

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-048

Petitioner: **Camp Green Properties, LLC**

Rezoning Petition No.: 2017-048

Property: +/-0.357 acres located on the corner of Belmont Avenue Pegram Street

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 March 28, 2017, 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 March 17, 2017. 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 March 28, 2017 at 6:00 PM**, at Charlotte Mecklenburg Library – Plaza Midwood located at 1623 Central 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 Matt Langston and Katie Fifer with Landworks Design Group, PA. Lee Schwilm, the petitioner, attended as well.

SUMMARY OF PRESENTATION/DISCUSSION:

Matt Langston, welcomed the attendees and introduced the Petitioner, Lee Schwilm. Matt Langston explained the proposal for rezoning 1125 Belmont Ave from R-5, Single Family District, to MUDD-O, Mixed Use Development District-Optional; as well as the Coordination with the Historic Landmarks Commission to have the building designated a Historic Landmark. He then explained the rezoning process in general and provided the attendees with the date of upcoming public hearing before the City Council.

Matt Langston provided background information of the property, possibilities of usage, pictures, and site plans of the property. He explained what the proposed uses could be and the ordinance codes for specific uses. Matt Langston then turned to the attendees for any questions or comments.

Neighbors raised concerns about traffic generated by nearby uses that recently opened in the neighborhood. Traffic analysis wasn't needed for this project, but CDOT will generate a traffic count for the proposed site. There were also concerns about the amount of street parking the new business could

bring. Matt Langston explained the plan is using all the allowed space for off street parking.

Many neighbors were concerned about having a say as to what the property will be used for. At that time, Matt Langston showed the list of proposed uses and clarified this list is binding through the rezoning. Then continued disclosing the city will approve or disapprove the businesses on the short list and whomever decides to lease the building will fall into those specific categories. A few neighbors mentioned having the property uses be for multiple age groups. There is a large range of ages in the neighborhood and they would like to keep everybody the community in mind. Many did not favor the idea of having an establishment that only serves alcohol, i.e. a bar.

A large portion of the attendees mentioned loitering at an existing store down the street, and would like to avoid having another business in the area that would invite that behavior. Matt Langston and Lee Schwilm advised the neighbors there isn't a way of knowing if that will increase with the new business, but continue to call Charlotte-311 number to help cut down loitering. Matt Langston has planned to install "living fence" as a screening, because the plants will make screen the parking from the public and discourage graffiti.

A few neighbors asked the Petitioner, Lee Schwilm, if he has plans for a joint development with the adjacent property owner. Lee clarified they have discussed the parking situation and possible benefit for the existing business, but there is no contract or further discussion about a partnership. The goal of this rezoning is to restore commercial use to the historic commercial building.

Some of the attendees asked why the Petitioners isn't rezoning to B-1. In response, Matt Langston described the flexibility MUDD-O gives to maximize off street parking and use innovative buffering in lieu of buffers that take up value of land area.

Neighbors also mention installing street lights to help with pedestrians and traffic lights to help regulate the increasing traffic.

Some said it would be nice to have a main street feel, like NODA has North Davidson.

Many neighbors like the idea of have multiple uses between the two floors.

Some neighbors were asking Lee Schwilm for more information about his company, Camp Green Properties, LLC.

