

COMMUNITY MEETING REPORT

Petitioner: ABW Charlotte, LLC

Rezoning Petition No. 2017-149

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 October 27, 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, November 9, 2017 at 6:30 p.m. at the proposed rezoning location, 1708 South Boulevard, Charlotte, NC 28203.

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 Bob Powers, as well as by Petitioner's agents Greg Hartley and Brian Rossi with EMHT, Gregory Zirkle with Redline Design Group, and Collin Brown and Brittany Lins with K&L Gates.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves an approximately half-acre plot of land located at the southern intersection of Kingston Avenue and South Boulevard.

Mr. Brown stated that the property is currently zoned TOD-M and B-1. The South End Station Area Plan proposes mixed transit-supportive development at this property. The Petitioner is proposing to rezone the property to the TOD-MO zoning district, meaning transit-oriented development, mixed use, with optional provisions.

Mr. Brown explained that the Petitioner proposes to renovate the existing building in order to accommodate an Eating, Drinking, and Entertainment Establishment with a brewery component and significant outdoor patio area. The current TOD-M zoning on the property already allows for this type of use; however, the parking requirements under the Ordinance are higher since this property is within 800' of a single-family residential property. This provision in the Ordinance is meant to prevent commercial patrons from parking in residential neighborhoods. Mr. Brown explained that there are a few single-family homes on the other side of South Boulevard within this 800' radius. Since the Petitioner does not

think that its patrons would park 800' away and cross the heavy traffic of South Boulevard, the Petitioner is requesting the option to opt out of this increased parking requirement and instead comply with the standard TOD parking requirements (i.e., zero parking required). As a trade-off for removing the requirement to provide a large surface parking lot, the Petitioner intends to create a meaningful open space area that will be an attractive amenity along South Boulevard. The Petitioner still plans to provide at least thirteen parking spaces around the site as parallel parking along South Boulevard and reverse-angle parking spaces on Kingston Avenue. The Petitioner also intends to provide valet parking and is working with surrounding property owners to negotiate potential parking lot sharing agreements.

Mr. Brown explained that the City is supportive of this rezoning because it will improve the South Boulevard experience by eliminating curb cuts onto the street and create a more friendly pedestrian experience on Kingston Avenue. The Petitioner hopes to have a public hearing on December 18th and a City Council decision on January 16th.

Then, Mr. Powers discussed the Petitioner's vision for the space and explained why the Petitioner's high quality design is different from existing breweries and restaurants in the area. Mr. Powers explained that the Petitioner intends to incorporate a speak-easy basement, barrel and foeder aging, and upscale beer garden. The Petitioner intends to transform the outdoor beer garden area to include communal seating, water features, fire pits, stonework and landscaping to create an inviting space.

In response to an attendee's question regarding delivery trucks and dumpster treatment, Mr. Powers responded that the Petitioner is discussing the idea of coordinating delivery times with the adjacent restaurant owner and sharing dumpster areas.

One attendee asked whether sidewalks would extend from the rail trail to the site. The Petitioner's agent responded that the Petitioner is required to provide sidewalks across the site's frontage but not able to extend them along adjacent properties which it does not own. When redevelopment occurs on those adjacent properties, additional sidewalk is likely to be added in order to complete the sidewalk network.

In response to an attendee's question regarding beer distribution, the Petitioner's agents stated that distribution would not be a major component of the business out of this facility.

In response to an attendee's question of whether the outdoor patio space would be covered, the Petitioner's agent responded that there may be a shade covering for a portion of the patio but the entire patio is not likely to be covered.

Mr. Brown then concluded the presentation and the Petitioner's representatives gave the attendees a tour of the existing building. The formal meeting concluded at 7:00 p.m.

