

COMMUNITY MEETING REPORT

Petitioner: SBBH, LLC

Rezoning Petition No. 2018-042

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-1 attached hereto by depositing such notice in the U.S. mail on April 26, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, May 8, 2018 at 6:30 PM in the Auditorium at C.N. Jenkins Memorial Presbyterian Church located at 1421 Statesville Avenue in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Scott Bortz, Jon Dixon, Mark Ethridge, Marshall Williamson, Steve Blakley of Kimley Horn and Associates and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-042.

John Carmichael then shared the agenda for the Community Meeting.

John Carmichael then shared the current schedule of events relating to this Rezoning Petition.

John Carmichael stated that the site subject to this Rezoning Petition contains approximately 3.2 acres and is located on the southeast corner of the intersection of North Graham Street and Dalton Avenue. John Carmichael shared aerial photographs of the site.

John Carmichael stated that the Petitioner would like the option to preserve the existing sign located on the site.

John Carmichael shared a zoning map of the site and the surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned I-2, and he discussed the zoning classifications of the surrounding and nearby parcels of land.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the MUDD-O zoning district to accommodate a maximum 50,000 square foot multi-use, non-residential development on the site that could contain, among other uses, restaurant, retail, office and brewery uses. A maximum of 12,000 square feet of gross floor area could be devoted to restaurants and brewery uses, and a maximum of 15,000 square feet of gross floor area could be devoted to retail uses.

John Carmichael then shared and discussed the site plan. John Carmichael stated that portions of the existing buildings located on the site would be demolished, and portions would be preserved. John Carmichael pointed out the portions of the existing buildings that would be demolished. Additionally, a new building could be constructed on the site within Development Area A at the corner of North Graham Street and Dalton Avenue.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee asked if the Petitioner had any elevations of the proposed development. Marshall Williamson stated that they had some elevations prepared earlier. The architecture would be generally consistent with the architecture of the existing buildings. The buildings would be single story retail and office buildings with an industrial look.
- An attendee asked if the Petitioner had any concerns regarding the contamination of the soil. Marshall Williamson stated that the dry cleaner that was located on the site was only a drop-off facility and that the Petitioner has applied for a brownfields designation. Scott Bortz stated that the existing asbestos tile would be removed from the site.
- In response to a question regarding the timeline, Scott Bortz stated that the Petitioner must close on the property shortly after the rezoning decision if the rezoning request is approved. Asbestos removal would then commence. Scott Bortz stated that the buildings should be ready for occupancy the first or second quarter of 2019.
- An attendee stated that he is pleased that the Petitioner is preserving portions of the existing buildings.
- In response to a question regarding potential tenants, Marshall Williamson stated they have spoken with a small brewery, a music venue, restaurants and office users. The buildings located on the northern portion of the site would have good views of downtown, so these buildings are good locations for restaurants and breweries with outdoor seating. The southernmost building on the site would likely be devoted to office uses. They have also spoken with nail salons, barber shops, bowling alleys and a roller rink. Scott Bortz stated that the overriding theme of the development would be a multi-use development with office, retail and restaurant uses. Scott Bortz noted that there are not a lot of restaurants in the area.
- In response to a question about whether the Petitioner is trying to attract an inclusive and diverse tenant mix, Scott Bortz stated that they have not signed any tenants. Scott Bortz stated that he thinks that people would like the potential tenants they have spoken with about this site.
- An attendee stated that he did not want another SouthEnd on this site.
- Marshall Williamson stated that they are looking at some creative uses for this site. Scott Bortz stated that most potential tenants want to see the site rezoned before they will pursue the site.

- An attendee stated that he would welcome a soul food or country cooking restaurant on the site.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 14th day of May, 2018.

