

## COMMUNITY MEETINGS REPORT

**Petitioner: Three Publicans, LLC**

Rezoning Petition No. 2016-110

This Community Meetings 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. Petitioner held two community meetings. The first meeting was held on August 2, 2016 (the "First Meeting") and after some changes were made, a second meeting was held on September 7, 2016 (the "Second Meeting").

### **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 Meetings to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on or before July 21, 2016 for the First Meeting and August 26, 2016 for the Second Meeting. A copy of the written notices are attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The First Community Meeting was held on August 2, 2016 at 6:00 p.m. at 1531 Central Ave., Charlotte NC 28205, at the location of the rezoning.

The Second Community Meeting was held on September 7, 2016 at 6:00 p.m. at 1531 Central Ave., Charlotte NC 28205, at the location of the rezoning.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meetings were attended by the petitioner's representatives and those individuals identified on the sign-in sheets attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by (list all persons present representing the petitioner).

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Russell W. Fergusson welcomed the attendees and introduced the Petitioner's team. The agent explained the rezoning process and the conditional site plan and responded to questions and concerns from nearby residents and property owners.

Copies of the site plan were available for reference and the owners of the restaurant were also preset to answer questions. Please note that the Petitioner has been in constant contact with the Plaza Midwood Neighborhood Association and has received the association's support for the rezoning.

### **First Community Meeting:**

The Site Plan was presented explaining the rezoning was necessary to allow for the use of the entire existing building as a part of the restaurant. Attendees generally supported the use of the building and the existing restaurant but raised concerns over the noise created by the back patio and generally discussed some traffic and parking issues in the area. It was discussed that the petitioner and the residential neighbors were in communications regarding the back patio. Discussion of area concerns over apartment development were discussed and general area concerns regarding parking, while acknowledging that petitioner does have significant parking available.

### **Second Community Meeting:**

The revised Site Plan was presented with discussion of the agreement to the eventual closure of all patio activities behind the building. Option to expand the building in the area where the patio is currently located was discussed,

including the acknowledgment that the amount of space would be the same as the initial plans. Conversation included discussion of the intention for these changes to reduce noise for residential neighbors. The nearest residential neighbor and applicant discussed the changes were the result of a compromise to address the resident's concerns and that she was appreciative of that the closure of the patio was a significant sacrifice. Issues concerning parking generally were discussed again, but it was acknowledged that petitioner's has more parking (including off-site leased parking) than almost anyone else in the area.

Petitioner has sought to incorporate the community feedback and the community association's feedback into the plans and revisions of the Site Plan.

Respectfully submitted, this the 16<sup>th</sup> day of September, 2016.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

**EXHIBIT A:**

**Contacted List of Property Owners Provided by the Charlotte-Mecklenburg Planning Department and Based on Current Tax Records**

TaxPID	ownerlastn	ownerfirst	ownerfirs	cownerlast	mailaddr1	city	state	zipcode
08117516	A & J CO				1600 THOMAS AVE	CHARLOTTE	NC	28205
08117601	A & R HOLDINGS 1 LLC				17210 LANCASTER HIGHWAY STE 404	CHARLOTTE	NC	28277
08117651	ABBA INVESTMENTS INC				4861 HIGHWAY 17 BUSINESS	MURRELLS INLET	SC	29576
08117649	ARROBA	JORGE HUMBERTO		YOLANDA IN	1506 CENTRAL AVE	CHARLOTTE	NC	28205
08117416	BARBRE	CLAUDE B JR L/T	BETTY JO S L/	BARBRE	2300 WHILDEN CT	CHARLOTTE	NC	28211
08117417	BARBRE	CLAUDE B JR L/T	BETTY JO S L/	BARBRE	2300 WHILDEN CT	CHARLOTTE	NC	28211
08117418	BARBRE	CLAUDE B JR L/T	BETTY JO S L/	BARBRE	2300 WHILDEN CT	CHARLOTTE	NC	28211
08117344	BARRIER	RAY D			1611 CENTRAL AVE UNIT 407	CHARLOTTE	NC	28205
08117629	BARWICK & ASSOCIATES LLC				704 E BLVD STE 100	CHARLOTTE	NC	28203
08117340	BEACH	TIFFANY			1611 CENTRAL AVE UNIT 403	CHARLOTTE	NC	28205
08117318	BERRYHILL	L DAVID JR	BARBARA D	BERRYHILL	PO BOX 9157	CHARLOTTE	NC	28299
08117640	BROWN	THOMAS LEWIS			909 CENTRAL AVE STE 3	CHARLOTTE	NC	28204
08117641	BROWN	THOMAS LEWIS			909 CENTRAL AVE STE 3	CHARLOTTE	NC	28204
08117512	C & M PROPERTIES OF CHARLOTTE	LLC			PO BOX 1624	MATTHEWS	NC	28106
08117513	C & M PROPERTIES OF CHARLOTTE	LLC			PO BOX 1624	MATTHEWS	NC	28106

