

## COMMUNITY MEETING REPORT

Petitioner: On Cleveland LLC  
Rezoning Petition: 2023-088

*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 July 21, 2023. A copy of the written notice is attached hereto as Exhibit B.

### DATE, TIME AND LOCATION OF MEETING:

The virtual Community Meeting was held on August 7, 2023) at 6:30 pm and was accessed via link included with Community Meeting letter (Exhibit B).

### PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the chat log attached as Exhibit C. The Petitioner was represented at the Community Meeting by Sarah Stewart with Dogwood Engineering; Don Peadon with Peadon Finein Architects and Jeff Tonidandel (Petitioner) and Jamie Brown.

### SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Sarah Stewart, welcomed the attendees and introduced the Petitioner's team and indicated that the Petitioner proposed to rezone an approximately 0.517 ac site (the "Site") at 1823 Cleveland Avenue in Charlotte from the NS HDO zoning district to NC-EX HDO. 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. Sarah requested for attendees to type questions into the meeting chat during the presentation and she would read them at the end of the presentation. After the written questions were read, Sarah opened the floor to attendees for further questions and discussion.

Sarah explained that the petition was a proposal to relocate the historic Leeper and Wyatt Store Building from South Boulevard to the site before the building is slated to be demolished for an approved construction project. The relocated building is proposed to be used as a restaurant in addition to an existing restaurant currently on the 1823 Cleveland Avenue site. Additionally, the site is in the Dilworth Historic District overlay and will be reviewed by the Historic District Commission during the permitting process.

The proposed relocation area is currently a 25-space parking lot. This parking lot would be reduced in size to 4 spaces to accommodate the building relocation. To allow for the relocation, the petitioner is requesting an exception (EX) designation. This requires the project to provide public benefits in the categories of sustainability, public amenity, or city improvement. Sarah presented that the project provides sustainability in that it includes an adaptive reuse of an existing building and provides public amenity in that it preserves historically significant building in the City of Charlotte's history and additionally will provide public open space to be accessible from East Worthington Avenue.

Requested EX provisions include: reduced parking required, request to keep existing street scape on Cleveland Avenue and E Worthington Ave and reduction of required Landscape Yard from 25' to 3' (existing width between property line and existing back of curb which currently has mature screening shrubs to remain).

Sarah noted the site plan was designed to improve site accessibility from the sidewalk to the buildings and that the site would provide bicycle parking. Sarah stated the site plan included (4) on site spaces and (8) on-street spaces for a total of 12 spaces. This puts the site with 10 less spaces than required by the ordinance which is why they were requesting the EX provision for reduced parking. Sarah noted that the Petitioner is currently looking for leasable parking spaces, but with the high volume of current and planned construction in the area, it was challenging to find spaces that were available for day and night and for a 5 year term as noted in the UDO.

Jeff Tonidandel provided background information about their experience and the typical operation of their current restaurants in Charlotte which include Haberdish, Ever Andalo, Growlers Pour House, Reigning Doughnuts, and Supperland.

Sarah Stewart summarized the design process and noted site plan changes the team had made to date to respond to comments from Historic Commission and the neighborhood. This included selection of NS district over TOD, removing a proposed "drop off" lane from the site frontage, and adding an additional parking space to the site.

Don Peardon showed proposed architectural elevations and discussed the design of the proposed facility. The size of the Leaper Wyatt Building is approximately 1500 sqft on each floor. He used the elevations showing a proposed rooftop deck enclosed with glass to complement the historic building's architecture to explain the facility's proposed concept and operations. He noted that all design elements would be reviewed and need approval from the Historic District Commission. The building is set to be relocated while maintaining its historic exterior elevations. It will require renovations for restaurant use, and code compliance questions are being addressed, particularly regarding the stairwell. The petitioner is coordinating with a building relocater to ensure a successful relocation is feasible.

#### Community Questions and Responses:

Majority of questions focused on parking. Parking related questions listed below:

*"Where do you expect employees and customers to park???"*

Team noted they expected patrons and staff to use nearby light rail station and to serve community within walking and biking distance, especially with 31-story tower proposed for adjacent block. Jeff noted that in his experience, a large percentage of diners take Uber and ride share services to restaurants.

*"Also could you go farther out with valet?"*

Jeff agreed and said they would be open to that.

*"So you have approached the city about rezoning but not the city about parking to remain in compliance with current standards?"*

Sarah noted that the team had been working with City Staff about parking from day one as given limited area for relocation this was critical.

*"140 seats existing, maybe 50 for LW building, 40 employees is 230 individuals at any given time. Supperland claims 50% usage of alternative (non-car) transportation, so 115 individuals. 4 per car is ~30 vehicles at any time, best case. Isn't it worth the time to research remote/valet parking, even at an additional cost?"*

*"Approx. how many employees would be working during normal business hours? How many tables will be in the combined space with how many assumed customers?"*

*"Are you continuing to look for spaces to lease? Do still know who Bonterra was leasing from?"*

Sarah shared a "Parking Study" exhibit she made which identified an 800' radius around the site with number of spaces identified. She stated the Petitioner was reaching out locations with parking to inquire about possibility of lease. Currently, locations either did not have spaces to lease or could only lease for a short term before start of planned construction or after construction project. Sarah noted that two projects on adjacent block included parking decks which would provide an opportunity for pay or leased parking but that was a longer term solution. Jeff noted he had spoken to those developers and was in communication with them.

Jeff stated the number of employees during normal business hours is estimated to be around 30-50 people or up to 40% capacity compared to a similar establishment like Summerland with more square footage.

Jamie stated that in addition to leasing, efforts are being made to explore alternative parking systems like Park Mobile in private lots or other upcoming systems in the area.

Ellen Citarella with the Dilworth Community Association (DCA) noted that the DCA had also been working with the City about parking issues and had tried to inquire about parking at CHA and possibility of pay parking kiosks.

*"Curious about the housing authority lot - it seems empty most of the time. People will not walk a block and a half to Enlivian [Charlotte Housing Authority bldg.]"*

Sarah agreed that in reviewing the Parking Study, it was important to think about how far patrons would walk to parking.