SBBH, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-042		Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2018-042		Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2018-042		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2018-042		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2018-042	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2018-042	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2018-042	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2018-042	Charlotte Center City Partners- Uptown Neighborhoods	Kyle	Bridges	200 South Tryon		Charlotte	NC	28202
2018-042	Charlotte Crown Realist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2018-042	Druid Hills Neighborhood Association	Darryl R.	Gaston	2313 Edison St		Charlotte	NC	28206
2018-042	Edison Street Block Association	Darryl R.	Gaston			Charlotte	NC	28206
2018-042	Eleanore Heights Community Association	Lois D.	Moore	2313 Edison St		Charlotte	NC	28206
2018-042	Ellington Park Home Owners Association	Marilyn	Pryor	2120 Edison St		Charlotte	NC	28206
2018-042	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2018-042	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2018-042	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2018-042	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2018-042	Fourth Ward	Terri	Cain	127 N. Tryon St. #14		Charlotte	NC	28202
2018-042	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2018-042	Greenville Resident & Homeowners Association	Thomas L.	Sadler	1416 Whisnant Street		Charlotte	NC	28206
2018-042	Greenville Urban Area	Lucille	Smith	1217 Fontana Av		Charlotte	NC	28206
2018-042	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2018-042	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue		Charlotte	NC	28216
2018-042	McCrorey Heights Neighborhood Association	Natalie	Beard	1615 Washington Av		Charlotte	NC	28216
2018-042	North End Community Coalition	Melissa	Gaston	1833 Stroud Park Ct		Charlotte	NC	28206
2018-042	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2018-042	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2018-042	Opt 12 Condominium Owners Association	Ben	Vandgrift	1214 N Caldwell St		Charlotte	NC	28206
2018-042	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2018-042	Optimist Park Community	Pauline	Simuel	412 E 18th Stret		Charlotte	NC	28206
2018-042	Optimist Park Community	Valerie	Stapp	512 E 18th St		Charlotte	NC	28206
2018-042	The Park At Oaklawn Homeowners Association	Melissa	Gaston	1833 Stroud Park Ct		Charlotte	NC	28206
2018-042	The Park At Oaklawn Homeowners Association	Melissa	Lowe	1833 Stroud Park Ct		Charlotte	NC	28206
2018-042	Third Ward Residents Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202



Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-042	07811102	ALSCO INC				505 EAST SOUTH TEMPLE		SALT LAKE CITY	UT	84102
2018-042	07811103	GRAHAM CORP				3221 MONROE RD		CHARLOTTE	NC	28205
2018-042	07811104	ATLANTA & CHARLOTTE AIR	LINE RWY CO			402 SOU RWY BLDG		ATLANTA	GA	00000
2018-042	07811105	ATLANTA & CHARLOTTE AIR	LINE RWY CO			110 FRANKLIN RD SE		ROANOKE	VA	24042
2018-042	07811301	EXR USPF VI WEST LIDDELL OWNER LP				PO BOX 320099		ALEXANDRIA	VA	22320
2018-042	07811319	ATLANTA & CHARLOTTE AIR	LINE RWY CO			808 SOU RAILWY BLDG		ATLANTA	GA	30301
2018-042	07845404	SALVATION ARMY	THE			501 ARCHDALE DR		CHARLOTTE	NC	28217
2018-042	07901731	FIRST INDUSTRIAL B & L LLC				101 SOUTH TRYON ST,STE 2420		CHARLOTTE	NC	28280
2018-042	07901733	QUIKTRIP CORPORATION				PO BOX 3475		TULSA	OK	74101
2018-042	07901735	FIRST INDUSTRIAL B & L LLC				101 SOUTH TRYON ST,STE 2420		CHARLOTTE	NC	28280

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2018-042** filed by SBBH, LLC to request the rezoning of an approximately 3.2 acre site located on the southeast corner of the intersection of Dalton Avenue and North Graham Street from the I-2 zoning district to the MUDD-O zoning district

Date and Time of Meeting: Tuesday, May 8, 2018 at 6:30 p.m.

