

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-122

Petitioner: Greg Grueneich & Brian Wallace
Rezoning Petition No.: 2018-122
Property: ± 0.24 acre site at 1426 East 4th Street & 108 South Torrence Street

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on November 5, 2018, 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** by depositing the Community Meeting Notice in the U.S. mail on October 17, 2018. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, November 5th, 2018 at 6:00 PM, at Central Piedmont Community College, Central Campus, 1231 Elizabeth Ave, Zeiss Building Room 1100, Charlotte, NC 28204

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

SUMMARY OF PRESENTATION/DISCUSSION:

Overview of Petitioner's Presentation

Brian Wallace and Greg Grueneich provided a brief overview of the proposed rezoning and highlighted the project features in addition to adaptive re-use of three buildings, one of which was built in 1926.

Summary of Questions and Comments

One resident asked which buildings would be removed and where the patio would be located. Mr. Wallace described that the historic historic building facing E. 4th Street would remain but the addition to the left would be demolished along with half of the building directly behind it. Mr. Grueneich described that the two buildings that are to be demolished are in poor condition and not salvageable, and in addition, the removal of these buildings would allow for an outdoor patio space for customers to enjoy. Mr. Wallace then described the future use of each remaining building and the possibility of a small kitchen to serve small plate dishes.

One resident asked where the future elevated patio would be located. Mr. Wallace showed where the elevated patio would be located on the site plans and stated that the ground floor elevation had a view of the city skyline and that the elevated patio would allow for more people to see it. Mr. Grueneich also said that the elevation of the raised patio will not exceed the height of the interior mezzanine level inside of the rear building.

One resident asked how customers would get to the property. Mr. Wallace mentioned the Gold Line Trolley Car is one block away which runs to uptown and will soon connect to Plaza Midwood, CPCC's campus is one block away and he hopes both students and faculty will walk to the brewery, and Novant and Atrium Health have a large number of employees that will enjoy having a brewery within walking distance. Mr. Wallace also stated that the brewery will have bike and scooter parking and that many people now rely on Uber or similar services when going to a brewery. Mr. Grueneich said they have requested a crosswalk study from the CDOT but they would not reopen the case for another six months unless the property was rezoned and a business was in operation.

One resident voiced concern of having no parking on the property. Mr. Grueneich mentioned that the requested zoning is to exclude on-site parking and that they are currently negotiating with surrounding businesses and land owners for parking leases during hours of operation. Mr. Grueneich also said that the brewery will focus its attention on foot traffic from the immediate area instead of marketing as a destination. The same resident said that if people try to park in other parking lots that are designated for other businesses that they would be booted or towed. Mr. Grueneich acknowledged.

One resident asked what the hours of operation would be. Mr. Grueneich replied that they currently plan for taproom hours to be similar to most breweries in Charlotte which is typically weekdays 4:00 P.M. To 11:00 P.M. Friday through Saturday 12:00 noon to 12:00 A.M., and Sunday 11:00 A.M. to 8:00 P.M. and that hours would be adjusted based on needs.

The same resident voiced a concern that noise may carry into surrounding neighborhoods and that they can sometimes hear Memorial Stadium. Mr. Grueneich then replied that the brewery does not plan to play loud music and the owners have no plans for a large band venue, and that they don't even have plans for televisions but will have a projector that may be used for events and game days. Mr. Grueneich also stated that the closest residential property is over 500' away and is behind the rear two story building which will shield a lot of noise.

Both residents said that they would like to see different language added to the EDEE section of the site plan notes. Mr. Wallace and Mr. Grueneich both asked for the resident's input and they would be happy to review the suggestions once received. One resident said to give her 24 to 48 hours to come up with something regarding EDEE language and she would email her suggestions. Both Mr. Grueneich and Mr. Wallace stated that they will be submitting everything to the city by 12:00 noon on Friday the 9th.

Mr. Wallace and Mr. Grueneich provided both residents with information about their professional histories, how they met, reasons why they want to start a brewery, the name of the brewery, the projected occupancy numbers, the intent to try to work with CPCC's culinary department and possible work programs, and why they picked the location that they did. The residents asked questions during this time about small details regarding both Mr. Grueneich and Mr. Wallace's professional history. Also, current and future developments of the surrounding area were discussed.

