

Subject: Community Meeting minutes

Date: 5/25/2023

Petition No: RZP-2022-168

The meeting went very well and there were a couple of concerns which all were addressed at the meeting and the overall consensus was a go.

What will the hours of operation of the parking lot be? Tuesday – Thursday 5:pm to 12:am and Friday and Saturday 5:pm to 2:am last call 1:30 am.

How will the parking lot be monitored, will you have security? Yes, we have partnered with CMPD to do our security and monitor our parking lot during all hours of operation. We have been in constant contact with Office Pinckney and Prather and have the necessary procedures to follow.

Will the Parking lot be lit up? Yes, we will have adequate lighting for all areas of parking along with 24 hour surveillance cameras outside the building.

I am concerned about trash and cleaning the parking lot? Trash will not be an issue as we will have parking attendance and daily maintenance if any trash is needed to be picked up. Based on our projected clientele our patrons are professional and responsible and do not anticipate any problems with trash or outside disturbance.

What about the noise after hours and people hanging out at the parking lot? No concerns at all or needs to worry. First, we are not a young club so none of our folks will be hanging out, etc., second we will have parking attendance to assure folks leave safely, last CMPD will be monitoring our parking lots doing business hours of operation.

You say you're not a club but on your Facebook page it seems like your advertising like a club (i.e. #the block, #blackbottleservice) that sounds like a club please explain? #Block is the name of a local radio station and it does not mean "The Block" like a hang out as you were referring to. #blackbottleservice is an organization group of servers in the industry (we confirm this with our web developer and Social Media Representative which is no indication that it's a club). Our staff does not consist of having bottle girls (we have professional and experience servers, hostesses and bartenders). We're definitely not a club but an upscale lounge who spent a million dollars on this outfit. The owners are past the age of hanging out at clubs. We are all professionals and well established. Tory Dandy is the Co-Head and Managing Partner of CAA Pro Football Division, Douglas Twitty is a retired Lieutenant Colonel who served twenty plus years in the United States Army, and Kennedy Howard is a Financial/Mortgage professional for over 30 years. Not sure what that has to do with the parking lot but we hope that answers your question.

What about the existing tenants in the duplex? Our tenants in the duplex have been aware of the rezoning for well over a year and have been on a month-month. They will also have adequate notice. We pride on treating everyone right and they again have been aware for over a year.

Do you and your partners own any other property in the area? No we do not just this building and the two lots. We would like to but right now everything is sold or off the market. We plan on continuing to look in the near future. We definitely are part of the Enderly community and will continue to help the community as we've done in the past.

What about the trees? We only had to remove 3 trees and at the same time we are adding additional trees that were approved and suggested by the city to make it a part of the neighborhood and curve appeal.

When do you plan on having this parking lot completed? Pending approval by city council we anticipate 2 months thereafter.

Sincerely,

The Marquee Tapas Lounge.

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. ****

Marquee Tapas & Lounge

Petitioner: [REDACTED]

Rezoning petition Number [REDACTED] RZP-2022-168

Date 5/25/2023

Name	Address	Phone	Email
Douglas Twitty	3011 Dreamcenter Cir	5714490606	twitty-douglas@yahoo.com
DC. Robeson	3128 Kirkland Av	704-6512226	—
Tatiana Roberts	1215 Enderly Rd	214 309-7354	
Russ Roberts	1215 Enderly Rd	214 231 6203	
Mackenzie Wendal	1304 Enderly Rd	440-485-3384	
Kasey Wendal	1304 Enderly Rd	614-638-4833	

Add additional sheets as needed

Notice To Interested Parties of Community Meeting

Subject: Community Meeting – Rezoning Petition filed by Marquee Tapas and Lounge to rezone
Approximately .30 acres located at 1211 Enderly Rd to allow development of a parking lot.

Date and Time of Meeting: May 25th, 2023 at (6: pm)

Place of meeting: Betty Rea Recreational Center 2921 Tuckaseegee Road, Charlotte, NC 28208.

Petitioner: Marquee Tapas and Lounge

Petition No.: RZP-2022-168

We are assisting the Marquee Tapas & Lounge (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately .30-acre site located at 1211 Enderly Rd, Charlotte NC 28208. The purpose of the rezoning is to permit the development of a small parking lot that will hold 23 parking spaces.

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 or 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 May 25th, 2023 at 6:PM at the Bette Rae Thomas Recreation Center 2921 Tuckaseegee Road, Charlotte NC, 28208. The petitioner’s representative’s look forward to sharing this rezoning proposal with you and to answering any question, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Kennedy Howard at 704-236-8029.

CC: Malcom Graham City Council Representative.

Date Mailed: 5/14/2023