*"Can you confirm street parking on Cleveland Ave between East and Worthington exists? The fire department painted new lines/took away most street spots because their entrance was blocked by construction crews."*

Sarah showed 2 on street parking spaces available on Cleveland Ave from 20' from curb return to existing no parking sign. Sarah noted no parking was counted from this sign toward site driveway and towards Fire Department driveway across the street.

*"Could you please provide a few examples of efforts you have made to address parking difficulties at past redevelopments? Sorry for the late question - I'll look forward to it later if you cant address now."*

Jeff stated that they did not develop those sites themselves so he was not sure on precise permitting.

Attendees also sent messages discussing their thoughts on the parking:

*"This boils down to 10 parking spaces, correct? There may be 140 seats in the new restaurant, but really we are just talking about 10 spaces. 12 vs. 22 to be able to preserve the building."*

*"10 spaces by not putting the building on the site doesn't solve the parking concerns."*

*"The best way to continue to promote the walkability in Dilworth is projects just like this. The fact that the building being relocated is historic is a bonus!"*

*"Seeing buildings instead of asphalt parking is also much more neighborhood friendly."*

*"Valet parking and additional leased spaces would be the only acceptable solution for our neighborhood and adjacent property owners who have provided and paid for parking for their customers"*

*"I live right down the street as well. I, too, am excited about going to the new restaurant. I do think, though, that it is a little unfair to say that people are choosing between a parking lot and saving the historic building. I think that the biggest thing is there is an option to save the building and also provide offsite lease parking. The only question is whether or not that's financially feasible by the owners of the restaurant, I would assume. But I've heard a lot of people say they want to save the building. I don't want those people to be, but also want there to be enough parking for the neighborhood. I don't want people that want enough parking for the neighborhood to be thrown into a category that. They want the building. I think the quote was crushed to, so thank you."*

Some attendees asked questions about the Public Benefits provided:

*"I'm really wondering what the public benefit is. I understand saving historic buildings. I don't understand what the building is going to be used for and why it's a public benefit at the expense of parking."*

*"I agree, how would this benefit the public?"*

Sarah noted that the Leeper Wyatt Building is on the Charlotte-Mecklenburg Historic Landmarks Commission list of landmarks and the project would keep the building in tact within it's historic neighborhood setting. The public benefit would be preserving it for the community to enjoy. The site is located within Dilworth Historic District Overlay. Sarah stated the building would be used for a restaurant but a specific concept has not been worked out. Jeff stated they put a lot of thought and work into their concepts and would not start that process until they knew it could be relocated.

*"If they do not have parking it seems that another site should be massively looked for"*

*"Have you guys considered preserving the building at its current location or moving it to somewhere else where it won't cause a harm to the neighborhood?"*

Sarah stated the petitioner does not own the Leeper and Wyatt building nor the land it is currently on and is simply in talks with its owner to relocate it before it is demolished. If this project does not get approval, the Petitioner has no further connection to the building nor owns other locations to move it. She noted that before the Petitioner, she understood there were previous attempts at relocation that had fallen through.

Attendees also sent in thoughts on the proposal to save the historic Leeper and Wyatt Building:

*"My understanding is that the mere preservation of the building for posterity is the public benefit. Regardless of the specifics of the hospitality concept that goes there. Also, 1mm square feet of new development right across the street is significant. That's the size of the new Duke Energy building. There will be meaningful amounts of new parking coming online in the near future."*

*“This seems like an elegant way to preserve a historic building and offer new dining options for neighbors and businesses. I own a business nearby and think this would enhance the neighborhood.”*

*“Thank you for trying to preserve the landmark”*

#### Additional Questions and Responses

*“What is the rear setback? I think I missed that.”*

Sarah noted she had 10'. Ellen said it should be 20'. Sarah said she would check with planning.

*“What is the status of the engineering study for the move?”*

Sarah stated the petitioner had started work with a relocation firm out of Greensboro. Sarah had spoken with him on the phone regarding site location. So far, all looked good and move appears feasible.

*“how much time is left before the building is razed?”*

Jeff said he had been speaking to Southern Land Company (current owner) about the timeframe. Southern Land Company would like to have it removed or demolished this year and that is what we are working toward. If building is not removed before they begin work, the building will be demolished.

*“Has preserving the buildings façade been considered vs the structure in its entirety?  
put it on a parking deck”*

Don Peardon said he wasn't sure if that was feasible or what the benefit would be. He did not think the Historic Commission would be favorable to a parking deck on the site.

Sarah announced people were welcome to send her any comments or requests on the project. All emails received are provided in Exhibit D of this report.

Respectfully submitted, this 18th day of August, (2023) by Sarah Stewart with Dogwood Engineering, PLLC.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