08117515	CASS BRADLEY INC					2101 THE PLAZA	CHARLOTTE	NC	28205
08117642	CHAPPLE	MURRAY D MARTIN DAVID	DEBORAH B	CHAPPLE	3029 STONEBROOK RD		CHARLOTTE	NC	28205
08117341	CLARK				6367 FAIRWAY COVE DR		PORT ORANGE	FL	32128
08117724	COLE PROPERTIES & INVESTMENTS INC				1318 CENTRAL AVE STE F		CHARLOTTE	NC	28205
08117333	CORDOVA	RICARDO			PO BOX 42974		CHARLOTTE	NC	28215
08117647	CRADDOCK INVESTMENTS LLC				1003 NORTHERN SHORES LN		GREENSBORO	NC	27455
08117108	CRAIG	DOROTHY			1402 THOMAS AVE		CHARLOTTE	NC	28205
08117332	CTRR, LLC				1101 PRINCETON AVE		CHARLOTTE	NC	28209
08117304	CURETON	LELA M			1320 THOMAS AVE		CHARLOTTE	NC	28205
08117724	CVS CENTRAL CHARLOTTE INC	% CVS CORP			ONE CBS DR		WOONSOCKET	RI	02895
08117655	DEMERT	KENNETH D	MARY J	DEMERT	1512 CENTRAL AVE		CHARLOTTE	NC	28205
08117330	DETRICH	STEPHANIE A			1611 CENTRAL AVE UNIT 302		CHARLOTTE	NC	28205
08117646	DIAMADOUROS	PANOS P F/T			3552 NANCY CREEK RD		CHARLOTTE	NC	28270
08117648	DIMOS LLC				712 SUMMIT NORTH DRIVE		ATLANTA	GA	30324
08117316	DOH INC				1319 THE PLZ		CHARLOTTE	NC	28205
08117638	DRUM	H SHELTON			PO BOX 9181		CHARLOTTE	NC	28299
08117401	DUNDON	THOMAS	HEATHER	DUNDON	1510 HAMORTONPL		CHARLOTTE	NC	28205

08117317	DWELLE	JOHN MYERS JR			C/O DWELL	PO BOX 6412	OCEAN ISLE BEACH	NC	28469
08117650	EMPHASIS ADS INC					PO BOX 5524	CHARLOTTE	NC	28299
08117322	FLEEMAN	BRADLEY	CHRISTOPHE	BAHR		2910 SELWYN AVE SUITE 247	CHARLOTTE	NC	28209
08117324	FORD	SHARON	MARTINE E	WURST		2310 CLUB RD	CHARLOTTE	NC	28205
08117408	GARMON	DAVID E	SHIRLEY B	GARMON		213 13TH AV SOUTH	SURFSIDE BEACH	SC	29575
08117336	GREER	CATHERINE G				1611 CENTRAL AVE UNIT 308	CHARLOTTE	NC	28205
08117325	GREMILLION HEATH LAND	KEVIN P				1611 CENTRAL AVE UNIT 206	CHARLOTTE	NC	28205
08117307	COMPANY LLC					2755 ROLLING HILLS DR	MONROE	NC	28110
08117320	HOLDING	ROBERT PACE				3234 FAIRFAX DR	CHARLOTTE	NC	28209
08117337	HONG	RYAN D				PO BOX 34273	CHARLOTTE	NC	28234
08117419	HOPPER	DIANE R				1319 THOMAS AV	CHARLOTTE	NC	28205
08117326	IRVINE	KENZIE E				1611 CENTRAL AVE 2346 WESTFIELD RD	CHARLOTTE	NC	28205
08117623	J & C REALTY CO						CHARLOTTE	NC	28207
08117413	JAFFA	MICHAEL I	SUSAN	SACHS-JACCO		PO BOX 31873	CHARLOTTE	NC	28231
08117402	KENDRICK	ROBERT L	HOLLI S	PENCE		1330 PEACAN AV	CHARLOTTE	NC	28205
08117420	KLOSEK	JOHN V	MARK P	KLOSEK		1323 THOMAS AVE	CHARLOTTE	NC	28205
08117420	KLOSEK	JOHN V	MARK P	KLOSEK		1323 THOMAS AVE	CHARLOTTE	NC	28205
08117215	KOSANOVICH	DAVID Z	RORY T	KOSANOVIC		1401 THOMAS AVE	CHARLOTTE	NC	28205
08117323	LAWING	MICHAEL LINDSAY	LINDSAY	LAWING		1611 CENTRAL AVE UNIT 204	CHARLOTTE	NC	28205

