

COMMUNITY MEETING REPORT

Petitioner: Pasta and Provisions

Rezoning Petition No. 2018-052

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:

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 May 18, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on June 4, 2018 at 7pm at Wilmore Community Center, 501 West Blvd, Charlotte, NC 28203.

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 attended the community meeting. He was also represented at the Community Meeting by Jeff Orsborn and Debra Glennon, Orsborn Engineering Group.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Debra Glennon, introduced the Petitioner's team to attendees at the monthly Wilmore neighborhood meeting. Ms. Glennon indicated that the Petitioner is requesting to rezone the parcel at the intersection of S. Mint Street and Spruce Street from R-5 to MUDD-O. She discussed the fact that the existing building was originally constructed on the site in 1920, and has been in continual use as a retail store since then. She informed the attendees that the petitioner has no plans to change the size of the building in any way, and has already received approval to renovate the building, and begin operations as Pasta & Provisions.

Ms. Glennon explained that the current zoning category does not allow retail use, but since this building predates the zoning, this use will continue to be legal so long as no substantive changes are made to the building. She stated that the petitioner would like to add off-street parking and exterior seating areas, and that these additions are what is triggering a need for a rezoning, in this case to MUDD-O, which will allow those uses. A colored site plan was shown, and the location of the existing building and proposed improvements was pointed out.

The floor was then opened for questions. One attendee asked for a more complete description of what type of store Pasta & Provisions would be. Tommy George, the petitioner, described the type of service and products he plans to offer. Another person asked why a rezoning was required. Jeff Orsborn explained that it was required in order to allow the addition of the parking lot and exterior seating areas. Several attendees expressed support for the project, and one asked when the store would be open for business. Tommy George responded that he hoped within a few weeks. The Wilmore community president, Justin Lane, asked for a show of hands for those in support of this project, and it appeared that everyone raised their hands. He took a picture of the crowd to document this.

Respectfully submitted this 4th day of June, 2018
cc: LaQuett White, Charlotte-Mecklenburg Planning Department