Place of Meeting: C.N. Jenkins Memorial Presbyterian Church
Auditorium
1421 Statesville Avenue
Charlotte, NC 28206

We are assisting SBBH, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 3.2 acre site located on the southeast corner of the intersection of Dalton Avenue and North Graham Street from the I-2 zoning district to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate a maximum 50,000 square foot multi-use, non-residential development on the site that could contain, among other uses, restaurant, retail, office and brewery uses.

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 Department'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.

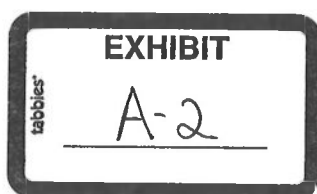
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, May 8, 2018 at 6:30 p.m. in the Auditorium at C.N. Jenkins Memorial Presbyterian Church located at 1421 Statesville Avenue in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Larken Egleston, Charlotte City Council District 1 (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: April 26, 2018



**SBBH, LLC, Petitioner
Rezoning Petition No. 2018-042**

Community Meeting Sign-in Sheet

**C.N. Jenkins Memorial Presbyterian Church
Auditorium
1421 Statesville Avenue
Charlotte, NC 28206**

Tuesday, May 8, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Frank Deaton	1108 W. Graham St	704 533 2658	Frank.deaton@bellsouth.net
2.	John Vickers	5925 Carnegie Blvd.	704 575 0667	JV@kwcommercial.com
3.	Scott Burtz	684 Colville Rd 28207	704.333.8484	sburtz@tribek.com
4.	Mark Ethridge	2515 Belvedere Ave.	704.651.2742	mark.ethridge@icrepartners.com
5.	Jon Dixon	1620 Twiford Place	646.2460.1812	jon.dixon@icrepartners.com
6.	Eric Sommermann	1308 Rising Oak	609 220 8595	sommeel0@gmail.com
7.	Nadine Ford	1327 Moretz Ave	704 641 0521	endfd@yahoo.com
8.	LINDY HUFFMAN	1401 RISING OAK DR	704 222 7900	lindycups@gmail.com
9.	Darryl R. Gaston	2313 Edison St	704 375-1051	dreginald1961@aol.com
10.	Melissa Gaston	1833 Stroud Park Ct.	(704) 890-5017	mellawe3@yahoo.com
11.				
12.				

Rezoning Petition No. 2018-042

SBBH, LLC, Petitioner

Community Meeting

May 8, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review of the Site Plan
- V. Question, Answer and Comment Session