08117211	LEICESTER	ANDREW M	TAMARA	LEICESTER	1404 PECAN AV	CHARLOTTE	NC	28205
08117404	LEVINE	JERRY	PHOEBE	LEVINE	1322 PECAN AV	CHARLOTTE	NC	28205
08117621	M2C3 PROPERTIES LLC				941 SYDNEY DR	CHARLOTTE	NC	28270
08117343	MARK	JOSEPH J C JR	CATHERINE	MARK	421 PENMAN ST,STE 110	CHARLOTTE	NC	28203
08117345	MARK	JOSEPH J C JR	CAHTERINE D	MARK	421 PENMAN ST,STE 110	CHARLOTTE	NC	28207
08117342	MATRULLI	FRED J	LISANNE	MATRULLI	1408 THE PLAZA	CHARLOTTE	NC	28205
08117216	MERRILL	JACK PORTER JR			1405 THOMAS AVE	CHARLOTTE	NC	28205
08117301	MIKHAIL	NANCY S			1332 THOMAS AVE	CHARLOTTE	NC	28205
08117511	MLTD PROPERTIES LLC			SES PROPER CT	4800 WORTHFORD	CHARLOTTE	NC	28226
08117405	NOVAKOVIC	VLADO	SLADJANA	NOVAKOVIC	2113 MATHESON AV	CHARLOTTE	NC	28205
08117406	NOVAKOVIC	VLADO	SLADJANA	NOVAKOVIC	2113 MATHESON AV	CHARLOTTE	NC	28205
08117410	NOVAKOVIC	VLADO	SLADJANA	NOVAKOVIC	2113 MATHESON AV	CHARLOTTE	NC	28205
08117303	ORRELL	JARROD S			6800 CAMERON GLEN DR	CHARLOTTE	NC	28210
08117403	PALMER	THOMAS E	ROBBIN H	PALMER	1326 PECAN AV	CHARLOTTE	NC	28205
08117421	PATTERSON	DAVID W			1327 THOMAS AVE	CHARLOTTE	NC	28205
08117321	PENSCO TRUST COMPANY	CUSTODIAN FBO	P01BX	CHARLES GR	PO BOX 173859	DENVER	CO	80217
08117630	PERRY BROTHERS INVESTMENTS LLC				6121 DEVERON DR	CHARLOTTE	NC	28211
08117631	PERRY BROTHERS INVESTMENTS LLC				6121 DEVERON DR	CHARLOTTE	NC	28211
08117310	PLAZA CENTRAL LLC			C/O CLAYTC	2600 ONE FIRST UNION CENTER	CHARLOTTE	NC	28202

