

COMMUNITY MEETING REPORT
PETITIONER: KINDREDFRUIT PROPERTIES
LLC
REZONING PETITION NO. 2022-023

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 or before July 30, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, August 9, 2022 at 5:30 pm until 6:30pm as a virtual meeting.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The community meeting was attended by the individuals identified on the attached sign-in sheet, Exhibit C, and by Petitioner's development team: Russell Fergusson and Don Peadon.

SUMMARY OF PRESENTATION/DISCUSSION:

Russell Fergusson, Petitioner's Agent presented the basic components of the rezoning proposal and because there was only one attendee, the presentation evolved into a discussion. The presentation covered the general nature of the rezoning petition, important rezoning process dates and petitioner's pending revisions to the proposed site plan. Slides from the presentation are attached as Exhibit D. The streetscape components were discussed in the context of the preservation of the existing building. The size of the potential expansion, patio, alleyway, and parking was discussed. Positive discussion was had regarding the reuse of the old pawn store building on this site.

There was some discussion of area businesses and recent rezoning and development in the area. There was also some discussion about the sidewalk and streetscape, with a general consensus that petitioner should reach out to the neighboring properties to match existing sidewalks.

Respectfully submitted, this 15th day of August

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

Exhibit A

Notice Mailing List

ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
Advent Coworking	Kevin	Girunas	1925 Chatham Ave.		Charlotte	NC	28205
Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
Belmont	Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
Belmont	Tara	Peele	1640 Parson Street		Charlotte	NC	28205
Belmont Community	Adrienne	Martinez	916 Allen Street		Charlotte	NC	28205
Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
Belmont Community Association	Curtis	Bridges	724 E 17th St		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	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
Commonwealth	Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		charlotte	NC	28205
Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
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	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	#215	Charlotte	NC	28205
Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
Plaza Midwood	Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
Plaza Midwood Land Use Group	Phillip	Gussman	2008 Winter Street		Charlotte	NC	28205
Plaza Midwood Landuse Review	Hamilton	Cort	2020 Winter St		Charlotte	NC	28205
Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr		Charlotte	NC	28204
Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place		Charlotte	NC	28205
Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr		Charlotte	NC	28204
Plaza Midwood Neighborhood Association	Joey	Guy	2215 Winter St		Charlotte	NC	28205
Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton PI		Charlotte	NC	28205
Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205

OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
NOVAKOVIC	VLADO	SLADJANA	NOVAKOVIC	2113 MATHESON AV		CHARLOTTE	NC	28205
GARMON	SHIRLEY B			213 13TH AV SOUTH		SURFSIDE BEACH	SC	29575
1511 CENTRAL LLC				1511 CENTRAL AVE		CHARLOTTE	NC	28205
SALEM	GEORGE PATRICK JR	MAGGIE HELENA SALEM	ROBERTS	178 AUTUMN FALLS DR		CLOVER	SC	29710
MURPHY	JASON C	JOANNE	MURPHY	718 MT VERNON AVE		CHARLOTTE	NC	28205
MIDWOOD LLC				338 S SHARON AMITY RD,STE 510		CHARLOTTE	NC	28211
PLAZA MIDWOOD CHARLOTTE 1 LP				300 S TRYON ST STE 1700		CHARLOTTE	NC	28202
KINDREDFRUIT PROPERTIES LLC				9330 CENTER LAKE DR STE 210		CHARLOTTE	NC	28216
PLAZA MIDWOOD CHARLOTTE 1 LP				300 S TRYON ST STE 1700		CHARLOTTE	NC	28202
MISSION CENTRAL VENTURE ONE LLC				338 S SHARON AMITY RD,STE 510		CHARLOTTE	NC	28211
PLAZA MIDWOOD - CHARLOTTE LLC				610 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
PLAZA MIDWOOD - CHARLOTTE LLC				610 E MOREHEAD ST STE 100		CHARLOTTE	NC	28202
PLAZA MIDWOOD CHARLOTTE 1 LP				300 S TRYON ST STE 1700		CHARLOTTE	NC	28202
PLAZA MIDWOOD CHARLOTTE 1 LP				300 S TRYON ST STE 1700		CHARLOTTE	NC	28202
CASS BRADLEY INC				2101 THE PLAZA		CHARLOTTE	NC	28205
A & J CO				1600 THOMAS AVE		CHARLOTTE	NC	28205
BARRINGER	GLENN			1430 HAMORTON PL		CHARLOTTE	NC	28205
TINSLEY	SARA ANN	COLLIN THOMSON	TINSLEY	1424 HAMORTON PL		CHARLOTTE	NC	28205
LIPPINCOTT	BENJAMIN E			1414 HAMORTON PL		CHARLOTTE	NC	28205
LIPPINCOTT	BENJAMIN			1414 HAMORTON PL		CHARLOTTE	NC	28205
BARRINGER	GLENN			1430 HAMORTON PL		CHARLOTTE	NC	28205
TGACSE CENTRAL SQUARE LLC			C/O CROSLAND SOUTHEAST	121 W TRADE ST STE 2550		CHARLOTTE	NC	28202
TGACSE CENTRAL SQUARE LLC			C/O CROSLAND SOUTHEAST	121 W TRADE ST STE 2550		CHARLOTTE	NC	28202
MP ONE305 CENTRAL APARTMENTS LLC			C/O AEW CAPITAL MANAGEMENT	2 SEAPORT LN STE 1600		BOSTON	MA	02210
MP ONE305 CENTRAL APARTMENTS LLC			C/O AEW CAPITAL MANAGEMENT	2 SEAPORT LN STE 1600		BOSTON	MA	02210
MP ONE305 CENTRAL APARTMENTS LLC			C/O AEW CAPITAL MANAGEMENT	2 SEAPORT LN STE 1600		BOSTON	MA	02210

Exhibit B
Copy of Notice

NOTICE TO INTERESTED PARTIES

COMMUNITY MEETING FOR ZONING PETITION #2022-023

Subject: Community Meeting for Rezoning Petition 2022-023, filed by Kindredfruit Properties LLC and Patricia Dowdy, to rezone approximately approx. 0.224 acres located at 1413 CENTRAL AVE CHARLOTTE NC 28205 (in between the Midwood Smokehouse Building and the Allegiance Building) to amend and change the rezoning from the current B-2 zoning district to MUDD-O, Mixed Use Development District with Optional Provisions, to allow for the continued use of the existing building and Eating Drinking and Entertainment use of the parcel with a reduction in parking to allow code compliance. The tax parcel subject to the rezoning includes: Parcel ID: 08117507.

Date and Time of Meeting: Tuesday, August 9, 2022, from 5:30-6:30 pm via Zoom Meeting. Please RSVP via email for digital link to meeting, login (also copied below).

Zoom Password: Central

Place of Meeting: We will have the meeting on Zoom in compliance with Covid-19 provisions. Please RSVP to me via email at rwf@russellwfergusson.com and please include "Central Ave Community Meeting" in the subject line.

Petitioner: Kindredfruit Properties LLC

Petition No.: RZP-2022-023

Dear Neighbors and Community Leaders:

I am assisting Kindredfruit Properties LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone the above-referenced property (the "Site") from B-2 zoning district to MUDD-O zoning district. The purpose of the rezoning is to allow the adaptive reuse of the existing building, allow the business to have on-site food and beverage consumption and reduce its parking requirements. This rezoning is similar to a number of recent rezonings in the area which have provided a way to res-use existing buildings.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding 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 is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition via Zoom on **Tuesday August 9, 5:30-6:30 pm**. We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can be accessed online on the Charlotte City Planning Website: <https://charlottenc.gov/planning/Rezoning/Pages/Home.aspx>

Should you have any questions or comments about this matter, or if you cannot attend the meeting at this time, but are interested in the petition, please contact me directly. In the meantime, please contact me.

Russell W. Fergusson,
P.O. Box 5645, Charlotte, NC 28299
Email: rwf@russellwfergusson.com
Phone: (704) 234-7488

cc: Councilmember Larken Egleston (US Mail and Larken.Egleston@ci.charlotte.nc.us)
Date Mailed: on or before 7/30/2022

Zoom Login Information:

Russell Fergusson is inviting you to a scheduled Zoom meeting.

