

COMMUNITY MEETING REPORT
Petitioner: Three Pillars Capital, LLC
Rezoning Petition No. 2018-79

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 July 26, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on August 6, 2018 at 6:00 PM at the Belmont Regional Center, which is located at 700 Parkwood Avenue 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 Michael Salzarulo and Ryan Owens, Three Pillars Capital, LLC – Developer; Nick Tosco, Parker Poe Adams & Bernstein, LLP – Attorney; and Colin Jenest, Cole Jenest & Stone, P.A. – Land Planner/Civil Engineer.

SUMMARY OF PRESENTATION/DISCUSSION:

The Community Meeting was called to order by Nick Tosco, on behalf of Michael Salzarulo and Ryan Owens with the Petitioner Three Pillars Capital, LLC (“Petitioner”), at approximately 6:05 p.m. Mr. Tosco welcomed the attendees and introduced the team of individuals assisting the Petitioner with the proposed rezoning. Mr. Tosco then asked each of the attendees to introduce themselves.

Mr. Tosco stated that the Petitioner is proposing to rezone an approximately .747 acre site, located at 1800, 1808, and 1812 N. Brevard Street on the corner of North Brevard Street and East 21st Street (the "Site"), from the I-2 zoning district to the TOD-M(O) zoning district. Mr. Tosco explained the rezoning process and timeline in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and to respond to questions and concerns from nearby residents and property owners.

Mr. Salzarulo and Mr. Owens then provided background information about the Petitioner's experience and the proposed project. The proposed project would involve a brewery, restaurant, and coffee shop. Additionally, Mr. Salzarulo and Mr. Owens stated that one of the goals of the project was to build a community gathering spot where the Optimist Park and Charlotte communities could come together for community meetings and social events.

At this point, Colin Jenest discussed the Site, the proposed project, and the site plan. Displays were presented to the attendees, which included the proposed site plan and development notes for the Site. Mr. Jenest explained the physical features of the property, the development plans (including the structure(s) to be built on the Site), communications with the City staff, and the requirements under the Charlotte Zoning Ordinance for rezoning and developing the Site.

The attendees then asked questions to the Petitioner’s representatives and agents. A question was raised with regards to

whether a significant amount of trees would be taken down as a result of the proposed development. It was explained that there will be no significant trees taken down because the Site is completely vacant. The neighbor located on 21st street was also discussed and Mr. Salzarulo and Mr. Owens explained that they have attempted to reach out to the neighbor about the development through their realtor, but have not connected with the neighbor. Mr. Salzarulo and Mr. Owens also explained that their intentions were to shield any nearby residences from any potential noise and want to work with the neighbors to the greatest extent possible to minimize any noise or traffic issues caused by the development.

Questions were raised with regards to proposed brewery about what kind of food would be offered, hours of operation, employment opportunities for the community, and the type of alcohol served on the Site. Mr. Salzarulo and Mr. Owens explained that the food would be smaller plates and light food that pairs well with the beer brewed on Site and that there are no plans for any food trucks. The majority of the beer offerings would be in the 4-6% ABV range. However, there would be some beer offerings, based on beer styles, that would have higher ABV's. They also explained that they are not sure about hours of operation, but expect normal operating hours to be 8am or 9am for opening the proposed coffee shop and approximately 4pm-11pm for the brewery. Exceptions would be made for special events. Finally, Mr. Salzarulo and Mr. Owens explained that employment opportunities would be open to residents of the Optimist Park community, including brewers, servers, etc. The plan for the development is to include locally sourced artwork.

Attendees asked about the proposed parking, traffic impacts, pedestrian access, and beautification on the Site. It was mentioned that the Petitioner is still working with the City on how much parking will be located on the Site, but there are approximately 5 on street parking spaces and another 15-20 spaces currently planned for the Site. With the light rail being located across the street, and nearby bus stops, the Petitioner does not believe there will be any issues with parking or traffic. There are no plans for a crosswalk to be developed on Site since the light rail station is located farther down on Brevard Street, but the Petitioner plans to discuss with the City possible pedestrian access to the Site. Another member of the community asked about what beautification efforts will be made on the Site. It was explained that the Petitioner will plant several trees on the Site and develop planting strips around the Site. The Petitioner also will evaluate utilities on the Site to see if anything can be done to limit or conceal the visual impacts of such utilities.

One attendee requested that the Petitioner comply with the Americans with Disabilities Act as much as possible and the Petitioner explained that the Petitioner fully intends to do so. Another attendee asked about elevations for the building and it was mentioned that, although no elevations have been developed, the Petitioner plans to have the elevated portions of the project alongside Brevard Street (away from the residences). It was also asked if there will be live entertainment on Site. The Petitioner does not intend to have regular live entertainment, but rather speakers with music and such speakers would be set at an acceptable volume level and would be directed away from any residences.