08117213	PLAZA MIDWOOD PROPERTIES LLC					919 NORLAND RD	CHARLOTTE	NC	28205
08117338	POOLE	C GREY IV	SHEPHERD M POOLE			258 FENTON PL	CHARLOTTE	NC	28207
08117328	POOLE	CHARLES GREY IV	SHEPHERD M POOLE			258 FENTON PL	CHARLOTTE	NC	28207
08117319	RED SETTER PROPERTIES LLC					5519 LANSING DR	CHARLOTTE	NC	28270
08117302	ROONEY	KATHELEEN M				1330 THOMAS AVE	CHARLOTTE	NC	28205
08117423	RUPP HOLDINGS INC					6420 REA RD SUITE A1-160	CHARLOTTE	NC	28277
08117415	RUSS-MAR PROPERTIES LLC					1506A CENTRAL AVE	CHARLOTTE	NC	28205
08117652	RUSS-MAR PROPERTIES LLC					1506 CENTRAL AVE UNIT A	CHARLOTTE	NC	28205
08117624	SCRATCH PROPERTIES LLC					2639 IDLEWOOD CIR	CHARLOTTE	NC	28209
08117653	SHERWIN-WILLIAMS COMPANY						CLEVELAND	OH	44101
08117305	SIMS	GREGORY FOSTER			ATTN: TAX	PO BOX 6027			
08117306	SIMS	GREGORY FOSTER			(JUSTIN I NE	4133 ORR RANCH	SANTA ROSA	CA	95404
08117334	SIVAK	STEVEN J			(JUSTIN I NE	4133 ORR RANCH	SANTA ROSA	CA	95404
08117329	STRADINGER	STEPHANIE B				1611 CENTRAL AVE UNIT 306	CHARLOTTE	NC	28205
08117335	TALAMO	JOSEPH M				1611 CENTRAL AVE UNIT 301	CHARLOTTE	NC	28205
08117414	TARAS	ALBERT J (REVOC TRUST AGR				1611 CENTRAL AVE UNIT 307	CHARLOTTE	NC	28205
						3320 SHILLINGTON PL	CHARLOTTE	NC	28210

08117637	THOMAS STREET PROP LLC				2020 MANDARIN BV	CHARLOTTE	NC	28205
08117636	TOMAR HOLDINGS LLC				2845 HILLSDALE AVE	CHARLOTTE	NC	28209
08117411	TRIAN TIS	PATRICIA K			1111 BEVIS DR	CHARLOTTE	NC	28209
08117412	TRIAN TIS	PATRICIA K			1111 BEVIS DR	CHARLOTTE	NC	28209
08117331	VETTER	CONNIE			1611-303 CENTRAL AVE	CHARLOTTE	NC	28205
08117511	WALTERS	LACY			111 EDGERLY CT	CHARLOTTE	NC	28214
08117635	WALTON WAY ASSOCIATES LLC				1111 CENTRAL AVE,STE 300	CHARLOTTE	NC	28204
08117327	WATERLEMON REALTY INC				PO BOX 189114	CHARLOTTE	NC	28218
08117634	WELLS FARGO BANK				301 S TRYON ST	CHARLOTTE	NC	28202
08117654	WILLMANN	JAMES RUDOLPH		BONNIE CRE	1212 GORDON ST	CHARLOTTE	NC	28205
08117214	WIRTH	COLLEEN MARY			1515 HAMORTON PL	CHARLOTTE	NC	28205
08117212	WOODS	BRIAN A			1400 PECAN AVE	CHARLOTTE	NC	28205
08117422	WRIGHT	JAMES A			1331 THOMAS AVE	CHARLOTTE	NC	28205
08117339	ZUPANCIC	KRISTIN			820 E 7TH ST UNIT 309	CHARLOTTE	NC	28205
	FERGUSON W.	RUSSELL			PO BOX 5645	CHARLOTTE	NC	28299
	THREE PUBLICANS, LLC				1531 CENTRAL AVE.	CHARLOTTE	NC	28205