EXHIBIT A

2018-122	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR CITY	STATE	ZIPCODE
2018-122	12510302	CENTRAL PIEDMONT COMMUNITY	COLLEGE		%FINANCIAL SERVICE MGR	PO BOX 35009	CHARLOTTE NC		28235
2018-122	12510305	MECKLENBURG COUNTY				600 E FOURTH ST	CHARLOTTE NC		28202
2018-122	12510315	PRICE HARGETT PETHO & ANDERSON PLLC				1430 ELIZABETH AVE	CHARLOTTE NC		28204
2018-122	12510316	PRICE HARGETT PETHO & ANDERSON PLLC				1430 ELIZABETH AVE	CHARLOTTE NC		28204
2018-122	12510317	PRICE HARGETT PETHO & ANDERSON PLLC				1430 ELIZABETH AVE	CHARLOTTE NC		28204
2018-122	12510318	PRICE HARGETT PETHO & ANDERSON PLLC				1430 ELIZABETH AVE	CHARLOTTE NC		28204
2018-122	12510319	THE TRUSTEES OF CENTRAL PIEDMONT COMMUNITY COLLEGE				PO BOX 35009	CHARLOTTE NC		28235
2018-122	12510401	ROY T NUMBER THREE LLC				132 BREVARD CT	CHARLOTTE NC		28202
2018-122	12510402	CENTRAL PIEDMONT COMMUNITY COLLEGE FOUNDATION INC				PO BOX 35009	CHARLOTTE NC		28235
2018-122	12510403	WELLS PROPERTY NUMBER THREE LLC				132 BREVARD CT	CHARLOTTE NC		28202
2018-122	12510407	WELLS PROPERTY NUMBER THREE LLC				132 BREVARD CT	CHARLOTTE NC		28202
2018-122	12510408	ROY T NUMBER FIVE LLC				132 BREVARD CT	CHARLOTTE NC		28202
2018-122	12510409	AMERICAN BILLIARDS INC				1426 E 4TH ST	CHARLOTTE NC		28204
2018-122	12510410	ROY T NUMBER FIVE LLC				132 BREVARD CT	CHARLOTTE NC		28202
2018-122	12510411	AMERICAN BILLIARD CO INC				1426 E 4TH ST	CHARLOTTE NC		28204
2018-122	12510412	CENTRAL PIEDMONT COMMUNITY COLLEGE TRUSTEES OF THE				PO BOX 35009	CHARLOTTE NC		28235
2018-122	12511101	SCHRUM	MARVIN L	PAULA M	SCHRUM	PO BOX 11755	CHARLOTTE NC		28220
2018-122	12511102	1501 EAST 4TH ST LLC				2231 RICHARDSON DR	CHARLOTTE NC		28211
2018-122	12511103	CAMERON DONNELLY F COMPANY OF	CHAR INC			1320 SCOTLAND AVE	CHARLOTTE NC		28207
2018-122	12511104	TORRENCE STREET PARTNERS LLC				4601 PARK RD,STE 450	CHARLOTTE NC		28209
2018-122	12511126	TORRENCE STREET PARTNERS LLC				4601 PARK RD,STE 450	CHARLOTTE NC		28209
2018-122	12511127	PROVIDENCE ROAD LAND PARTNERS LLC				4500 CAMERON VALLEY PKW SUITE 350	CHARLOTTE NC		28211
2018-122	12511128	CHARLOTTE KING LLC			C/O ROBERT DILL	PO BOX 460189	HOUSTON TX		77056
2018-122	12511201	TUCSON MOON NUMBER FIVE LLC				132 BREVARD CT	CHARLOTTE NC		28202
2018-122	12511202	CAH HOLDINGS LLC				1521 EAST 3RD ST	CHARLOTTE NC		28204
2018-122	12511203	CAH HOLDINGS LLC				1521 EAST 3RD ST	CHARLOTTE NC		28204
2018-122	12511204	WELLS PROPERTY NUMBER ONE LLC				132 BREVARD CT	CHARLOTTE NC		28202
2018-122	12511207	GREEN ACRES INC			C/O JOHN MILLER	447 S SHARON AMITY RD UNIT 150	CHARLOTTE NC		28211
2018-122	12511208	QUINTER INC				1512 E 4TH ST	CHARLOTTE NC		28204
2018-122	12511209	CAH HOLDINGS LLC				1521 E 3RD ST	CHARLOTTE NC		28204
2018-122	12511210	WHITFIELD	PAUL L			1500 E 4TH ST	CHARLOTTE NC		28204
2018-122	12511211	HAIGLER	BRADLEY L			1654 ARNOLD DR	CHARLOTTE NC		28205
2018-122	12511212	HAIGLER	BRADLEY L			1654 ARNOLD DR	CHARLOTTE NC		28205
2018-122	12511310	S L THOMAS PROPERTIES LLC				516 N TRYON ST	CHARLOTTE NC		28202
2018-122	12522422	BANK OF NORTH CAROLINA			ATTN: ACCOUNTING DEPAR'	3980 PREMIER DR SUITE 210	HIGH POINT NC		27265

