COMMUNITY MEETING REPORT

Petitioner: Charlotte Rescue Mission
Rezoning Petition No. 2017-106

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 Friday, July 21, 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 Thursday, August 3, 2017 at 6:30PM at 907 West First Street, Charlotte, NC 28202.

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 Tony Marciano with Charlotte Rescue Mission. Also in attendance was Chris Todd and Anna Dale with Timmons Group, the engineers for the site, and John Kinchloe and Ryan Barkes with LS3P, the architects for the site.

SUMMARY OF PRESENTATION/DISCUSSION:

Tony Marciano opened the meeting, welcomed the attendees and gave a short introduction of the mission of Charlotte Rescue Mission and objective of opening Café Rescue. He then introduced Chris Todd with Timmons Group, the engineer for the site and John Kinchloe and Ryan Barkes with LS3P, the architects for the site.

Chris Todd then provided the attendees with a description of the site and what was being proposed. The site is a 1.37 acre site currently zoned MUDD (Mixed Use Development District), and is located on the southwest corner of Cedar Street and West First Street. He then explained the site was being rezoned to MUDD-O (Mixed Use Development District - Optional) to allow for parking between the existing building to be renovated and the public street (Cedar Street). He then 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.

Chris Todd then presented the site plan and pointed out various commitments made by the Petitioner. John Kinchloe showed proposed architectural elevations and discussed the design of the proposed facility. Mr. Kinchloe used the elevations and renderings to explain the facility's design concept and operations.

The attendees were then invited to ask questions.
SUMMARY OF QUESTIONS/COMMENTS AND RESPONSES:

One attendee wanted to know why a rezoning petition was necessary since there is already a parking lot on site. Mr. Todd explained any time a new development is proposed, you are required to bring the property up to the most current design standards. Since we are proposing additional parking, the site requires rezoning because new parking is not allowed between the building and public street under the existing zoning designation. He also explained that on-street parking is required per the City’s streetscape master plan.

Several attendees wanted to know if on-street parking would be provided on the other side of West First Street as well. Mr. Todd explained the on-street parking would only be provided on the side of West First Street adjacent to the site.

One attendee wanted to know how many cars will fit in the proposed parking lot and if the parking lot needed to be as large as it is shown on the plans. Mr. Todd said at least 50 spaces, but there may be more. We are continuing to work with City planning staff on layout revisions so the final number of parking spaces is not known at this time.

One attendee wanted to know the number of days out of the week of operation for Café Rescue. Mr. Marciano explained most likely 6 days out of the week, but the exact days and/or hours of operation are not yet final.

One attendee asked if there is a traffic study that has been conducted and if it will be possible to make a safe turn onto Cedar Street from West First Street. Mr. Todd explained that a traffic study is not required for this project because there are not enough daily trips generated given the proposed use. Sight triangles will be used in design to allow for safe turning movements.

Several attendees wanted to know details about the outdoor seating option. Mr. Kinchloe explained there will be outdoor seating provided with a scenic view of the city skyline, covered by a type of trellis.

One attendee wanted to know if there was a chance the rezoning petition would not be approved and what the next step will be if this occurs. Mr. Kinchloe explained we are making every effort to ensure approval through community outreach and close communication with city staff to create a plan that will benefit the community and meet city requirements.

Several attendees wanted to know what street trees will be planted. One attendee suggested butterfly highway trees to help restore pollinator habitats to urban areas. Mr. Todd explained the trees will be selected from a list provided by the City of Charlotte. If there is a butterfly highway tree on the list, those trees will be considered.

One attendee asked about the brightness and type of lighting in the parking lot. Mr. Todd explained the parking lot lighting will be designed to City standards which does not allow for excess lighting to leave the site.

Several attendees wanted to know if the façade of Café Rescue will match the rest of the Charlotte Rescue Mission campus and if the community will be asked for input for aesthetics. Mr. Marciano and Mr. Kinchloe explained there is a master plan for Charlotte Rescue Mission that incorporates a matching façade upon completion of all renovations and any input from the community in regards to aesthetics will be considered.
One attendee wanted to know what the owners of the neighboring properties on McNinch Street think about the development of Café Rescue. Mr. Marciano explained that the neighboring owners support Charlotte Rescue Mission. He also explained the staff of Charlotte Rescue Mission, engineers, and architects have done research to ensure the café will blend into the surrounding community as much as possible.

One attendee asked what the estimated opening date for Café rescue will be. Mr. Marciano said August 2018.