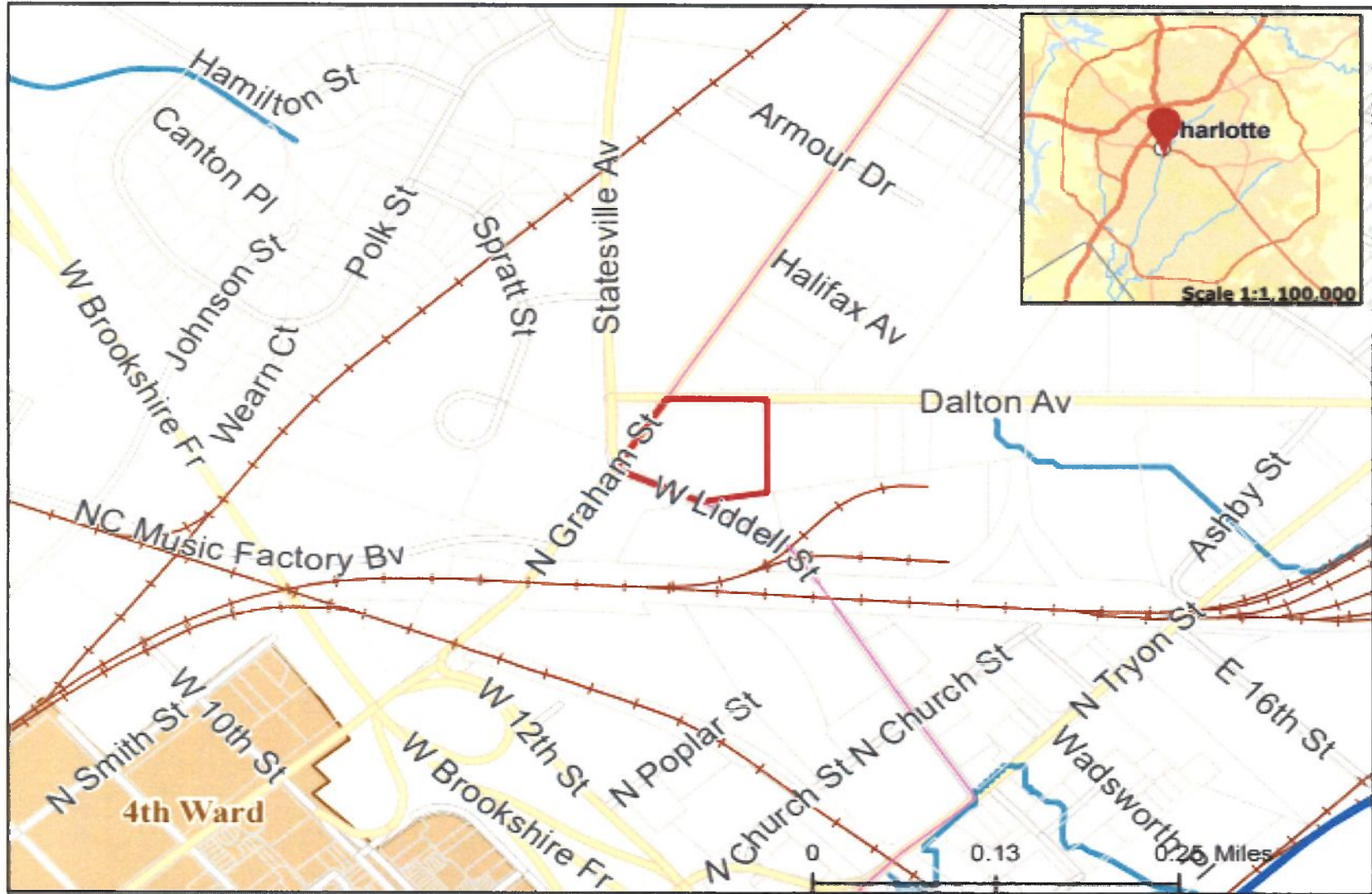
Development Team

- Scott Bortz, SBBH, LLC
- Jon Dixon, LCRE Partners
- Mark Ethridge, LCRE Partners
- Marshall Williamson, Lincoln Harris
- Steve Blakley, Kimley Horn
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, June 18, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Monday, July 2, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, July 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Site – 3.2 Acres

