

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-183**

**Petitioner:** Rhyno Partners Coffee LLC

**Rezoning Petition No.:** 2019-183

**Property:** ± .241 acres located at 1217 The Plaza (the "Site").

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

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

The required Community Meeting was held on Tuesday, January 28<sup>th</sup>, 2020, 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** by depositing the Community Meeting Notice in the U.S. mail on 1/17/2020. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETING:**

The **Community Meeting required by the Ordinance was held on Tuesday, January 28<sup>th</sup>, 2020 at 6:30 PM**, at The Rezoning Site, 1217 The Plaza, Charlotte, NC 28205.

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

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Rhyne Davis, Carson Clough, and Jamie Kiser with Rhyno Partners Coffee LLC and Ryan Barkes with LS3P. Also in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

Rhyne Davis opened the meeting and welcomed everyone in attendance. Mr. Davis explained the proposed rezoning plan would allow for a minor expansion to the current building and the removal of 7 parking lifts from the existing parking lot for the site.

Keith MacVean reviewed the current rezoning schedule and the meeting was opened for questions.

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

Attendees inquired if the new use would be considered a restaurant. Mr. MacVean explained that for land use purposes, a coffee shop and a restaurant are the same. Carson Clough explained that a limit menu is being contemplated, along with coffee offerings. It is anticipated to be open for service from 5:30/6:30AM until 9/10PM, but hours of operation will be dictated by the market.

Attendees asked if there are additional parking options in the area. The Petitioner explained that they have and will continue to actively pursue to lease off-site parking options. They also propose to offer incentives for bike/ride share customers as well as those who walk.

One attendee asked about potential uses for the second floor. It is envisioned that the second floor will be utilized for extended visits and meeting space.

It was asked if the site could tie in to the Common Market area. There is the potential for a grassy area with improved fencing and a pedestrian connection but no final plans have been made.

Carson Clough took the attendees on a tour on the location and the meeting was adjourned.

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

There were no changes as a result of this meeting.

