

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-133**

**Petitioner:** TBGC, LLC

**Rezoning Petition No.:** 2019-133

**Property:** ± .20 acres located at 1201 and 1205 Kennon Street (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on Tuesday, November 5<sup>th</sup>, 2019, 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** by depositing the Community Meeting Notice in the U.S. mail on 10/22/2019. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETING:**

The Community Meeting required by the Ordinance was held on Tuesday, November 5<sup>th</sup>, 2019 at 7:00 PM, at The Salvation Army, 901 Belmont Avenue, Charlotte, NC 28205.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Greg and Sarah Zanitsch with TBGC, LLC. Also in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Keith MacVean open the meeting and welcomed everyone in attendance. Mr. MacVean reviewed the rezoning schedule and provided background information on the Petitioner. The Petitioner is the owner of the Fig Tree restaurant located in Elizabeth. They have successfully owned and operated the restaurant since 2005. The proposed rezoning plan will adaptively re-use the existing single story building located at the corner of Pegram Ave and Kennon St for restaurant uses. No additional height will be added to the existing building. The adjacent parcel will provide 8 parking spaces for patrons, with screening. There are no pedscape improvements proposed at this time

The meeting was then opened for questions.

#### **II. Summary of Questions/Comments and Responses:**

Attendees inquired about parking and traffic, especially along Kennon Street. The parking lot that is proposed for the site will be 8 spaces and therefore won't significantly impact the traffic along

Kennon Street. Also, parking is available in front of the building along Pegram Street that can be used for both patrons and deliveries. The Petitioner is looking into other possible areas for shared parking.

Attendees asked about the type of establishment that is planned for the site. The Petitioner explained that it will be a casual dining experience with the capacity to hold approximately 60 people. At this time, it is anticipated that the restaurant will be open for dinner only.

With a successful rezoning, the Petitioner hopes to be operational by early 2021.

Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

There were no changes to the Petition as a result of this meeting.

