

COMMUNITY MEETING REPORT

Petitioner: Heist Brewery

Rezoning Petition No. 2017-003

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 12/5/2016. A copy of the written notice is attached hereto as Exhibit B.

Kurt Hogan also attended and presented at the monthly neighborhood meeting of the Druid Hills community on 12/6/2016 at the Gables Apartments in Druid Hills. Approximately 40 community members were in attendance including City Counsel Woman Patsy Kinsey.

Kurt Hogan also attended and presented at a North End Corridor Meeting on 12/8/2016 at the Ivory Baker Rec Center. The member sign in sheet at the meeting is also attached.

Kurt Hogan also met and discussed the project with community neighbors on 12/14/2016 at the Gables Apartments in Druid Hills.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, 12/15/2017, at 6:30pm at the Ivory Baker Rec Center located at 1920 Stroud Park Ct, Charlotte, NC 28206.

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 Kurt Hogan.

SUMMARY PRESENTATION/DISCUSSION:

The Petitioner's agent, Kurt Hogan, welcomed the attendees and introduced the Petitioner's team. Kurt Hogan indicated that the Petitioner proposed to rezone an approximately 2.269 acre site (the "site") at 1033 Carter Avenue from the I2 to MUDD. Kurt Hogan 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.

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

The conversation was about 30 minutes long. Community members seemed very enthusiastic about the project and showed their support. The meeting was mostly informative for the community. Questions that were asked from the community included:

1. Why does Heist need to change the zoning from I2 to MUDD?

Response: The main reasons why we are seeking a rezoning is to make use of the loading dock doors on the Woodward Ave side of the building by building a platform along the entire length of the building. Deliveries would be made by the use of this loading platform. Since the setback in I2 would not allow for a loading platform on the front of the building, rezoning was considered since there is a setback of 14' off curb within the MUDD zoning. Kurt Hogan also described why the use of the loading docks is no longer permitted, due to the change in use of the building.

Another important reason for the decision to rezone is due to the parking requirement. Kurt Hogan described the calculation for parking requirements for I2 and MUDD, and described that the intention of the lawn is for the public use, and that if zoning were to stay in I2 then all of the lawn would be used as parking. A change to MUDD would allow for use of the lawn for the community to enjoy.

2. Is the building going to stay or be torn down?

Response: The building will stay 100% in tact.

3. How many jobs do you expect to create?

Response: We expect to create approximately 45 jobs. The brewing facility will create 20 jobs; the Butcher Shop will create 15 jobs; and the Bake Shop will create 10 jobs.

4. When do you expect to be open?

Response: We hope to start construction on the building immediately following a rezoning decision in February, and expect 4-5 months of construction, putting our opening date sometime towards the end of spring or early summer.

5. Will you support public art?

Response: Public art is a large part of what we do at Heist Brewery and we certainly intend to keep that going at the new facility.

Respectfully submitted, this 19 day of December, 2017.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition 2017-003 filed by Heist Brewery To rezone approximately 2.269 acres located 1033 Carter Avenue to allow the development of a Brewery, Butcher Shop, and Bake Shop.

Date and Time
of Meeting: Thursday, 12/15/2017, at 6:30pm

Place of Meeting: Ivory Baker Rec Center located at 1920 Stroud Park Ct, Charlotte, NC 28206

Petitioner: Heist Brewery

Petition No.: 2017-003

We are assisting Heist Brewery (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.269 acre site (the "Site") located (1033 Carter Avenue) from the I2 zoning district to MUDD zoning district. The purpose of the rezoning is to permit the development of a Brewery, Butcher Shop, and Bake Shop.

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 Thursday, 12/15/2017, at 6:30pm at the Ivory Baker Rec Center located at 1920 Stroud Park Ct, Charlotte, NC 28206.

Thursday, 12/15/2017, at 6:30pm at the Ivory Baker Rec Center located at 1920 Stroud Park Ct, Charlotte, NC 28206. 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 (Kurt Hogan at 603-969-8012).