TAX ID	OWNER LAST NAME	OWNER FIRST NAME	CO OWNER FIRST NAME	CO OWNER LAST NAME	MAILING ADDRESS	CITY	STATE	ZIP
12105301	ON CLEVELAND LLC				912 EAST PARK AV	CHARLOTTE	NC	28203
12105303	WALKER	DAVID	BERTHA	WALKER	308 CANYON TL	CHARLOTTE	NC	28270
12105304	ROBINSON	IVY BLADES			319 EAST WORTHINGTON AVE	CHARLOTTE	NC	28203
12105305	PETOKE USA LLC				321 E WORTHINGTON AVE	CHARLOTTE	NC	28203
12105306	TROTSKY	REBECCA I	MICHAEL P	FARLEY	117 HILLSIDE AVE	CHARLOTTE	NC	28209
12105307	LESESNE	LOUIS LEMAIRE JR	TAMARA SMITH	LESESNE	329 E WORTHINGTON AVE	CHARLOTTE	NC	28203
12105308	CG INVESTMENT GROUP LLC				2809 SUNSET DR	CHARLOTTE	NC	28209
12105309	KR MONROE ONE LLC				1814 EUCLID AVE	CHARLOTTE	NC	28203
12105310	WINWOOD REALTY MANAGEMENT LLC			C/O JEANNE P KARRAS	8074 BRADFORD LN	DENVER	NC	28037
12105311	WINWOOD REALTY MANAGEMENT LLC			C/O JEANNE P KARRAS	8074 BRADFORD LN	DENVER	NC	28037
12105312	NPR PROPERTIES LLC				1145 S WENDOVER RD	CHARLOTTE	NC	28211
12105318	ESI INVESTMENTS LLC				1802 CAMBRIDGE DR	KINSTON	NC	28504
12105319	ESI INVESTMENTS LLC				1802 CAMBRIDGE DR	KINSTON	NC	28504
12105320	COULTER	CATHERINE E REVOCABLE		LIVING TRUST	1614 EUCLID AVE UNIT C	CHARLOTTE	NC	28203
12105321	UPSTAIRS LLC				300 EAST BLVD STE B4	CHARLOTTE	NC	28203
12105322	EBF PARTNERSHIP				300 EAST BLVD	CHARLOTTE	NC	28203
12105323	CLINE	MARGARET W			700 PINE FOREST RD	CHARLOTTE	NC	28214
12105324	CLINE	MARGARET W			700 PINE FOREST RD	CHARLOTTE	NC	28214
12105325	CLUB TAN CHARLOTTE LLC				4702 MISTY HILL LN	GASTONIA	NC	28054
12105326	BIDDY	MICHAEL G	KELLY M	MCKENZIE-BIDDY	310 EAST BOULEVARD UNIT C4	CHARLOTTE	NC	28203
12105327	EAST BOULEVARD RETREAT LLC				2303 CRESCENT AVE	CHARLOTTE	NC	28207
12105328	BHULA	CHAMPAK CHITA	NAINA CHAMPAK	BHULA	310 EAST BLVD UNIT C6	CHARLOTTE	NC	28203
12105329	MADMACARC LLC				310 EAST BV STE 7	CHARLOTTE	NC	28203
12105330	MISHOE	JEFF RANDALL	DEBORAH KAUFFMAN	MISHOE	310 E BLVD UNIT C-8	CHARLOTTE	NC	28203
12105331	AMBIANCE GARDEN DESIGN LLC				917 BROMLEY RD	CHARLOTTE	NC	28207
12105332	AMBIANCE GARDEN DESIGN LLC				917 BROMLEY RD	CHARLOTTE	NC	28207
12105402	215 E WORTHINGTON LLC				3926 BARCLEY DOWNS DR	CHARLOTTE	NC	28209
12105404	WORTHINGTON HOLDINGS LLC			1805 EAST LLC	225 E WORTHINGTON AVE STE 201	CHARLOTTE	NC	28203
12105405	WORTHINGTON HOLDINGS LLC			1805 EAST LLC	225 E WORTHINGTON AVE STE 201	CHARLOTTE	NC	28203
12105406	WORTHINGTON HOLDINGS LLC			1805 EAST LLC	225 E WORTHINGTON AVE STE 201	CHARLOTTE	NC	28203

Community Meeting Mail List  
Adjacent Owners

TAX ID	OWNER LAST NAME	OWNER FIRST NAME	CO OWNER FIRST NAME	CO OWNER LAST NAME	MAILING ADDRESS	CITY	STATE	ZIP
12105407	RAYNOR	KENNETH R	LUCY	RAYNOR	229 E WORTHINGTON AVE	CHARLOTTE	NC	28203
12105408	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202
12105409	EGM PROPERTIES LLC				1235 EAST BLVD STE E131	CHARLOTTE	NC	28203
12105411	EGM PROPERTIES LLC				1235 EAST BLVD STE E131	CHARLOTTE	NC	28203
12105412	EGM PROPERTIES LLC				1235 EAST BLVD STE E131	CHARLOTTE	NC	28203
12105414	ATRIUM HEALTH FOUNDATION				208 EAST BLVD	CHARLOTTE	NC	28203
12105507	WP 1920 CLEVELAND LLC				1920 CLEVELAND AVE SUITE C	CHARLOTTE	NC	28203
12105514	CRD DILWORTH LLC				225 W HUBBARD ST 4TH FL	CHICAGO	IL	60654
12105610	COHAN	RICK F	STEPHANIE M	COHAN	1912 EUCLID AVE	CHARLOTTE	NC	28203
12105611	FENG	XIXI	MICHAEL	OTTESEN	328 E WORTHINGTON AVE	CHARLOTTE	NC	28203
12105612	PATTERSON	DWIGHT	MARIE	PATTERSON	725 LOCHRIDGE RD	CHARLOTTE	NC	28209
12105613	JCL INVESTMENTS LLC				335 E PARKER RD	MORGANTON	NC	28655
12105614	PRIDEMORE 316 HOLDINGS LLC				4427 ST IVES PL	CHARLOTTE	NC	28211
12105615	KIDD	DOROTHY W			312 E WORTHINGTON AVE	CHARLOTTE	NC	28203
12105616	H&C PROPERTIES LLC				615 IDEAL WAY	CHARLOTTE	NC	28203
12105617	H&C PROPERTIES LLC				615 IDEAL WAY	CHARLOTTE	NC	28203
12105618	CDP HOLDINGS LLC REDWOOD DEVELOPMENT				PO BOX 5665	CHARLOTTE	NC	28299
12105619	GROUP LLC				2300 SOUTH BV APT 511	CHARLOTTE	NC	28203
12105620	ATEN	LAUREN JEAN	DEBORAH JEAN	ATEN	9803 STRIKE THE GOLD LN	WAXHAW	NC	28173
12105621	SWAIM	STEVEN AUSTIN JR	STEPHANIE MARIE	SWAIM	301 E TREMONT AV UNIT 102	CHARLOTTE	NC	28203
12105622	BRAZELL	SARA ANN			4310 LINKS DR	CHARLOTTE	NC	28277
12105623	ROBINSON	WILLIAM JR			301-104 E TREMONT AVE	CHARLOTTE	NC	28203
12105624	PATEL	JAIMAL P			301 E TREMONT AVE UNIT 105	CHARLOTTE	NC	28203
12105625	PENMAN	ASHLEY H			301 TREMONT AVE UNIT 106	CHARLOTTE	NC	28203
12105626	PELLARIN	OLIVIA MARLIS			301 EAST TREMONT AVE UNIT 107	CHARLOTTE	NC	28203
12105627	LU	JUSTIN			301 EAST TREMONT AVE UNIT 108	CHARLOTTE	NC	28203
12105628	GOTTSCHALL	AMANDA			301 E TREMONT AVE UNIT 201	CHARLOTTE	NC	28203
12105629	HARTMAN	JEFFREY B	ERIN	TRIMBLE	7802 MERIDALE FOREST DR	CHARLOTTE	NC	28269
12105630	ROSENTHAL	ROBERT	JODI	ROSENTHAL	301 E TREMONT AVE UNIT 203	CHARLOTTE	NC	28203
12105631	SLUDER	SARA BETH J CHRISTOPHER			301 EAST TREMONT AVE UNIT 204	CHARLOTTE	NC	28203
12105632	THOMAS	TRUSTEE	TRUST	THE J CHRISTOPHER THOMAS	ONE WOODCHUTE LN	CHARLESTON	WV	25314
12105633	YOUNG	KEITH M			301 E TREMONT AV UNIT 206	CHARLOTTE	NC	28203
12105634	DE LUCA	CATHERINE ROSE			301 E TREMONT AVE UNIT 207	CHARLOTTE	NC	28203
12105635	KEEGAN	KELLY			1106 EUCLID AVE UNIT 371	CHARLOTTE	NC	28203
12105636	FOWLIE	KRISTEN	ERIK	STRAUB	301 E TREMONT AVE UNIT 209	CHARLOTTE	NC	28203
12105637	SOSIK	PETER MICHAEL			301 E TREMONT AVE UNIT 210	CHARLOTTE	NC	28203

