

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2023-085**

**Petitioner:** Rhyno Partners Coffee, LLC  
**Rezoning Petition No.:** 2023-085  
**Property:** ±0.241-acre site located at 1217 The Plaza

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 9/28/2023. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held virtually on Thursday, October 12, 2023, at 6:00 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representatives at the required Community Meeting were Rhyne Davis, and Carson Clough with Rhyno Partners Coffee, LLC, Ryan Barkes with LS3P and 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.**

Mr. MacVean started the meeting by welcoming participants and thanking them for attending the community meeting for Rezoning Petition No. 2023-085. He then explained how the meeting would proceed and reviewed the agenda.

Mr. MacVean explained the project includes ±0.241 acres located at 1217 The Plaza, north of Commonwealth Avenue and south of Central Avenue. Mr. MacVean showed the site location identifying the parcel to be rezoned. The site is zoned B-2(PED-O) and the requested zoning is NC for Neighborhood Center, to allow all uses consistent with the NC zoning district. Mr. MacVean reviewed the Charlotte 2040 Place Type Map indicating a Community Activity Center place type. The approved conditional plan, Pet. #2019-183, accommodated a reduction in required parking for EDEE uses allowed by the B-2 PED zoning district. With the new NC zoning district, that was adopted as part of the UDO, the need for a reduction of the number of required parking space is no longer needed. The rezoning request is a conventional request with no specific site plan. It is anticipated that seventeen (17) of the existing 18 parking spaces are planned to remain currently. Mr. MacVean added that the picnic tables in the front will remain, and they did get an encroachment agreement from the city to allow this.

Mr. MacVean reviewed the proposed rezoning schedule with a proposed public hearing on November 20<sup>th</sup>, 2023, zoning committee on December 5<sup>th</sup>, 2023, and city council decision on December 18<sup>th</sup>, 2023. He explained that this can change with staff comments.

Mr. MacVean then opened the meeting for questions and answers.

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

There were no questions from the participants except if there were any future plans for the parcel. The only current plans would be to add a pergola and seating area at the rear of the site to allow a place for customers with dogs to sit while at the restaurant so they don't have any health department code issues which do not allow dogs to be inside the restaurant.

There being no further questions, Mr. MacVean thanked everyone for their participation.

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

The development team will continue to coordinate efforts with City Staff.

