

COMMUNITY MEETING REPORT

Petitioner: 813 Belmont, LLC

Rezoning Petition No. 2017-134

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 September 22, 2017. 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, October 3rd, 2017 from 7:15 p.m. to 8:00 p.m. at the Salvation Army Chapel, located at 901 Belmont Avenue, Charlotte, NC 28205.

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 Sigalit (Siggy) Sollitto from 813 Belmont, LLC.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner and Petitioner's agent, Colin Jenest, welcomed members of the Belmont neighborhood and Belmont Community Association. Ms. Sollitto provided an overview of the current rezoning request, including the proposed site plan noting the existing commercial and residential buildings to remain, parking, and pedestrian access. Ms. Sollitto provided background information about her company and addressed questions regarding the site plan. Ms. Sollitto and Mr. Jenest provided their contact information to the meeting attendees in the event they have additional questions. The Belmont Community Association requested the petitioner present the site plan at the November community meeting in order to provide their recommendation for approval or disapproval.

CHANGES MADE TO PETITION AS A RESULT OF THIS MEETING:

No changes have been made to the proposed Site Plan as a result of the Community Meeting. However, revisions have been made to the Site Plan to address City of Charlotte staff review comments.

Respectfully submitted, this 16th day of October, 2017.

cc: Mayors and Members of Charlotte City Council
Council Member Patsy Kinsey
Sonja Sanders, Charlotte Mecklenburg Planning Department
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Sigalit (Siggy) Sollitto, 813 Belmont LLC
Colin M. Jenest, ColeJenest & Stone, P.A.

EXHIBIT A

Pet_No.	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-134	08112407	GUARDIAN, LLC				PO BOX 5162		CHARLOTTE	NC	28299
2017-134	08112408	ALLTIME FACTORS INC				PO BOX 11254		CHARLOTTE	NC	28220
2017-134	08112409	BELMONT COMMUNITY DEVELOPMENT				PO BOX 33051		CHARLOTTE	NC	28233
2017-134	08112410	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2017-134	08112411	MCMANUS				908 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112412	SCARLETT	ASTLEY	ETHEL L	SCARLETT	PO BOX 404		PAW CREEK	NC	28130
2017-134	08112413	HOUSING AUTHORITY				1301 S BLVD		CHARLOTTE	NC	28203
2017-134	08112505	ADAMS				1017 N ALLEN ST		CHARLOTTE	NC	28205
2017-134	08112506	1021 ALLEN LLC				116 CHRISTOPHER DR		CLAYTON	NC	27520
2017-134	08112507	MCGOWAN				1020 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112508	BRADLEY				1016 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112509	NGUYEN				4936 BUTTERWICK LN		CHARLOTTE	NC	28212
2017-134	08112510	DAVANT				338S SHARON AMITY RD #179		CHARLOTTE	NC	28211
2017-134	08112511	TM PROFESSIONALS LLC				632 STRATFORDSHIRE DR		MATTHEWS	NC	28105
2017-134	08112512	VANN				1024 HARRILL ST		CHARLOTTE	NC	28205
2017-134	08112513	ABANDON HOLLOW LLC				3501 PARK STATION BLVD		CHARLOTTE	NC	28210
2017-134	08112514	2015B PROPERTY OWNER LLC				3300 FERNBROOK LN N STE 210		PLYMOUTH	MN	55447
2017-134	08112515	FRAZIER				PO BOX 220287		CHARLOTTE	NC	28222
2017-134	08112701	KIM CHARLES LLC				13000 S TRYON ST STE F338		CHARLOTTE	NC	28205
2017-134	08112713	SALEHIZADEH				1112 ALLEN ST		CHARLOTTE	NC	28205
2017-134	08112801	813 BELMONT LLC				277 GOLD ST UNIT 5F		BROOKLYN	NY	11201
2017-134	08112802	GONZALEZ				PO BOX 220287		CHARLOTTE	NC	28222
2017-134	08112803	LAWLER				1009 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112804	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112805	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112806	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112807	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112808	EQUITY TRUST COMPANY FBO STEPHEN VALDER IRA				1117 ALLEN ST		CHARLOTTE	NC	28205
2017-134	08112809	GRAVATT ALVERSON				5100 SHARON RD UNIT 2904		CHARLOTTE	NC	28210
2017-134	08112810	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-134	08112811	GREEN				1116 HARRILL ST		CHARLOTTE	NC	28205
2017-134	08112812	SMITH				1112 HARRILL STREET		CHARLOTTE	NC	28205
2017-134	08112813	BELMONT KORNNERS INC				1021 BELMONT AVE		CHARLOTTE	NC	28205
2017-134	08112902	CITY OF CHARLOTTE				600 E FOURTH ST		CHARLOTTE	NC	28202
2017-134	08112903	KEE				1115 HARRILL ST		CHARLOTTE	NC	28205
2017-134	08112907	SALVATION ARMY THE				PO BOX 31128		CHARLOTTE	NC	28231
2017-134	08113303	PARAGON REALTY LLC				1611 S WENDOVER RD		CHARLOTTE	NC	28211
2017-134	08113304	BELMONT COMMUNITY DEVELOPMENT				PO BOX 66051		CHARLOTTE	NC	28233
2017-134	08113401	DARGA REAL ESTATE HOLDINGS LLC				6012 BAYFIELD PKWY STE 187		CONCORD	NC	28027
2017-134	08113402	FREEMAN	JAMES L	NAOMI M	FREEMAN	1013 E 15TH ST		CHARLOTTE	NC	28206
2017-134	08113403	GOESCHI	VANESSA			1201 ALLEN ST		CHARLOTTE	NC	28205
2017-134	08113404	BARANKO ENTERPRISE INC				9809 E WT HARRIS BLVD		CHARLOTTE	NC	28227
2017-134	08113419	DARGA REAL ESTATE HOLDINGS LLC				6012 BAYFIELD PKWY STE 187		CONCORD	NC	28027