Comments were made by members of the community about the excitement for this project and how it could fit in with the Tompkins Hall development. An attendee also suggested utilizing the nearby urban farm, Soulshine Farm.

A question was raised regarding the timeline for construction of the project. It was explained that the City is planning to construct new sewer facilities in the area. Construction on Petitioner's Site is anticipated to begin during Q1 of 2019, and completion will coincide with the completion of the new sewer facilities (anticipated to be the end of 2019).

Finally, an attendee asked what comments the Petitioner has received from the City so far on the site plan. It was explained that the main comments related to incorporating certain architectural standards, indicating the number of parking spaces, and revising some of the development notes to clearly state that the Site will comply with all of the City's ordinances. Petitioner plans to revise the site plan accordingly and meet with the City on Wednesday, August 8, 2018. The Community Meeting ended at 7:10 p.m.

Respectfully submitted, this 13th day of August, 2018.

cc: Karla Cahill, Charlotte-Mecklenburg Planning Department

TAXPID	OWNERLASTN	OWNERFIRST	COMNERFIRS	COMNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-079	TAXPID	OWNERFIRST	COMNERFIRS	COMNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-079	08301130	SOUTHERN REGION INDUSTRIAL REALTY INC		C/O N/S/TAX DEPT	110 FRANKLIN RD SE PO BOX 1808		ROANOKE WASHINGTON	VA DC	24042 20013
2018-079	08301141	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-079	08301146	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-079	08301148	CITY OF CHARLOTTE		C/O REAL ESTATE DIVISION	5309 TRANSPORTATION BLVD		CLEVELAND	OH	44125
2018-079	08304106	PARKWOOD RESIDENCES LLC			1708 N CALDWELL ST		CHARLOTTE	NC	28206
2018-079	08304212	1708 N CALDWELL STREET LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304401	SUMMIT AVENUE BROWDER FAMILY LLC			411 E 21ST ST		CHARLOTTE	NC	28206
2018-079	08304402	WASHINGTON	VIRGINIA ANN CALLON D		415 E 21ST ST		CHARLOTTE	NC	28206
2018-079	08304403	GILLESPIE			1708 N CALDWELL ST		CHARLOTTE	NC	28206
2018-079	08304404	1708 N CALDWELL STREET LLC			1440 S TRYON ST SUITE 104		CHARLOTTE	NC	28203
2018-079	08304405	SUMMIT AVENUE BROWDER FAMILY LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304406	SUMMIT AVENUE BROWDER FAMILY LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304407	SUMMIT AVENUE BROWDER FAMILY LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304408	IDEAL INVESTMENTS & PROPERTY MANAGEMENT LLC			1331 EMERALD SHORES RD		MT GILEAD	NC	27306
2018-079	08304420	IDEAL INVESTMENTS & PROPERTY MANAGEMENT LLC			1331 EMERALD SHORES RD		MT GILEAD	NC	27306
2018-079	08304421	SUMMIT AVENUE BROWDER FAMILY LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304422	NODA @ 22ND ST NORTH LLC			1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-079	08304423	NODA @ 22ND ST NORTH LLC			1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-079	08304424	SUMMIT AVENUE BROWDER FAMILY LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304425	SUMMIT AVENUE BROWDER FAMILY LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304426	SMITH	JEFFREY		901 BLAIRHILL RD STE 400		CHARLOTTE	NC	28217
2018-079	08304427	WALLACE	MILDRED M		4213 BRIARHILL DR		CHARLOTTE	NC	28215
2018-079	08304428	NOT HIS LLC	TICO	BYNUM	PO BOX 11010		CHARLOTTE	NC	28220
2018-079	08304429	SUMMIT AVENUE BROWDER FAMILY LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304430	SUMMIT AVENUE BROWDER FAMILY LLC			1440 S TRYON ST STE 104		CHARLOTTE	NC	28203
2018-079	08304501	NODA @ 22ND ST NORTH LLC			1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-079	08304502	NODA @ 22ND ST NORTH LLC			1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-079	08304503	NODA @ 22ND ST NORTH LLC			1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-079	08304504	NODA @ 22ND ST NORTH LLC			1900 N BREVARD ST		CHARLOTTE	NC	28206
2018-079	08304505	GHOUSTON	EUNICE L		1116 GREENLEAF AV		CHARLOTTE	NC	28202



