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

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EXHIBIT A

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2021-120 STEPHENSON DAVID PATRICIA L STEPHENSON 1714 MECKLENBURG AVE CHARLOTTE NC 2021-120 MANGEN DAVID PATRICIA EWER 1715 MIMOSA AVE CHARLOTTE NC 2021-120 O'SULLIVAN TIMOTHY 1713 MIMOSA AVE CHARLOTTE NC 2021-120 OFFNICK PEYTON 1711 MIMOSA AVE CHARLOTTE NC 2021-120 JOHNSON STEPHANIE K 1709 MIMOSA AVE CHARLOTTE NC 2021-120 HEUNEMANN MAGGIE L BRENDAN J LEUNG 1707 MIMOSA AVE CHARLOTTE NC 2021-120 GLENN KATHERINE ELISE MIMOSA TOWNHOMES 2021-120 OWNERS ASSOCIATION INC	021-120	KING	JAMES C			1722 MECKLENBURG AVE	CHARLOTTE	NC	28205
2021-120 5 POINTS REALTY GROUP LLC 2021-120 MANGEN DAVID PATRICIA EWER 1715 MIMOSA AVE CHARLOTTE NC 2021-120 O'SULLIVAN TIMOTHY 1713 MIMOSA AVE CHARLOTTE NC 2021-120 OFFNICK PEYTON 1711 MIMOSA AVE CHARLOTTE NC 2021-120 JOHNSON STEPHANIE K 1709 MIMOSA AVE CHARLOTTE NC 2021-120 HEUNEMANN MAGGIE L BRENDAN J LEUNG 1707 MIMOSA AVE CHARLOTTE NC 2021-120 GLENN KATHERINE ELISE MIMOSA TOWNHOMES 2021-120 OWNERS ASSOCIATION INC	021-120	SANDERS	ADAM GRANT	SHANNON BROOKE	EGAN	1718 MECKLENBURG AVE	CHARLOTTE	NC	28205
2021-120 MANGEN DAVID PATRICIA EWER 1715 MIMOSA AVE CHARLOTTE NC 2021-120 O'SULLIVAN TIMOTHY 1713 MIMOSA AVE CHARLOTTE NC 2021-120 OFFNICK PEYTON 1711 MIMOSA AVE CHARLOTTE NC 2021-120 JOHNSON STEPHANIE K 1709 MIMOSA AVE CHARLOTTE NC 2021-120 HEUNEMANN MAGGIE L BRENDAN J LEUNG 1707 MIMOSA AVE CHARLOTTE NC 2021-120 GLENN KATHERINE ELISE 1705 MIMOSA AVE CHARLOTTE NC 2021-120 OWNERS ASSOCIATION INC 16501-D NORTH CROSS DR HUNTERSVILLE NC	021-120	STEPHENSON	DAVID	PATRICIA L	STEPHENSON	1714 MECKLENBURG AVE	CHARLOTTE	NC	28205
2021-120 MANGEN DAVID PATRICIA EWER 1715 MIMOSA AVE CHARLOTTE NC 2021-120 O'SULLIVAN TIMOTHY 1713 MIMOSA AVE CHARLOTTE NC 2021-120 OFFNICK PEYTON 1711 MIMOSA AVE CHARLOTTE NC 2021-120 JOHNSON STEPHANIE K 1709 MIMOSA AVE CHARLOTTE NC 2021-120 HEUNEMANN MAGGIE L BRENDAN J LEUNG 1707 MIMOSA AVE CHARLOTTE NC 2021-120 GLENN KATHERINE ELISE 1705 MIMOSA AVE CHARLOTTE NC 2021-120 OWNERS ASSOCIATION INC 16501-D NORTH CROSS DR HUNTERSVILLE NC									
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2021-120 OFFNICK PEYTON 1711 MIMOSA AVE CHARLOTTE NC 2021-120 JOHNSON STEPHANIE K 1709 MIMOSA AVE CHARLOTTE NC 2021-120 HEUNEMANN MAGGIE L BRENDAN J LEUNG 1707 MIMOSA AVE CHARLOTTE NC 2021-120 GLENN KATHERINE ELISE MIMOSA TOWNHOMES 2021-120 OWNERS ASSOCIATION INC 16501-D NORTH CROSS DR HUNTERSVILLE NC	021-120	MANGEN	DAVID	PATRICIA	EWER	1715 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120 JOHNSON STEPHANIE K 2021-120 HEUNEMANN MAGGIE L 2021-120 GLENN KATHERINE ELISE MIMOSA TOWNHOMES 2021-120 OWNERS ASSOCIATION INC 2021-120 OWNERS ASSOCIATION INC 2021-120 OWNERS ASSOCIATION INC 2021-120 JOHNSON STEPHANIE K 2021-120 BRENDAN J LEUNG 1707 MIMOSA AVE CHARLOTTE NC 2021-120 OWNERS ASSOCIATION INC 2021-120 OWNERS ASSOCIATION INC 2021-120 OWNERS ASSOCIATION INC	021-120	O`SULLIVAN	TIMOTHY			1713 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120 HEUNEMANN MAGGIE L BRENDAN J LEUNG 1707 MIMOSA AVE CHARLOTTE NC 2021-120 GLENN KATHERINE ELISE MIMOSA TOWNHOMES 2021-120 OWNERS ASSOCIATION INC 16501-D NORTH CROSS DR HUNTERSVILLE NC	021-120	OFFNICK	PEYTON			1711 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120 GLENN KATHERINE ELISE 1705 MIMOSA AVE CHARLOTTE NC MIMOSA TOWNHOMES 2021-120 OWNERS ASSOCIATION INC 16501-D NORTH CROSS DR HUNTERSVILLE NC	021-120	JOHNSON	STEPHANIE K			1709 MIMOSA AVE	CHARLOTTE	NC	28205
