

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.

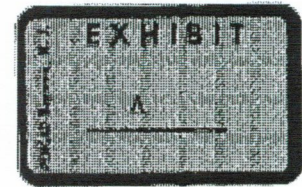
Russell W. Fergusson provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Russell W. Fergusson showed proposed architectural elevations and discussed the 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.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

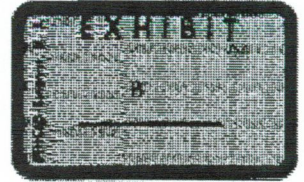


ADJACENTS - as provided by City of Charlotte Planning Department

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirst	ownerlast	mailaddr1	city	state	zipcode
2016-022	09507407	BARTLETT	JOHN M			2005 HAMMORTON PL	CHARLOTTE	NC	28205
2016-022	09507722	BEHROUZJOU	SIROUS			8906 MYRA WY	CHARLOTTE	NC	28215
2016-022	09507408	BRUMMOND	MARK A			3236 DRAPER AVE	CHARLOTTE	NC	28205
2016-022	09507713	CARE III LLC			C/O ADAM WILL FOODMAN	7135 E W T HARRIS BV	CHARLOTTE	NC	28227
2016-022	09507711	CHAUCER CREEK LAND HOLDINGS LLC				3605 GLENWOOD AVE SUITE 445	RALEIGH	NC	27612
2016-022	09507121	FADOR	KRISTOPHER	JENNIFER	BEIGHTLEY	1507 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507128	FEHLING	ELIZABETH ANN			1535 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507119	FOCHT	COURTNEY C	BRIAN C	FOCHT	1431 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507712	FOOTHILLS CAPITAL, LLC				2100 CRESCENT AVE SUITE 250	CHARLOTTE	NC	28207
2016-022	09507122	GLENN	NATALIE R			1511 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507123	GOODING	AARON			1515 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507730	HAMMORTON PLACE ONE	LLC			2137 N SHARON AMITY ROAD	CHARLOTTE	NC	28205
2016-022	09507126	HARDY	JOAN YVETTE			1527 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507726	HEINTSCHEL	KIMBERLY	DONALD SHERIF	RAMADAN	2028 HAMMORTON PL	CHARLOTTE	NC	28205
2016-022	09507727	JAVIS	HAROLD H	VICTORIA P	JAVIS	2024 HAMMORTON PL	CHARLOTTE	NC	28205
2016-022	09507129	JONES	DAVID PORTER	DAVID D JR	JONES	1539 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507103	JUPITER GROUP LLC				300 N COLLEGE ST #101	CHARLOTTE	NC	28202
2016-022	09507124	LACEY	MATTHEW VANCE			1519 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507120	LILLY	ROBIN M	WILLIAM B JR	LILLY	1435 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507716	MCLAMB	EDWARD W			1568 STANFORD PL	CHARLOTTE	NC	28207
2016-022	09507718	MCLAMB	EDWARD W			1560 STANFORD PL	CHARLOTTE	NC	28207
2016-022	09507127	REINKE	JONATHAN P	GABRIELLA R	REINKE	1531 TIPPAN PARK CT	CHARLOTTE	NC	28203
2016-022	09507101	RENN	CAROLINE BROOKS	CHRISTOPHER ROBERT	WEITZEL	9319 CLIFTON MEADOW DR	MATTHEWS	NC	28105
2016-022	09507728	RICHARDS	ANDREA			2020 HAMMORTON PL	CHARLOTTE	NC	28205
2016-022	09507125	RIDGE	PAMELA J			1523 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507102	SALEM	GEORGE PATRICK			5411 ADDISON DR	CHARLOTTE	NC	28211
2016-022	09507719	SALEM	GEORGE PATRICK			5411 ADDISON DR	CHARLOTTE	NC	28211
2016-022	09507720	SALEM	GEORGE PATRICK			5411 ADDISON DR	CHARLOTTE	NC	28211
2016-022	09507721	SALEM	GEORGE PATRICK			5411 ADDISON DR	CHARLOTTE	NC	28211
2016-022	09507723	SIMPSON	THOMAS R	MARY M	SIMPSON	7154 FAIRHILL PL	CHARLOTTE	NC	28210
2016-022	09507131	SPANN	JAMES H JR			1547 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	09507729	TAYLOR	ROBIN A			2016 HAMMORTON PL	CHARLOTTE	NC	28205
2016-022	09507130	UMBERGER	MICHAEL D			1543 TIPPAN PARK CT	CHARLOTTE	NC	28205
2016-022	12902101	UNITED STATES OF AMERICA				320 FEDERAL PL	GREENSBORO	NC	27401

NEIGHBORHOOD ORGANIZATIONS - as provided by City of Charlotte Planning Department

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState
2016-022	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC
2016-022	Cheryl	Miller	Commonwealth Morningside NA	1318 Saint Julien Street	Charlotte	NC
2016-022	Nancy	Pierce	Merry Oaks NA	1637 Flynnwood Drive	Charlotte	NC
2016-022	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC
2016-022	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC
2016-022	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC
2016-022	Ben	Kinney	Commonwealth Park NA	Post Office Box 18833	Charlotte	NC
2016-022	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC
2016-022	Annette	Gee	Shadowood Apartments	1719 Eastcrest Drive	Charlotte	NC
2016-022	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC
2016-022	Tom	Egan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC
2016-022	Shane	Johnson	Commonwealth and Morningside NA	1308 Morningside Drive	Charlotte	NC
2016-022	Lesa	Kastanas	Plaza Midwood	9101 Covey Hollow Court	Charlotte	NC
2016-022	Monte	Ritchey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte	NC
2016-022	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC
2016-022	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC
2016-022	Adam	Richman	Plaza Midwood Neighborhood Association	Post Office Box 9394	Charlotte	NC
2016-022	Beth	Haenni	Elizabeth NA	2133 Greenway Avenue	Charlotte	NC
2016-022	Eric	Davis	Elizabeth NA	2200 Greenway Avenue	Charlotte	NC
2016-022	Jim	Belvin	Elizabeth NA	624 Lamar Avenue	Charlotte	NC
2016-022	Rick	Winkler	Chantilly NA	Post Office Box 5293	Charlotte	NC
2016-022	Allison	Billings	Commonwealth Park NA	3136 Commonwealth Avenue	Charlotte	NC
2016-022	Joseph	Sweeney	Commonwealth Park NA	2416 Commonwealth Avenue	Charlotte	NC
2016-022	Jenna	Thompson	Plaza Midwood Shows Up	2012 Hammorton Place	Charlotte	NC
2016-022	Tom	Warshawer	Plaza Midwood	1530 Tippah Park Court	Charlotte	NC
2016-022	Jeanne	Fennell	Commonwealth-Morningside Neighborhood Association	1513 Ivey Drive	Charlotte	NC



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.

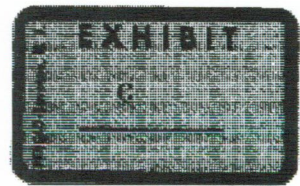
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg 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.**[illegible]