Topic: 1413 Central Ave Community Meeting; Russell Fergusson's Zoom Meeting

Time: Aug 9, 2022 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87828186891?pwd=bWk2N0NmQU9VclFITXZDdDdqYVZ2dz09>

Meeting ID: 878 2818 6891

Passcode: Central

One tap mobile

+13126266799,,87828186891#,,,,*1651607# US (Chicago)

+16469313860,,87828186891#,,,,*1651607# US

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

Meeting ID: 878 2818 6891

Passcode: 1651607

Find your local number: <https://us06web.zoom.us/u/kbZLe6E4Cm>

Exhibit C

COMMUNITY MEETING SIGN-IN SHEET
(virtual)

PETITIONER: KINDREDFRUIT PROPERTIES
LLC REZONING PETITION NO.: 2021-242
Tuesday, August 9, 2022

This information is used by the Planning Department to distribute material regarding this petition.
Contact information given from the participants on the Zoom (virtual) meeting.

Name	Address	Mail / Email Address
Phil Gussman	PMNA and PMMA	pgussman@mindspring.com

Exhibit D

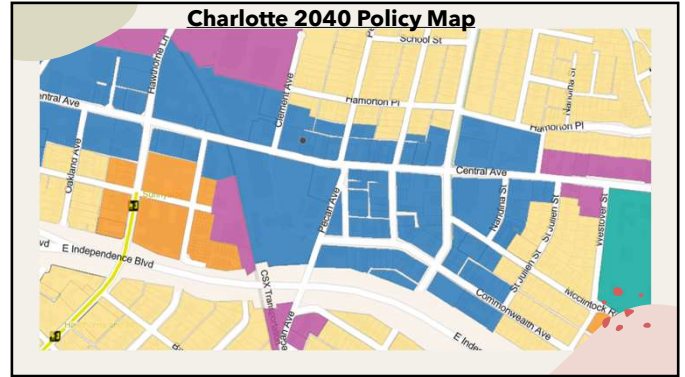
Presentation Slides

**Rezoning Petition
2022-023
1413 Central Ave.**



A Rezoning to allow for the adaptive reuse of the old "iPawn" store for a restaurant use (eating drinking and entertainment type 2)
 Petitioner: Kindredfruit Properties LLC
 Change from B-2 PED to MUDD-O PED

1

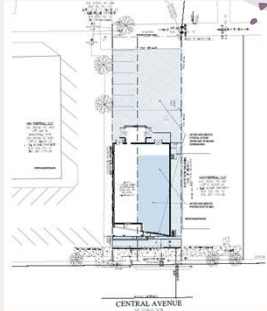


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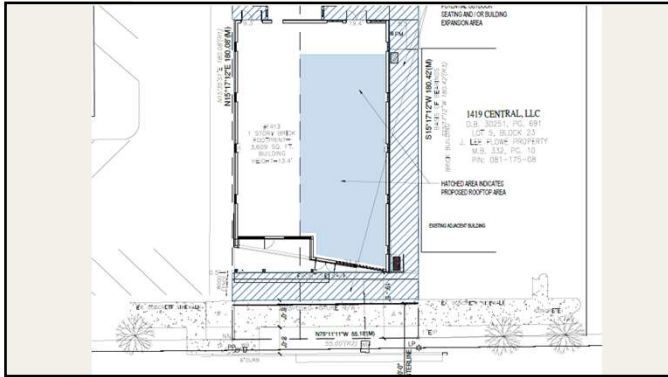


3

Same building but with flexibility to remove the parking and to add additional seating areas



4



5



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RZP 2022-023 Important Dates

Public Hearing before City Council: 9/19/2022
 Zoning Committee: 10/4/2022
 City Council Decision: 10/17/2022

RWF THE LAW OFFICES OF
 Russell W. Fergusson, PLLC

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 Charlotte,
 NC 28299
 (704) 234-7488

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