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	City	State	ZipCode
		Roberts	Jennifer	Mayor		600 E. 4th Street	Charlotte	NC	28202-2244
		Lyles	Mayor Pro Tem Vi	Council Member At-Large		600 E. 4th Street	Charlotte	NC	28202-2244
		Eiselt	Julie	Council Member At-Large		P.O. Box 481325	Charlotte	NC	28269
		Fallon	Claire Green	Council Member At-Large		PO Box 481325	Charlotte	NC	28269
		Mitchell	James	Council Member At-Large		600 E. 4th Street	Charlotte	NC	28202-2244
		Kinsey	Patsy B.	Council Member, District 1		2334 Greenway Avenue	Charlotte	NC	28204
		Austin	Al	Council Member, District 2		600 E. 4th Street	Charlotte	NC	28202-2244
		Mayfield	LaWana	Council Member, District 3		600 E. 4th Street	Charlotte	NC	28202-2244
		Phipps	Gregory A.	Council Member, District 4		600 E. 4th Street	Charlotte	NC	28202-2244
		Ajmera	Dimple	Council Member, District 5		600 E. 4th Street	Charlotte	NC	28202-2244
		Smith	Kenny	Council Member, District 6		600 E. 4th Street	Charlotte	NC	28202-2244
		Driggs	Edmund H.	Council Member, District 7		600 E. 4th Street	Charlotte	NC	28202-2244
2017-048		Jones	Vicki	Belmont CommUnity Association		1237 Allen St	Charlotte	NC	28205
2017-048		Winiker	Rick	Chantilly Neighborhood Association		2121 Chesterfield Av	Charlotte	NC	28205
2017-048		Ritchey	Monte	Elizabeth CommUnity Association		525 Clement Av	Charlotte	NC	28204
2017-048		Warshauer	Tom	Midwood Central POA		1530 Tippah Park Court	Charlotte	NC	28205
2017-048		Simuel	Pauline	Optimist Park		412 E 18th Stret	Charlotte	NC	28206
2017-048		Nichols, III	John L.	Plaza Central Partners Neighborhood Association		1200 Central Av	Charlotte	NC	28204
2017-048		Eagan	Tom	Plaza Midwood Neighborhood Association		1724 The Plaza	Charlotte	NC	28205
2017-048		Thompson	Jenna	Plaza Midwood Shows Up		2012 Hamorton Pl	Charlotte	NC	28205
		1003 LA PARTNERS LLC				1111 Hawthorne LN Suite 200	Charlotte	NC	28205
		1101 Belmont Ave.	TRUST			PO Box 34035	Charlotte	NC	28234
		ARGENTO	LOUIS S			402 South ST	South Charleston	WV	25303
		BABOS	KELSEY ELISE			1118 Belmont Ave.	Charlotte	NC	28205
		Belmont Korner's Inc.				1021 Belmont Ave.	Charlotte	NC	28205
		Belmont Korner's Inc.				1021 Belmont Ave.	Charlotte	NC	28205
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		BONNEFOUX	JEAN PIERRE	PATRICIA	BONNEFOUX	300 W 5th ST Unit 452	Charlotte	NC	28202
		Campe Greene Properties LLC				1219 E 35th ST	Charlotte	NC	28205
		Campe Greene Properties LLC				1219 E 35th ST	Charlotte	NC	28205
		CARTER	ARLEAVER BROWN			1017 Pegram ST	Charlotte	NC	28205
		CHIN	PHUM	NETH	OUK	1104 Belmont Ave.	Charlotte	NC	28205
		CULLIN	THOMAS W			1100 Pegram ST	Charlotte	NC	28205
		CUMMINGS	DOLORES			PO Box 49165	Charlotte	NC	28277
		CUMMINGS	SANDRA U	HUMPHREY S	CUMMINGS	9512 Rainbow Forest Dr.	Charlotte	NC	28277
		DANG	PHUONG THI			1112 Belmont Ave.	Charlotte	NC	28209
		DAVANT	E MILBURN			338 S Sharon Amity Rd. #179	Charlotte	NC	28211
		DAVIS	JOYCE H		C/O JUANITA D BROWN	4818 Coppala Dr.	Charlotte	NC	28216
		DEESE	FLOYD WOODROW	LINDA	DEESE	1208 Pegram ST	Charlotte	NC	28205
		DO	TRUNG CAO	KIM HIEU THI	DO	1100 Belmont Ave.	Charlotte	NC	28205
		ELLISON	MELESIA			1016 North Allen ST	Charlotte	NC	28205
		ELLISON	MELESIA			1016 Allen ST	Charlotte	NC	28205
		Equity Trust Company FBO Stephen Valder IRA		TODD H	CHITESTER	1117 Allen ST	Charlotte	NC	28205
		FLOYD	PHYLICA	C/O Habitat for Humanity of	Charlotte Inc.	PO Box 220287	Charlotte	NC	28222
		GRAVATT ALVERSON	BETTY ANN	MELVIN SYDNEY ALVERSON JR R/T		5100 Sharon Rd. Unit 2904	Charlotte	NC	28210
		HOGUE	BETSY			1021 Pegram ST	Charlotte	NC	28205
		HUNTER	CATHERINE	BELMONT LAND TRUST		7804 Fairview Rd., PMB 311	Charlotte	NC	28226
		MCGOWAN	TERESA			1020 Belmont Ave.	Charlotte	NC	28205
		MCMANUS	ANDREW			1120 E 15th ST	Charlotte	NC	28205
		MEEKAY,TRUST & MEL LLC				1021 Stafford Ave.	North	SC	29112
		MOATS	DANIEL F			1204 Pegram ST	Charlotte	NC	28206
		MORGAN	CHARLES	JUNE E	THOMPSON	1109 Louise Ave.	Charlotte	NC	28205
		NGUYEN	LAUREN			1205 Pegram ST	Charlotte	NC	28205
		OLSON	LINDSAY M			1116 E 15th ST	Charlotte	NC	28205
		PERIOD DESIGN CONCEPTS LLC				415 Beatties Ford Rd.	Charlotte	NC	28216
		PERKINS	PAUL F SR	MARY I	PERKINS	2076 Rougemount LN	Kernersville	NC	27284
		PHAM	NO THI	PHUC BUU	UNG	11430 Donnel CT	Charlotte	NC	28273
		RIVENBARK	HERBERT MITCHELL I			3815 Carmel Forest Dr.	Charlotte	NC	28227
		SALEHIZADEH	HASSAN	EZAT	VAHDATIPANAH	1112 Allen ST	Charlotte	NC	28205