cc: Larken Egleston, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Mecklenburg Planning Department  
Greg Zanitsch, TBGC, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2019-133	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-133	08113701	ST PAUL BAPTIST CHURCH INC	(TRUSTEES)			1401 ALLEN ST		CHARLOTTE	NC	28205
2019-133	08113707	CRAWFORD	STEVEN J			1421 PEGRAM ST		CHARLOTTE	NC	28205
2019-133	08114801	PETRA INVESTMENT GROUP LLC				2536 S TRYON ST		CHARLOTTE	NC	28203
2019-133	08114802	HODGES	SETH C	ERIN	HODGES	1603 PEGRAM ST		CHARLOTTE	NC	28295
2019-133	08114803	CARTER	BENJAMIN PAUL	ERICA MARIE	SKINNER	1605 PEGRAM ST		CHARLOTTE	NC	28205
2019-133	08114804	ROSEN	FRANKLIN R		WENDY J ET AL	PO BOX 31873		CHARLOTTE	NC	28231
2019-133	08114805	ADAMS	DIANE M			1615 PEGRAM ST		CHARLOTTE	NC	28205
2019-133	08114812	J&C REALTY LLC				PO BOX 9101		CHARLOTTE	NC	28299
2019-133	08114901	DAVANT	E MILBURN JR			338 S SHARON AMITY RD UNIT 179		CHARLOTTE	NC	28211
2019-133	08114902	UNITED HOUSE OF PRAYER	FOR ALL PEOPLE		ATTN BISHOP C M BAILEY	1665 N PORTAL DR NW		WASHINGTON	DC	20012
2019-133	08114904	DAVANT	E MILBURN JR			338 S SHARON AMITY RD UNIT 179		CHARLOTTE	NC	28211
2019-133	08114905	WALSH	ADAM T			1513 PEGRAM ST		CHARLOTTE	NC	28205
2019-133	08114906	HICKS	DOUGLAS A			5134 TRACEWOOD CT		CHARLOTTE	NC	28215
2019-133	08114907	KERR	MARKUS A			1048 HEARTH LN SW		CONCORD	NC	28025
2019-133	08114908	WOODS	MATTHEW JOSEPH	SUMER BLAINE	WOODS	3516 BENARD AVE APT 1		CHARLOTTE	NC	28206
2019-133	08114909	PERING	DANIEL GREGORY			1516 ALLEN ST		CHARLOTTE	NC	28205
2019-133	08114910	ROSALES	ALBERTO	FAITH	JOSEPHS	1512 ALLEN ST		CHARLOTTE	NC	28205
2019-133	08114911	BROWN	SCOTT C	SAMANTHA R	BUELL	1508 ALLEN ST		CHARLOTTE	NC	28205
2019-133	08114912	MASON	DAVID	KATHLEEN M	MASON	401 HAWTHORNE LN #110-224		CHARLOTTE	NC	28204
2019-133	08116327	LEADBETTER	JESSE NEIL			1300 KENNON ST		CHARLOTTE	NC	28205
2019-133	08116328	KING	MARY FRANCES	ANNIE LEE	BROWN	1230 KENNON ST		CHARLOTTE	NC	28205
2019-133	08116329	ARGENTO	MICHAEL	NICOLE	ARGENTO	1222 KENNON ST		CHARLOTTE	NC	28205
2019-133	08116330	ARGENTO	NICOLE B	MICHAEL J	ARGENTO	1222 KENNON ST		CHARLOTTE	NC	28205
2019-133	08116331	DAVANT	MILBURN			338 S SHARON AMITY RD UNIT 179		CHARLOTTE	NC	28211
2019-133	08116332	DAVIS	FLORENCE L			PO BOX 5133		CHARLOTTE	NC	28299
2019-133	08116333	MONROE	JENNIFER	JASON M	SARDI	1210 KENNON ST		CHARLOTTE	NC	28205
2019-133	08116334	BERRYHILL FOUNDATION THE				PO BOX 9157		CHARLOTTE	NC	28299
2019-133	08116335	CHARLOTTE-MECKLENBURG GOVERNMENT CENTER				600 EAST FOURTH ST 5TH FLOOR		CHARLOTTE	NC	20802
2019-133	08116501	MORRIS 1914 LLC				3811 ABINGDON RD		CHARLOTTE	NC	28211
2019-133	08116611	GIBBONS-WHITE	DOROTHY M	TRUST	SEALEVEL	2633 LINCOLN BLVD UNIT 504		SANTA MONICA	CA	90405
2019-133	08116612	MOBLEY	ARLENA M			1602 PEGRAM ST		CHARLOTTE	NC	28205
2019-133	08116613	HISLE	JESSICA D			1528 PEGRAM ST		CHARLOTTE	NC	28205
2019-133	08116614	HICKS	ROBERT C			102 HOLLY RIDGE RD		NORTH WILKESBORO	NC	28659
2019-133	08116615	DAVANT	MILBURN JR			338 S SHARON AMITY RD UNIT 179		CHARLOTTE	NC	28211
2019-133	08116616	DAVANT	MILBURN			338 S SHARON AMITY RD STE 179		CHARLOTTE	NC	28211
2019-133	08116617	HICKS	ROBERT C	MARGIE M	HICKS	102 HOLLY RIDGE RD		N WILKESBORO	NC	28659
2019-133	08116618	REDFERN	DORENE	FREDDIE LEE	REDFERN	1213 KENNON ST		CHARLOTTE	NC	28205
2019-133	08116619	BARNER	MARIKA			1217 KENNON ST		CHARLOTTE	NC	28205
2019-133	08116620	DEMETREU	DANIELLE M			1221 KENNON ST		CHARLOTTE	NC	28205
2019-133	08116621	WEBSTER	KERRY	TERESA	WEBSTER	5725 OAK DR		CHARLOTTE	NC	28216
2019-133	08116622	RENAISSANCE PROPERTIES LLC			C/O DAVANT REALTY COMPANY	338 SOUTH SHARON AMITY UNIT 179		CHARLOTTE	NC	28211
2019-133	08116623	ALLEN	LINDSEY	STEVEN F	MARCIANO	1617 UMSTEAD ST		CHARLOTTE	NC	28205
2019-133	08116624	DISHMAN	STEVEN	KAITLYN H	DISHMAN	1621 UMSTEAD ST		CHARLOTTE	NC	28205
2019-133	08116625	GRIMSTAD III	RICHARD A			1625 UMSTEAD ST		CHARLOTTE	NC	28205
2019-133	08116633	MACKINS	SANDRA M			1604 PEGRAM ST		CHARLOTTE	NC	28205
2019-133	08116634	DAVANT	E MILBURN JR			338 S SHARON AMITY RD # 179		CHARLOTTE	NC	28211
2019-133	08116635	KIPLING ROAD LLC				2135 FERNCLIFF RD		CHARLOTTE	NC	28211
2019-133	08116636	NICK	ERNEST	SHELIA B	NICK	1600 PEGRAM ST		CHARLOTTE	NC	28205

