit the construction of a 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 Wednesday, May 18th, 2022 at 6:00pm at 215 Providence Road. 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 Caren Wingate at 704-641-2154.

cc: Larken Egleston, Charlotte City Council Representative for District 1 John Kenley, Charlotte Mecklenburg Planning Department

Date Mailed: May 4, 2022

1030 Edgehill Rd S, Suite 101 · Charlotte, North Carolina 28207 · 704.641.2154 <u>cwingate@wingadgroup.com</u> Exhibit C

# RZ 2021-277 215 Providence Road; Charlotte, North Carolina COMMUNITY MEETING ATTENDANCE ROSTER MAY 18,2022

				Property	Business
Name	Phone	E-mail	Property Address	Owner (check)	Owner (check)
George Audrinop	parelo .	gandrinioutlook	Property Address Con 2020; f 2028 Dondock fit Rol	~	Þ
<u> </u>	K-704-644 H-704-366	9-2864 -7139			
Christing Van Soven	404.357.9436	CVS/Doten@yahoo.com	220 Providence Rd.		
Sephen alercash	104 105 04 23	Soverush 20174. US. 001	2010 5. Trype St.		
Caren Winpatr	704-441-254	Preperty owner,	rep - 1		
TERRY Stock -	704.23(5759		.ca 13 ARCHEAK	1	2
Compie Newman	708-996-03	6 inc newson 0316 gra	1. com 305 Circle Ave		
Steve + Koren Cranton	709-604-1131	SACRAN tor (23 e) GMZIL. COM	123 Circle Ave	L	
JD Doliner	704-789-4582	6 juic Newport 03/6 gra sacran tool 123 e Shzil.com Joboline Caol. (0 m	127 Circle	0	
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2 VICINITY MAP

Development Summary

11501125 11501126

.41 acres

Not to exceed 16,800 sf

0-2

NS

2.0

Tax Parcel ID#:

Total Site Acreage:

Existing Zoning:

FAR:

Proposed Zoning:

Total Building Area:

## **ODA ARCHITECTURE** 2010 south tryon st., suite 1a charlotte, nc 28203 704.332.1615 www.oda.us.com

#### **General Provisions**

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will wait. Those criteria for example, those that require buffers, regulate streats, sidewaiks, trees, stormwater, and site development, atc...) will apply to the development site. This includes Chapters 69,12,17,16,19,20,21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this be required in it and a second second
- The one Prain is obtained in highly and the presents a limit concept of development with regard to the arrangement of buildings, parking, and circulation patterns. Minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner' developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207.

#### Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the NS district.

#### Lighting

- 4. The maximum height of any freestanding light fixture shall not exceed 20 feet including its base. 5. All lighting will be shielded from adjacent properties.

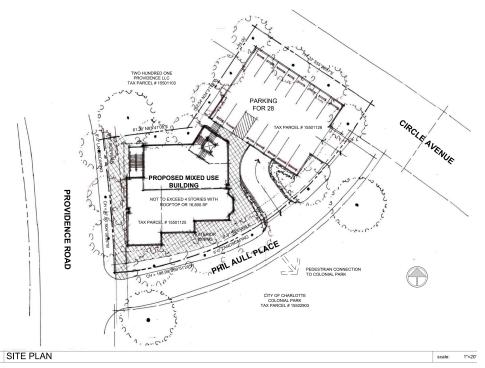
#### Transportation

6. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation and / or North Carolina Department of Transportation.

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#### Streetscape & Landscaping

7. Petitioner to provide 8' landscaping and 8' sidewalk along Providence Rd. 8. Petitioner to provide 8' landscaping and 6' sidewalk along Phil Aull Place.



215 PROVIDENCE ROAD CHARLOTTE, NORTH CAROLINA

## PETITION NO. 2021-XXX FOR PUBLIC HEARING

REVISIONS				
No.	Description	Date		

### SITE PLAN AND DATA