Respectfully submitted, this 21st day of August, 2017.

cc: Mayor and Members of Charlotte City Council
   Tammie Keplinger, Charlotte Mecklenburg Planning Department
   Solomon Fortune, Charlotte Mecklenburg Planning Department
   Laura Harmon, Charlotte Mecklenburg Planning Department
   Tony Marciano, Charlotte Rescue Mission
   John Kinchloe, LS3P
<table>
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<th>FIRST_NAME</th>
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<td>Charlotte Observer</td>
<td>Karen</td>
<td>Sullivan</td>
<td>600 S Tryon St</td>
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<td>Terri</td>
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<td>Mary</td>
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<td>Budd D.</td>
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<td>Bryan</td>
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<td>Lillian K.</td>
<td>Roberts</td>
<td>1001 W 1st St</td>
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<td>John</td>
<td>Schwaller</td>
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<td>Mike</td>
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<td>Marilyn</td>
<td>Corn</td>
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<td>Gray</td>
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### City of Charlotte, North Carolina
#### Mayor and City Council, 2015-2017

<table>
<thead>
<tr>
<th>Office</th>
<th>Contact Information</th>
</tr>
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</table>
| Jennifer Roberts  
Mayor | 600 E. 4th Street  
Charlotte, NC 28202-2244  
Telephone: 704-336-2241  
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| Edmund H. Driggs  
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Charlotte, NC 28202-2244  
Telephone: 704-432-7077  
ed@eddriggs.com |
NOTICE TO INTERESTED PARTIES OF A REZONING PETITION

PETITION # 2017-106 – Charlotte Rescue Mission

Subject: Rezoning Petition No. 2017-106
Petitioner/Developer: Charlotte Rescue Mission
Current Land Use: Vacant Building and Land
Existing Zoning: MUDD
Rezoning Requested: NS

Date and Time of Meeting: Thursday, August 3rd, at 6:30 p.m.
Location of Meeting: Charlotte Rescue Mission
907 West First Street
Charlotte, North Carolina 28202
(meeting will be held in first building on the left traveling west on West First Street from South Cedar Street)

Date of Notice: Friday, July 21st, 2017

We are assisting Charlotte Rescue Mission (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site for a café/restaurant (the “Site”) located adjacent to West First Street. 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 ±1.37 acre Site from MUDD (Mixed-Use Development District) to NS (Neighborhood Services). The Site will consist of a café, restaurant and associated parking.

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 Thursday, August 3rd, at 6:30 p.m. at Charlotte Rescue Mission located at 907 West First Street, Charlotte, North Carolina 28202. 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 Chris Todd (980-215-8072). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Tony Marciano, Charlotte Rescue Mission
John Kincheloe, LS3P Architects
Site Location
<table>
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<tr>
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<tr>
<td>Ray Watson</td>
<td>Matthews, NC</td>
<td>704-231-1362</td>
</tr>
<tr>
<td>Steve Bower</td>
<td>412 Clarkson Green St</td>
<td>310-606-8604</td>
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<tr>
<td>Amanda Tuttle</td>
<td>1101 W 1st St.</td>
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<tr>
<td>Jim Levin</td>
<td>934 West Hill St.</td>
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<tr>
<td>Terry McFadden</td>
<td>900 Greenleaf Ave</td>
<td>704-375-3728</td>
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<tr>
<td>Nikita Suponya</td>
<td>1101 W 1st Street</td>
<td>(917) 272-6591</td>
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<tr>
<td>Thurston Masiuk</td>
<td>1106 W 1st St.</td>
<td>856-571-1657</td>
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<tr>
<td>Carrie Foster</td>
<td>235 S Clarkson</td>
<td>704-822-2115</td>
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<tr>
<td>Kelley Jordan</td>
<td>331 S Clarkson St</td>
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<td></td>
<td><a href="mailto:KelleyAJordan@yahoo.com">KelleyAJordan@yahoo.com</a></td>
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## Community Meeting Sign-In Sheet

**Project:** Charlotte Rescue Mission  
**Meeting Date:** August 3, 2017 6:30 P.M.  
**Rezoning Petition:** 2017-106  
**Meeting Place:** Charlotte Rescue Mission  
907 West First Street  
Charlotte, NC 28202

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<tr>
<th>Name</th>
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<tr>
<td>Robert Eichorn</td>
<td>1016 W. 12th Street, Charlotte</td>
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