EXHIBIT A

SMITH	BAXTER J	JANET N	SMITH	1120 Allen ST	Charlotte	NC	28205
STINSON	VANESSA ANN			1200 Pegram ST	Charlotte	NC	28205
STROUPE	BILLY JR			115 Helton Rd.	Cherryville	NC	28021
STUART	MARK D	JAMEELAH MELTON	STUART	6500 Farm Way Pl.	Charlotte	NC	28215
SWEENEY	JOSEPH			2416 Commonwealth Ave.	Charlotte	NC	28205
TAH 2015-1 BORROWER LLC				PO Box 15087	Santa Ana	CA	92735
TAH 2016-1 BORROWER LLC		C/O TRICON AMERICAN HOMES LLC		1508 Brookhollow Dr.	Santa Ana	CA	92705
TU	HIEP CONG			1031 Pegram ST	Charlotte	NC	28205
WILSON	MATTHEW A	KRISTEN A	PAULET	1201 Pegram ST	Charlotte	NC	28205
WOODARD	CHARLES E			1154 Woodside Ave.	Charlotte	NC	28205
WOODARD	CHARLES E			1154 Woodside Ave.	Charlotte	NC	28205
WOODARD	CHARLES E			1154 Woodside Ave.	Charlotte	NC	28205
WOODARD	CHARLES EDWARD			1154 Woodside Ave.	Charlotte	NC	28205
YOUNG	THELMA			1108 Belmont Ave.	Charlotte	NC	28205
LANDWORKS DESIGN GROUP PA				7611 Little AVE, Suite 111	Charlotte	NC	28226

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

EXHIBIT B

SUBJECT: Community Meeting – Rezoning Petition # 2017-048

DATE & TIME

OF MEETING: Tuesday, March 28, 2017 at 6:00PM

PLACE OF MEETING: Plaza Midwood Library
1623 Central Avenue
Charlotte, NC 28205

We are assisting Camp Greene Properties, LLC. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 0.357-acre site located at 1125 Belmont Avenue, at the corner of Belmont Avenue and Pegram Street from the R-5 zoning district to the MUDD-O (Mixed-Use Development District – Optional) zoning district. The purpose of this rezoning request is to allow for the adaptive re-use of the existing historic commercial building as an Eating, Drinking, and Entertainment Establishment (Type 2), brewery, retail, or residential use.

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 Department’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 you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, March 28, 2017 at 6:00 PM at the Plaza Midwood Library, located at 1623 Central Avenue in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Matt Langston at (704) 841-1604 x 701.

Landworks Design Group, PA

Cc: Patsy Kinsey, Charlotte City Council District 1 (via email)
Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Sonja S. Sanders, Charlotte-Mecklenburg Planning Department (via email)
Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: March 17, 2017

1125 BELMONT SIGN IN

NAME	ADDRESS	PHONE	EMAIL
Betsy Hogue	1021 pegram st	704-492-1616	
ED GLODOWSKI	1233 PEGRAM ST	704-598-1683	EDJANEGLDOWSKI@GMAIL.COM
Teresa Reid	1090 Belmont ave	704-891-2703	teresaReid519@gmail.com
Karen Sullivan	E 17th st		KarenSullivan88@yahoo.com
Andy Mumanes	1120 E. 15th St.	704-906-1614	amcmmanus@gmail.com
Larken Eggleston	1517 Landis Ave	704-519-7128	Larken@Votelerken.com
Doug Bradley	1111 Hawthorne Ln	704-201-7701	dbredley3811@gmail.com
Teresa Webb	1110 Allen St		
Dawn Millwood	1118 Belmont Ave	423-774-3827	dawn.Millwood@gmail.com
Lorna Allen	815 E. 20th ST.	910-263-0019	allen.lorna@gmail.com
Lindsay Olson	1116 E 15th St.	757-353-0268	olson.lindsay@gmail.com
Phillip Gussner	2008 Winter St	704-608-1323	ph2@GussnerCandy.com
Daniel Moats	1204 pegram st	704-517-0779	DFMOATS@GMAIL.COM
Paul Fretz	1621 HAWTHORNE LN	313-525-9956	pauldfretz@gmail.com
Curtis Bridges	724 E 17th St	919-247-3237	bridges.curtis@gmail.com
Harry Byrd	1013 Allen St.	704-578-7672	byrd14521@aol.com
Mark Lynch	1021 Harrell St.	(704) 345-5655	MARK.Lynch44@gmail.com
Vicki Jones	1237 ALLEN ST	704.904.3844	VICKILIN1965@yahoo.com
John Wallace	2112, cloister dr.	704 575 5464	masonw@Aol.com