Respectfully submitted, this 13th day of November, 2017.

cc: Council Member LaWana Mayfield
Solomon Fortune, Charlotte-Mecklenburg Planning Department
Charlotte City Clerk

Exhibit A

Pet_No	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-149	12306301	CUSA NC HOLDINGS LP				11 GREENWAY PLAZA STE 2400		HOUSTON	TX	77046
2017-149	12306325	CC CAMDEN LLC				1111 METROPOLITAN AVE STE 700		CHARLOTTE	NC	28204
2017-149	12306326	LANIER	AMANDA PAIGE			1700 CAMDEN RD UNIT 201		CHARLOTTE	NC	28203
2017-149	12306327	EVELHOCH	ALEX PAUL			1700 CAMDEN RD UNIT 202		CHARLOTTE	NC	28203
2017-149	12306328	COOK	JANE			1700 CAMDEN RD UNIT 203		CHARLOTTE	NC	28203
2017-149	12306329	ALARCON	MARIA DEL CARMEN			1700 CAMDEN RD UNIT 204		CHARLOTTE	NC	28203
2017-149	12306330	MCWEENEY	PATRICK J	CATHERINE	MCWEENEY	1700 CAMDEN RD UNIT 301		CHARLOTTE	NC	28103
2017-149	12306331	HOSTRANDER	DANIEL M			1700 CAMDEN RD UNIT 302		CHARLOTTE	NC	28203
2017-149	12306332	CHRISTIENSEN	CELESTIAL CHASTITY			1700 CAMDEN RD UNIT 303		CHARLOTTE	NC	28203
2017-149	12306333	FLAUM	MICHAEL D			245 W KINGSTON AVE		CHARLOTTE	NC	28203
2017-149	12306334	BEAR	SUSAN			1700 CAMDEN RD UNIT 401		CHARLOTTE	NC	28203
2017-149	12306335	WARLUCK	WILLIAM BYRD JR	CRISTINA ROBINSON	WARLUCK	2001 STONEBRIDGE LN		CHARLOTTE	NC	28211
2017-149	12306336	GEORGE	BOYD LEE	ELIN HAMALAINEN	GEORGE	1820 4TH ST PLACE NW		HICKORY	NC	28601
2017-149	12306337	PEGRAM	MARK E	PATRICIA C	PEGRAM	2865 BARTRAM RD		WINSTON SALEM	NC	27106
2017-149	12306401	JDH & ASSOCIATES INC				PO BOX 3165		HARRISBURG	PA	17105
2017-149	12306405	JOMAR OF CHARLOTTE LLC				PO BOX 33636		CHARLOTTE	NC	28233
2017-149	12306407	ABW CHARLOTTE LLC				210 MANOR LAKE WAY		MILTON	GA	30004
2017-149	12306408	M KALE HINNANT LLC				120 E KINGSTON AVE		CHARLOTTE	NC	28203
2017-149	12306409	RICHARD E FULLER FAMILY	TRUST		(LLOYD C CAUDLE TST)	121 W TRADE ST STE 2600		CHARLOTTE	NC	28202
2017-149	12306501A	NEWTON	JILL S		(STS R/T/A/R2/MILLER H NEWTON	7845 COLONY RD,STE C-4	MAILBOX 219	CHARLOTTE	NC	28226
2017-149	12306502	1620 SOUTH CHARLOTTE LLC				132 BREVARD CT		CHARLOTTE	NC	28202
2017-149	12306504	SOUTHEND INVESTMENT PROPERTIES LLC				801 E MOREHEAD ST STE 308		CHARLOTTE	NC	28202
2017-149	12307301	MILLER PROPERTIES OF CHARLOTTE LLC				7845 COLONY RD ,C4	MAILBOX 219	CHARLOTTE	NC	28226
2017-149	12307302	ROBINSON	LYNN H		C/O FIRST UNION	#CORPORATE REAL ESTATE DIVISION	1420 TWO FIRST UNION CENTER	CHARLOTTE	NC	28288
2017-149	12307315	KYRITSIS	MARIA P	JOANNA P	ANDRINOPOULOS	PO BOX 33636		CHARLOTTE	NC	28233
2017-149	12307316	NEWTON	JILL S			7845 COLONY RD ,C4	MAILBOX 219	CHARLOTTE	NC	28234
2017-149	12307401	NISBET OIL CO				PO BOX 35367		CHARLOTTE	NC	28235
2017-149	12307402	DOMA VIDA EAST LLC				2825 HAMPTON AV		CHARLOTTE	NC	28207
2017-149	12307407	LIBERTAS REAL ESTATE LLC				2310 AINSDALE RD		CHARLOTTE	NC	28226
2017-149	12307409	BLACKWATER PROPERTIES GROUP LLC				237 BAYFRON T DR		BONITA SPRINGS	FL	34134
2017-149	12307412	1701 SOUTH/KINGSTON ASSOC LLC				1701 SOUTH BLVD		CHARLOTTE	NC	28203
2017-149	12307414	RISTAINO ASSOCIATES LLC				329 E PARK AVE		CHARLOTTE	NC	28203

