

COMMUNITY MEETING REPORT Petitioner: Sankofa Partners, LLC Rezoning Petition No. 2023-138

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

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 attached hereto by depositing such notice in the U.S. mail on 11/27/2023. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held on December 7, 2023 at Blue Blaze Brewery (see attached copy of sign-in sheet): The Community Meeting 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 Dianna Ward member Sankofa Partners LLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Dianna Ward, welcomed the attendees and shared details about the history of the project. She indicated that Sankofa Partners LLC proposed to rezone an 1800 Rozzelles Ferry Rd to TOD. Ward explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and explained that we are not changing the building. Instead, they would like to have the best zoning possible to attract the best possible tenants. Ward explained that Sankofa partners, LLC does not rent to predatory businesses like vape shops and convenience stores. Every one of these requests has been turned down. Residents did not show any concern and were aware of the work that has been done to improve the corner of Beatties Ford and Rozzelles Ferry Rd. They just wanted to understand who we are and what our plans are. Unfortunately, the collaborative made up of all of the local neighborhood presidents were not able to make the meeting. I spoke with Shannon Hughes, member of the collaborative and he sent an email to all the stakeholding presidents. I received approval from the ones associated with the neighborhoods immediately bordering the space. I did not hear any objections from any of them.

Respectfully submitted, December 11, 2023 cc: Charlotte Planning, Design & Development Department  
– Rezoning staff.

## Exhibit A

2023-138	full_name_neighborhood	first_name	last_name
2023-138	Beatties Ford Road Vocational T	Frances	Hall
2023-138	Biddleville-Smallwood Community	Charles	Jones
2023-138	Biddleville-Smallwood Community	James	Turner
2023-138	Biddleville-Smallwood Community	Justin	Harlow
2023-138	Biddleville-Smallwood Community	Lucas	Blanchard
2023-138	Biddleville-Smallwood Community	Paul	VanGundy
2023-138	Biddleville Residents & Friends	Gerald	Greenberg
2023-138	Bradfield Farms Homeowners Asso	Douglas	Morris
2023-138	Clarkson Place Town House Assoc	Laura	McClettie
2023-138	Code for Charlotte	Jill	Bjers
2023-138	Eleanore Heights	Lois	Moore
2023-138	Fairies Farms Homeowners Associ	Johnny	White
2023-138	Greater West Coalition	JTanya	Adams
2023-138	Greenville Resident & Homeowner	Thomas	Sadler
2023-138	Greenville Urban Area	Lucille	Smith
2023-138	Historic Washington Heights Com	Mattie	Marshall
2023-138	Historic Washington Heights Com	Mattie	Marshall
2023-138	Historic West End Wellness Asso	Beth	Marlin
2023-138	McCrorey Heights-Oaklawn Assoc.	James	Turner
2023-138	McCrorey Heights-Oaklawn Assoc.	Nichelle	Bonaparte
2023-138	McCrorey Heights-Oaklawn Assoc.	Renee	Rubens
2023-138	McCrorey Heights Neighborhood A	Natalie	Beard
2023-138	McCrorey Heights Neighborhood A	Sean	Langley
2023-138	Oaklawn Park community improvem	Anna	Hood
2023-138	Oaklawn Park community improvem	William	Worsley
2023-138	Parkview Community Foundation,	Gwendolyn	Johnson
2023-138	Parkview Community Neighborhood	Gwendolyn	Brown-Johnson
2023-138	Parkview Neighborhood Associati	Daniel	Pentecost
2023-138	Parkview Neighborhood Associati	Dorothy	Crowder
2023-138	Parkview Neighborhood Associati	Sarah	Griffith
2023-138	Seversville Community Organizat	Amar	Johnson
2023-138	Seversville Community Organizat	Catherine	Jardines
2023-138	Seversville Community Organizat	Janice	Shirley
2023-138	Severville	Tanis	Stewart
2023-138	South Hall Homeowners Associati	Brian	Gomsak
2023-138	Third Ward Neighborhood Associa	Alexandra	Colello
2023-138	Third Ward Neighborhood Associa	David	Freeman
2023-138	Third Ward Neighborhood Associa	John	Schwaller
2023-138	Third Ward Neighborhood Associa	Mike	Sposato
2023-138	Third Ward Neighborhood Associa	Thomas	Blue
2023-138	Third Ward, The Committee To Re	Virginia	Woolard
2023-138	Third Ward/Seversville Neighbor	Brenda	McMoore
2023-138	Villages Of Leacroft (Fume)	Willie	Jefferson
2023-138	Wesley Heights	Colette	Forrest
2023-138	Wesley Heights Neighborhood Ass	David	Luddy
2023-138	Wesley Heights Neighborhood Ass	Shannon	Hughes
2023-138	Wesley Heights Neighborhood Ass	Stephen	Nett

Exhibit A cont.

<b>OWNERLASTN</b>
MECHANICS & FARMER BANK
SMITH JOHNSON C UNIVERSITY
MECHANICS AND FARMERS BANK
M M R C CO
GODFREY P C INC
SANKOFA PARTNERS LLC
MMRC COMPANY
KAHWAJIAN
BAIDOO
1917 TRADE STREET LLC
PERIOD DESIGN CONCEPTS LLC
WARD
CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY
CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY
PERIOD DESIGN CONCEPTS LLC
CLINTON CHAPEL AMEZ
WONDER BEAR INVESTMENTS LLC
VICTORY CHRISTIAN CENTER INCORPORATED
VICTORY CHRISTIAN CENTER INC
EXARHOS
SMITH TWO WAY LLC
SMITH JOHNSON C UNIV INC

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Sankofa Partners, LLC to rezone approximately .28 acres located at 1800 Rozzelles Ferry, Charlotte, NC 28208.