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12105638	PFEIL	ALYSON JEAN			301 E TREMONT AVE UNIT 211	CHARLOTTE	NC	28203
12105639	HART	MAUREEN			301 E TREMONT AVE UNIT 212	CHARLOTTE	NC	28203
12105640	RALSTON	JOHN M	CHRISTENA E	RALSTON	521 LEECREST ST NW	MASSILLON	OH	44646
12105641	UTTER	DOUGLAS	ALLYSON	UTTER	301 E TREMONT AVE APT 214	CHARLOTTE	NC	28203
12105642	WRIGHT	MARK OLIVER	MELANIE DAWN	WRIGHT	301 E. TRMONT AVE UNIT 215	CHARLOTTE	NC	28203
12105643	MOXIM	ERIC	LONA	MOXIM	301 E TREMONT AV UNIT 216	CHARLOTTE	NC	28203
12105644	MCCAULEY	DANIEL			301 E TREMONT AVE UNIT 301	CHARLOTTE	NC	28203
12105645	KEIM	COURTNEY			301 E TREMONT AVE UNIT 302	CHARLOTTE	NC	28203
12105646	GASQUE	MONIQUE M			301 E TREMONT AVE UNIT 303	CHARLOTTE	NC	28203
12105647	SUHER	THOMAS RICHARD	EILEEN ANNE	ARMENANTE	6 ALLWOOD CT	GREENSBORO	NC	27410
12105648	KOLETIC	ASHLYN			301 E TREMONT AVE UNIT 305	CHARLOTTE	NC	28203
12105649	LANE	JENNIFER NICOLE			301 E TREMONT AVE UNIT 306	CHARLOTTE	NC	28203
12105650	NELSON	LAUREN			301 E TREMONT AVE UNIT 307	CHARLOTTE	NC	28203
12105651	BERLIN	PETER			301 E TREMONT AVE APT 308	CHARLOTTE	NC	28203
12105652	TALWAR	ANAND K			301 EAST TREMONT AVE UNIT 309	CHARLOTTE	NC	28203
12105653	TANUGI	SAMUEL COHEN			301 E TRAMONT AVE UNIT 310	CHARLOTTE	NC	28203
12105654	LM JOY PROPERTIES LLC				301 E TREMONT AVE UNIT 311	CHARLOTTE	NC	28203
12105655	BARTLETT	JEAN			301 E TREMONT AVE UNIT 312	CHARLOTTE	NC	28203
12105656	MERCER	NICOLE E			301 E TREMONT AVE UNIT 313	CHARLOTTE	NC	28203
12105657	FLICK	DAVID MARK			301 E TREMONT AVE APT 314	CHARLOTTE	NC	28203
12105658	QU	QIUHENG	WEN	GAO	11928 JAMES RICHARD DR	CHARLOTTE	NC	28277
12105659	WILENSKY	BROOKE			301 E TREMONT AV UNIT 316	CHARLOTTE	NC	28203
12105660	WURZ	MICHAEL			301 EAST TREMONT AVE UNIT 317	CHARLOTTE	NC	28203
	SCOUT INVESTMENT PROPERTIES							
12105661	LLC				220 S SUMMIT AVE	CHARLOTTE	NC	28208
12105662	SMITH	AMANDA	NANCY	DEVINE	301 E TREMONT AVE UNIT 319	CHARLOTTE	NC	28203
12105663	MUEHL	DOUGLAS F	PATRICIA H	MUEHL	4160 BARLETTA CT	WESLEY CHAPEL	FL	33543
12105664	HARTNAGEL	LAUREN			301 E TREMONT AVE	CHARLOTTE	NC	28203
12105665	STEVENS	JOHN A	GILLIAN DEWBERRY	STEVENS	301 E TREMONT AVE UNIT A	CHARLOTTE	NC	28203
12105666	RYPT RE LLC				301-B E TREMONT AVE	CHARLOTTE	NC	28203
12105667	EAST TREMONT LLC				301 E TREMONT AVE UNIT C	CHARLOTTE	NC	28203
12105668	301 E TREMONT ALLC				301 E TREMONT AVE STE D	CHARLOTTE	NC	28203
12105669	LANCASTER	HARRY L III	JANE G	HENDERSON	2924 HEGLAR RD	CONCORD	NC	28025
	DILWORTH COURT TOWNHOME							
12105683	ASSOCIATION INC			C/O T R LAWING	1445 E 7TH ST	CHARLOTTE	NC	28204