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-149	Back Creek II HOA, Inc	Gregory A.	Phipps	1001 E. WT Harris Blvd		Charlotte	NC	28213
2017-149	Bike Routes 4 Fitness Inc	Debra L.	Franklin	1750 Camden Road	Apt. 610	Charlotte	NC	28203
2017-149	Candlewood Homeowners Association	Jim & Donna	Lorenzen	2516 S Tryon St		Charlotte	NC	28203
2017-149	Charlotte Observer	Karen	Sullivan	600 S Tryon St		Charlotte	NC	28202
2017-149	Dilworth Community Development Association	Cynthia L.	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2017-149	Dilworth Community Development Association	Jill K	Walker	1140 Langanore Pl		Charlotte	NC	28203
2017-149	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2017-149	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2017-149	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2017-149	Ephesus Church	Wil	Mover	1510 S Mint St		Charlotte	NC	28203
2017-149	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-149	South End Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2017-149	South End Neighborhood Association	Jennifer	McCartney	1453 Camden Road		Charlotte	NC	28203
2017-149	South End Neighborhood Association	Krissy	Oechslein	325 E. Park Ave. #4		Charlotte	NC	28203
2017-149	South Tryon Community Coalition	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2017-149	Sunset At Linda Vista	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2017-149	Sunset Hills Neighborhood Association	Marcel	Dawson	525 Atherton St		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2017-149	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Julie	Knutson	1604 Merriman Ave		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Justin	Lane	1550 Wilmore Dr		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203
2017-149	Wilmore Neighborhood Association	Nathan	Gray	1557 Wilmore Dr		Charlotte	NC	28203

Exhibit B

October 27, 2017

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Thursday, November 9th at 6:30 p.m.
Location: Proposed Rezoning Location
1708 South Boulevard
Charlotte, NC 28203
Petitioner: ABW Charlotte, LLC
Petition No.: 2017-149

Dear Charlotte Resident,

We represent ABW Charlotte, LLC (the "Petitioner") in its plans to redevelop an approximately 0.5 acre property located on the west side of South Boulevard, between East Kingston Avenue and East Boulevard (the "Property"). The Petitioner requests to rezone the Property from the B-1 and TOD-M zoning districts to the TOD-M(O) zoning district in order to accommodate its redevelopment plans.

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 invite you to attend the Official Community Meeting regarding this Petition on **Thursday, November 9th at 6:30 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Council Member LaWana Mayfield
Solomon Fortune, Charlotte-Mecklenburg Planning Staff

Exhibit C

Petition: 2017-149

November 9, 2017 @ 6:30 p.m.

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

[illegible]

Exhibit D

The logo for K&L Gates is displayed in white text on an orange rectangular background in the top left corner. The rest of the top half of the slide features a blue background with a bokeh effect of light spots.

K&L GATES

Official Community Meeting

**South Blvd & Kingston Ave
Rezoning Petition No. 2017-149**

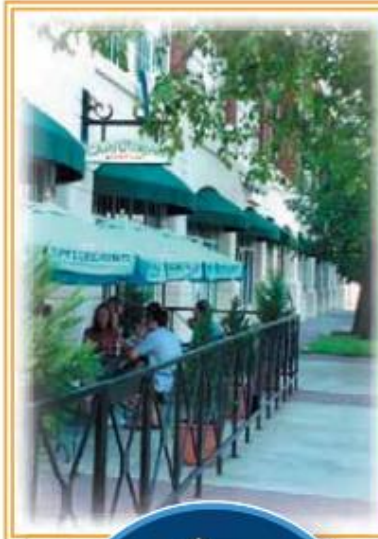
November 9, 2017

AGENDA

- Welcome & Introductions
- Current Zoning
- Proposed Rezoning Plan
- Conceptual Designs
- Discussion
- Timeline
- Questions