2019-133	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-133		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2019-133		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2019-133	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2019-133	Belmont	Allison	Horinko	707 Seigle Avenue	615	Charlotte	NC	28204
2019-133	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2019-133	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2019-133	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2019-133	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2019-133	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2019-133	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2019-133	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2019-133	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2019-133	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2019-133	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2019-133	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2019-133	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2019-133	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2019-133	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2019-133	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2019-133	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2019-133	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2019-133	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2019-133	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2019-133	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2019-133	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2019-133	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2019-133	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2019-133	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2019-133	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2019-133	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2019-133	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2019-133	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2019-133	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2019-133	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2019-133	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2019-133	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2019-133	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2019-133	Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.		Charlotte	NC	28205
2019-133	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2019-133	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2019-133	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205
2019-133	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl		Charlotte	NC	28205

2019-133	University Park Improvement Association	Hattie	Watkins	845 Woodside Av	Charlotte	NC	28205
2019-133	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street	Charlotte	NC	28205
2019-133	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street	Charlotte	NC	28205
2019-133	Villa Heights Community Organization	Jason	Mathis	1209 Grace St	Charlotte	NC	28205
2019-133	Villa Heights Community Organization	Max	Carroll	1813 Parson Street	Charlotte	NC	28205
2019-133	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave	Charlotte	NC	28205
2019-133	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue	Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2019-133 – TBGC, LLC**

Subject: Rezoning Petition No. 2019-133

Petitioner/Developer: TBGC, LLC

Current Land Use: Vacant/Retail

Existing Zoning: R-5

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Tuesday, November 5<sup>th</sup>, 2019 at 7:15pm.**

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

Date of Notice: 10/22/2019

We are assisting TBGC, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the reuse, and development of the site located at 1201 and 1205 Kennon Street (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

*The Community Meeting will be held and is part of the Belmont Monthly Community Meeting also scheduled for the 5<sup>th</sup> at the Salvation Army location on Belmont Avenue.*

**Background and Summary of Request:**

This Petition involves a request to rezone the ± .20 acre Site from R-5 to MUDD-O to allow the adaptive reuse of the existing building on the Site for restaurant uses. Access to the Site will be from Kennon Street.

The existing building located at the corner of Kennon Street and Pegram will be renovated to allow the building to be reused as a restaurant. The proposed rezoning petition would also allow an expansion of the existing building by 1,002 square feet. The expansion could occur along the rear and side of the building, the building expansion, would not occur toward Pegram and Kennon Streets. Parking for the proposed building will be located on the vacant parcel adjacent to the building along Kennon Street. Areas for outdoor dining along Kennon Street have been identified. The building façade along Pegram Street may be modified to add windows.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’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 on Tuesday, November 5<sup>th</sup>, 2019, at 7:15 p.m. at The Salvation Army, 901 Belmont Avenue, Charlotte, NC 28205.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Larken Egleston, Charlotte City Council District 2 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Greg Zanitsch, TBGC, LLC

### Site Location





Sign:

TBGC LLC - Rezoning Petition No. 2019-133  
Community Meeting – November 5, 2019 @ 7:15pm