Neighborhood Full Name	First Name	Last Name	Physical Address	City	Zip
Bethlehem Center's OST	Willie	Burton	2704 Baltimore Ave, Charlotte, North Carolina, 28203	Charlotte	28203
Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST, CHARLOTTE, NC, 28203	CHARLOTTE	28203
DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Community Development	John	Fryday	1119 BELGRAVE PL, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Community Development	John	Gresham	717 E KINGSTON AV, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Community Development	Mathew	Demetriades	1320 FILLMORE AVENUE #422, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Community Development	Scott	Paviol	1920 PARK ROAD, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Community Development	Sis	AtlassKaplan	1320 FILLMORE AV, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Crescent Row	Christine	Williamson	705 MCDONALD AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth Crescent Row	Maggie	Commins	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Dilworth West	Omar	Hamid	2133 SOUTHEND DR., CHARLOTTE, NC, 28203	CHARLOTTE	28203
Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203	CHARLOTTE	28203
Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Moore's Chapel Village	Sam	SmithJr.	7008 PALATINE LN, CHARLOTTE, NC, 28214	CHARLOTTE	28214
Olmsted Park Homes HOA	Nina	Lipton	415 MEACHAM ST, CHARLOTTE, NC, 28203	Charlotte	28203
Other	Linda	Vanderbosch	600 E WORTHINGTON AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
S tryon	Wanda	Hairston	2630 S TRYON, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Sedgefield	Janelle	Travis	635 POINDEXTER DRIVE, CHARLOTTE, NC, 28209	CHARLOTTE	28209
Sedgefield Neighborhood Associa	Jeanne	Woosley	326 MARSH RD, CHARLOTTE, NC, 28209	CHARLOTTE	28209
South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203	CHARLOTTE	28203
South Tryon Community Coalition	Rasheda	McMullin	2516 S TRYON ST, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Sunset At Linda Vista	Tiffany	Harney	2421 MARSHALL PL, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Sunset Hills Neighborhood Assoc	Marcel	Dawspm	525 ATHERTON ST, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203	CHARLOTTE	28203

Neighborhood Full Name	First Name	Last Name	Physical Address	City	Zip
Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202	CHARLOTTE	28202
Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR., CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203	CHARLOTTE	28203
Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	CHARLOTTE	28203

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Subject:** Community Meeting - Rezoning Petition filed by On Cleveland LLC to rezone approximately 0.517 acres located at 1823 Cleveland Avenue, Charlotte, North Carolina to NC(CD) HDO Zoning

**Date and Time of Meeting:** Monday, August 7<sup>th</sup>, 2023 at 6:30 p.m.

**Place of Meeting:** The meeting will be held virtually at the following link: <https://qrco.de/beBMwr>



You can use this QR code to directly access meeting

OR

Email [sarah@dogwoodengineering.com](mailto:sarah@dogwoodengineering.com) for a reply email with a link to the virtual meeting.



In the event interested parties are unable to attend, individuals may email [sarah@dogwoodengineering.com](mailto:sarah@dogwoodengineering.com) for a copy of the presentation. Following the meeting, a 10-day comment period will be open for individuals to provide input via email to Sarah Stewart at [sarah@dogwoodengineering.com](mailto:sarah@dogwoodengineering.com).

**Petitioner: On Cleveland, LLC**

**Petition No.: RZP-2023-088**

We are assisting On Cleveland LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.517-acre site (the "Site") located at 1823 Cleveland Avenue from the NS HDO zoning district to the NC(CD) HDO zoning district. The purpose of the rezoning is to accommodate the relocation of an historic building to the site.

The Petitioner will hold a Community Meeting on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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 Monday, August 7<sup>th</sup> at 6:30 p.m. virtually via meeting link provided above. 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 Sarah Stewart at 704-574-0419 or via email at [sarah@dogwoodengineering.com](mailto:sarah@dogwoodengineering.com).

**cc:** City Council District 1 Representative Danté Anderson

**Date Mailed:** July 21, 2023

## Copy of Meeting Chat

Petitioner: On Cleveland LLC

Rezoning Petition: 2023-088

Date: August 7<sup>th</sup>, 2023

Time: 6:30 pm

### **Monday 6:18 PM Meeting started**

[Monday 6:21 PM] John Fryday (Guest) and Jeff Tonidandel were invited to the meeting.

[Monday 6:26 PM] Rick Cohan (Guest) was invited to the meeting.

[Monday 6:26 PM] Valerie Preston was invited to the meeting.

[Monday 6:27 PM] Carrie Frye (Guest) was invited to the meeting.

[Monday 6:28 PM] Kevin Cella (Guest) was invited to the meeting.

[Monday 6:28 PM] Suzanne Wilkerson (Guest) was invited to the meeting.

[Monday 6:28 PM] Tim (Guest) was invited to the meeting.

[Monday 6:28 PM] Lou Lesesne (Guest) was invited to the meeting.

[Monday 6:29 PM] Carrie Frye (Guest) was invited to the meeting.

[Monday 6:31 PM] Franklin Keathley (Guest) was invited to the meeting.

[Monday 6:31 PM] Lauren Wallace, CMH (Guest) was invited to the meeting.

[Monday 6:31 PM] Courtenay (Guest) was invited to the meeting.

[Monday 6:31 PM] Ottesen, Michael J (Guest) was invited to the meeting.

[Monday 6:31 PM] Ellen Citarella was invited to the meeting.

[Monday 6:31 PM] Sis Kaplan (Guest) was invited to the meeting.

[Monday 6:31 PM] Donald Peadon (Guest) was invited to the meeting.

[Monday 6:31 PM] Allen L. West (Guest) was invited to the meeting.

[Monday 6:32 PM] Susan Morrow (Guest) was invited to the meeting.

[Monday 6:32 PM] Xixi Feng (Guest) was invited to the meeting.

[Monday 6:33 PM] Kempson, Hal (Guest) was invited to the meeting.

[Monday 6:34 PM] Elizabeth Davant (Guest) was invited to the meeting.

[Monday 6:34 PM] Mike (Guest) was invited to the meeting.

### **[Monday 6:39 PM] Ellen Citarella can you please increase the size of your graphic?**

[Monday 6:40 PM] Gray Dyer (Guest) was invited to the meeting.

[Monday 6:41 PM] Nathan Leehman (Guest) was invited to the meeting.

### **[Monday 6:42 PM] Ellen Citarella can you repeat that with the zoomed in screen? we really missed the discussion of the changes**

[Monday 6:43 PM] Allie (Guest) was invited to the meeting.

[Monday 6:43 PM] Hal Kempson (Guest) was invited to the meeting.

[Monday 6:44 PM] Benson (Guest) was invited to the meeting.

[Monday 6:45 PM] Stine (Guest) was invited to the meeting.

[Monday 6:49 PM] Liz L (Guest) was invited to the meeting.