cc: Danté Anderson, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
E. Rhyne Davis, Rhyno Partners Coffee, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
GOLDEN TRIANGLE #7 COMMONWEALTH LLC				PO BOX 2439		MATTHEWS	NC	28106
WP COMMONWEALTH LLC				4064 COLONY RD STE 310		CHARLOTTE	NC	28211
DEGRAPPO	MICHELLE	CLIFTON	CASTELLOE	2008 COMMONWEALTH AVE		CHARLOTTE	NC	28205
CASTELLOE	MICHELLE M	DAVID PHELPS	SPRINKLE	2630 COUNTRY CLUB LN		CHARLOTTE	NC	28205
WP COMMONWEALTH LLC				4064 COLONY RD STE 310		CHARLOTTE	NC	28211
SCRATCH PROPERTIES LLC				2639 IDLEWOOD CIR		CHARLOTTE	NC	28209
C & M PROPERTIES OF CHARLOTTE LLC				PO BOX 1624		MATTHEWS	NC	28106
BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
RHYNO PARTNERS COFFEE LLC				1217 THE PLAZA		CHARLOTTE	NC	28205
BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
SORS LLC				3306 NANCY CREEK RD		CHARLOTTE	NC	28270
WELLS FARGO BANK				301 S TRYON ST		CHARLOTTE	NC	28202
TOMAR HOLDINGS LLC				2800 CHELSEA DR		CHARLOTTE	NC	28209
THOMAS STREET PROP LLC				2020 MANDARIN BV		CHARLOTTE	NC	28205
REVIVALIST RELICS LLC				135 FLAT TOP RD		FAIRVIEW	NC	28730
BROWN	THOMAS LEWIS			901-B CENTRAL AVE		CHARLOTTE	NC	28204
BROWN	THOMAS LEWIS			901-B CENTRAL AVE		CHARLOTTE	NC	28204
HTP PLAZA LLC				701 CRESTDALE RD		MATTHEWS	NC	28105
ACCORD HOLDINGS GROUP III LLC				300 ROCKLYN PL	ATTN: ROY KOPPELMANN	CHARLOTTE	NC	28209
ONE THOUSAND TWO HUNDRED & EIGHT THE PLAZA LLC				PO BOX 9086		CHARLOTTE	NC	28299
GOLDEN TRIANGLE #7-COMMONWEALTH LLC				PO BOX 2439		MATTHEWS	NC	28106
GOLDEN TRIANGLE #7- COMMONWEALTH LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106
GOLDEN TRIANGLE #7 - COMMONWEALTH LLC			C/O: LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106
GOLDEN TRIANGLE #7-COMMONWEALTH LLC				PO BOX 2439	ATTN: LEVINE PROPERTIES INC	MATTHEWS	NC	28106
HERNANDEZ	ORLANDO			2116 MCCLINTOCK RD UNIT 111		CHARLOTTE	NC	28205
FOSTER	LEROY L			14934 CREEKS EDGE DR		CHARLOTTE	NC	28278
PURGASON	EDWARD MITCHELL JR			2116 MCCLINTOCK RD UNIT 113		CHARLOTTE	NC	28205
DEPASQUALE	MATTHEW GRAY			909 HOLDER DR		GASTONIA	NC	28052
TILSON	JENSEN CHADWICK	DORIAN SUE	TILSON	2116 MCCLINTOCK RD UNTI 121		CHARLOTTE	NC	28205
COSTELLO	MARCUS			2116 MCCLINTOCK RD UNIT 122		CHARLOTTE	NC	28205
123 PLAZA VU LLC				26136 FINCHER DR		RAPIDAN	VA	22733
MYTON	SAMUEL			2116 MCCLINTOCK RD STE 124		CHARLOTTE	NC	28205
RICHARDSON	CHRISTOPHER S			2116 MCCLINTOCK RD UNIT 131		CHARLOTTE	NC	28205
GANT	TYLER J			2116 MCCLINTOCK RD UNIT 132		CHARLOTTE	NC	28205
PITTMAN	ZACHARY P	MALLORY B	PITTMAN	2719 FORT ST		CHARLOTTE	NC	28205
MCKIEVER	THOMAS M	FRANCIS	MCKIEVER	2116 MCCLINTOCK RD UNIT 134		CHARLOTTE	NC	28205
DEVENNEY	CHARLES FRANCIS III			2116 MCCLINTOCK RD UNIT 211		CHARLOTTE	NC	28205
TILSON	JENSEN CHADWICK	DORIAN SUE	TILSON	PO BOX 3352		HUNTERSVILLE	NC	28070
ADEN	JEFFRY S			4121 YADKIN DR		RALEIGH	NC	27609
COLLINS	KATHRYN S			2116 MCCLINTOCK RD UNIT 214		CHARLOTTE	NC	28205
ABERNATHY	DAVID BENTON			2116 MCCLINTOCK RD UNIT 221		CHARLOTTE	NC	28205
CLEVENGER	R BRENT III			2116 MCCLINTOCK RD UNIT 222		CHARLOTTE	NC	28205
ARISTOTLE PROPERTIES LLC				1509 MARYLAND AVE		CHARLOTTE	NC	28209
CAVALCANTI	MATHEUS FARIAS DE HOLANDA			2116 MCCLINTOCK RD STE 224		CHARLOTTE	NC	28205
JUSTUS	SARA			2116 MCCLINTOCK RD UNIT 231		CHARLOTTE	NC	28205
RICHARD	JOSHUA JAMES	AUSA KAYE	GIBSON	2116 MCCLINTOCK RD UNIT 232		CHARLOTTE	NC	28205
BRAUN	PATRYK			2116 MCCLINTOCK RD UNIT 233		CHARLOTTE	NC	28205
SENECA	MATTHEW JOSEPH			2116 MCCLINTOCK RD UNIT 234		CHARLOTTE	NC	28205
CHARLOTTE FIRE DEPARTMENT CREDIT UNION				2100 COMMON WEALTH		CHARLOTTE	NC	28205
GOLDEN TRIANGLE #7-COMMONWEALTH LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106