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Current Zoning



Transit Station Area Plan



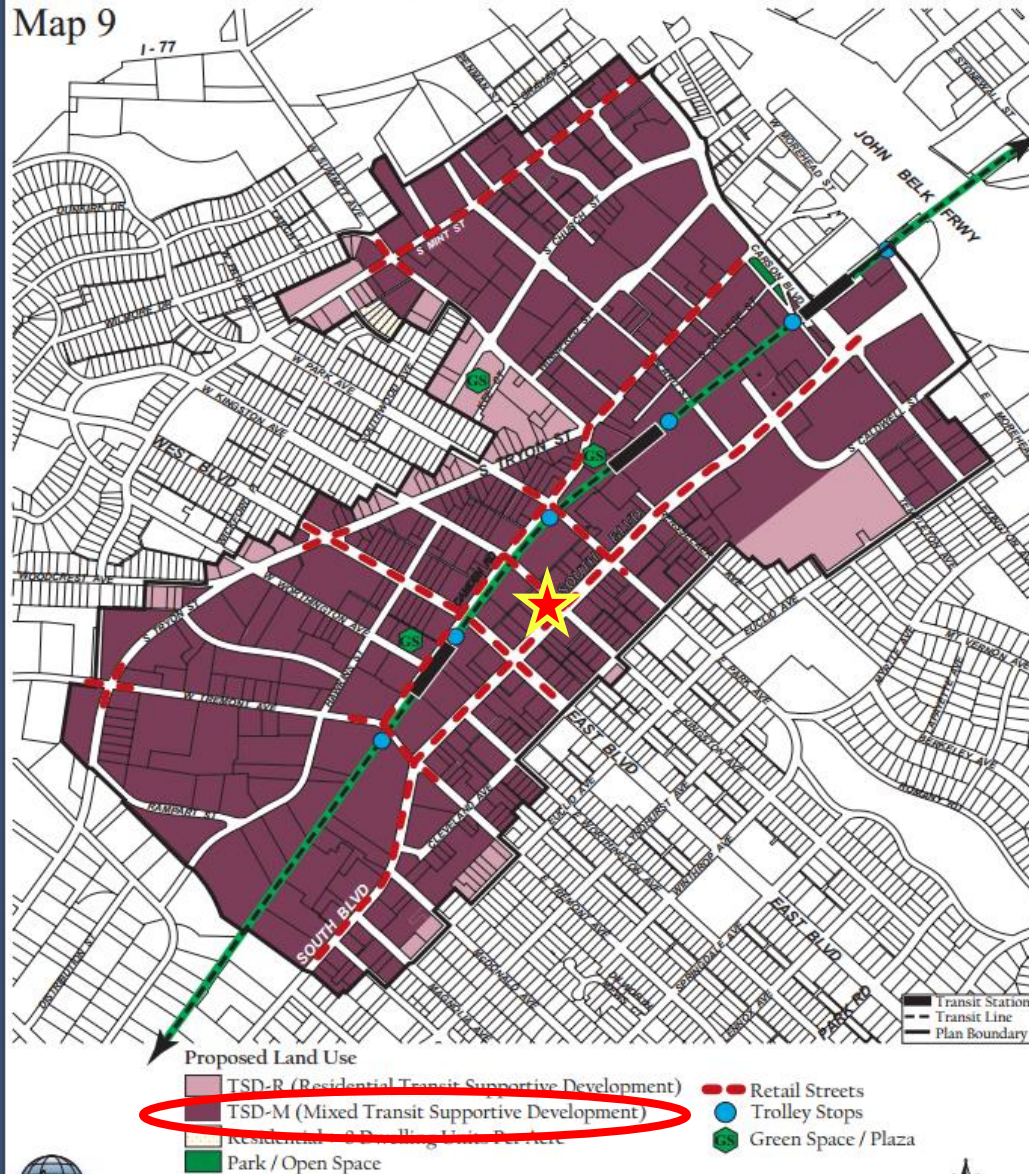
Charlotte-Mecklenburg Planning Commission
Adopted by City Council June 2005