EXHIBIT A

2018-122	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-122		Edward	Kerstein	756 N Davidson St		Charlotte	NC	28202
2018-122	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2018-122	Belmont	Allison	Horinko	707 Seigle Avenue	615	Charlotte	NC	28204
2018-122	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2018-122	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2018-122	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2018-122	Cherry	Maggi	Bixler	1805 Baxter St		Charlotte	NC	28204
2018-122	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2018-122	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2018-122	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2018-122	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2018-122	Cherry Neighborhood Joint Leadership T	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2018-122	Cherry/ Elizabeth	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2018-122	Crescent Heights Neighborhood Associa	Cullen	McNulty	2237 Crescent Av		Charlotte	NC	28207
2018-122	Dilworth Community Development Asso	Jill K	Walker	1140 Linganore Pl		Charlotte	NC	28203
2018-122	Dilworth Community Development Asso	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2018-122	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2018-122	Elizabeth	Stylianos	Alatsis	100 N. Laurel Ave		Charlotte	NC	28207
2018-122	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2018-122	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2018-122	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2018-122	Elizabeth Community Association	Melanie	Sizemore	2309 Vail Av		Charlotte	NC	28207
2018-122	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2018-122	First Ward Neighbors, Inc	Bob	Szymkiewicz	702 E 9th St		Charlotte	NC	28202
2018-122	First Ward Neighbors, Inc	Will	Haden	633 N. Alexander St.		Charlotte	NC	28202
2018-122	First Ward, Southend	Cassie	Brown	709 E. 8th Street		Charlotte	NC	28202
2018-122	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2018-122	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2018-122	Plaza Central Partners Neighborhood As	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2018-122	The Cherry Community Organization (CC	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition No. 2018-122 filed by Greg Grueneich & Brian Wallace to rezone approximately .24 acres located at 1426 East 4th Street and 108 South Torrence Street.

Date and Time of Meeting: Monday, 11/5/2018 at 6:00

Place of Meeting: Central Piedmont Community College / Central Campus
1231 Elizabeth Ave. Charlotte, NC 28204
Zeiss Classroom Building – Room 1100

Visitor parking is provided in "Parking Deck 3" across from the Zeiss Building. Access to the parking deck is off of Charlottetowne Avenue. You can visit the website below to view a map of the campus.
<http://www.cpcc.edu/campuses/central/images/central-map>

Petitioner: Greg Grueneich & Brian Wallace

Petition No.: 2018-122

Greg Grueneich & Brian Wallace (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately .24 acre site (the "Site") located at 1426 East 4th Street and 108 South Torrence Street from a B-2 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the use of the property by a Craft 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 Monday, 11/5/2018 at 6:00 in Room 1100 of the Ziess Building at the Central campus of CPCC. 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 Greg Grueneich at (704) 277-3813 or Brian Wallace at (704) 699-0021

cc: City Councilman Larken Egleston
Charlotte-Mecklenburg Planning Commission

Date Mailed: 10/17/2018

EXHIBIT C

Community Meeting Sign-in Sheet

Axiom Brewing Company, LLC – Rezoning Petition No. 2018-122

Meeting Address:

Central Piedmont Community College / Central Campus

1231 Elizabeth Ave. Charlotte, NC 28204

Zeiss Classroom Building – Room 1100

Monday, November 5th, 2018, 6:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE NO.</u>	<u>E-MAIL ADDRESS</u>
1	M. Sizemore	2309 Vail Ave	704.375.3244	msizemore@realindex.com
2	Sylvia B. Hill-Patterson	1623 Luther St ²⁸²⁰⁴	(704) 372-3720	sbpcscd@bellsouth.net
3				
4				
5				
6				
7				
8				
9				
10				
11				

REZONING PETITION NO. 2018-122

1. General Provisions

- a. The development of the Site will be governed by this Rezoning Plan and the standards/ applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this Site, subject to the optional provisions herein.
- b. The development depicted on the Rezoning Plan is the existing condition of the properties and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of the stairs, sidewalks, trees, ramps, patio, loading/service area and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
- c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval.

