

COMMUNITY MEETING REPORT

Petitioner: Fine Plaza, LLC

Rezoning Petition No. 2017-074

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 (4/29/2017). A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on (5/8/2017) at (6:45 pm) at FREE RANGE BREWERY, 2320 N. Davidson Street, 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 Scott Stevens (Agent). Russell Fergusson (Petty Thieves Brewery representative) was available for questions.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Scott Stevens, welcomed the attendees and introduced the Petitioner's team. Scott Stevens indicated that the Petitioner proposed to rezone an approximately 1.358 acre site (the "Site") at 2501 The Plaza from the (B-1) to (MUDD-O) zoning designation. Scott Stevens explained that the main purpose of the rezoning was to add a brewery use to the property and to explain the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners.

Scott Stevens provided background information about the Petitioner's experience and the typical operation of its facilities. He/she then presented the site plan and pointed out various commitments made by the Petitioner. Scott showed proposed site layouts and improvements to traffic patterns.

The meeting started promptly at 6:43 pm and lasted until the last questions were answered at 6:57pm on 5/8/2017. A headcount of 36 neighbors and interested parties was noted with 30 signing in on the sign-up sheet. The overall sentiment from those attending was very supportive and interested in upgrading the property from its current state. The idea of adding a brewery was welcomed and those who spoke on this use were excited about the prospect of their tenancy:

SUMMARY OF PRESENTATION/DISCUSSION:

- Several attendees voiced their wishes that on-street parking on Drummond Av. and Duncan Av. be allowed to effectively slow traffic on those streets. It was explained that the city requires a minimum of 26 feet clear to allow on-street parking and that only 25 feet exist on Duncan Av. Therefore, the CDOT is requesting a recessed parking which does not address the traffic flow and is not in the Petitioner's budget. It was explained that there was only curbing on Petitioner's side of Drummond Av. and that the city would have to make that determination through the future design of the property on the opposite side of Drummond Av., owned by BIG 8, LLC.
- One attendee asked about the square footage of the proposed brewery. Russell Fergusson fielded the question by stating that it would likely be under 5,000 sf.
- One attendee inquired about the proposed driveway widening on The Plaza and the topography issues with

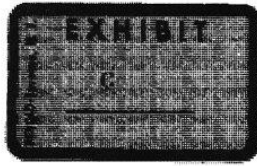
that area. Scott Stevens pointed out that the drive was positioned as far to the NE of the property as possible to eliminate the issue.

- One attendee asked if there would be murals on the building? Scott Stevens stated that significant improvements are planned to clean up the property and that no specific plans were made regarding murals and that the Petitioner may be open to the idea if the neighborhood had no objection and it met the city's ordinances.
- An attendee inquired about overhead utilities being buried. Scott Stevens noted that the Petitioner would be following the city's codes in regard to lines in improved parking areas.
- The question about trees was asked by more than one attendee. Scott Stevens stated that any tree ordinance requirements from the Urban Forester would be adhered to.
- More than one attendee inquired about the hours of operation of the proposed brewery. Russell Fergusson responded to the question stating that, although the hours have not yet been determined, all city noise ordinances would be strictly followed.
- More than one attendee inquired about the status of the gas station across The Plaza from the subject property. Scott Stevens stated that no plans have been made evident to date but that an environmental cleanup was performed several years ago on that property.

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

Respectfully submitted, this 15 day of May, 2017.

cc: Mayor and Members of Charlotte City Council
Sonja Sanders, Charlotte-Mecklenburg Planning Department
Fine Plaza, LLC

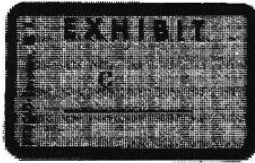


COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: FINE PLAZA, LLC
 PETITION NO.: 2017-074
 5/8/2017