cc: Larken Egleston, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Rhyne Davis, Rhyno Partners Coffee LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2019-183	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-183	08117612	GOLDEN TRIANGLE #7 COMMONWEALTH LLC				PO BOX 2439		MATTHEWS	NC	28106
2019-183	08117613	WP COMMONWEALTH LLC				4064 COLONY RD STE 430		CHARLOTTE	NC	28211
2019-183	08117614	DEGRAPPO	MICHELLE	CLIFTON	CASTELLOE	2008 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-183	08117615	SIPLON	LAZARO D	SHERRILYN B TAMAYO	SIPLON	2000 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-183	08117616	WP COMMONWEALTH LLC				4064 COLONY RD STE 430		CHARLOTTE	NC	28211
2019-183	08117624	SCRATCH PROPERTIES LLC				2639 IDLEWOOD CIR		CHARLOTTE	NC	28209
2019-183	08117625	C & M PROPERTIES OF CHARLOTTE LLC				PO BOX 1624		MATTHEWS	NC	28106
2019-183	08117626	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2019-183	08117627	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2019-183	08117628	RHYNO PARTNERS COFFEE LLC				1111 METROPOLITAN AVE STE 1070		CHARLOTTE	NC	28204
2019-183	08117629	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100		CHARLOTTE	NC	28203
2019-183	08117631	SORS LLC				3306 NANCY CREEK RD		CHARLOTTE	NC	28270
2019-183	08117634	WELLS FARGO BANK				301 S TRYON ST		CHARLOTTE	NC	28202
2019-183	08117636	TOMAR HOLDINGS LLC				2845 HILLSDALE AVE		CHARLOTTE	NC	28209
2019-183	08117637	THOMAS STREET PROP LLC				2020 MANDARIN BV		CHARLOTTE	NC	28205
2019-183	08117638	DRUM	H SHELTON			PO BOX 9181		CHARLOTTE	NC	28299
2019-183	08117640	BROWN	THOMAS LEWIS			909 CENTRAL AVE STE 3		CHARLOTTE	NC	28204
2019-183	08117641	BROWN	THOMAS LEWIS			909 CENTRAL AVE STE 3		CHARLOTTE	NC	28204
2019-183	12901102	HTP PLAZA LLC				701 CRESTDALE RD		MATTHEWS	NC	28105
2019-183	12901201	THE 1212 PLAZA PROPERTIES LLC				1355 GREENWOOD CLIFF SUITE 300		CHARLOTTE	NC	28204
2019-183	12901202	ONE THOUSAND TWO HUNDRED & EIGHT THE PLAZA LLC				PO BOX 9086		CHARLOTTE	NC	28299
2019-183	12901203	GOLDEN TRIANGLE #7-COMMENWEALTH LLC				1204 THE PLAZA		CHARLOTTE	NC	28205
2019-183	12901204	CLHC LLC				PO BOX 33218		CHARLOTTE	NC	28233
2019-183	12901205	COMMONWEALTH AVENUE LLC				PO BOX 5510		CHARLOTTE	NC	28299
2019-183	12901206	GOLDEN TRIANGLE #7-COMMONWEALTH LLC				PO BOX 2439	ATTN: LEVINE PROPERTIES INC	MATTHEWS	NC	28106
2019-183	12901219	MCLAUGHLIN	MARY M TRUSTEE			2116 MCCLINTOCK RD UNIT 111		CHARLOTTE	NC	28205
2019-183	12901220	FOSTER	LEROY L			9715 SUNSET GROVE DR		HUNTERSVILLE	NC	28078
2019-183	12901221	JDAR LP				1376 BIRDSONG PL		THE VILLAGES	FL	32163
2019-183	12901222	DEPASQUALE	MATTHEW GRAY			909 HOLDER DR		GASTONIA	NC	28052
2019-183	12901223	HUGHES III	BERNARD M			2116 MCCLINTOCK RD UNIT 121		CHARLOTTE	NC	28205
2019-183	12901224	TEIXEIRA	DANNY			2116 MCCLINTOCK RD UNIT 122		CHARLOTTE	NC	28205
2019-183	12901225	123 PLAZA VU LLC				26136 FINCHER DR		RAPIDAN	VA	22733
2019-183	12901226	CARABALLO	WENDI L			3229 COMMONWEALTH AVE		CHARLOTTE	NC	28205
2019-183	12901227	STICCA	JOSEPH			2116 MCCLINTOCK RD UNIT 131		CHARLOTTE	NC	28205
2019-183	12901228	GANT	TYLER J			2116 MCCLINTOCK RD UNIT 132		CHARLOTTE	NC	28205
2019-183	12901229	PITTMAN	ZACHARY P	MALLORY B	PITTMAN	2719 FORT ST		CHARLOTTE	NC	28205
2019-183	12901230	MCKIEVER	THOMAS M	FRANCIS	MCKIEVER	2116 MCCLINTOCK RD UNIT 134		CHARLOTTE	NC	28205
2019-183	12901231	DEVENNEY	CHARLES FRANCIS III			2116 MCCLINTOCK RD UNIT 211		CHARLOTTE	NC	28205
2019-183	12901232	SROKA	MICHAL	ANNA	SROKA	2116 MCCLINTOCK RD UNIT 212		CHARLOTTE	NC	28205
2019-183	12901233	ADEN	JEFFRY S			4121 YADKIN DR		RALEIGH	NC	27609
2019-183	12901234	NICOLETT	JUSTIN MARK			2116 MCCLINTOCK RD UNIT 214		CHARLOTTE	NC	28205
2019-183	12901235	DUBS	KENNETH			2116 MCCLINTOCK RD UNIT 221		CHARLOTTE	NC	28205
2019-183	12901236	CLEVINGER	R BRENT III			2116 MCCLINTOCK RD UNIT 222		CHARLOTTE	NC	28205
2019-183	12901237	ARISTOTLE PROPERTIES LLC				1509 MARYLAND AVE		CHARLOTTE	NC	28209
2019-183	12901238	BRYSON	JESSICA LYNN			2116 MCCLINTOCK RD UNIT 224		CHARLOTTE	NC	28205
2019-183	12901239	CLARK	COLIN G			619 BELTON ST		CHARLOTTE	NC	28209
2019-183	12901240	RICHARD	JOSHUA JAMES	ALISA KAYE	GIBSON	2116 MCCLINTOCK RD UNIT 232		CHARLOTTE	NC	28205
2019-183	12901241	BRAUN	PATRYK			2116 MCCLINTOCK RD UNIT 233		CHARLOTTE	NC	28205
2019-183	12901242	ROBARCHEK	PEGGY B			2116 MCCLINTOCK RD UNIT 234		CHARLOTTE	NC	28205
2019-183	12901301A	CHARLOTTE FIRE DEPARTMENT CREDIT UNION				2100 COMMON WEALTH		CHARLOTTE	NC	28205
2019-183	12901301B	GOLDEN TRIANGLE #7-COMMONWEALTHY LLC			C/O LEVINE PROPERTIES INC	PO BOX 2439		MATTHEWS	NC	28106