MIMOSA TOWNHOMES 2021-120 OWNERS ASSOCIATION INC 16501-D NORTH CROSS DR HUNTERSVILLE NC	021-120	HEUNEMANN	MAGGIE L	BRENDAN J	LEUNG	1707 MIMOSA AVE	CHARLOTTE	NC	28205
2021-120 OWNERS ASSOCIATION INC 16501-D NORTH CROSS DR HUNTERSVILLE NC	021-120	GLENN	KATHERINE ELISE			1705 MIMOSA AVE	CHARLOTTE	NC	28205
		MIMOSA TOWNHOMES							
	021-120	OWNERS ASSOCIATION INC				16501-D NORTH CROSS DR	HUNTERSVILLE	NC	28078
2021-120 GCC DEVELOPMENT LLC 3432 THE PLAZA CHARLOTTE NC	021-120	GCC DEVELOPMENT LLC				3432 THE PLAZA	CHARLOTTE	NC	28205
2021-120 STIGLIAN CHRISTOPHER T BRANDY N STIGLIANO 2128 THE PLAZA CHARLOTTE NC	021-120	STIGLIAN	CHRISTOPHER T	BRANDY N	STIGLIANO	2128 THE PLAZA	CHARLOTTE	NC	28205
2021-120 MARGOSIAN RUSSELL J 428 E WORTHINGTON AVE CHARLOTTE NC	021-120	MARGOSIAN	RUSSELL J			428 E WORTHINGTON AVE	CHARLOTTE	NC	28203
2021-120 HA MINH-NAM TU NGUYEN 1307 CHARIDGE LN CHARLOTTE NC	021-120	НА	MINH-NAM	TU	NGUYEN	1307 CHARIDGE LN	CHARLOTTE	NC	28262
2021-120 NTC HOLDINGS LLC 18809 HUNDRED ACRE LN TRIANGLE VA	021-120	NTC HOLDINGS LLC				18809 HUNDRED ACRE LN	TRIANGLE	VA	22172
2021-120 DOUGHERTY JOANNE 212 W MATTHEWS ST UNIT 101 MATTHEWS NC	021-120	DOUGHERTY	JOANNE			212 W MATTHEWS ST UNIT 101	MATTHEWS	NC	28105
2021-120 HESSE KLAUS DORIS HESSE 6518 WANNAMAKER LN CHARLOTTE NC	021-120	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		Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2021-120		Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
2021-120		Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2021-120		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 Belmont Community	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2021-120	Association Belmont Community	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2021-120	Association Belmont Community	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2021-120	Association Belmont Community	Kristen	Wilson	1201 Pegram Street 1020 Belmont		Charlotte	NC	28205
2021-120	Association Belmont Community	Teresa	Reid	Avenue		Charlotte	NC	28205
2021-120	Association Belmont Community	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2021-120	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
	Berkeley Homeowners	·						
2021-120	Association Inc. Berkeley	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
	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
	Highland Mill		-					
2021-120	Montessori Parent- Teacher Association	Tatjana	Eres	3201 Clemson Avenue		Charlotte	NC	28205
2021-120	International House Midwood Central	Johnelle	Causwell	1817 Central Avenue 1530 Tippah Park	#215	Charlotte	NC	28205
2021-120		Tom	Warshauer	Court		Charlotte	NC	28205

				2120 N.Brevard				
2021-120		Dr. Rodriguez	Finley	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
	Na Da Naiabhaibh air							
