

COMMUNITY MEETING REPORT

Petitioner: Voula Frangakis

Rezoning Petition No. 2021-120

This Community Meeting Report is being 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 ORGANIZATION CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location for 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 January 26, 2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on February 8, 2023, at 6:00pm at 2212 The Plaza, Charlotte, NC 28205.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meet 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 Brooks Whiteside and Bryn Knudson.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Brooks Whiteside and Bryn Knudson, welcomed the attendees and introduced themselves as representatives for the Petitioner. Brooks and Bryn indicated that they Petitioner proposed to rezone an approximately 2,300 SF building on 0.44 acres (the site) from the O-1/B-2 zoning district to NS (neighborhood services) zoning district and let them know that this was what was proposed as the best option from the planning department. Brooks and Bryn 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.

Brooks Whiteside provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Bryn let the attendees know that the plan was to keep the current building and renovate and give a refresh to the building.

Some questions that were asked:

What type of screening was planned: We let them know that at this time there weren't any specifics but we would be following the guidance of planning for any screening and planting strip requirements along the property lines that faced residential.

When we let them know the site was being rezoned to bring in a better tenant pool, they asked if we had a tenant yet: We let them know that we are in lease negotiations with a group but nothing signed and let them know that the use was a market style use.

They wanted to confirm that certain uses wouldn't be allowed such as auto mechanic, drive thrus and arcade uses. We said that we had put in no auto and drive thru and would add the arcade restriction if possible.

They asked about outdoor patio location and noise in the later time of the day. We said that we would make sure we follow the ordinance for noise and that we weren't looking for tenants that would cause issues for that.

They asked about dumpster location: We said the dumpster on the site plan was what was located there when the survey was done and doesn't necessarily mean the future location and that it would have a screening around it.

They asked about future plans of the property and what could go there mainly from a height perspective: We talked about the height restrictions and let them know that was also on the site plan handout they had.

There was a lot of conversation about the 8ft planting strip and 10ft multiuse sidewalk and there was some pushback on those rezoning requirements due to the disruption it would cause to the existing sidewalk and the aesthetic of it being streamlined when you look down the street of it being a clean line visually. They asked us to put in a request to leave the existing planting strip so that at least there would not be a disruption to the walkability of the sidewalk because on each side of the property are 4 ft sidewalks and it would like the sidewalk ends due to the location of a new 8ft planting strip.

It was a good open dialogue and overall the attendees were happy to know that the property would be attracting a better tenant use and there were in support of the property being rezoned and were appreciative of the community meeting and open conversation.

Respectfully submitted, this 13th day of February, 2023.

Cc: Charlotte Planning, Design & Development Department – Rezoning staff

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Voula Frangakis to rezone 2212 The Plaza to allow Neighborhood Services

Date and Time of Meeting: February 8, 2023 @ 6:00pm

Place of Meeting: 2212 The Plaza, Charlotte, NC 28205

Petitioner: Voula Frangakis

Petition No.: RZP-2021-120

We are assisting Voula Frangakis with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone a 2,280 SF building on approximately 0.46 acres (the “Site”) located at 2212 The Plaza from O-1/B-2 zoning district to NS(neighborhood services) zoning district. The purpose of the rezoning is to permit different uses ie. Food and beverage and other neighborhood friendly uses within the building.

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, 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 Wednesday, February 8, 2023, 6pm at 2212 The Plaza. The Petitioner’s representative’s 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 or email Bryn Knudson-440.554.5458 or bryn@whitesidecre.com

cc: Dante Anderson (city council representative)

Date Mailed: January 26, 2023

Bryn Knudson

Whiteside Properties

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Voula Frangakis

Rezoning petition Number 2021-120

Date: February 8, 2023

Name	Address	Phone	Email
HAMILTON COURT	2020 WINDY ST	704 661 6925	hbcourt@yahoo.com
Philip Gussman	2008 Windy St	707-608-1323	phil@Gussmanconsulting.com
Elizabeth Wall	1713 Mimosa Ave	412-999-9202	lizwall9@gmail.com
David Mungen	1715 Mimosa	651-582-6599	
Mary W. Pratt	2559 Selwyn Ave	704-661-8549	marywp@gmail.com