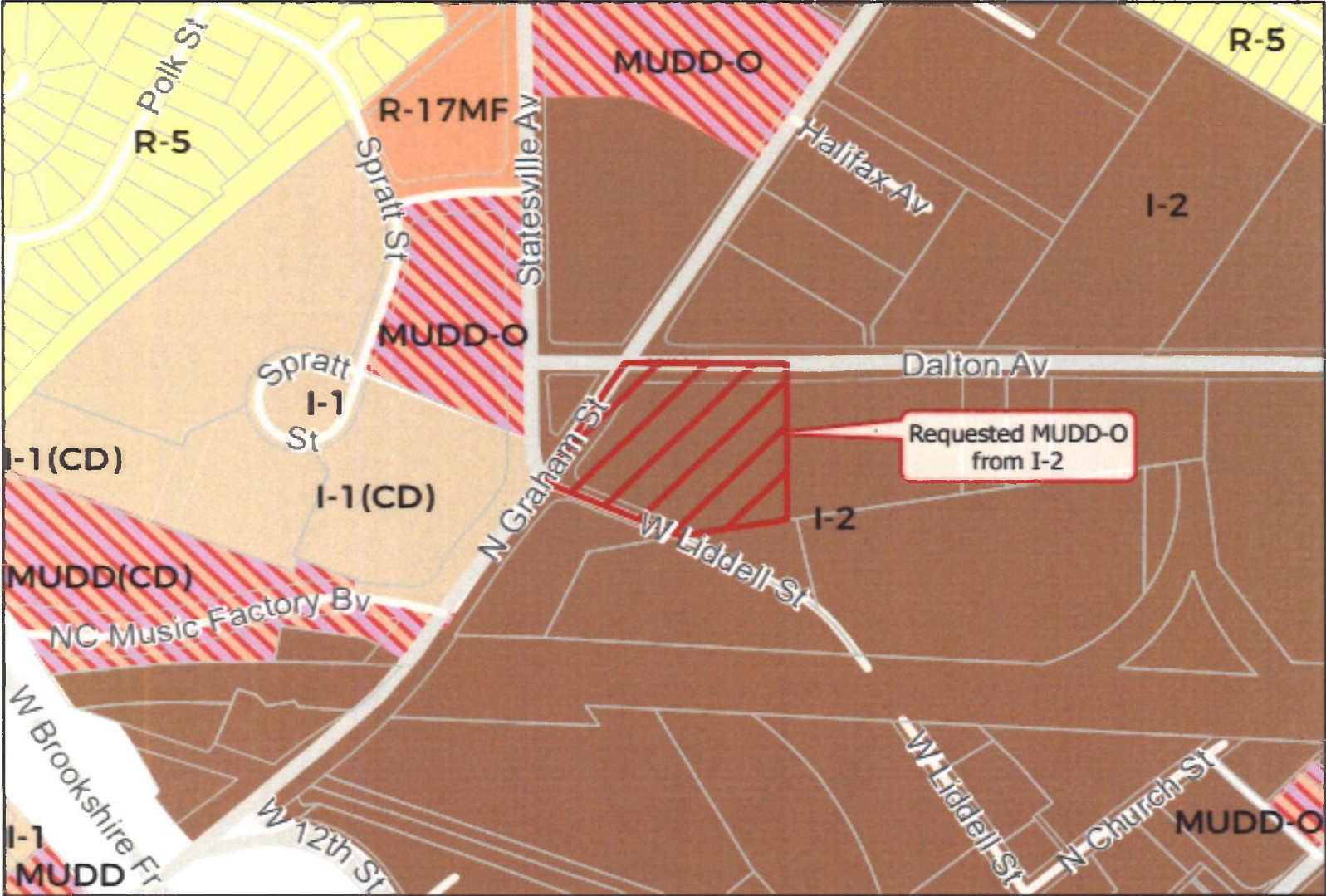








Existing Zoning

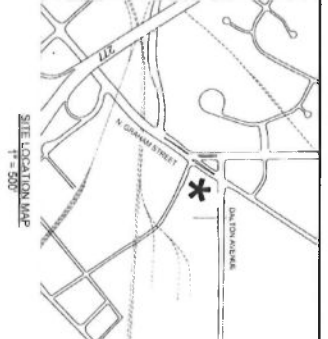
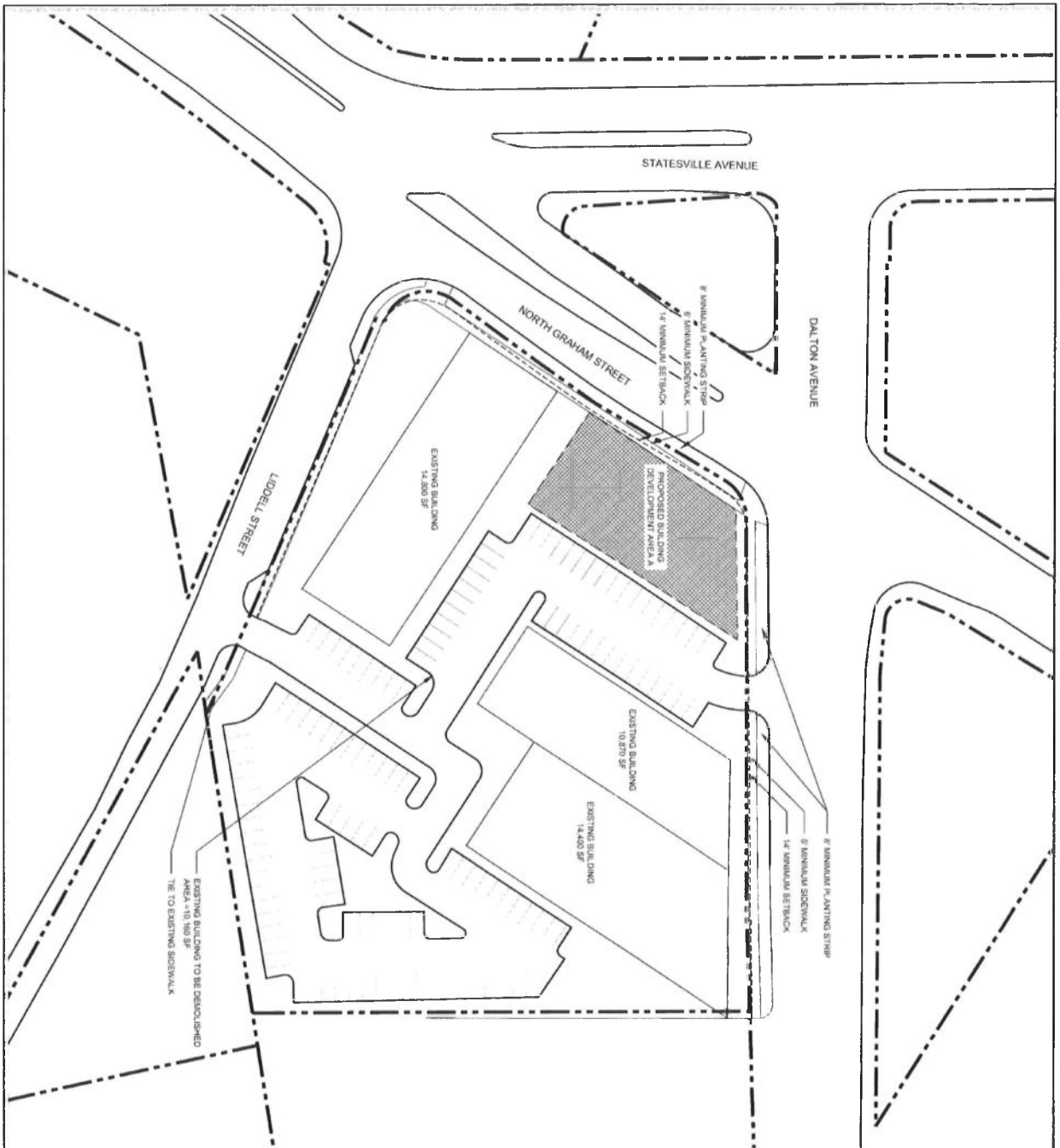


Rezoning Request

- Requesting that the site be rezoned from the I-2 zoning district to the MUDD-O zoning district to accommodate a maximum 50,000 square foot multi-use, non-residential development on the site that could contain, among other uses, restaurant, retail, office and brewery uses