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
BRETT + KATE SEWARD	1216 LEIGH AVE	574-870-2626	SEWARD, BRETTE GMAIL.COM
Tom LAND	1907 STRADFORD	704-906-6434	TomLAND13@gmail.com
Helen McKissick	1162 Woodside	980-785-6171	HelenMcKissick34@gmail.com -EBM
Chad Mackie	1001 Drummond Ave	704 ⁹⁰⁶ 906 -4740	chad.mackie@gmail.com
Max Carroll	1813 Parson St	704 358 3412	maxcarroll@gmail.com
Kathryn Konz	2212 Yarkin Ave	440-590-0740	
Ryan Konz	2212 Yarkin Ave	419 704 5488	ryankonz@gmail.com
Frank Ross Betsy K. HINTOMANN	2630 N. DAVIDSON ST.	704.331.0895	FOUR DOGS PET BARKLOCAL SUPPLIES.COM
Grace Alexander	2320 Barry St	803-389-0246	gracealexandre@gmail.com
Ariana Squillace	821 Drummond ave	980-293-5118	Squillace123@gmail.com
Julio Cazares	2644 Mason Circle	704-566-4311	jcazares@unc.edu
Susan M. Branch	2640 Mason Cir.	704-654-1889	susanmbranch@gmail.com
Jonathan Barcelo	2621 Duncan Ave.	704-232-4646	barcelojon@gmail.com
SHELBY WHITLOW	1829 PARSON ST.	704-562-6788	shelbywhitlow@gmail
David Peltier	2225 YARKIN AVE		davidcpeltier@yahoo.com
Anthony M Fusco	2501 Duncan Ave	704.309.6188	amfusco@interclaim.com



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Name	Address	Phone No.	Email
EVAN KOCH	1824 PEGRAM ST	610 212 4843	evan_koch@yahoo.com
Kate Frear	2215 YADKIN AVE	248-980-363	kfrear7@gmail.com
Brooke Bickelhaugt Splawn	2809 Holt St	803 487 2480	brookelb2@gmail.com
April Splawn	2809 Holt St	803 487 2480	splawn8@gmail.com
Christina Daugherty	2813 Holt St	423-618-9600	cdougherty08@gmail.com
Ethan Rice	2813 Holt St	570-660-6047	ethan.rice@gmail.com
Aaron Keens	913 Lunsford PL.	336-601-3988	aakeens88@gmail.com
Casey Powell	913 Lunsford PL	704-617-0047	caseypowell9@gmail.com
AMANDA BINDU2	2338 YADKIN	704 577-6353	ahwpl@ydnos.com
Mckensie Kanos	917 Lunsford Place	704 661 2188	mckensie.kanos@gmail.com
Chrys Kanos	917 Lunsford Pl	704 995 7322	chrys.kanos@gmail.com

EXHIBIT B

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by FINE PLAZA, LLC to rezone approximately 1.358 acres located at 2501 The Plaza, Charlotte, NC 28205 to petition a change of use from B-1 to MUDD-O.

Date and Time of Meeting: (Monday), (5/8/2017) at (6:30 pm).

Place of Meeting: FREE RANGE BREWERY, 2320 N. Davidson Street, Charlotte NC 28205

Petitioner: FINE PLAZA, LLC

Petition No.: 2017-074

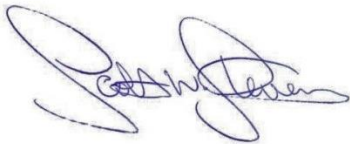
We are assisting FINE PLAZA, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.358 acre site (the "Site") located at 2501 The Plaza from the B-1 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the additional use of a brewery.

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 **5/8/2017 at 6:30 pm at Free Range Brewery**. 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 Scott Stevens at 704.400.5040.

