COMMUNITY MEETING REPORT Petitioner: Phillip W. McLamb

Rezoning Petition No. 2016-022

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 January 13, 2016. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, February 1, 2016 at 6pm at the Charlotte Mecklenburg Library – Plaza Midwood Branch, 1623 Central Ave, Charlotte, NC 28205.

PERSONS IN ATTENDANCE AT MEETING (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 Russell Fergusson.

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The Petitioner's agent, Russell W. Fergusson, welcomed the attendees and introduced the Petitioner's team. Russell W. Fergusson indicated that the Petitioner proposed to rezone an approximately 1.02 acre site (the "Site"), located at 2101 Central Ave in Charlotte, NC, from B-1 to MUDD-O. Russell W. Fergusson explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Russell W. Fergusson provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Russell W. Fergusson showed proposed architectural elevations and discussed the proposed rehab and design of the facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

6:15pm – Phillip Gussman, President of PMNA, arrived and we discussed the updates to the first site plan revision and he reiterated his enthusiasm and support for the project.

6:20pm – Lesa Kastanas, property owner in Plaza Midwood, arrived and asked general questions about the proposed design of the brewery, on-street parking, and voiced her support for the project. She is an owner of nearby property and excited to see an additional amenity for the neighborhood.

Respectfully submitted, this 4th day of February, 2016.



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NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2016-022 filed by Phillip W.

McLamb to rezone approximately 1.02 acres located at 2101 Central Ave to allow the development of a neighborhood craft brewery

and taproom.

Date and Time

of Meeting: Monday, February 1, 2016 at 6pm

Place of Meeting: Charlotte Mecklenburg Library - Plaza Midwood Branch

1623 Central Ave Charlotte, NC 28205

Petitioner:

Phillip W. McLamb

Petition No.: 2016-022

We are assisting Phillip W. McLamb (the "Petitioner") in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.02 acre site (the "Site") located at 2101 Central Ave from the B-1 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the development of a neighborhood brewery and taproom.

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 for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either 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 Wednesday, January 27, 2016 at 6pm. The Petitioner's representatives 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 Russell W. Fergusson at 704-234-7488.

cc: Patsy Kinsey

Date Mailed: January 13, 2016



COMMUNITY MEETING SIGN-IN SHEET

PETITIONER: Phillip W. Mclamb REZONING PETITION NO.: 2016-022

Date: February 1, 2016

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Phillip Gusman	2008 Winter St	704-608-1323	phil @ Gessman cons lesakox Obellsofthere
Lega Kastanas	182-ACertral Are	704-904-7835	lesakes Obellsonth.re
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