[Monday 6:49 PM] Bove family (Guest) was invited to the meeting.

**[Monday 6:49 PM] Kevin Cella (Guest) Where do you expect employees and customers to park???**

**[Monday 6:49 PM] Rick Cohan (Guest) You say 8 spaces but you have 4 on site, 8 on street. I get 12.**

Ottesen, Michael J (Guest) was invited to the meeting.

[Monday 6:52 PM] Bove (Guest) was invited to the meeting.

[Monday 6:52 PM] Cathy Coulter (Guest) was invited to the meeting.

[Monday 6:53 PM] Ryan Beadle (Guest) was invited to the meeting.

**[Monday 6:54 PM] Ellen Citarella Correction, not a hotel at Cleveland and E. Worthington**

[Monday 6:55 PM] Lou Lesesne was invited to the meeting.

**[Monday 6:56 PM] Mike Can you confirm street parking on Cleveland Ave between East and Worthington exists? The fire department painted new lines/took away most street spots because their entrance was blocked by construction crews.**

**[Monday 6:56 PM] Ellen Citarella Our understanding is that Park Mobile requires a parking district and Park It. We have been trying to get that since TOD rolled out in 2019 but it is not available yet.**

**[Monday 6:56 PM] Kevin Cella (Guest) Approx. how many employees would be working during normal business hours?**

**[Monday 6:56 PM] Rick Cohan (Guest) Curious about the housing authority lot - it seems empty most of the time**

**[Monday 6:57 PM] Rick Cohan (Guest) Also could you go farther out with valet?**

**[Monday 6:57 PM] Courtenay (Guest) People will not walk a block and a half to Enlivian**

**[Monday 6:58 PM] Rick Cohan (Guest) Will there be a space for ride share to pick up/drop off (rather than on the street)?**

**[Monday 6:58 PM] Ellen Citarella Can you please zoom in?**

**[Monday 7:00 PM] Courtenay (Guest) How many tables will be in the combined space with how many assumed customers?**

**[Monday 7:00 PM] Kevin Cella (Guest) What is the maximum occupancy for the existing & proposed buildings?**

[Monday 7:01 PM] Julie (Guest) was invited to the meeting.

**[Monday 7:02 PM] Ellen Citarella So you added one space, correct?**

[Monday 7:04 PM] Ottesen, Michael J (Guest) was invited to the meeting.

**[Monday 7:10 PM] Ellen Citarella We a asked for construction parking**

[Monday 7:10 PM] Julie Eiselt (Guest) was invited to the meeting.

**[Monday 7:10 PM] Nathan Leehman (Guest) So you have approached the city about rezoning but not the city about parking to remain in compliance with current standards?**

[Monday 7:11 PM] Ottesen, Michael J (Guest) was invited to the meeting.

[Monday 7:13 PM] Suzanne Wilkerson (Guest) was invited to the meeting.

[Monday 7:17 PM] Alley (Guest) was invited to the meeting.

**[Monday 7:18 PM] Ellen Citarella What is the rear setback? I think I missed that.**

**[Monday 7:18 PM] Ellen Citarella NC requires 20 feet?**

**[Monday 7:19 PM] Ellen Citarella Yes**

**[Monday 7:19 PM] Ellen Citarella Are you asking for an exception on that?**

**[Monday 7:21 PM] Courtenay (Guest) People are having issues adding comments**

**[Monday 7:21 PM] Carrie Frye (Guest) The best way to continue to promote the walkability in Dilworth is projects just like this. The fact that the building being relocated is historic is a bonus!**

**[Monday 7:22 PM] Cathy Coulter (Guest) I agree, how would this benefit the public?**

**[Monday 7:23 PM] Carrie Frye (Guest) Seeing buildings instead of asphalt parking is also much more neighborhood friendly.**

[Monday 7:26 PM] Kb (Guest) was invited to the meeting.

**[Monday 7:30 PM] Ryan Beadle (Guest) My understanding is that the mere preservation of the building for posterity is the public benefit. Regardless of the specifics of the hospitality concept that goes there. Also, 1mm square feet of new development right across the street is significant. That's the size of the new Duke Energy building. There will be meaningful amounts of new parking coming online in the near future.**

**[Monday 7:30 PM] Ellen Citarella What is the status of the engineering study for the move?**

**[Monday 7:34 PM] Courtenay (Guest) Passing on a note from a neighbor who can't post in comments: I'm going to do some quick math here: 140 seats existing, maybe 50 for LW building, 40 employees is 230 individuals at any given time. Supperland claims 50% usage of alternative (non-car) transportation, so 115 individuals. 4 per car is ~30 vehicles at any time, best case. Isn't it worth the time to research remote/valet parking, even at an additional cost?**

**[Monday 7:40 PM] Ellen Citarella Are you continuing to look for spaces to lease? Do still know who Bonterra was leasing from?**

**[Monday 7:41 PM] Ryan Beadle (Guest) This boils down to 10 parking spaces, correct? There may be 140 seats in the new restaurant, but really we are just talking about 10 spaces. 12 vs. 22 to be able to preserve the building.**

[Monday 7:41 PM] Karen Fletcher (Guest) was invited to the meeting.

**[Monday 7:43 PM] Carrie Frye (Guest) I agree Ryan. 10 spaces by not putting the building on the site doesn't solve the parking concerns.**

[Monday 7:48 PM] Ottesen, Michael J (Guest) was invited to the meeting.

**[Monday 7:48 PM] Carrie Frye (Guest) uber codes to patrons could be an option as well**

**[Monday 7:49 PM] Ellen Citarella May we please have the latest site plan?**

**[Monday 7:51 PM] Ellen Citarella We can get it from Accela when you upload it**

**[Monday 7:54 PM] Ellen Citarella This is about both saving the building and trying to meet the ordinance so thank you for continuing to work on this.**

[Monday 7:54 PM] Alley (Guest) was invited to the meeting.

[Monday 7:55 PM] Ottesen, Michael J (Guest) was invited to the meeting.