EXHIBIT A

2021-120	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2021-120	BURLESON	JULIUS FRANKLIN JR	DIANE P	BURLESON	2123 THE PLZ	CHARLOTTE	NC	28205
2021-120	NICHOLSON	MICHAEL			2127 THE PLAZA RD	CHARLOTTE	NC	28205
2021-120	FURR	JAMIE			1721 CLUB RD	CHARLOTTE	NC	28205
2021-120	BOWMAN	REBECCA J		ERIC A COCKRELL	1615 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120	DOMINOE'S PROPERTIES INC				329 E PARK AVE	CHARLOTTE	NC	28203
2021-120	DAUKSYS	PHILIP J	KRISTINA	DAUKSYS	2205 THE PLAZA	CHARLOTTE	NC	28205
2021-120	WESLEY	JORDAN	KATHRYN	HEABERG	2209 THE PLAZA	CHARLOTTE	NC	28205
2021-120	ODONNELL	JOHN	LISA	ODONNELL	326 RIVERPOINT RD	LAKE WYLIE	SC	29710
2021-120	WILLIAMS	BRIAN A	JAMISON P H	WILLIAMS	16860 TIMBER CROSSING	CHARLOTTE	NC	28213
2021-120	HOLT	DANIEL W		PAMELA R DAVIS	2225 THE PLZ	CHARLOTTE	NC	28205
2021-120	DEN DEN NC INC				2235 THE PLAZA	CHARLOTTE	NC	28205
2021-120	ACP OF CHARLOTTE, LLC				18914 HALYARD POINTE LANE	CORNELIUS	NC	28031
2021-120	PLAZA PRESBYTERIAN	PRESBYTERIAN						
2021-120	CHURCH	CHURCH (USA)			2304 THE PLAZA	CHARLOTTE	NC	28205
2021-120	WARREN	JACKIE W			1800 MECKLENBURG AVE	CHARLOTTE	NC	28205
2021-120	MAGNOLIA PROPERTIES OF							
2021-120	CHARLOTTE LLC				628 OAKLAND AV	CHARLOTTE	NC	28204
2021-120	PROMISE REWOURCE							
2021-120	NETWORK INC				2224 THE PLAZA	CHARLOTTE	NC	28205
2021-120	LIGHT RAIL PROPERTIES LLC				1009 LEIGH AVE	CHARLOTTE	NC	28205
2021-120	FRANGAKIS	GEORGE	VOULA G	FRANGAKIS	1359 HELEN ST	FLORENCE	SC	29501
2021-120	STONE	RANDY E			212 W MATTHEWS ST UNIT 101	MATTHEWS	NC	28105
2021-120	BLUE ARROW GROUP							
2021-120	MANAGEMENT LLC				2347 WESTFIELD RD	CHARLOTTE	NC	28207
2021-120	PRATT	MARY WOOD			2559 SELWYN AVE	CHARLOTTE	NC	28209
2021-120	DINAS	PATRICIA ANN		JOHN CLINTON CRUI	1726 MECKLENBURG AVE	CHARLOTTE	NC	28205
2021-120	KING	JAMES C			1722 MECKLENBURG AVE	CHARLOTTE	NC	28205
2021-120	SANDERS	ADAM GRANT	SHANNON BROOKE	EGAN	1718 MECKLENBURG AVE	CHARLOTTE	NC	28205
2021-120	STEPHENSON	DAVID	PATRICIA L	STEPHENSON	1714 MECKLENBURG AVE	CHARLOTTE	NC	28205
2021-120	5 POINTS REALTY GROUP LLC				415 BEATTIES FORD RD	CHARLOTTE	NC	28216
2021-120	MANGEN	DAVID	PATRICIA	EWER	1715 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120	O'SULLIVAN	TIMOTHY			1713 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120	OFFNICK	PEYTON			1711 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120	JOHNSON	STEPHANIE K			1709 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120	HEUNEMANN	MAGGIE L	BRENDAN J	LEUNG	1707 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120	GLENN	KATHERINE ELISE			1705 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120	MIMOSA TOWNHOMES							
2021-120	OWNERS ASSOCIATION INC				16501-D NORTH CROSS DR	HUNTERSVILLE	NC	28078
2021-120	GCC DEVELOPMENT LLC				3432 THE PLAZA	CHARLOTTE	NC	28205
2021-120	STIGLIAN	CHRISTOPHER T	BRANDY N	STIGLIANO	2128 THE PLAZA	CHARLOTTE	NC	28205
2021-120	MARGOSIAN	RUSSELL J			428 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2021-120	HA	MINH-NAM	TU	NGUYEN	1307 CHARIDGE LN	CHARLOTTE	NC	28262
2021-120	NTC HOLDINGS LLC				18809 HUNDRED ACRE LN	TRIANGLE	VA	22172
2021-120	DOUGHERTY	JOANNE			212 W MATTHEWS ST UNIT 101	MATTHEWS	NC	28105
2021-120	HESSE	KLAUS	DORIS	HESSE	6518 WANNAMAKER LN	CHARLOTTE	NC	28226