EXHIBIT A

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-134		Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2017-134		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2017-134	Belmont	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2017-134	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2017-134	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2017-134	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2017-134	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2017-134	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2017-134	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2017-134	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2017-134	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2017-134	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2017-134	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2017-134	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2017-134	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2017-134	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2017-134	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2017-134	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2017-134	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2017-134	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2017-134	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2017-134	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2017-134	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2017-134	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2017-134	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2017-134	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2017-134	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2017-134	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2017-134	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2017-134	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2017-134	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2017-134	Plaza Midwood Merchants Association	Lesia	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2017-134	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2017-134	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2017-134	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205
2017-134	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2017-134	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2017-134	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2017-134	Villa Heights Community Organization	Kate	Frear	2215 Yadkin Ave.		Charlotte	NC	28205
2017-134	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2017-134	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave		Charlotte	NC	28205

EXHIBIT B
NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
Petition # 2017-134 – Belmont Ave. Rezoning

Subject: Rezoning Petition No. 2017-134

Petitioner/Developer: 813 Belmont, LLC

Property: ± 0.16 acres located at 1001 Belmont Avenue,
Charlotte, NC 28205

Existing Zoning: R-5 (Residential)

Rezoning Request: MUDD-O (Mixed Use Development District – Optional)

Date and Time of Meeting: Tuesday, October 3, 2017 at 7:15 p.m.

Location of Meeting: Salvation Army Chapel
901 Belmont Avenue
Charlotte, NC 28205

Date of Notice: September 22, 2017

We are assisting 813 Belmont, LLC (the "Petitioner") on a Rezoning Petition recently filed regarding a zoning change for approximately 0.16 acres (the "Site") located at 1001 Belmont Avenue, northeast of uptown Charlotte. We take this opportunity to provide you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the 0.16 acre Site from the Residential (R-5) zoning district to MUDD-O (Mixed Use Development District – Optional) zoning district. The rezoning plan proposes to preserve the existing one-story, brick building and change its use to a restaurant, Siggy's Good Food. The existing building will be up-fitted to accommodate the new use, with parking provided behind the building.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held Tuesday, October 3rd, at 7:15p.m. at the Salvation Army Chapel** located at 901 Belmont Avenue, Charlotte, NC 28205. Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have any additional questions about this matter, you may call or email Colin C. Jenest at (704) 376-1555 or cjenest@colejeneststone.com.

Thank you.

cc: Mayors and Members of Charlotte City Council
Council Member Patsy Kinsey
Sonja Sanders, Charlotte Mecklenburg Planning Department
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Sigalit (Siggy) Sollitto,

COMMUNITY MEETING SIGN-IN SHEET

PETITIONER: 813 Belmont, LLC

REZONING PETITION #: 2017-134

Date: October 3rd, 2017

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

EXHIBIT C

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Lurna Allen	20th St	-	landuse@belmontcharlotte.org
VICKI JONES	Allen St		PRISONST@BELMONTCHARLOTTE.ORG
Brandi + Phillip Edwards	1108 Louise Ave		Brandi.s.edwards@gmail.com
UNDSAM OLSON	1116 E 15th St		olson.lindsay.m@gmail.com
MATT WILSON	11201 PEGRAM		matt.wilsondesigns@gmail.com
Haley Hutin	17310 Karson		Haley.hutin@gmail.com
Diane Adams	1615 Pegram		dianemichael2000@yahoo.com
Bob Jarzembky	20th		bobjarzembky@gmail.com
Grey Cole	1301 Louise Ave		get.cole@gmail.com
Mark Lynch	1021 Harrill St.		mark.lynch44@gmail.com
JOHN AMON	857 BELMONT AVE		ampn paving@att.net
Terry Chan	1024 Harrill St		Tchan000@gmail.com
Megan Van Fleet	811 E 15th St		Meganvanfleet@gmail.com
Curtis Bridges	724 E 17th St		bridges.curtis@gmail.com
PAUL FLETZ	1621 HARRILL AVE W		paul.fletz@gmail.com
Montana Aydlett	1325 Kennon St		montana.aydlett@gmail.com
JOSH KLEIN	828 PARKWOOD AVE		jklein6001@gmail.com
RENCE KLEIN			RVLROMANIA@YAHOO.COM
Boog Bradley	933 Louise Ave		landover1@outlook.com
Mildred Diaz	853 BELMONT, AV	704-371-4066	
Josonzo Hunt	453 - Belmont E		mmmm