## EXHIBIT A (Cont.)

### Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Advent Coworking	Kevin	Girunas	1925 CHATHAM AVE., CHARLOTTE, NC, 28205
Belmont Community Association	Adrienne	Martinez	916 ALLEN STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Diane	Adams	1615 PEGRAM ST, CHARLOTTE, NC, 28205
Belmont Community Association	Edward	Glodowski	1233 PEGRAM ST, CHARLOTTE, NC, 28205
Belmont Community Association	Kristen	Paulet	1201 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Kristen	Wilson	1201 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Community Association	Taylor	Jones	913 VAN EVERY ST, CHARLOTTE, NC, 28205
Belmont Community Association	Teresa	Reid	1020 BELMONT AVENUE, CHARLOTTE, NC, 28205
Belmont Community Association	Vicki	Jones	1237 ALLEN ST, CHARLOTTE, NC, 28205
Belmont Neighborhood Associatio	Lindsay	Olson	1116 E 15TH ST, CHARLOTTE, NC, 28205
Belmont Neighborhood Associatio	Stephen	Valder	1621 ALLEN ST, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Anna	Glodowski	1209 PEGRAM STREET, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Bess	Hurdle	1015 E. 16TH STREET, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Mark	Lynch	1021 HARRILL STREET, CHARLOTTE, NC, 28205
Belmont Tenant Organization	Tara	Peele	1640 PARSON STREET, CHARLOTTE, NC, 28205
Berkeley Homeowners Association	Allan	Morgan	1600 PARSON ST, CHARLOTTE, NC, 28205
Briar Creek-Commonwealth	Larry	Nabatoff	1208 THE PLAZA, CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Jonathan	Story	2414 BAY ST., CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Rick	Winiker	2101 SHENANDOAH AVE, CHARLOTTE, NC, 28205
Chantilly Neighborhood Associat	Rick	Winiker	2121 CHESTERFIELD AV, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	Allen	Nelson	1509 IVEY DR, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	jeannie	fennell	1513 IVEY DR, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	Joseph	Sweeney	2416 COMMONWEALTH AVE, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	Shane	Johnson	1308 MORNINGSIDE DR, CHARLOTTE, NC, 28205
Commonwealth-Morningside Neighb	Stephanie	Griffin	1315 IVEY DRIVE, CHARLOTTE, NC, 28205
Crestdale Community Organizatio	Harvey	Boyd	1318 SAINT JULIEN ST, CHARLOTTE, NC, 28205
Easton Park Townhome Associatio	Michael	Rankin	3320 SMITH POINT COURT, CHARLOTTE, NC, 28226
Elizabeth	David	Wolfe	316 CAMERON AVENUE, CHARLOTTE, NC, 28204
Elizabeth Community Association	Beth	Haenni	2133 GREENWAY AV, CHARLOTTE, NC, 28204
Elizabeth Community Association	Claire	Short	2300 GREENWAY AVE, CHARLOTTE, NC, 28204
Elizabeth Community Association	Jim	Belvin	624 LAMAR AVE, CHARLOTTE, NC, 28204
Elizabeth Community Association	Melanie	Sizemore	2309 VAIL AV, CHARLOTTE, NC, 28207
Elizabeth Community Association	Monte	Ritchey	525 CLEMENT AV, CHARLOTTE, NC, 28204
Elizabeth Community Association	Sarah	Crowder	2050 GREENWAY AVENUE, CHARLOTTE, NC, 28204
International House	Johnelle	Causwell	1817 CENTRAL AVENUE, CHARLOTTE, NC, 28205
Midwood Central POA	Tom	Warshauer	1530 TIPPAAH PARK COURT, CHARLOTTE, NC, 28205
None	Mary	Brown	1211 PARKWOOD AVE, CHARLOTTE, NC, 28205
other	Kevonna	Martin	1348 GREEN OAKS LANE, UNIT B, CHARLOTTE, NC, 28205
Picardy Homeowners Association	Gina	Collias	1717 KENSINGTON DR, CHARLOTTE, NC, 28205
Plaza Central Partners Neighbor	John	Nichols	1200 CENTRAL AV. CHARLOTTE, NC, 28204
Plaza Midwood Land Use Group	Jessica	Moreno	1817 CENTRAL AVENUE, CHARLOTTE, NC, 28205
Plaza Midwood Land Use Group	Maggie	Bean	1713 TRUMAN ROAD, CHARLOTTE, NC, 28205
Plaza Midwood Land Use Group	Phillip	Gussman	2008 WINTER STREET, CHARLOTTE, NC, 28205
Plaza Midwood Land Use Group	Zyquandra	Bradley	1403 EASTCREST DRIVE, CHARLOTTE, NC, 28205
Plaza Midwood Landuse Review	Hamilton	Cort	2020 WINTER ST, CHARLOTTE, NC, 28205
Plaza Midwood Merchants Associa	Lesia	Kastanas	1512 CENTRAL AVE, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Adam	Doerr	1926 TRUMAN ROAD, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Adam	Richman	1914 DUNHILL DR, CHARLOTTE, NC, 28204
Plaza Midwood Neighborhood Asso	Hamilton	Cort	2000 WINTER ST., CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Joey	Guy	2215 WINTER ST, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Karen	VanSickler	1525 THOMAS AVENUE, CHARLOTTE, NC, 28205
Plaza Midwood Neighborhood Asso	Karl	Celis	1817 HAMORTON PLACE, CHARLOTTE, NC, 28205
Plaza Midwood Shows Up	Jenna	Thompson	2012 HAMORTON PL, CHARLOTTE, NC, 28205
Villa Heights Community Organiz	Max	Carroll	1813 PARSON STREET, CHARLOTTE, NC, 28205