EXHIBIT A

ORGANIZATION_N					UNIT_N			
2021-120	AME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UM	CITY	STATE	ZIP
2021-120	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2021-120	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2021-120	Belmont	Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
2021-120	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2021-120	Belmont	Tara	Peele	1640 Parson Street		Charlotte	NC	28205
2021-120	Belmont Community	Adrienne	Martinez	916 Allen Street		Charlotte	NC	28205
2021-120	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2021-120	Belmont Community Association	Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2021-120	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2021-120	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2021-120	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2021-120	Belmont Community Association	Kristen	Wilson	1201 Pegram Street		Charlotte	NC	28205
2021-120	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2021-120	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2021-120	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2021-120	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2021-120	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2021-120	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2021-120	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2021-120	Commonwealth	Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
2021-120	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2021-120	Highland Mill Montessori Parent-Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2021-120	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2021-120	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205

2021-120	Noda	Dr. Rodriguez	Finley	2120 N.Brevard street		Charlotte	North	28202
2021-120	NoDa	Matt	Toffey	3027 N. Myers St.		Charlotte	NC	28205
2021-120	NoDa	Nicole	D Peterson	3013 Whiting Avenue		Charlotte	NC	28205
2021-120	NoDa	Vincent	Bidez	1120 E. 36th St.		Charlotte	NC	28205
2021-120	NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2021-120	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2021-120	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2021-120	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2021-120	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2021-120	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2021-120	Optimist Park	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
2021-120	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2021-120	Optimist Park Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
2021-120	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2021-120	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2021-120	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2021-120	Plaza Midwood	Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
2021-120	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2021-120	Plaza Midwood Land Use Group	Phillip	Gussman	2008 Winter Street		Charlotte	NC	28205
2021-120	Plaza Midwood Landuse Review	Hamilton	Cort	2020 Winter St		Charlotte	NC	28205
2021-120	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2021-120	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2021-120	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2021-120	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204

2021-120	Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.	Charlotte	NC	28205
2021-120	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue	Charlotte	NC	28205
2021-120	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place	Charlotte	NC	28205
2021-120	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr	Charlotte	NC	28204
2021-120	Plaza Midwood Neighborhood Association	Susan	Walker	1819 Beckwith Place	Charlotte	NC	28205
2021-120	Plaza Midwood Neighborhood Association	Joey	Guy	2215 Winter St	Charlotte	NC	28205
2021-120	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl	Charlotte	NC	28205
2021-120	University Park Improvement Association	Hattie	Watkins	845 Woodside Av	Charlotte	NC	28205
2021-120	Villa Heights	Allison	Horinko	1109 Leigh Ave	Charlotte	NC	28205
2021-120	Villa Heights Community Organization	Chantelle	Morales	2105 Yadkin Ave	Charlotte	NC	28205
2021-120	Villa Heights Community Organization	Max	Carroll	1813 Parson Street	Charlotte	NC	28205
2021-120	Villa Heights Land Community Organization	Elise	Berman	2112 Yadkin Ave	Charlotte	NC	28205
2021-120	Villa Heights Neighborhood Association	Anne	Monsted	1100 Woodside Avenue	Charlotte	NC	28205