Best Regards,



Scott Stevens
Sitelogix, Inc.
704.400.5040

cc: Patsy Kinsey

Date Mailed: 4/29/2017

EXHIBIT A

ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
ANSLEY ACQUISITIONS LLC				5408 SPINDLE RIDGE LN		GASTONIA	NC	28086
ANSLEY ACQUISITIONS LLC				1113 DRUMMOND AVE		CHARLOTTE	NC	28205
BAGI	LYNDSEY			2628 MASON CIR UNIT 1		CHARLOTTE	NC	28205
BARKER	DAVID L JANIE H		BARKER & DAVID M BARKER	412 LIVINGSTON DR		CHARLOTTE	NC	28211
BIG 8 LLC				PO BOX 32866		CHARLOTTE	NC	28232
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BRANCH	SUSAN M			2640 MASON CR		CHARLOTTE	NC	28205
CLELAND	CANDACE			4309 MORROWICK RD		CHARLOTTE	NC	28226
COURAGE	JODI M	ROSS	COURAGE	1150 WOODSIDE AVE		CHARLOTTE	NC	28205
DERAM CORPORATION				2812 SPRINGS DR		CHARLOTTE	NC	28226
FINE PLAZA LLC				7600 WESTMONT WAY		WAXHAW	NC	28173
FOLKES	NEIL			620 S TORRENCE ST		CHARLOTTE	NC	28204
FUSCO	ANTHONY M			2501 DUNCAN AV		CHARLOTTE	NC	28205
GIVE A HAND SERVICES INC				PO BOX 511		HARRISBURG	NC	28075
HEAVEN'S ANGELS CHILDCARE CENTER INC				2606 THE PLAZA		CHARLOTTE	NC	28205
HENDERSON	JOHN DANIEL III			5022 PENN RD		IRON STATION	NC	28080
HIGGINS	ROBERT			PO BOX 1442		HUNTERSVILLE	NC	28070
HOWIE	EMMA STAFFORD	EMMA MAE	CLYBURN	1911 STRATFORD AVE		CHARLOTTE	NC	28205
KLUTTS	JULIE IRENE			2632 MASON CIR		CHARLOTTE	NC	28205
LAND	JAMES A	DORIS T	LAND	529 CUXHAVEN CT		FORT MILL	SC	29715
LEVINE	DAVID MICHAEL	MILES S	LEVINE	10615 ANNALEXA LN		CHARLOTTE	NC	28277
MCKISSICK	HELEN B			1162 WOODSIDE AVE		CHARLOTTE	NC	28205
MOIRA INVESTMENT GROUP INC				1890 STARSHOOT PKWY		LEXINGTON	KY	40509
PATEL	SHEENA			PO BOX 791031		CHARLOTTE	NC	28206
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PERRY	JUSTIN L	LEE B	PERRY	2009 STRATFORD AV		CHARLOTTE	NC	28205
PHILLIPS 66 COMPANY				420 SOUTH KEELER		BARTLESVILLE	OK	74004
PHILLIPS 66 COMPANY				420 SOUTH KEELER		BARTLESVILLE	OK	74004
RAYFORD	KENNETH	VERONICA	RAYFORD	2609 DUNCAN AVE		CHARLOTTE	NC	28205
SAM'S MART LLC				7935 COUNCIL PL SUITE 200		MATTHEWS	NC	28105
SHULER	SOPHIA M			1901 STRATFORD AV		CHARLOTTE	NC	28205
SKY HOUSING LLC				8511 DAVIS LAKE PARKWAY STE C6-219		CHARLOTTE	NC	28269
SMITH	BETTY			3101 DALECREST DR		CHARLOTTE	NC	28269
SPEARMAN	SHELBY	LISA	SPEARMAN	4309 THE BLUFFS WAY		BELMONT	NC	28012
STRAHAN	SARAH A			2636 MASON CR		CHARLOTTE	NC	28205
VILLA HEIGHTS PROPERTIES LLC				PO BOX 32866		CHARLOTTE	NC	28232
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VILLA HEIGHTS PROPERTIES, LLC				PO BOX 32866		CHARLOTTE	NC	28232
WALLACE	TIMOTHY P			2644 MASON CR		CHARLOTTE	NC	28205
WEBB	NOELL			1419 SW ALDER ST		PORTLAND	OR	97205
WILLIAMS	R WAYNE			1160 MISTYWOOD LN		CONCORD	NC	28027
WOODARD	CHARLES EDWARD			1154 WOODSIDE AVE		CHARLOTTE	NC	28205

Neighborho	First_Name	Last_Name	Street_Add	City	State	zip
Belmont Community Association	Vicki	Jones	1237 Allen St	Charlotte	NC	28205
Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court	Charlotte	NC	28205
Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr	Charlotte	NC	28204
Plaza Midwood Neighborhood Association	Tom	Eagan	1724 The Plaza	Charlotte	NC	28205