

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-155**

**Petitioner:** Plaza Midwood Charlotte 2 LP  
**Rezoning Petition No.:** 2019-155  
**Property:** ± .176 acres located at 1508 Central Avenue (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 Thursday, January 2, 2020, 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 12/20/2019. 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 Thursday, January 2, 2020 at 6:30 PM, at The Vine United Methodist Church, 2101 Belvedere 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 representative at the required Community Meeting were Wood Britton and Brian Purcell with Asana Partners. Also, in attendance was Keith MacVean 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 opened the meeting and welcomed everyone in attendance. Mr. MacVean reviewed the rezoning site plan that proposes to adaptively reuse the existing building with uses allowed by the current zoning on the property. The rezoning request will provide additional flexibility in the type of uses that may utilize the existing building.

The meeting was then opened for questions.

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

It was asked if the building would have one or two uses. Mr. Britton explained that there is the potential for one or two uses within the building, but any modification to the existing storefront would remain within the existing building openings.

It was then asked if the alley was going to be used in any way. The Petitioner does not have control of the alleyway, so any use of the alley has to be coordinated with the City and the other property owners that abut the public alley. The property line abuts the alley.

The attendee inquired if the Petitioner had plans to acquire more buildings in the area. Mr. Purcell explained that a large-scale aggregation is unlikely to happen.

Mr. MacVean thanked everyone in attendance and the meeting was adjourned.

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

There were no changes as a result of this meeting

cc: Larken Egleston, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Welch Liles, Plaza Midwood Charlotte 2 LP  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2019-155	FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-155	1	08117405	NOVAKOVIC	VLADO	SLADJANA	NOVAKOVIC	2113 MATHESON AV		CHARLOTTE	NC	28205
2019-155	1	08117408	GARMON	DAVID E	SHIRLEY B	GARMON	213 13TH AV SOUTH		SURFSIDE BEACH	SC	29575
2019-155	1	08117410	1511 CENTRAL LLC				1511 CENTRAL AVE		CHARLOTTE	NC	28205
2019-155	1	08117411	TRIANIS	PATRICIA K	JOHN P	TRIANIS	1111 BEVIS DR		CHARLOTTE	NC	28209
2019-155	1	08117412	TRIANIS	PATRICIA K	JOHN P	TRIANIS	1111 BEVIS DR		CHARLOTTE	NC	28209
2019-155	1	08117413	ZAIJAI INVESTMENTS INCORPORATED				4901 DWIGHT EVANS RD STE 128		CHARLOTTE	NC	28217
2019-155	1	08117414	TARAS	ALBERT J (REVOC TRUST AGR			3320 SHILLINGTON PL		CHARLOTTE	NC	28210
2019-155	1	08117415	RUSS-MAR PROPERTIES LLC				1506A CENTRAL AVE		CHARLOTTE	NC	28205
2019-155	1	08117416	BARBRE	CLAUDE B JR L/T	CLAUDE B JR	BARBRE 2004 LIVING TRUST	1204 REYNOLDA RD		WINSTON SALEM	NC	27104
2019-155	1	08117417	BARBRE	CLAUDE B JR L/T	BETTY JO S L/T	BARBRE	2300 WHILDEN CT		CHARLOTTE	NC	28211
2019-155	1	08117418	BARBRE	CLAUDE B JR L/T	BETTY JO S L/T	BARBRE	2300 WHILDEN CT		CHARLOTTE	NC	28211
2019-155	2	08117509	MISSION CENTRAL VENTURE ONE LLC				338 S SHARON AMITY RD,STE 510		CHARLOTTE	NC	28211
2019-155	1	08117511A	CENTRAL BRIDGE HOLDINGS LLC				610 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
2019-155	1	08117511B	CENTRAL BRIDGE HOLDINGS LLC				610 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
2019-155	1	08117512	PLAZA MIDWOOD CHARLOTTE 1 LP				300 S TRYON ST STE 1700		CHARLOTTE	NC	28202
2019-155	1	08117513	PLAZA MIDWOOD CHARLOTTE 1 LP				300 S TRYON ST STE 1700		CHARLOTTE	NC	28202
2019-155	1	08117601	A & R HOLDINGS 1 LLC				17210 LANCASTER HIGHWAY STE 404		CHARLOTTE	NC	28277
2019-155	1	08117602	1801 COMMONWEALTH LLC				1809 COMMONWEALTH AV		CHARLOTTE	NC	28204
2019-155	1	08117620	PISTIOLIS	GERASIMOS	TULA	PISTIOLIS	6013 SOUTH REGAL LN		CHARLOTTE	NC	28210
2019-155	1	08117621	M2C3 PROPERTIES LLC				941 SYDNEY DR		CHARLOTTE	NC	28270
2019-155	1	08117623	J & C REALTY CO				PO BOX 9101		CHARLOTTE	NC	28299
2019-155	1	08117624	SCRATCH PROPERTIES LLC				2639 IDLEWOOD CIR		CHARLOTTE	NC	28209
2019-155	1	08117634	WELLS FARGO BANK				301 S TRYON ST		CHARLOTTE	NC	28202
2019-155	1	08117635	WALTON WAY ASSOCIATES LLC				1111 CENTRAL AVE,STE 300		CHARLOTTE	NC	28204
2019-155	1	08117636	TOMAR HOLDINGS LLC				2845 HILLSDALE AVE		CHARLOTTE	NC	28209
2019-155	1	08117637	THOMAS STREET PROP LLC				2020 MANDARIN BV		CHARLOTTE	NC	28205
2019-155	1	08117640	BROWN	THOMAS LEWIS			909 CENTRAL AVE STE 3		CHARLOTTE	NC	28204
2019-155	2	08117641	BROWN	THOMAS LEWIS			909 CENTRAL AVE STE 3		CHARLOTTE	NC	28204
2019-155	1	08117642	CHAPPLE	MURRAY D	DEBORAH B	CHAPPLE	3029 STONEYBROOK RD		CHARLOTTE	NC	28205
2019-155	1	08117643	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2019-155	1	08117646	CENTRAL AVENUE KARYAE LLC				3240 HEATHSTEAD PL APT B		CHARLOTTE	NC	28270
2019-155	1	08117647	CRADDOCK INVESTMENTS LLC				1003 NORTHERN SHORES LN		GREENSBORO	NC	27455
2019-155	1	08117648	PLAZA MIDWOOD CHARLOTTE 2 LP				1616 CAMDEN RD STE 210		CHARLOTTE	NC	28203
2019-155	1	08117649	ARROBA	JORGE HUMBERTO	VICKEY L	ARROBA	14211 WALKERS CROSSING DR		CHARLOTTE	NC	28273
2019-155	1	08117650	EMPHASIS ADS INC				PO BOX 5524		CHARLOTTE	NC	28299
2019-155	1	08117651	ABBA INVESTMENTS INC				4861 HIGHWAY 17 BUISNESS		MURRELLS INLET	SC	29576
2019-155	1	08117652	RUSS-MAR PROPERTIES LLC				1506 CENTRAL AVE UNIT A		CHARLOTTE	NC	28205
2019-155	1	08117653	PACHYDERM PROPERTIES LLC				70 E LONG LAKE RD		BLOOMFIELD HILLS	MI	48304
2019-155	1	08117654	WILLMANN	JAMES RUDOLPH		BONNIE CREED	1212 GORDON ST		CHARLOTTE	NC	28205
2019-155	1	08117655	ANK PROPERTIES LLC				1512 A CENTRAL AVE		CHARLOTTE	NC	28205
2019-155	11	08117723	COLE PROPERTIES & INVESTMENTS INC				1318 CENTRAL AVE STE F		CHARLOTTE	NC	28205
2019-155	1	08117724A	COLE PROPERTIES & INVESTMENTS INC				1318 CENTRAL AVE STE F		CHARLOTTE	NC	28205
2019-155	1	08117724B	CVS CENTRAL CHARLOTTE INC			% CVS CORP	ONE CBS DR		WOONSOCKET	RI	02895