2. Optional Provisions:

- a. For the South Torrence Street building, Section 9.8506 (c) 1. a. (i) shall be modified to: Wall signs having up to 200 square feet of sign surface area per wall or 10% of the Wall area to which they are attached, whichever is less (exclusive of any wall mounted signage) shall be allowed.
- b. South Torrence Street shall not be required to meet the streetscape design standards requirements for planting and sidewalks as set forth in Section 9.8506 (d) of the Ordinance, unless the site is redeveloped.
- c. Removed
- d. No off-street vehicular parking is required per section 9.8507 (4) of the Ordinance, unless the site is redeveloped.

3. Permitted Uses

- a. Allowed uses: unless excluded below, any use or combination of uses and accessory uses as permitted in MUDD, including without limitation, Eating Drinking and Entertainment Establishments (Types 1 and 2) and Brewery uses provided that the maximum square footage, including patio/outdoor dining space, shall not exceed 9,750 square feet of interior space and 3,200 exterior.
- b. Excluded uses: adult establishment, nightclubs, any medical use or clinics, drive-thru windows of any sort.

4. Transportation

- a. Vehicular access shall be as generally depicted on the Rezoning Plan.
 - I. Existing curb cut accessing alley on 4th street to be removed.
 - II. Existing curb cut on South Torrence Street to remain for service and loading access.

b. Comment moved to 2d.

- c. Bicycle Parking will be provided per the Ordinance.
 - I. Two (2) long term spaces
 - II. Six (6) short term spaces

- d. Existing diagonal curb ramp at the southwest corner of East 4th Street and South Torrence Street will be replaced with two curb ramps.
- e. Where feasible, an easement will be provided to the City 2'-0" beyond the edge of sidewalk.

5. Streetscape and Landscaping

- a. Along East 4th Street the twelve (12) foot setback as measured from the back of the curb will remain. With the exception of the removal and replacement of the existing curb cut the setback shall maintain the existing hardscape as depicted on the Rezoning Plan.
- b. Along South Torrence Street a setback of fourteen (14) feet measured from the back of existing curb shall be provided and as generally set forth in the Rezoning Plan. Within the setback the 3' planting strip and 5' sidewalk will be replaced with a new 6' sidewalk as depicted on the Rezoning Plan.

6. Architectural Standards

- a. Exterior architectural standards will generally reflect the style and quality of architecture that is existing. Improvements to the buildings will include new awnings, paint and new openings. Allowable building materials for any minor additions or improvements will include masonry, stucco or synthetic stucco, metal panels, cementitious siding, wood or synthetic wood.
- b. Any replaced glazing will be clear glass.

7. Environmental Features

- a. Site will comply with the Post Construction Stormwater Ordinance.