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
11907101	CARROLL	ROZANNE L			1701 WILMORE DR	CHARLOTTE	NC	28203
11907102	EDWARDS	WAYDENE			1705 WILMORE DR	CHARLOTTE	NC	28203
11907103	FERNANDEZ	SCOTT R	LAURA S	FERNANDEZ	1709 WILMORE DR	CHARLOTTE	NC	28203
11907130	PALMER	CHARLES D	NATALIE WIER	PALMER	514 WEST KINGSTON AVE	CHARLOTTE	NC	28203
11907131	SPAINE	HARRY DAVID			510 W KINGSTON AVE	CHARLOTTE	NC	28203
11907132	COX	PATSY			711 WASHINGTON ST	PLYMOUTH	NC	27962
11907133	ENGLISH	JOHN D	ANGELA C	MARSHALL	1630 S MINT ST	CHARLOTTE	NC	28203
11907134	FREEMAN	ANDY	WILLIE MAE P	FREEMAN	1626 S MINT ST	CHARLOTTE	NC	28203
11907135	GREATER GALILEE BAPTIST CHURCH				501 W PARK AV	CHARLOTTE	NC	28203
11907137	1600 SOUTH MINT LLC				3222 IDLEWOOD CIRCLE	CHARLOTTE	NC	28209
11907139	PARTRICK	MATTHEW	LYNDSEY	JENSEN	525 SPRUCE ST	CHARLOTTE	NC	28203
11907140	WITHROW	DAVID E			5121 CHILLMARK RD	CHARLOTTE	NC	28226
11907141	BARNWELL	JESSICA G			531 SPRUCE ST	CHARLOTTE	NC	28203
11907142	GREATER GALILEE BAPTIST CHURCH	TRUSTEES			521 SPRUCE ST	CHARLOTTE	NC	28203
11907307	CAMPBELL	CHARLENE V	MICHAEL W	CAMPBELL	1700 S MINT ST	CHARLOTTE	NC	28203
11907801	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			PO BOX 30035	CHARLOTTE	NC	28230
11908101	GREATER GALILEE BAPTIST CHURCH	(ET AL) (TRUSTEES)			501 W PARK AVE	CHARLOTTE	NC	28203
11908102	GREATER GALILEE BAPTIST CHURCH				501 W PARK AVE	CHARLOTTE	NC	28203
11908103	GREATER GALILEE BAPTIST CHURCH	(TRUSTEES)			501 W PARK AVE	CHARLOTTE	NC	28203
11908104	GREATER GAILLEE BAPTIST CHURCH				501 W PARK AVE	CHARLOTTE	NC	28203
11908105	GREATER GALILEE BAPTIST CHURCH				501 W PARK AVE	CHARLOTTE	NC	28203
11908106	GREATER GALILEE BAPTIST CHURCH				501 W PARK AVE	CHARLOTTE	NC	28203
11908107	GREATER GALILEE BAPT CH				501 W PARK AVE	CHARLOTTE	NC	28203
11908108	GREATER GALILEE BAPTIST CHURCH	(TRUSTEES)			501 W PARK AVE	CHARLOTTE	NC	28203
11908109	GREATER GALILEE BAPTIST CHRUCH				501 WEST PARK AV	CHARLOTTE	NC	28203
11908111	JOHNSON	LILLIAN			1605 WILMORE DR	CHARLOTTE	NC	28203
11908112	SAWYERS	ANDREW			1609 WILMORE DR	CHARLOTTE	NC	28203
11908113	WEBB	ROGERS STILLMAN			1613 WILMORE DR	CHARLOTTE	NC	28203
11908114	COX	SHAWN MICHAEL	ALYSSA KNOWLES	COX	1617 WILMORE DR	CHARLOTTE	NC	28203
11908115	SYED	WAJAHAT	FARAH	SYED	10906 TAVERNAY PY	CHARLOTTE	NC	28262
11908203	GREATER GALILEE BAPTIST	CHURCH (TRUSTEES)			501 W PARK AVE	CHARLOTTE	NC	28203
11908204	GREATER GALILEE BAPTIST	CHURCH (TRUSTEES)			501 W PARK AVE	CHARLOTTE	NC	28203
11908205	GREATER GALILEE BAPTIST	CHURCH (TRUSTEES)			501 W PARK AVE	CHARLOTTE	NC	28203
11908206	GREATER GALILEE BAPTIST CHURCH				501 W PARK AVE	CHARLOTTE	NC	28203
11908401	ARELLANO	HALEY B			420 W PARK AVENUE	CHARLOTTE	NC	28203
11908501	PENNINGTON	ANTHONY	RENEE	PENNINGTON	1631 S MINT ST	CHARLOTTE	NC	28203
11908502	TIETSORT INVESTMENTS LLLP I				9801 BLACK RD	MIDLAND	NC	28107

11908503	MATTHEWS	B FRANK II		JOHN F RENGER JR (TST)	PO BOX 3737	GASTONIA	NC	28054
11908504	HOWITT	BLAKE W			424 W KINGSTON AVE	CHARLOTTE	NC	28203
11908505	MATTHEWS	B FRANK II		JOHN F RENGER JR TR	PO BOX 3737	GASTONIA	NC	28054
11908518	EMINA	CHARLES A	GLEND A F	EMINA	421 W PARK AVE	CHARLOTTE	NC	28203
11908520	RONALD J WITHROW & PAULA P	WITHROW FOUNDATIO	WITHROW FOUNDATIO	DAVID E WITHROW & MARI	1341 E MOREHEAD ST UNIT 20	CHARLOTTE	NC	28204
11908522	WILSON	EDWIN JR			PO BOX 30396	CHARLOTTE	NC	28230
11908523	CHAVEZ	LEO			1623 S MINT ST	CHARLOTTE	NC	28203
11908524	COOPER	DAVID B	MORGAN W	HARRIS	1627 S MINT ST	CHARLOTTE	NC	28203