2019_155	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019_155	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2019_155	Belmont	Allison	Horinko	707 Seigle Avenue	615	Charlotte	NC	28204
2019_155	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2019_155	Belmont	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2019_155	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2019_155	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2019_155	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2019_155	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2019_155	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2019_155	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2019_155	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2019_155	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2019_155	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2019_155	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2019_155	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2019_155	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2019_155	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2019_155	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2019_155	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2019_155	Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		charlotte	NC	28205
2019_155	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2019_155	Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
2019_155	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2019_155	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2019_155	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2019_155	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2019_155	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2019_155	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2019_155	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2019_155	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2019_155	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2019_155	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2019_155	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2019_155	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2019_155	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2019_155	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2019_155	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2019_155	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2019_155	Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.		Charlotte	NC	28205
2019_155	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2019_155	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2019_155	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
2019_155	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza		Charlotte	NC	28205

2019\_155 Plaza Midwood Shows Up  
2019\_155 Villa Heights Community Organization

Jenna  
Max

Thompson 2012 Hamorton Pl  
Carroll 1813 Parson Street

Charlotte NC 28205  
Charlotte NC 28205

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2019-155 – Plaza Midwood Charlotte 2 LP**

Subject: Rezoning Petition No. 2019-155  
Petitioner/Developer: Plaza Midwood Charlotte 2 LP  
Current Land Use: Retail  
Existing Zoning: B-2 PED  
Rezoning Requested: B-2 PED (O)  
**Date and Time of Meeting:** **Thursday, January 2, 2020 at 7:30 p.m.**  
Location of Meeting: The Vine United Methodist Church – Fellowship Hall  
2101 Belvedere Avenue  
Charlotte, NC 28205  
  
Date of Notice: 12/20/2019

We are assisting Plaza Midwood Charlotte 2 LP (the “Petitioner”) on a Rezoning Petition recently filed to allow the re-use of the building located at 1508 Central Avenue (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.