**[Monday 7:56 PM] susan morrow (Guest) how much time is left before the building is razed?**

**[Monday 7:56 PM] susan morrow (Guest) ?are there other saviors who can provide parking**

**[Monday 7:57 PM] Ellen Citarella Thankfully they are delayed!**

**[Monday 7:57 PM] Gray Dyer (Guest) This seems like an elegant way to preserve a historic building and offer new dining options for neighbors and businesses. I own a business nearby and think this would enhance the neighborhood.**

**[Monday 7:58 PM] susan morrow (Guest) If they do not have parking it seems that another site should be massively looked for**  
heart 1

**[Monday 7:59 PM] Nathan Leehman (Guest) Could you please provide a few examples of efforts you have made to address parking difficulties at past redevelopments? Sorry for the late question - I'll look forward to it later if you cant address now.**  
like 1

**[Monday 7:59 PM] Ellen Citarella Are you sending the presentation out to everyone?**

**[Monday 8:01 PM] Cathy Coulter (Guest) Valet parking and additional leased spaces would be the only acceptable solution for our neighborhood and adjacent property owners who have provided and paid for parking for their customers.**

[Monday 8:01 PM] Leslie Dutton was invited to the meeting.

**[Monday 8:02 PM] Ellen Citarella It's also posted on the Dilworth land use page**

**[Monday 8:02 PM] Ellen Citarella <https://www.dilworthonline.org/land-use>**

**Land Use | dilworthonline**

**[Monday 8:02 PM] Kevin Cella (Guest) Has preserving the buildings façade been considered vs the structure in its entirety?**

**[Monday 8:03 PM] Kevin Cella (Guest) put it on a parking deck**

**[Monday 8:04 PM] susan morrow (Guest) Can you please address how this project will work when there is no plan for the 22 required spaces like 1**

**[Monday 8:04 PM] Ellen Citarella Thank you! Talk soon.**

**[Monday 8:05 PM] Leslie Dutton Thank you for trying to preserve the landmark.**

**[Monday 8:06 PM] Sarah Stewart Thanks everyone! Have a good night**

**Meeting ended: at Monday 8:07 PM after 1 hour 50 minutes 7 seconds**



Exhibit D

Comments received during 10 day period following Community Meeting



Sarah Stewart <sarah@dogwoodengineering.com>

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## Leeper Wyatt Building Move - Letter of Support

1 message

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**Angela Guyer** <acguyer@gmail.com>

Sun, Aug 13, 2023 at 12:25 AM

To: president@dilworthonline.org, Dante.Anderson@charlottenc.gov, LaWana.Mayfield@charlottenc.gov, James.Mitchell@charlottenc.gov, Dimple.Ajmera@charlottenc.gov, Braxton.Winston@charlottenc.gov, mayor@charlottenc.gov, tonidandel@mac.com, sarah@dogwoodengineering.com

Hello,

I am a Dilworth resident writing in support of the historic Leeper Wyatt building move in the Dilworth/South End neighborhoods. There are a few reasons I am in support:

First, our fast-growing city has an opportunity to save an historic building which is part of what makes Dilworth appealing. As a city known for knocking down buildings - we can change the conversation by supporting this project. I appreciate the idea of holding on to historical elements of our city to be more mindful of the way we grow.

Second, the new site use as a restaurant will create 40+ more jobs, plus a fun restaurant amenity for the area.

Third, this creative adaptive re-use project supports the local economy and entrepreneurial ventures like it in the future.

As I understand it, the biggest complaint from opposers to the project is about parking.

It is my understanding that the new UDO (Unified Development Ordinance) facilitates the lowering of parking requirements for projects that have a public benefit like being an adaptive re-use project and providing public spaces. This Leeper Wyatt project fits this perfectly.

I recognize there is still a parking issue in the neighborhood, BUT there are alternative ways to address the concern:

- Promote ride shares like Uber/Lyft more
- Encourage pay-for parking options in nearby private lots. This is being adopted at several locations along Tryon, Summit and Bland. This option generates revenue for the other businesses, and open up parking options for the public's use).
- Continue making Dilworth streets more walkable for local residents with pedestrian crossings and pedestrian right of ways.
- Finally, when the two 30+ skyscrapers are built one block away, there will be significantly more public parking options available. That's only a few years away.

I think it's important to preserve history and balance the new with the old. To me, the benefits of saving this building for generations to come outweighs the short-term concerns. This will be a great addition to the local cultural fabric.

Thank you for your consideration,  
Angela Guyer  
2421 Marshall PI  
Charlotte, NC 28203

Sent from my iPhone



Sarah Stewart <sarah@dogwoodengineering.com>

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## Leeper Wyatt Building move

1 message

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hal kempson <halkempson@me.com>

Fri, Aug 11, 2023 at 1:25 PM

To: president@dilworthonline.org, Dante.Anderson@charlottenc.gov, lawana.mayfield@charlottenc.gov, james.mitchell@charlottenc.gov, dimple.ajmera@charlottenc.gov, braxton.winston@charlottenc.gov, mayor@charlottenc.gov, tonidandel@mac.com, sarah@dogwoodengineering.com

Hello,

I am a Dilworth resident ([319 E. Kingston Ave.](#)) writing in support of the historic Leeper Wyatt building move from it's current location to the site of the surface parking lot adjacent to the old Bonterra (future Luleia) site.

Charlotte has long been known for knocking down it's old buildings to the extent friends who live in other places (say Charleston) say Charlotte is such a nice, shiny city (with sarcasm intended), and as someone who's lived in the historic district of Dilworth for over 20 years I appreciate the way many historic buildings have been preserved, and it makes sense to preserve this one.

The new site will create jobs, and there are instances of multifamily projects being developed (by Grubb and Spacecraft) with no parking requirements. Given all the construction going on our streets are crowded during the day with the cars and trucks of laborers Those same spaces can be used by diners. From our back yard we can see the new office and multifamily projects rising, which when complete will allow for additional parking. There's also the project being developed catty cornered from the site that will also have a parking deck.

The operators have successfully navigated this issue with Supperland, encouraging diners to use ride share programs. This could be another example of saving a part of Charlotte's past.

thank you for your consideration,

Hal Kempson

Hal Kempson  
Sent from iCloud



Sarah Stewart <sarah@dogwoodengineering.com>

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## Support for Leeper Wyatt Building Move

1 message

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Leigh Hickman <leighhickman1002@gmail.com>

Sat, Aug 12, 2023 at 6:48 PM

To: president@dilworthonline.org, Dante.Anderson@charlottenc.gov, LaWana.Mayfield@charlottenc.gov, James.Mitchell@charlottenc.gov, Dimple.Ajmera@charlottenc.gov, Braxton.Winston@charlottenc.gov, mayor@charlottenc.gov

Bcc: sarah@dogwoodengineering.com

Hi:

Our family lives in Dilworth and I want to write to each of you to express our support for the project moving the Leeper Wyatt Building.