2021-120	NoDa Neighborhood Association	Chad	Maupin	1109 East 35th St		Charlotte	NC	28205
2021-120	Accountion	Onaa	Maupin	1100 Eddt Odill Ot		Chanotte	NO	20203
	NoDa Neighborhood							
	Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2021-120	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
	Olde Concord							
2021-120	Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
	Olde Georgetowne Homeowners							
2021-120		Patricia	Heard	412 E 17th		Charlotte	NC	28206
	Optimist Park	Sarah	Edwards	2120 N Brevard St	120	Charlotte	NC	28206
2021-120	Optimist Park	Caran	Luwaius	212014 Biovara ot	120	Chanotte	NO	20200
2021-120	Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
	Optimist Park							
2021-120	Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
	Optimist Park							
2021-120	Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
	Picardy							
2024 420	Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlatta	NC	20205
2021-120		Olila	Collias	17 17 Nensington Di		Charlotte	NC	28205
	Plaza Central Partners							
	Neighborhood							
2021-120	•	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
	Plaza Midwood	Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
2021-120	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
0004 400	Plaza Midwood Land	DI: III:-		OOOO Winton Charact		01 1 "	NO	00005
2021-120	Use Group Plaza Midwood	Phillip	Gussman	2008 Winter Street		Charlotte	NC	28205
2021-120	Landuse Review	Hamilton	Cort	2020 Winter St		Charlotte	NC	28205
2021-120	Plaza Midwood	Tamillon	Con	2020 William Ot		Chanone	INC	20203
	Merchants							
2021-120		Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
	Plaza Midwood			·				
	Merchants							
2021-120	Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
	Plaza Midwood							
	Neighborhood	A .I	_	1000 T D		O I		
2021-120	Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
	Plaza Midwood							
2021-120	Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2021-120	000.0000		Monthall			Shanotte	110	20204

	Plaza Midwood						
2021-120	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
	Plaza Midwood Neighborhood						
2021-120	Association	Karl	Celis	1817 Hamorton Place	Charlotte	NC	28205
2021-120	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr	Charlotte	NC	28204
	Plaza Midwood Neighborhood						
2021-120	Association	Susan	Walker	1819 Beckwith Place	Charlotte	NC	28205
	Plaza Midwood Neighborhood			2045 William 24			
2021-120	Association Plaza Midwood	Joey	Guy	2215 Winter St	Charlotte	NC	28205
2021-120	Shows Up	Jenna	Thompson	2012 Hamorton PI	Charlotte	NC	28205
	University Park Improvement						
	Association	Hattie	Watkins	845 Woodside Av	Charlotte	NC	28205
2021-120	Villa Heights	Allison	Horinko	1109 Leigh Ave	Charlotte	NC	28205
	Villa Heights Community						
2021-120	Organization	Chantelle	Morales	2105 Yadkin Ave	Charlotte	NC	28205
	Villa Heights						
2021-120	Community Organization	Max	Carroll	1813 Parson Street	Charlotte	NC	28205
	Villa Heights Land Community						
2021-120	Organization	Elise	Berman	2112 Yadkin Ave	Charlotte	NC	28205
	Villa Heights			4400 W			
2021-120	Neighborhood Association	Anne	Monsted	1100 Woodside Avenue	Charlotte	NC	28205
2021-120			MONSIGU		Shanoue	110	20200