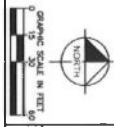


Site Plan

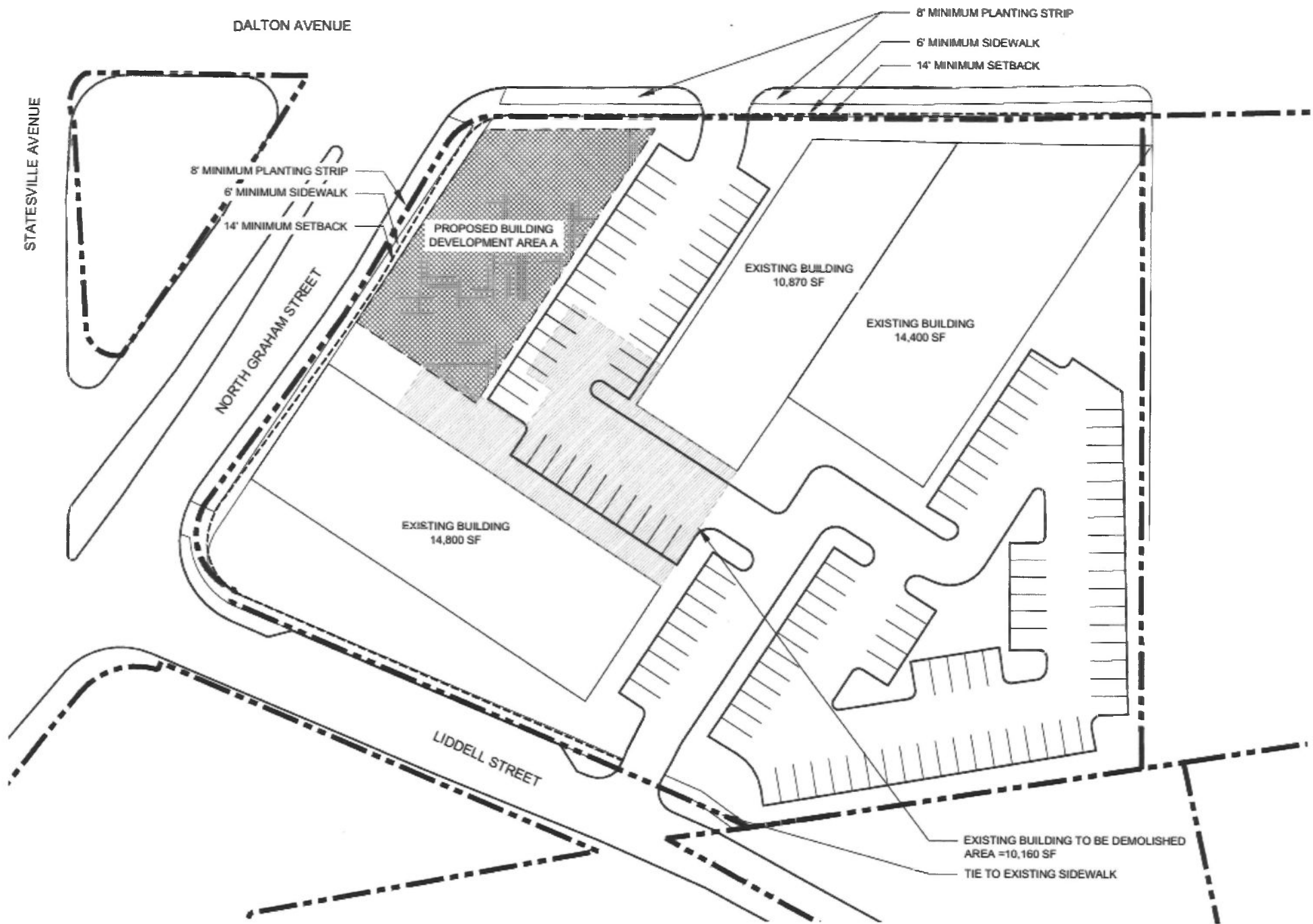


SITE DEVELOPMENT DATA
 ACREAGE: 3.148 ACRES
 EXISTING ZONING: I-2
 PROPOSED ZONING: MUDC-O
 EXISTING DEVELOPMENT STANDARDS:
 MINIMUM PARKING REQUIRED PER ORDINANCE STANDARDS

LEGEND
 ——— RIGHT-OF-WAY
 - - - - - 14' MINIMUM SETBACK



RZ-1	N. GRAHAM ST. PREPARED FOR LCRE CAPITAL	NORTH GRAHAM STREET REZONING SITE PLAN	Kimley»Horn	
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Questions and Comments