**Background and Summary of Request:**

This Petition involves a request to rezone the ± .176 acre Site from B-2 PED to B-2 PED(O) to allow the Petitioner additional flexibility when changing the uses allowed to occupy the existing building. The rezoning petition commits to preserving the existing building while allowing some minor building additions to the rear of the existing building.

The existing building is part of the historic Central Avenue main street retail buildings that due to the size of the parcels and the existing buildings do not have the ability to provide on-site parking spaces. The rezoning petition will allow the re-use of the existing building with additional uses allowed by the B-2(PED) zoning district without having to provide on-site parking.

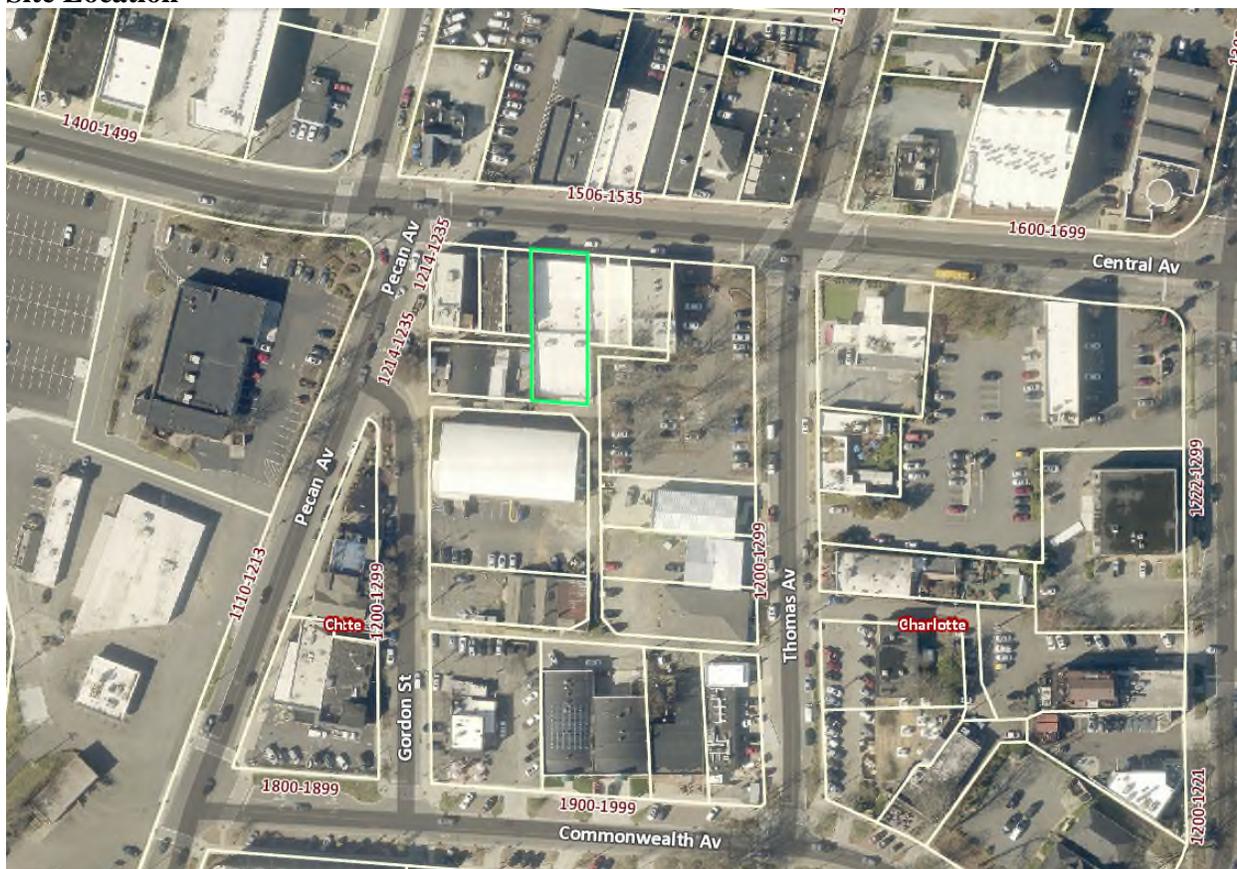
**Community Meeting Date and Location:**

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 Thursday, January 2, 2020, at 7:30 p.m. at The Vine United Methodist Church, 2101 Belvedere 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 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 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Welch Liles, Plaza Midwood Charlotte 2 LP  
Jeff Brown, Moore & Van Allen, PLLC

**Site Location**



**Plaza Midwood Charlotte 2 LP Rezoning Petition No. 2019-155  
Community Meeting – January 2, 2020 @ 7:30pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Allen Nelson	1509 Ivey Dr.	919-395-0969	allen.r.nelson@gmail.com
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