Having lived in the Dilworth historic district for 15 years, we have a deep appreciation for the historic structures in our city. Too often, our historic buildings are demolished to make way for the incredible growth of our city. The work by Jamie Brown and Jeff Tonidandel to preserve the Leeper Wyatt Building should be commended by us all! Every chance we have to save our historic buildings gives us an amazing opportunity to weave that history into the new and vibrant city we have become!

Jamie and Jeff have a long track record of successful restaurants in our city - if you aren't familiar with their success, try to get a reservation at Supperland! They are long-time Dilworth residents and are active in our neighborhood and schools. We are so very excited about their new restaurant within our own neighborhood!!! Their restaurant will create 40+ more jobs plus provide an amazing location for our neighbors (and others) to gather.

Their idea to move the Leeper Wyatt Building onto this site is a unique way to incorporate even more history into their site (which already has its own history). This project really sets a new bar for how our business leaders can preserve history and incorporate it in new and exciting ways.

I understand some individuals and/or businesses have opposed this move because of the decreased parking available at the new restaurant. There are technical arguments against this stance, like the new Unified Development Ordinance. In addition, thinking about this practically, although there may be minor impacts to parking, this project will not have significant impacts on the availability of parking. One only has to look across South Blvd to see multiple buildings that provide parking. In addition, there is parking throughout the neighborhood available for this restaurant/project. From our perspective and many of our neighbors, any concerns regarding parking are **FAR** outweighed by Jamie and Jeff's work to save this historic building and to incorporate it into an amazing concept that will be a jewel in Dilworth's crown!

We hope that you will give your full support to this project!

Rob and Leigh Hickman1  
1708 Park Road  
Charlotte, NC 28203



Sarah Stewart <sarah@dogwoodengineering.com>

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## Leeper Wyatt building

1 message

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**Melissa Schuth** <melissaschuth@me.com>

Sat, Aug 12, 2023 at 10:25 AM

To: president@dilworthonline.org, Dante.Anderson@charlottenc.gov, LaWana.Mayfield@charlottenc.gov, James.Mitchell@charlottenc.gov, Dimple.Ajmera@charlottenc.gov, Braxton.Winston@charlottenc.gov, mayor@charlottenc.gov, tonidandel@mac.com, sarah@dogwoodengineering.com

Greetings,

My family and I have lived in Dilworth for over 20 years. I am writing today in support of the project that would save and move the historic Leeper & Wyatt building that is currently on South Blvd.

My husband and I have been appalled over time by the number of old and historic buildings that are torn down in Charlotte. We support the growth of our city, and this project offers an opportunity to change the way things are done and provide an example for future projects. It is possible to grow the city, to build larger buildings and increase density, while still saving some of the older and historic buildings that help contribute to the character of our city.

By saving this building and relocating it, it will provide a site for a new restaurant. We understand that this will create more than 40 new jobs, while also providing an additional restaurant and gathering place for our neighborhood (which we need).

I know there are people that are concerned about parking, and parking has been an issue in Dilworth over time. However, the Unified Development Ordinance provides for the lowering of parking space requirements for projects that produce a public benefit, such as adaptive re-use and the provision of public spaces. The project to save the Leeper & Wyatt building is a perfect fit: An historic building is saved from demolition through the adaptive re-use that will result from moving the building; and the new location and use of the building will provide a new place for people to come together.

It is also important to keep in mind that things have changed in our society over time, and some of those changes will help with respect to the parking issues. For instance, with the increased density we can see the substantial increase in people walking and riding scooters or bikes throughout the neighborhood. The use of ride services, such as Uber, is also something that did not exist ten years ago and has had a positive impact on parking needs. One should also keep in mind that the area adjacent to the site where the building will be located will see the construction of new skyscrapers a very short walk away, which will provide a significant increase in public parking availability.

In conclusion, I believe the public benefit from saving the Leeper & Wyatt building, and providing a model for how we can save historic structures while still allowing for the growth and development in the area greatly outweighs the possible short-term concerns, such as parking. This project will not only save a building that has been in our area for a very long time, but it will also provide a terrific addition to the neighborhood and add to the character, feel and cultural fabric.

Sincerely,  
Melissa Schuth  
912 E. Park Avenue  
Charlotte, NC 28203

Sent from my iPhone



Sarah Stewart <sarah@dogwoodengineering.com>

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## Leeper Wyatt building

1 message

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**Micheal Wilson** <mwilson80@gmail.com>

Sun, Aug 13, 2023 at 3:38 PM

To: president@dilworthonline.org, Dante.Anderson@charlottenc.gov, LaWana.Mayfield@charlottenc.gov, James.Mitchell@charlottenc.gov, Dimple.Ajmera@charlottenc.gov, Braxton.Winston@charlottenc.gov, mayor@charlottenc.gov, tonidandel@mac.com, sarah@dogwoodengineering.com

My wife and I are Dilworth residents and business owners and are writing to you to say we support the project of moving the historic Leeper Wyatt building.

Jamie and Jeff have become part of the fabric of Charlotte's growing culinary scene. Every project of theirs has bettered each property they have invested in.

It seems there were about 5 people out of the thousands in Dilworth that were very vocal and concerned about parking for their new project.

We own property directly across from this restaurant and will be happy to provide parking in the evening hours.

The lot as it is would not support a filled restaurant and so folks will learn that they need to use a car service when they want to go to this new location. Isn't less cars and more walking and ride sharing a goal of the city's? I can't think of a time that I haven't used a ride service when going to any of their other restaurants. As Charlotte grows this will just be the norm.

I think we should be embracing what's to come from this visionary couple. I'm sure we'll all enjoy the benefits of their hard work and effort to save and transform this historic building.

--

Micheal Wilson, D.D.S.

[www.southviewdentistrycharlotte.com](http://www.southviewdentistrycharlotte.com)