8. Parks, Greenways and Open Space

- a. Removed
- b. Removed

9. Binding Effect of the Rezoning Application

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

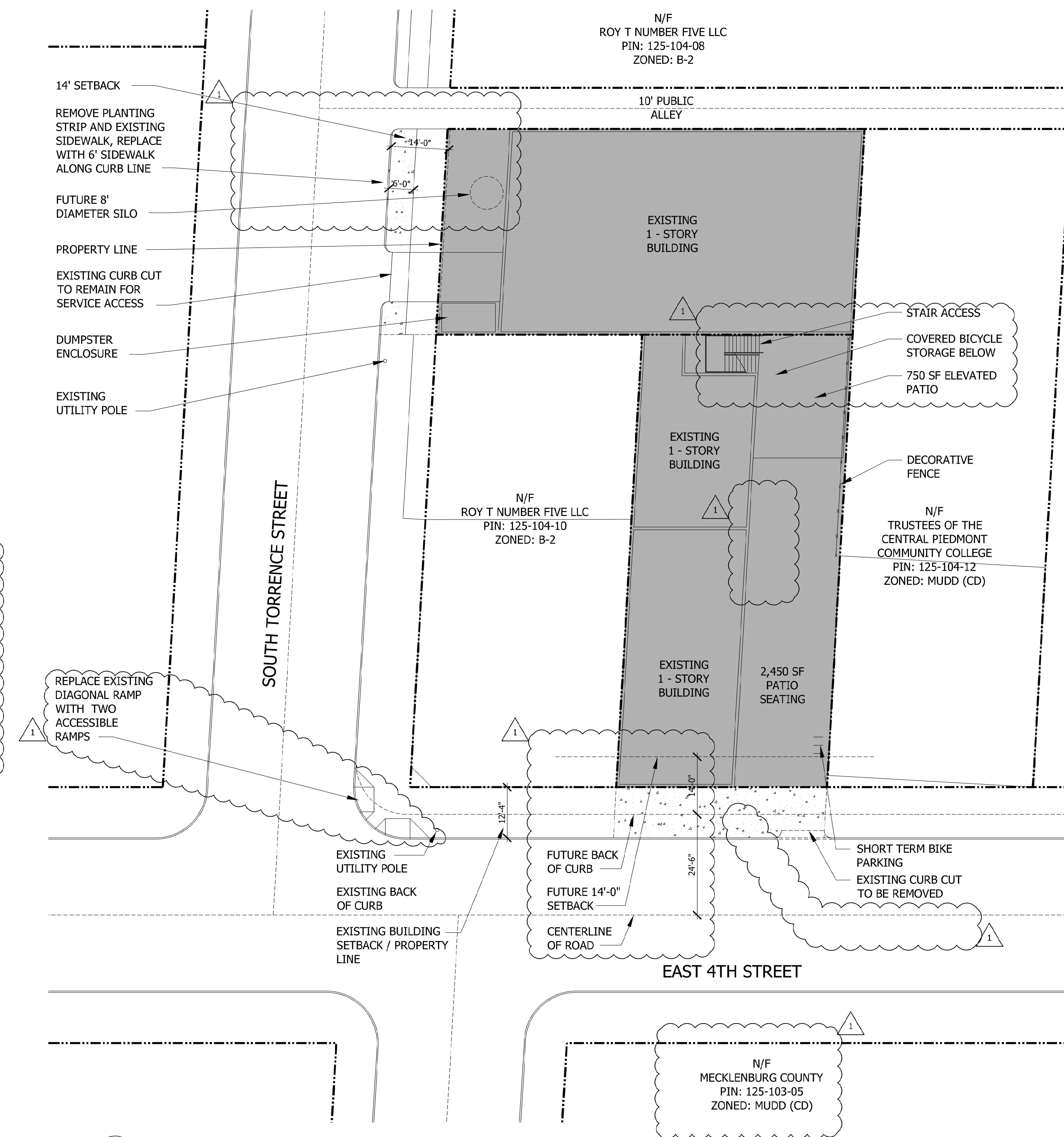
DEVELOPMENT SUMMARY

REZONING SITE AREA: 0.244 ACRES
 TAX PARCEL ID: 125-104-11 & 125-104-09
 EXISTING ZONING: B-2
 PROPOSED ZONING: MUDD-O
 EXISTING USES: RETAIL & WAREHOUSE
 PROPOSED USES: USES PERMITTED IN MUDD AS FURTHER DESCRIBED IN THE DEVELOPMENT STANDARDS

EXISTING BUILDING SF: 8,701 SF (7,261 SF TO REMAIN & 1,440 SF TO BE DEMOLISHED)
 PROPOSED INTERNAL SF: 9,750 SF
 PROPOSED EXTERIOR SF: 3,200 SF
 PARKING: NO PARKING REQUIRED
 BUILDING HEIGHT: 60' MAXIMUM
 OPEN SPACE: N/A



2 VICINITY MAP
 RZ-1 NTS



1 SITE PLAN
 RZ-1 1/16" = 1'-0"

GREG GRUENEICH, AIA
 GREG R. GRUENEICH, AIA, LEED
 721 BALDWIN AVENUE
 CHARLOTTE, NC, 28204
 704.277.3813
 greg.grueneich@gmail.com

AMERICAN BILLIARDS COMPANY
 1426 EAST 4TH STREET &
 108 SOUTH TORRENCE STREET
 CHARLOTTE NC, 28204

REVISIONS		
NO.	DESCRIPTION	DATE
1	REVISION 1	11-9-2018

NOT FOR CONSTRUCTION
 SEPTEMBER 20, 2015

ILLUSTRATIVE PLAN

RZ - 1
 2018-122