

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-102**

**Petitioner:** The Olde Mecklenburg Brewery LLC  
**Rezoning Petition No.:** 2016-102  
**Property:** ± 9.52 acres located at 4210 Yancey Road, 4150 Yancey Road, and 335 E Peterson Drive (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 Wednesday, June 8, 2016, 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 May 25, 2016. 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 June 8, 2016 at 7:00 PM**, at The Olde Mecklenburg Brewery Brewhouse at 4150 Yancey Road, Charlotte, NC 28217.

**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 was John Marrino. Also in attendance was Bridget Dixon with Moore & Van Allen, PLLC.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

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

**Introduction and Overview of Development Plan.**

Ms. Bridget Dixon and Mr. John Marrino welcomed the attendees to the community meeting and answered questions related to Site improvements. Attendees were provided information on the enhanced buffer along the northeastern property line, new sidewalks along Yancey Road and how the uses within the buildings may shift over time. Mr. Marrino answered questions related to other developments in the area and the changing nature of uses over the past 7-9 years.

Attendees were invited to follow-up with either Ms. Dixon or Mr. Marrino if they had additional questions.

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

The attendees were thanked for their time and interest; the meeting was then adjourned.

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

**The Olde Mecklenburg Brewery LLC**

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Solomon Fortune, Charlotte Mecklenburg Planning Department  
John Marrino, The Olde Mecklenburg Brewery LLC  
Ivan Mijatovic, The Olde Mecklenburg Brewery LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TaxPID	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-102	14903215	ALEXANDER	CHARLES D			4201 S TRYON ST		CHARLOTTE	NC	28217
2016-102	14525412	ASPLUNDH TREE EXPERT CO				BLAIR MILL RD		WILLOW GROVE	PA	19090
2016-102	14903210	BLACKMON	PEACH E			331 E PETERSON DR		CHARLOTTE	NC	28217
2016-102	14902608	BORKOUSKI	GREGORY J			344 E PETERSON DR		CHARLOTTE	NC	28217
2016-102	14902108	BOWERS FIBERS INC	BY MERGER			PO BOX 31234		CHARLOTTE	NC	28231
2016-102	14525402	BROWN	JAMES LAWRENCE JR			4114 AYCOCK LN		CHARLOTTE	NC	28209
2016-102	14525403	BROWN	JAMES LAWRENCE JR			4114 AYCOCK LN		CHARLOTTE	NC	28209
2016-102	14902613	COLLINS	TONIA P			1027 OAKENSHAW ST		FORT MILL	SC	29715
2016-102	14902609	CONTE	GIANNI	AUGUSTO	CONTE	340 EAST PETERSON DR		CHARLOTTE	NC	28224
2016-102	14525515	CRAWFORD	CHRISTOPHER	CATHERINE	CRAWFORD	423 W PETERSON DR		CHARLOTTE	NC	28217
2016-102	14902104	DRJ HOLDINGS LLC				1727 EAST BV		CHARLOTTE	NC	28203
2016-102	14902610	EDWARDS	PHILLIP B		SYLVIA EDWARDS (H/W)	336 E PETERSON DR		CHARLOTTE	NC	28217
2016-102	14903207	EMBE	TIMOTHY VON DER		CYNTHIA A AZIZ (H/W)	319 E PETERSON DR		CHARLOTTE	NC	28217
2016-102	14902204	FLYO PROPERTIES INC				4020 YANCEY RD		CHARLOTTE	NC	28217
2016-102	14902616	FUNDERBURK	SHIRLEY A			306 E PETERSON DR		CHARLOTTE	NC	28217
2016-102	14903212	GILMORE	NELLIE TAYLOR			312 RED ROAN PL		CHARLOTTE	NC	28215
2016-102	14525510	GRIBBLE BUSINESS PROPERTIES	LLC			626 ARTEAGE WY		THE VILLAGES	FL	32162
2016-102	14525521	GRIBBLE BUSINESS PROPERTIES	LLC			626 ARTEAGA WY		THE VILLAGES	FL	32162
2016-102	14902612	GRILLO	AGOSTINO	KIM	GRILLO	FARMLAND RD		CHARLOTTE	NC	28226
2016-102	14525307	HAWES	JACK	JENNIEVEE	HOLBROOK	340 ORCHARD CIR		CHARLOTTE	NC	28217
2016-102	14525514	HICKS	LARRY	SHIRLEY	HICKS	419 W PETERSON DR		CHARLOTTE	NC	28217
2016-102	14525308	HOLBROOK	JENNIEVEE	JACK	HAWES	340 ORCHARD CR		CHARLOTTE	NC	28217
2016-102	14525401	KATOPODIS	ART		OLGA K KATOPODIS (H/W) ET-AL	1000 WIMBLEDON RD		CHARLOTTE	NC	28209
2016-102	14903106	LANELLE INC				3521 DEWITT LN		CHARLOTTE	NC	28217
2016-102	14903213	LANEY	CHARLOTTE EVANS			206 RED HILL CIR		DENVER	NC	28037
2016-102	14525517	LANEY	ELIZABETH			431 W PETERSON DR		CHARLOTTE	NC	28208
2016-102	14903201	MACA PROPERTIES LLC			C/O REINER ZEPPENFELD MANAGER	1011 BRACKEN FERN DR		NEW BERN	NC	28560
2016-102	14903216	MACA PROPERTIES LLC				1011 BRACKEN FERN DR		NEW BERN	NC	28560
2016-102	14903217	MACA PROPERTIES LLC				1011 BRACKEN FERN DR		NEW BERN	NC	28560
2016-102	14903205	MCGOVERN				1011 BRACKEN FERN DR		HUNTERSVILLE	NC	28078
2016-102	14902201	MCGOVERN	CHARLES			7701 BABE STILLWELL FARM RD		HUNTERSVILLE	NC	28078
2016-102	14902101	MECK CITY SOCIAL RE LLC	CHARLES P			7701 BABE STILLWELL FARM RD		HUNTERSVILLE	NC	28078
2016-102	14519314	MORTON	RICHARD T	SANDRA M	MEACHAM	PO BOX 240126		CHARLOTTE	NC	28224
2016-102	14519315	MORTON	WILLIAM H			2629 CHELSEA DR		CHARLOTTE	NC	28209
2016-102	14525512	NORMAN	WILLIAM H JR			13448 MOSS RD		CHARLOTTE	NC	28273
2016-102	14525513	NORMAN	DARRYL W	KAREN	NORMAN	13448 MOSS RD		CHARLOTTE	NC	28273
2016-102	14525513	NORMAN	DARRYL W			4208 S TRYON ST		CHARLOTTE	NC	28217
2016-102	14903202	OMB PROPERTY HOLDINGS LLC				4200 S TRYON ST		CHARLOTTE	NC	28217
2016-102	14903211	OMB PROPERTY HOLDINGS LLC				215 SOUTHSIDE DR		CHARLOTTE	NC	28217
2016-102	14903226	OMB RESIDENTIAL HOLDINGS LLC				215 SOUTHSIDE DR		CHARLOTTE	NC	28217
2016-102	14902110	P E C I GROUP LLC				215 SOUTHSIDE DR		CHARLOTTE	NC	28217
2016-102	14902111	P E C I GROUP LLC				4113 YANCEY RD		CHARLOTTE	NC	28217
2016-102	14903206	PATTERSON	ANNIE MAE			4113 YANCEY RD		CHARLOTTE	NC	28217
2016-102	14903321	PIEDMONT NATURAL GAS CO	INC			315 E PETERSON DR		CHARLOTTE	NC	28217
2016-102	14903108	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
2016-102	14903220	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
2016-102	14903221	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
2016-102	14903225	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
2016-102	14903316	PIEDMONT NATURAL GAS CO INC				PO BOX 33068		CHARLOTTE	NC	28233
2016-102	14525305	POULAKOS COMPANY THE				401 QUEENS RD		CHARLOTTE	NC	28207



