

Community Meeting Report
Petitioner: Zhi Zhang
Rezoning Petition No. 2026-002

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.

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 dates 02/18/2026 and 02/27/2026. A copy of the written notice is attached hereto as Exhibit B.

The Community Meeting was held on the listed dates: 03/02/2026, 03/06/2026 and 03/10/2026 at 6pm on the property of 129 Verbena St, Charlotte, NC 28217.

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 his self, Zhi Zhang and his family (April, Chi and Bella).

The Petitioner, Zhi Zhang, welcomed the attendees and introduced his family. Zhi indicated that he proposed to rezone the approximately .16 acre at 129 Verbena St, Charlotte, NC 28217 (currently zoned ML-2) to TOD-NC. The current zoning doesn't allow retail use. The purpose of the rezoning is to establish a cozy neighborhood beer/wine shop. Zhi 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.

Zhi provided background information about his experience in hospitality. He provided walk-throughs of the site and shared his ideas of the transformation with the attendees. He explained the design concepts and operations. The attendees were supportive, excited and provided great feedback.

Conversations averaged about twenty minutes from walk-through to end of tour. Frequently asked questions were:

Q: "What hours do you plan to operate?"

A: "Starting hours may be 4-9pm daily"

Q: "Will you be serving food?"

A: "No but we may sell pre-packaged snacks"

Q: "Will you be demolishing the building?"

A: "No. We want to focus on landscaping, refreshing and painting"

Q: "Will you have outdoor seating?"

A: "Yes"

Q: "How did you come across this property?"

A: "It was previously owned by a family friend"

Q: "Are dogs allowed"

A: "Friendly leashed-dogs are welcomed"

Q: "Will you have draft beers?"

A: "I hope to carry local drafts"

Q: "What experience did you have?"

A: "I'm a former restaurant owner"

Respectfully submitted, this 11th day of March, 2026.