2018-079	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-079		Alice	Kibler	329 Plymouth Ave.		Charlotte	NC	28206
2018-079		Curtis	Bridges	724 E 17th St		Charlotte	NC	28205
2018-079		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2018-079		Sameer	Alzouby	1210 N. Tryon St.		Charlotte	NC	28277
2018-079	Belmont Community Association	Belmont Land Use Committee		815 E 20th St		Charlotte	NC	28205
2018-079	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2018-079	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2018-079	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2018-079	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2018-079	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2018-079	Belmont Community Development Corporation	Carlene	Greene	700 Parkwood Ave. Ste 204		Charlotte	NC	28205
2018-079	Belmont Neighborhood Association	Lindsey	Olson	1116 E 15th St		Charlotte	NC	28205
2018-079	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2018-079	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2018-079	Berkeley Homeowners Association Inc.	Bob	Mohr	805 E 17th St		Charlotte	NC	28205
2018-079	Dillehay Courts	Lucille	Puckett	2621 N Pine St		Charlotte	NC	28206
2018-079	Enderly Park Neighborhood Association	Ronnie	Devine	700 North Tryon St		Charlotte	NC	28202
2018-079	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2018-079	Graham Heights Neighborhood Association	Jeff	Pharr	419 Norris Ave		Charlotte	NC	28206
2018-079	Graham Heights Neighborhood Association	Rosalyn	Davis	2210 Bancroft St		Charlotte	NC	28206
2018-079	Lockwood Neighborhood Association	Christopher	Dennis	445 Keswick Av		Charlotte	NC	28206
2018-079	NoDa Neighborhood Association	Chamiese	Marion	1120 Leigh Avenue		Charlotte	NC	28205
2018-079	NoDa Neighborhood Association	Sid	Baxi	3007 North McDowell St		Charlotte	NC	28205
2018-079	NoDa Vision	Jon	Branham	2604 Pinckney Av		Charlotte	NC	28277
2018-079	Olde Concord Association	Ken	Hagood	1226 N Caldwell St		Charlotte	NC	28206
2018-079	Olde Georgetowne Homeowners Association	Patricia	Heard	412 E 17th		Charlotte	NC	28206
2018-079	Opt 12 Condominium Owners Association	Ben	Vandgrft	1214 N Caldwell St		Charlotte	NC	28206
2018-079	Optimist Park Community	James	Atkinson	405 E 19th St		Charlotte	NC	28206
2018-079	Optimist Park Community	Pauline	Simuel	412 E 18th Street		Charlotte	NC	28206
2018-079	Optimist Park Community	Valerie	Stepp	512 E 18th St		Charlotte	NC	28206
2018-079	University Park Improvement Association	Hattie	Watkins	845 Woodside Av		Charlotte	NC	28205
2018-079	Villa Heights Community Organization	Abby	Seymour	701 E 26th Street		Charlotte	NC	28205
2018-079	Villa Heights Community Organization	Angela	Ambroise	701 E 26th Street		Charlotte	NC	28205
2018-079	Villa Heights Community Organization	Jason	Mathis	1209 Grace St		Charlotte	NC	28205
2018-079	Villa Heights Community Organization	Max	Carroll	1813 Parson Street		Charlotte	NC	28205
2018-079	Villa Heights Land Community Organization	Elise	Berman	2112 Yaddin Ave		Charlotte	NC	28205



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Three Pillars Capital, LLC to rezone approximately .747 acres located on the corner of North Brevard Street and East 21st Street (1800, 1808, and 1812 N. Brevard Street) to permit the development of the property for uses allowed in the TOD-M zoning district, including a brewery and an eating, drinking and entertainment establishment.

Date and Time of Meeting: August 6, 2018 at 6:00 p.m.

Place of Meeting: Belmont Regional Center
Second Floor – Jack L. Bullard Conference Room
700 Parkwood Avenue
Charlotte, NC 28205

Petitioner: Three Pillars Capital, LLC

Petition No.: 2018-079

We are assisting Three Pillars Capital, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately .747 acre site (the “Site”) located on the corner of North Brevard Street and East 21st Street (1800, 1808, and 1812 N. Brevard Street) from the I-2 zoning district to the TOD-M(O) zoning district. The purpose of the rezoning is to permit the development of the Site for uses allowed in the TOD-M zoning district, including a brewery and an eating, drinking and entertainment establishment.

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 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 August 6, 2018, at 6:00 p.m. at the Belmont Regional Center, Second Floor – Jack L. Bullard Conference Room, 700 Parkwood Avenue, Charlotte, NC 28205. 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 Nick Tosco at (704) 287-1662.

cc: Larken Egleston, City Councilmember District 1

Date Mailed: July 26, 2018