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2023-085**

Subject: Rezoning Petition No. 2023-085

Petitioner/Developer: Rhyno Partners Coffee, LLC

Current Land Use: Commercial

Existing Zoning: B-2(PED-O)

Rezoning Requested: NC

**Date and Time of Meeting:** ***Thursday, October 12, 2023, at 6:00 p.m.***

**Virtual Meeting Registration:** ***Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) to receive a secure meeting link.***

Date of Notice: 9/28/2023

Moore & Van Allen is assisting Rhyno Partners Coffee, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±0.241-acre site located at 1217 The Plaza (the "Site"), in Charlotte, North Carolina, from B-2(O) to NC (Neighborhood Center). The purpose of the rezoning is to allow the use and development of the Site to be regulated by the NC zoning district of the recently adopted UDO. The request is consistent with the 2040 Policy Map Recommendation for Neighborhood Center.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development 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 participate in the upcoming Virtual Community Meeting to be held on Thursday, October 12, 2023, at 6:00 p.m.**

*Please send an email to Drenna Hannon at [drennahannon@mvalaw.com](mailto:drennahannon@mvalaw.com) by October 11<sup>th</sup> in order to receive a secure virtual meeting link and reference Petition #2023-085.*

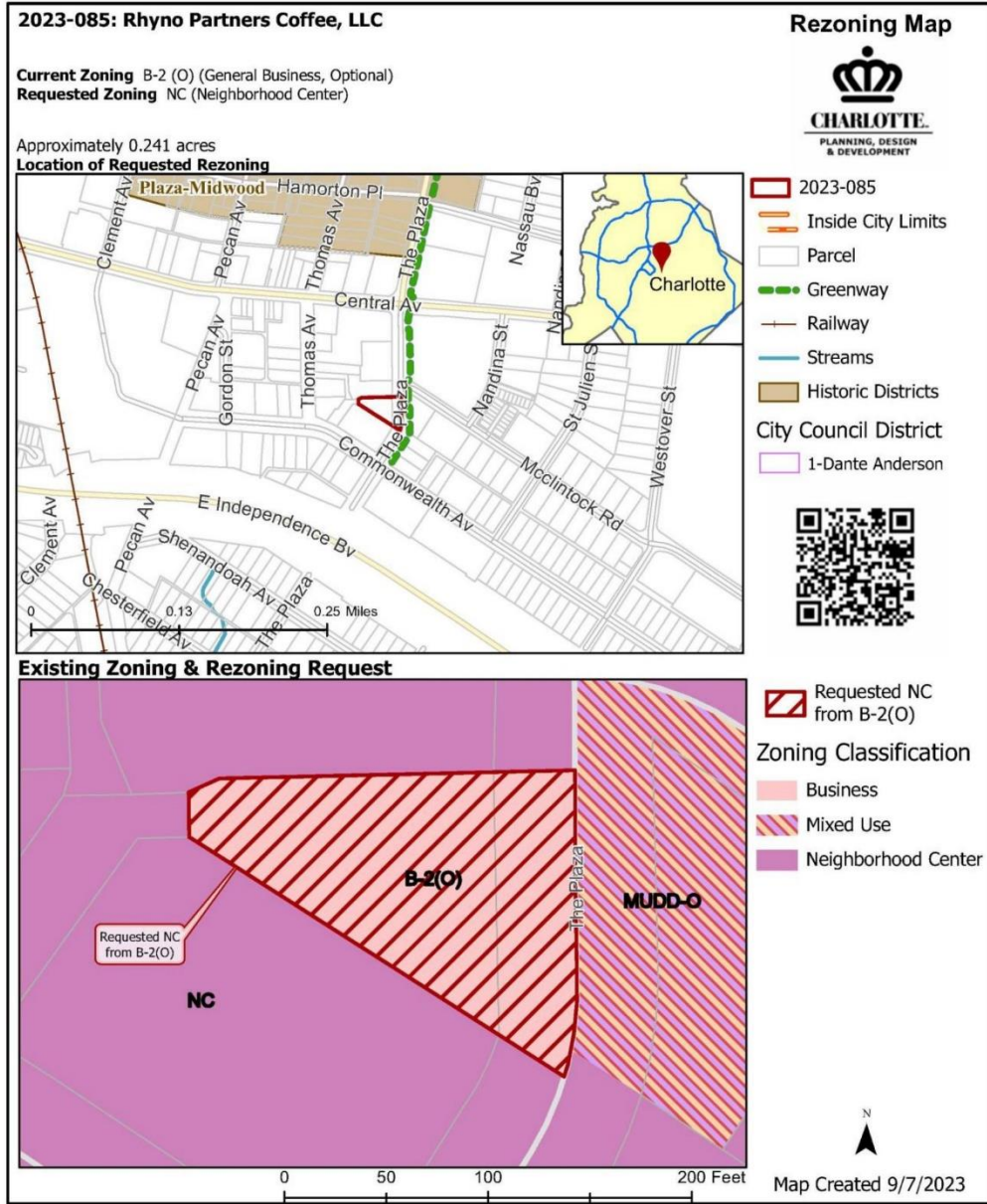
Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com) or call 704-331-3531 to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Danté Anderson, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
E. Rhyné Davis, Rhyno Partners Coffee, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

**Exhibit B (Cont.)**

Site location:



## Exhibit C

<b>Name</b>	<b>Email</b>	<b>Notes</b>
Allen Nelson	<a href="mailto:allen.r.nelson@gmail.com">allen.r.nelson@gmail.com</a>	Commonwealth-Morningside Neighborhood Association
Phillip Gussman	<a href="mailto:phil@gussmanconsulting.com">phil@gussmanconsulting.com</a>	
Jason Michel	<a href="mailto:jason@plazamidwood.com">jason@plazamidwood.com</a>	
Russell Fergusson	<a href="mailto:russell.fergusson@russellwfergusson.com">russell.fergusson@russellwfergusson.com</a>	
Will Darden	<a href="mailto:willdarden@gmail.com">willdarden@gmail.com</a>	704.621.3101. Resident of Commonwealth Morningside Neighborhood Assoc.