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-102	Dorothy	Waddy	Clinton Park Comm.	4032 Broadview Drive	Charlotte	NC	28217
2016-102	Lisa	Yarrow	Colonial Village NA	408 Webster Place	Charlotte	NC	28209
2016-102	Alison	Hall	Colonial Village NA	3624 Trent Street	Charlotte	NC	28209
2016-102	Mike	Farrell	Collinswood NA	1416 Hartford Avenue	Charlotte	NC	28209
2016-102	Katie	Zen-Jer	Sedgefield NA	3221 Mayfield Avenue	Charlotte	NC	28209
2016-102	Brenda	Campbell	Clinton Park NA	3339 Barfield Drive	Charlotte	NC	28217
2016-102	Tena	Armstrong	Clinton Park	3332 Graymont Drive	Charlotte	NC	28217

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-102 – The Olde Mecklenburg Brewery LLC**

Subject: Rezoning Petition No. 2016-102  
Petitioner/Developer: The Old Mecklenburg Brewery LLC  
Current Land Use: Micro Brewery & Ancillary Support, Restaurant  
Existing Zoning: I-2  
Rezoning Requested: I-2 TS (O)  
**Date and Time of Meeting:** **Wednesday, June 8, 2016 at 7:00 p.m.**  
Location of Meeting: The Olde Mecklenburg Brewery Brewhouse  
4150 Yancey Road  
Charlotte, NC 28211  
Date of Notice: May 25, 2016

We are assisting The Olde Mecklenburg Brewery LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the flexibility for expansion and redevelopment of the site with additional restaurant and banquet facilities and amended parking requirements. 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 ±9.52 acre Site from I-2 to I-2 TS (O). The rezoning plan proposes to allow the flexibility for expansion on the site with additional restaurant and banquet facilities, improved streetscape and amended parking requirements subject to the standards of a TS Overlay.

**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 Wednesday, June 8, 2016 at 7:00 p.m. at The Olde Mecklenburg Brewery Brewhouse– 4150 Yancey Road, Charlotte, North Carolina 28217.** 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 Bridget Dixon (704-331-2379). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
John Marrino, The Olde Mecklenburg Brewery LLC  
Ivan Mijatovic, The Olde Mecklenburg Brewery LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
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John Marrino  
The Olde Mecklenburg Brewery LLC  
4150 Yancey Road  
Charlotte, North Carolina 28217

Ivan Mijatovic  
The Olde Mecklenburg Brewery LLC  
4150 Yancey Road  
Charlotte, North Carolina 28217

Olde Mecklenburg Brewery  
 Rezoning Petition 2016-102  
 Community Meeting – June 8, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Chuck McGovern	311 E. Peterson Dr. Charlotte	704 905 2451	Chuck.McG3@aol.com
2	Stephen Luets	300 Freedland St. Charlotte NE 28217	704-208-7877	Luets@optima247.com
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