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

EXHIBIT A

| 2026-002 | OWNERLASTN | OWNERFIRST | MAILADDR1 | CITY | STATE | ZIPCODE |
|----------|----------------------------------|-----------------|-------------------------------|--|-------|------------|
| 2026-002 | PIEDMONT NATURAL | GAS CO INC | PO. BOX 33068 | CHARLOTTE | NC | 28233 |
| 2026-002 | PIEDMONT NATURAL GAS CO INC | | PO BOX 33068 | CHARLOTTE | NC | 28233 |
| 2026-002 | 4528 NATIONS CROSSING ROAD LLC | | 300 W SUMMIT AVE STE 200 | CHARLOTTE | NC | 28203 |
| 2026-002 | ZEPSA PROPERTIES LLC | | 1501 WESTINGHOUSE BLVD | CHARLOTTE | NC | 28273 |
| 2026-002 | CRITTENDON K S INC | | 417 S SHARON AMITY RD STE C | CHARLOTTE | NC | 28211-2883 |
| 2026-002 | ZHANG | ZHI GUANG | 4500 PINE VALLEY RD | CHARLOTTE | NC | 28210-3248 |
| 2026-002 | LMC VERBENA HOLDINGS LLC | | 433 E LAS COLINAS BLVD STE 45 | IRVING | TX | 75039 |
| 2026-002 | CULLEN | MOLLY ELIZABETH | 109 VERBENA ST | CHARLOTTE | NC | 28217 |
| 2026-002 | FIEST | TERRANCE BLAKE | 111 VERBENA ST | CHARLOTTE | NC | 28217 |
| 2026-002 | BBRE LLC | | 5727 BARDSEY CT | STALLINGS | NC | 28104-0645 |
| 2026-002 | CRAMER | ROBERT | 115 VERBENA ST | CHARLOTTE | NC | 28217 |
| 2026-002 | TRAWICK | SCOTT | 119 VERBENA ST | CHARLOTTE | NC | 28217 |
| 2026-002 | PATEL | RUPEN UDAYAN | 121 VERBENA ST | CHARLOTTE | NC | 28217-1821 |
| 2026-002 | ZHANG | ZHI | 123 VERBENA ST | CHARLOTTE | NC | 28217 |
| 2026-002 | COPPER BUILDERS LLC | | 1235 E EAST BLV 155 | CHARLOTTE | NC | 28203 |
| 2026-002 | COPPER BUILDERS LLC | | 1235 E EAST BLV 155 | CHARLOTTE | NC | 28203 |
| 2026-002 | RUDY | ROBERT M | 2404 TATTERSALL DR | CHARLOTTE | NC | 28210-6772 |
| 2026-002 | COPPER BUILDERS LLC | | 1235 E EAST BLV 155 | CHARLOTTE | NC | 28203 |
| 2026-002 | ANDERSON | ZACHARY | 411 DEVENDER LN | CHARLOTTE | NC | 28217 |
| 2026-002 | LUTZ | JOHN THOMAS | 100 PIER 4 BLVD UNIT 1203 | BOSTON | MA | 02210-1954 |
| 2026-002 | LUTZ | JOHN THOMAS | 100 PIER 4 BLVD UNIT 1203 | BOSTON | MA | 02210-1954 |
| 2026-002 | GONDHA | KISHAN | 405 DEVENDER LN | CHARLOTTE | NC | 28217 |
| 2026-002 | COPPER BUILDERS LLC | | 1235 E EAST BLV 155 | CHARLOTTE | NC | 28203 |
| 2026-002 | full_name_neighborhood | first_name | last_name | physical_address | | |
| 2026-002 | Barringer Woods Community | Patty | Shomaker | 1525 WALTON ROAD, CHARLOTTE, NC, 28208 | | |
| 2026-002 | Brightwalk Homeowners Associati | Kim | Graham | 4601 CHARLOTTE PARK DRIVE, CHARLOTTE, NC, 28217 | | |
| 2026-002 | Charlotte Mecklenburg Housing P | Deborah | Clark | 4601 CHARLOTTE PARK DRIVE, SUITE 350, CHARLOTTE, NC, 28217 | | |
| 2026-002 | Collingwood Neighborhood Associ | Kathy | Murray | 3909 Haverhill Dr, Charlotte, NC, 28209, USA | | |
| 2026-002 | Collingwood Neighborhood Associ | | | | | |
| 2026-002 | | Tim | Bookout | 4443 APPLGATE RD, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Collins Park | Susan | Posego | 819 MANHASSET ROAD, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Colonial Village Neighborhood A | Alison | Hall | 3624 TRENT ST, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Colonial Village Neighborhood A | Carl | Swift | 825 HARTFORD AV, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Colonial Village Neighborhood A | Lisa | Yarrow | 408 WEBSTER PL, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Colonial Village Neighborhood A | Michelle | Taylor | 3732 CONWAY AVE., CHARLOTTE, NC, 28209 | | |
| 2026-002 | Colonial Village Neighborhood A | Peter | Yarborough | 501 WEBSTER PLACE, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Coulwood Hills Community Council | Louis | Scarnechia | 1416 HARTFORD AV, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Freeland Park | Anita | Zarey | 3800 DEWITT LANE, CHARLOTTE, NC, 28217 | | |
| 2026-002 | Freeland Park | Anita | Zarey | 3800 Dewitt Lane, Charlotte, NC, 28217, USA | | |
| 2026-002 | Freeland Park | David | Holit | 3827 ELLENWOOD PL, CHARLOTTE, NC, 28217 | | |
| 2026-002 | Madison Park | Billy | Helmke | 718 E WOODLAWN ROAD, CHARLOTTE, NC, 28209 | | |
| 2026-002 | MeckMIN | LeDayne | Polaski | 3618 ANNLIN AVENUE, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Oberbeck Farm Neighborhood Asso | Kathleen | Baron | 2720 HEIDLEBURG LN, CHARLOTTE, NC, 28210 | | |
| 2026-002 | other | David | McGibbon | 229 Freeland Ln | | |
| 2026-002 | Other | Nicole | Frambach | 3325 ANSON ST, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Other | Pamela | Mullen | 4501 CHARLOTTE PARK DRIVE SUITE 110, CHARLOTTE, NC, 29217 | | |
| 2026-002 | Sedgefield Neighborhood Associa | Dan | Kapfhammer | 318 Dover Ave, Charlotte, NC, 28209, USA | | |
| 2026-002 | South Village HOA | Korinne | Kobes | 3736 SKY HAVEN DRIVE, CHARLOTTE, NC, 28209 | | |
| 2026-002 | Villa Heights Community Organiz | Heather | Altieri | 1704 GRACE STREET, CHARLOTTE, NC, 28205 | | |

EXHIBIT B
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Zhi Zhang to rezone approximately .16 acres located at 129 Verbena St. Charlotte, NC 28217 to allow retail or beer/wine/coffee bar.

Date and Time of Meeting: Tuesday, 03/10/2026 at 6 PM EST.

Place of Meeting: 129 Verbena St, Charlotte, NC 28217

Petitioner: Zhi Zhang

Petition Number: RZP-2026-002

You are invited to attend a community meeting regarding a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately .16 acre located at 129 Verbena St. Charlotte, NC 28217 from the ML-2 zoning district to TOD-NC zoning district. The purpose of the rezoning is to permit the current small office building into a cozy neighborhood beer/wine/coffee bar.

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 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..

I will hold a Community Meeting regarding this Rezoning Petition on March 10th, 2026 at 6 PM EST to be held at 129 Verbena St. Charlotte, NC 28217. I 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 Zhi Zhang at (704) 579-8888 or e-mail chidragon52@icloud.com.

Please disregard this letter if you attended our community meeting on 03/02/2026 or 03/06/2026.

Cc: District 3 City Council Representative (Joi Mayo) Date Mailed: 02/27/2026

