

January 20<sup>th</sup>, 2015

The Honorable Daniel Clodfelter  
Office of the Mayor  
600 East Fourth Street, 15<sup>th</sup> Floor  
Charlotte, NC 28202  
*via email*



**RE: Rezoning Petition 2014-100 Petitioner: First Industrial B&L, LLC**

Dear Mayor Clodfelter:

Rezoning petition 2014-100 was presented at the January 2015 monthly NoDa Neighborhood & Business Association (NoDa NBA) meeting and discussed at length with attendees. **We, the NoDa NBA, cannot endorse the petition at this time. The association has recently adopted a policy to oppose all blanket TOD rezonings in the neighborhood that do not include site plans or details from the final developers of the property, until we have assurance that future developers will be required to seek community input on the specifics of the plans.**

In the past, developers have presented site plans to the association for review and public comment during the rezoning process. This process gave us some assurances that the neighborhoods concerns would be addressed in the final product, as many of our observations and requests have been adopted and included in the zoning documents. Recently, as a result of the city-initiated light rail rezoning of property along the light rail to TOD-M, many of the rezoning requests have neither site plans nor are they made by the ultimate developers of the property.

**Our fear is that once the rezoning process is complete, the developers have no incentive or requirement to obtain public input for their projects.** Our opposition to this and future petitions are based solely on this issue. In general, we accept that TOD is the appropriate zoning for most of the larger parcels along the light rail line, especially those such as this one that are not adjacent to single-family residential uses or impact historic properties.

**As a result of our policy, we ask that all rezonings of this type be delayed until City staff offers assurances that existing neighborhood input on the specific details of developments are fully considered and clearly defined so that all parties are part of the process.** We understand that City staff is currently working to resolve these issues and look forward to reviewing their proposal to verify that it resolves our concerns.

Thank you for your consideration on resolving this minor bump in the road. We are excited to see the progress on the light rail and the positive impact it will have on our city.

Hollis Nixon  
NoDa NBA President

Kevin Sutton  
NoDa NBA Board Member