Date and Time of Meeting: December 7<sup>th</sup>, 2023 at 7:00 PM.

Place of Meeting: Blue Blaze Brewery at 528 South Turner Ave, Charlotte, NC

Petitioner: Sankofa Partners, LLC Petition No.: RZP-2023-138

We are assisting Sankofa Partners, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately .28-acre site parcel number 069-016-07 located at 1800 Rozzelles Ferry Rd, Charlotte, NC 28208 from the B1 zoning district to TOD zoning district. The purpose of the rezoning is to permit more uses of the space.

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, 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 December 7, 2023 at 7pm, at Blue Blaze Brewery at 528 South Turner Ave, Charlotte, NC. 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 (Dianna Ward [ward\\_dianna@yahoo.com](mailto:ward_dianna@yahoo.com)).

cc: (City Council representative Malcolm Graham) Date Mailed: 11/27/2023

# Exhibit C

## Rezoning Petition behind Five Points Plaza

 Shannon Hughes <shannonhughes@gmail.com>  
12/8/2023 2:09 PM



To: Jerod Brown; Jennifer Wilson Rezende Cc: Dianna Ward

You don't often get email from shannonhughes@gmail.com. [Learn why this is important](#)


Good Afternoon Jerod and Jennifer,

Dianna Ward has a petition to change the zoning of the building that currently houses Rita's Italian Ice and Jet's Pizza. The zoning will remain transit oriented but allow for more end uses. I'm copying Dianna on this email so that you can ask any questions before giving her a thumbs up. Technically the property is in Biddleville-Smallwood so we would defer our decision as 5PCC based on their decision.

Jerod, questions or thoughts?

Thanks!  
Shannon

## Re: Rezoning Petition behind Five Points Plaza

 Jennifer Wilson Rezende <jlsinclair@hotmail.co.uk>  
12/8/2023 7:17 PM



To: Dianna Ward Cc: Shannon Hughes; Jerod Brown

You don't often get email from jlsinclair@hotmail.co.uk. [Learn why this is important](#)

No, I wasn't aware of the request - but it makes sense. Thank you for the explanation. I'm in support!

Kind regards,  
Jen

Get [Outlook for iOS](#)


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**From:** Dianna Ward <dianna@Charlottebicycle.com>  
**Sent:** Friday, December 8, 2023 3:55:22 PM  
**To:** Jennifer Wilson Rezende <jlsinclair@hotmail.co.uk>  
**Cc:** Shannon Hughes <shannonhughes@gmail.com>; Jerod Brown <jerod@gscreates.com>  
**Subject:** Re: Rezoning Petition behind Five Points Plaza

The current zoning has restrictions on types of businesses. TOD minimizes the parking and opens the number of business types. Same as Michael Doney's across the street. He applied and received TOD within the last 18 months. Don't really have to have it. But it opens the possibility for more businesses to compliment the neighborhood. Was this group aware of Michael's rezoning request? Did that answer your question? The goal is to have the best zoning option possible to attract the best business possible.

Sent from my iPhone

## Re: Rezoning Petition behind Five Points Plaza

 Jerod Brown <jerod@gscreates.com>  
10:56 AM



To: Dianna Ward; Shannon Hughes Cc: Jennifer Wilson Rezende

You don't often get email from jerod@gscreates.com. [Learn why this is important](#)

Sorry for my delayed response, but I spoke to some of our board and community member/business owners over the weekend, and we as Biddleville-Smallwood Community support this rezoning as well. Shannon if there is anything formal you need from me for the 5PCC side to have a letter of support just let me know. Dianna, if you need anything else please let me know. You can email me here or at my board email, [board@biddlevillesmallwood.com](mailto:board@biddlevillesmallwood.com)

Thanks,  
Jerod

**Jerod Brown**  
**Chief Operating Officer – Managing Partner**  
704.892.6882 o | 704.677.5937 m  
[gscreates.com](http://gscreates.com)



2111 Roslyn Ave  
Charlotte, NC 28208

### Community Meeting Attendance Sheet

Resolving Petition #: RZP-2023-138

Petitioner: Sankofa Partners LLC

Name	Address	Phone	Email
Kayla Florian	1138 Woodside Ave 28205	412-521-8935	Kayla.Florian@gmail.com
Rachel Floman	1101 Hawthorne Ln Apt 243 28205	412-522-0594	Rachel.a.Florian@gmail.com
Daisy Salamanca	529 Katonah Ave 28208	704-728-1414	daisy.salamanca@outlook.com
Ben Mwer	529 Katonah Ave 28208	704-222-0886	BenMwer@gmail.com
Quipha Bueckhauser	228 State St 28208	980-528-1445	qipubueckhauser@gmail.com
Rebecca Minter	228 State St 28208	714-449-2444	RebeccaMinter@gmail.com
Kyera Hannick	2142 Commonwealth Apt 302, 28205	570-856-2330	KyeraHannick@gmail.com
Adrian Williams	1138 Woodside Ave 28205	941-285-9134	yoandrick14@gmail.com
HWEP J'Leays Adams		704 3 751 005	historicwestendpartners@gmail.com