	<u>NAME</u> <u>Please print legibly</u>	<u>ADDRESS</u> <u>Please print legibly</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> <u>Please print legibly</u>
1	Eugene Bradley	720 E 17 <sup>th</sup> St	704 281-0045	bddigital@yahoo.com
2	Teresa Reid	1020 Belmont Ave	704 871-2703	teresa259@gmail.com
3	Susan Lohr	1017 Harrill St	704 582 3314	slchr1980@gmail.com
4	Rachel Ladenheim + Paul Arruella	1233 Harrill St		rladenheim@gmail.com
5	Paul Fretz	1621 Hawthorne Lane	313 525 9956	pauldfretz@gmail.com
6	Kervin Turner	1012 Van Every St		KTURNERATL@YAHOO.COM
7	Adrienne Hill	1632 Parson St.		arhill84@yahoo.com
8	Lindsey Allen + Steve Marciano	1617 Umstead St	401 447 3769 631 445 6738	lindsey97allen@gmail.com steven.f.marciano@gmail.com
9	Jennifer Heat	714 E. 18 <sup>th</sup> St.	704-621-8463	quality-of-life@belmontcharlotte.org
10	Beth Howard	1705 Allen	704-300-5273	bethrites@gmail.com
11	Beverly McCurtz	1227 East 17 <sup>th</sup> St	704-864-3728	B
12	MARY Payers	709 E 18 <sup>th</sup> St	704 605-7072	
13	Mildred D. Dago	853 BELMONT AVE	704-371-4066	
14	SJ. Moore	1400 Allen St. Apt 204	704 968 0922	jtmocjr1965@outlook.com



**TBGC LLC - Rezoning Petition No. 2019-133**  
**Community Meeting – November 5, 2019 @ 7:15pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
15	John Amon	1017 HARRILL ST	704 451 2860	john.amon@amonparking.com
16	Kristen Wilson	1201 Pegram St		Kristen@belmontcharlotte.org
17	Matt Wilson			mattwilsondesigns@gmail.com
18	Kaitlyn Millar	1613 Allen Street		kaitlynvmillar@gmail.com
19	Ben Miller	1613 Allen St	724-831-7047	william.miller@fox.com
20	Vicki Jones	1237 ALLEN ST.		VICKI L JONES@YAHOO.COM
21	Denieda McCullough	1714 Pegram St,		deniedam@gmail.com
22	Rachel Ladenheim	1233 Harrill St.		rladenheim@gmail.com
23	<del>Steph Rudy</del> Rudy Glenn	1012 Parkwood Ave		steph.rudy.g@gmail.com
24	Karla Anderson	1404 Seigle Ave		Karla.t.turner@gmail.com
25	William Anderson	1404 Seigle Ave		wjanderson44@gmail.com
26	John Wallace	1404 Parkwood	704 575 6464	John.Mason.Jmotta@jasonw4.com
27	Jennifer Monroe	1210 Kennon St.	704-307-3369	Savvyjennifer@me.com
28	Jason Saeze	1210 Kennon St	764-307-1189	scott.jones@gmail.com

**TBGC LLC - Rezoning Petition No. 2019-133**  
**Community Meeting – November 5, 2019 @ 7:15pm**

	<u>NAME</u> <u>Please print legibly</u>	<u>ADDRESS</u> <u>Please print legibly</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> <u>Please print legibly</u>
43	Adrienne Hill	1632 Parson St		arhill84@yahoo.com
44	Chelea Schmidt	1321 N McDowell St		Caschmid3@gmail.com
45	Tim Myers	1321 N McDowell St		Tim3103@icloud.com
46	Curtis Bridges	724 E 17th St		bridges.curtis@gmail.com
47	MARY KING	1230 Kennon St	704 5023749	
48	Dorene Redfern	1213 Kennon St	704-712-7889	dorene.redfern@mcizl.com
49				
50				
51				
52				
53				
54				
55				
56				

**TBGC LLC - Rezoning Petition No. 2019-133**  
**Community Meeting – November 5, 2019 @ 7:15pm**

	<u>NAME</u> <u>Please print legibly</u>	<u>ADDRESS</u> <u>Please print legibly</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> <u>Please print legibly</u>
57	Joyce Chambers	1713 Pegram St.	704-621-6371	Joyce.Chambers40@yahoo.com
58	MARY King	1230 Kennow St	704 502 3749	Mary King 25 yrs. -
59	Scott Norris	815 E 15 <sup>th</sup>	919 801 2540	scnorris@ncsu.edu
60	J.T. Moore	1400 Allen St. Apt 204	704 968 0922	jtmoe; r0965@outlook.ca
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				