Date Mailed: 12/05/2107

PET_NO.	TAXID	OWNERLASTN	OWNERFIRST	OWNERFIRS	OWNERLAST	MAILADDR	MAILADDR2	CITY	STATE	ZIPCODE
2017-003	07904301	ADAMS OUTDOOR ADVERTISING	LALLA HABIBA JAMAL			PO BOX 31144		CHARLOTTE	NC	28231
2017-003	07904511	ALAOUI				1913 STROUD PARK CT		CHARLOTTE	NC	28206
2017-003	07904202	AUTOHARDWARE				PO BOX 32337		CHARLOTTE	NC	28232
2017-003	07904503	BEHROUZIOU	SIROUS			8906 MYRA WY		CHARLOTTE	NC	28215
2017-003	07904512	BOULWARE	WILLIE LEE			651 E 8TH ST	APT 101	CHARLOTTE	NC	28202
2017-003	07904509	BROWN	UNA MAE			1348 ROUNDSTONE RD		SHERRILLS	NC	28673
2017-003	07904517	CARTER	TOMMY LEWIS			2421 SUMMERLIN DR		CLEARWATER	FL	33764
2017-003	07904622	CHARLOTTE MECKLENBURG HOUSING PARTNERSHIP INC	JARETT CALDWELL			4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2017-003	07904506	COLE	CARLOS ALBERTO			PO BOX 480448		CHARLOTTE	NC	28269
2017-003	07904515	CUENTAS-ANDIA				1027 KOHLER AVE		CHARLOTTE	NC	28206
2017-003	07904401	DRUID HILLS, LLC				4601 CHARLOTTE PARK DR	STE 350	CHARLOTTE	NC	28217
2017-003	07904402	GABLES II LLC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2017-003	07904510	GRIER	VALAREE D			6005 FOREST POND DR		CHARLOTTE	NC	28262
2017-003	07904203	HALL	RAY E			2116 THE PLAZA		CHARLOTTE	NC	28205
2017-003	07904508	HYATT	ETHEL H			2101 VANDERBILT RD		CHARLOTTE	NC	28206
2017-003	07904504	J S & ASSOCIATES INC				6937 SWEETFIELD DR		HUNTERSVILLE	NC	28078
2017-003	07904502	KEE	MARSHA ANN			1034 CARTER AVE		CHARLOTTE	NC	28206
2017-003	07904201	METALS FREEDOM INC		C/O VISION VENTURES		2014 VANDERBILT RD		CHARLOTTE	NC	28236
2017-003	07903101	MV HERCULES LLC				PO BOX 36938		CHARLOTTE	NC	28206
2017-003	07904518	MYMT INVESTMENTS LLC				5424 SUNOL BLVD SUITE 10-194		PLEASANTON	CA	94566
2017-003	07904513	SELLERS	EDDIE B			1017 KOHLER AVE		CHARLOTTE	NC	28206
2017-003	07904607	SIDES	ASHLEE			1034 KOHLER AVE		CHARLOTTE	NC	28206
2017-003	07904505	SMITH	CYNTHIA W			1022 CARTER AV		CHARLOTTE	NC	28206
2017-003	07904507	STINSON	RONNIE L			703 HWY 27		STANLEY	NC	28164
2017-003	07904514	TAH 2015-1-BORROWER LLC				PO BOX 15087		SANTA ANA	CA	92735
2017-003	07904516	TAH HOLDING LP				PO BOX 15087		SANTA ANA	CA	92735
2017-003	07904204	TPM PROPERTIES LIMITED PARTNERSHIP	ERNEST			3816 MOORELAND FARMS RD		CHARLOTTE	NC	28226
2017-003	07904501	WILSON	KURT	ANNIE M	WILSON	1088 CARTER AVE		CHARLOTTE	NC	28206
2017-003		HOGAN				2909 N. DAVIDSON ST		CHARLOTTE	NC	28205
2017-003		HEIS BREWEY						CHARLOTTE	NC	28205