ORGANIZATION	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
Camp Green Neighborhood Association	Marc	Dickman	2307 Wilkinson Blvd		Charlotte	NC	28208
Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
Historic South End	Megan	Gude	1507 Camden Road		Charlotte	NC	28203
Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		charlotte	NC	28203
South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
Taylor-Lasalle Crime Watch Committee	Lillian K.	Roberts	1001 W 1st St		Charlotte	NC	28202
Wesley Heights	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
Westover Hills Neighborhood Association	Shannon	McKnight	1208 Fordham Rd.		Charlotte	NC	28208
Westover Hills Neighborhood Association	Victoria	Watlington	1324 Bethel Rd		Charlotte	NC	28208
Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by 1600 South Mint, LLC (Pasta & Provisions) to rezone approximately .30 acres located at 1600 S. Mint St.

Date & Time: Monday, June 4th, 2018 at 7:00 pm

Place: Wilmore Community Center, 501 West Blvd., Charlotte, NC 28203

Petitioner: 1600 South Mint, LLC (Pasta & Provisions)

Petition No.: 2018-052

We are assisting 1600 South Mint, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .30 acre site (the “Site”) located at 1600 S. Mint St. from the R-5 zoning to the MUDD-0 zoning district. The purpose of the rezoning is to permit the reuse of an existing structure to add indoor and outdoor seating with parking spaces.

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 notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on (Monday, June 4th, 2018 at 7:00 pm at 501 West Blvd.). 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 Debra Glennon at 704-749-1432.

cc: Lawana Mayfield

Date Mailed: 05/18/2018

COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: PASTA & PROVISIONS
REZONING PETITION NO.: 2018-052
4 June 2018

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

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
WILLIE CAMPBELL	CHAR, NC 1772 DUNKIRK DR	(704) 358-8677	N/A
Betty Campbell	Cherry 1772 Dunkirk Dr	704-358-8677	auntiebb767@gmail.com
Nataska Jones	28203 711 Spruce St		
Debbie George	3222 Idlewood Cr	704-763-2193	yogamom14@aol.com
Amber Brockmeyer	1925 Wilmore	770-900-0720	a_brockmeyer@yahoo.com
KAREN MOSELEY	1612 WICKFORD		moseley.karen@gmail
Terry Brown Jr.	2503 Alyssa Lane		TerryMBrown2@gmail.com
KEVIN HOFER	1523 MERRIMAN AVE.		kevinhofer@gmail.com
Caleb Theodoros	4310 Crystal Erica Ln		ctheador4@gmail.com
Nathan Gray	1557 Wilmore Dr	336-575-7327	graynw@gmail.com
Matt Walker	1749 Wilmore Dr	704-778-2816	walker,jm@gmail.com

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 PETITIONER: PASTA & PROVISIONS
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Name	Address	Phone No.	Email
Moe Cieri	325 West BLVD	704-900-7912	MCIERI@CAROLINA.RR.COM
Beth Cieri	325 West BLVD	704-900-7912	BETHANNCIERI@GMAIL.COM
Sarah Singletary	1718 Dunkirk Drive	919-602-4028	sarahashleygrant@gmail.com
Kathie Williams	1778 Dunkirk Dr	240-205-6603	Katherine.curtis@gmail.com
Jack Williams	1778 Dunkirk Dr (WESTOVER HILLS)	716 244-8648	jjw886@gmail.com
VICTORIA WATLINGTON	1324 BETHEL RD	704 957-9686	victoria.watlington@gmail.com
Josh Glassberg	316 W Park Ave	315 657 5398	glassbj@gmail.com
DENNIS MAX	316 W. KINGSSTON AVE	919-951-9850	DENNIS.C.MAY@GMAIL.COM
Adam Burg	1517 Wilmore Dr	757-288-5844	aburg2011@gmail.com
Diana Moser-Burg	1517 Wilmore Dr.	980-333-5883	dianamoserburg@gmail.com
Douglas Kandora	1755 Meottman Dr.	818-932-1187	Doug.Kandora@gmail.com
SETH SOWASH	1761 MERTMAN AVE	410 259 3698	sethsowash@gmail.com
Justin Lane	1550 Wilmore Dr	704-929-0513	jpl444@icloud.com