2019-183	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-183	Advent Coworking	Kevin	Giriunas	1925 Chatham Ave.		Charlotte	NC	28205
2019-183	Belmont	Allison	Horinko	707 Seigle Avenue	615	Charlotte	NC	28204
2019-183	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2019-183	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2019-183	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2019-183	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2019-183	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2019-183	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2019-183	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2019-183	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2019-183	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2019-183	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2019-183	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2019-183	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2019-183	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2019-183	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2019-183	Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		charlotte	NC	28205
2019-183	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2019-183	Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
2019-183	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2019-183	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2019-183	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2019-183	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2019-183	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2019-183	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2019-183	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2019-183	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2019-183	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2019-183	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2019-183	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2019-183	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2019-183	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2019-183	Plaza Midwood	Zyquandra	Bradley	1403 Eastcrest Drive	T2	Charlotte	NC	28205
2019-183	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2019-183	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
2019-183	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
2019-183	Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.		Charlotte	NC	28205
2019-183	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
2019-183	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
2019-183	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204

2019-183	Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza	Charlotte	NC	28205
2019-183	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl	Charlotte	NC	28205
2019-183	Villa Heights Community Organization	Max	Carroll	1813 Parson Street	Charlotte	NC	28205

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2019-183 – Rhyno Partners Coffee LLC**

Subject: Rezoning Petition No. 2019-183  
Petitioner/Developer: Rhyno Partners Coffee LLC  
Current Land Use: EDEE  
Existing Zoning: B-2 PED  
Rezoning Requested: B-2 PED-O

**Date and Time of Meeting:** **Tuesday, January 28<sup>th</sup>, 2020 at 6:30 p.m.**

Location of Meeting: On-site  
1217 The Plaza  
Charlotte, NC 28205

Date of Notice: 1/17/2020

We are assisting Rhyno Partners Coffee LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the reuse of the existing building located at 1217 The Plaza (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the ± .241 acre Site from B-2 PED to B-2 PED-O to allow the removal of the seven mechanical parking lifts currently located on the Site and to allow the continued use of the existing building with EDEE uses. The proposed site plan will allow some minor building expansions not to exceed 392 square feet. The existing streetscape along the Plaza will be maintained.

The existing surface parking will be maintained. Access will be from The Plaza.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning 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 attend the upcoming Community Meeting to be held on Tuesday, January 28<sup>th</sup>, 2020, at 6:30 p.m. at 1217 The Plaza, Charlotte, NC 28205.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) Jeff Brown (704-331-1144). Thank you.

cc: Larken Egleston, Charlotte City Council District 1 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Rhyno Davis, Rhyno Partners Coffee LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

**Site Location**



Rhyno Partners Coffee, LLC Rezoning Petition No. 2019-183  
Community Meeting – January 28, 2020 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	MANSOUR EDLIN	2225 McCLINTOCK RD	704-965-4800	MEDUN4583@AOL.com.
2		CLT, NC 28205		
3	Phillip Gussman	2008 winter st 28205	704-608-1323	planning@GussmanConsulting.com
4	Josh Richman	2116 McClintock 28205	828-274-4720	Joshutk@gmail.com
5	Allen Nelson	1509 Ivey Dr.	919-395-6969	allen.r.nelson@gmail.com
6				
7				
8				
9				
10				
11				
12				
13				
14				