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailS MailZip
2016-110	Leslie	Shinn	Plaza Midwood NA	1632 Morningside Drive	Charlotte	NC 28205
2016-110	Linda	Ramsey	Belmont Tenant Org.	1600 Parson Street	Charlotte	NC 28205
2016-110	John	Nichols	Plaza Central Partners NA	Post Office Box 9244	Charlotte	NC 28299
2016-110	Garrett	LaDue	Plaza Central Partners NA	1717 Kensington Drive	Charlotte	NC 28205
2016-110	Peter	Tart	Elizabeth Comm. Assoc.	1517 East 8th Street	Charlotte	NC 28204
2016-110	PMNA	President	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2016-110	Jason	Mathis	Villa Heights Comm. Org.	1209 Grace Street	Charlotte	NC 28205
2016-110	Tom	Eagan	Plaza Midwood NA	Post Office Box 9394	Charlotte	NC 28299
2016-110	Lesa	Kastanas	Plaza Midwood	9101 Covey Hollow Court	Charlotte	NC 28210
2016-110	Monte	Ritchey	Elizabeth Comm. Assoc.	525 Clement Avenue	Charlotte	NC 28204
2016-110	Vicki	Jones	Belmont NA	1237 Allen Street	Charlotte	NC 28205
2016-110	Allen	Nelson	Commonwealth-Morningside NA	1509 Ivey Drive	Charlotte	NC 28205
2016-110	Yolanda	Trotman	7th Street	1401 East Seventh Street	Charlotte	NC 28204
2016-110	Adam	Richman	Plaza Midwood Neighborhood Association	Post Office Box 9394	Charlotte	NC 282999394
2016-110	Jim	Belvin	Elizabeth NA	624 Lamar Avenue	Charlotte	NC 28204
2016-110	Rick	Winiker	Chantilly NA	Post Office Box 5293	Charlotte	NC 28299
2016-110	Patricia	Adams	Belmont Community	805 East 17th Street	Charlotte	NC 28205
2016-110	Cheryl	Miller	Commonwealth Morningside NA	1318 Saint Julien Street	Charlotte	NC 28205
2016-110	Caylene	Greene	Belmont CDC NA	1601 Harrill Street	Charlotte	NC 28205
2016-110	Shane	Johnson	Commonwealth and Morningside NA	1308 Morninside Drive	Charlotte	NC 28205
2016-110	Beth	Haenni	Elizabeth NA	2133 Greenway Avenue	Charlotte	NC 28204
2016-110	Eric	Davis	Elizabeth NA	2200 Greenway Avenue	Charlotte	NC 28204
2016-110	Joseph	Sweeney	Commonwealth Park NA	2416 Commonwealth Avenue	Charlotte	NC 28205
2016-110	Jenna	Thompson	Plaza Midwood Shows Up	2012 Hamorton Place	Charlotte	NC 28205
2016-110	Tom	Warshauer	Plaza Midwood	1530 Tippah Park Court	Charlotte	NC 28205
2016-110	Jeannie	Fennell	Commonwealth-Morningside Neighborhood Association	1513 Ivey Drive	Charlotte	NC 28205
2016-110	Lorna	Allen	Belmont Community Association	815 E. 20th Street	Charlotte	NC 28205
2016-110	Elizabeth	Maddrey	Elizabeth	425 Clement Avenue	Charlotte	NC 28204

**EXHIBIT B:**

**Copy of the Written Notice to Interested Parties of Community Meeting**

**NOTICE TO INTERESTED PARTIES OF  
COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petition filed by Three Publicans, LLC to rezone approximately 0.25 acres located at 1531 Central Ave. to allow the use of the entire existing building and outdoor patio space.

**Date and Time  
of Meeting:** Tuesday, August 2, 2016 at 6:00 pm.

**Place of Meeting:** Workman's Friend, 1531 Charlotte, NC 28205

**Petitioner:** Three Publicans, LLC

**Petition No.:** 2016-110

I am assisting Three Publicans, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.151 acre site (the "Site") located (location) from the B-2 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the use of the existing building with the addition of outdoor spaces.

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 Tuesday August, 2, 2016 at 6:00 pm. 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 Russell Fergusson at (704) 234-7488 or [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com).

cc: Patsy Kinsey

Date Mailed: July 21, 2016

**NOTICE TO INTERESTED PARTIES OF  
COMMUNITY MEETING**

**Subject:** Second Community Meeting -- Rezoning Petition filed by Three Publicans, LLC to rezone approximately 0.25 acres located at 1531 Central Ave. to allow the use of the entire existing building and outdoor patio space.

**Date and Time**

**of Meeting:** **Wednesday, September 7, 2016 at 6:00 pm.**

**Place of Meeting:** **Workman's Friend, 1531 Charlotte, NC 28205**

**Petitioner:** **Three Publicans, LLC**

**Petition No.:** **2016-110**

I am assisting Three Publicans, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.151 acre site (the "Site") located (location) from the B-2 zoning district to MUDD-O zoning district. The purpose of the rezoning is to permit the use of the existing building with the addition of outdoor spaces.

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. This is the second Community Meeting to further facilitate discussion. 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 Wednesday September 7, 2016 at 6:00 pm. 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 Russell Fergusson at (704) 234-7488 or [rwf@russellwfergusson.com](mailto:rwf@russellwfergusson.com).

Your Truly,

Russell W. Fergusson

cc: Patsy Kinsey

Date Mailed: August 26, 2016

**EXHIBIT C:**  
**COMMUNITY MEETING SIGN-IN SHEETS**