South End Transit Station Area Plan

Proposed Land Use

Map 9



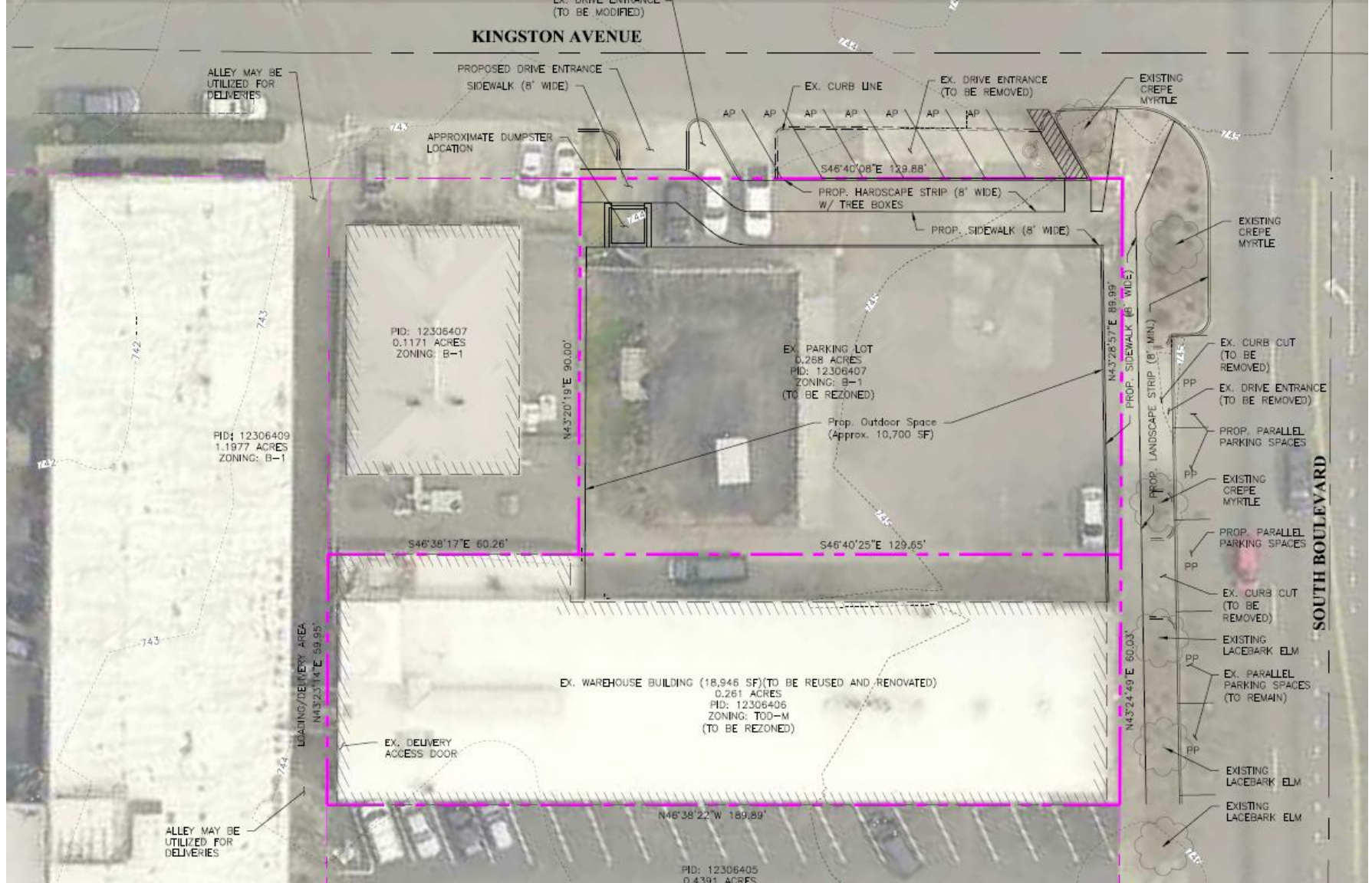
Produced by the Charlotte-Mecklenburg Planning Commission.



Date: November 11, 2004

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Proposed Rezoning Plan



Rezone to TOD-MO (Transit Oriented - Optional)

Conditional Notes in Rezoning Plan

III. Optional Provisions

- a. The Site will not be required to meet the minimum parking requirement for EDEE use within 800 feet of a single-family zoning district.

Development Data Table

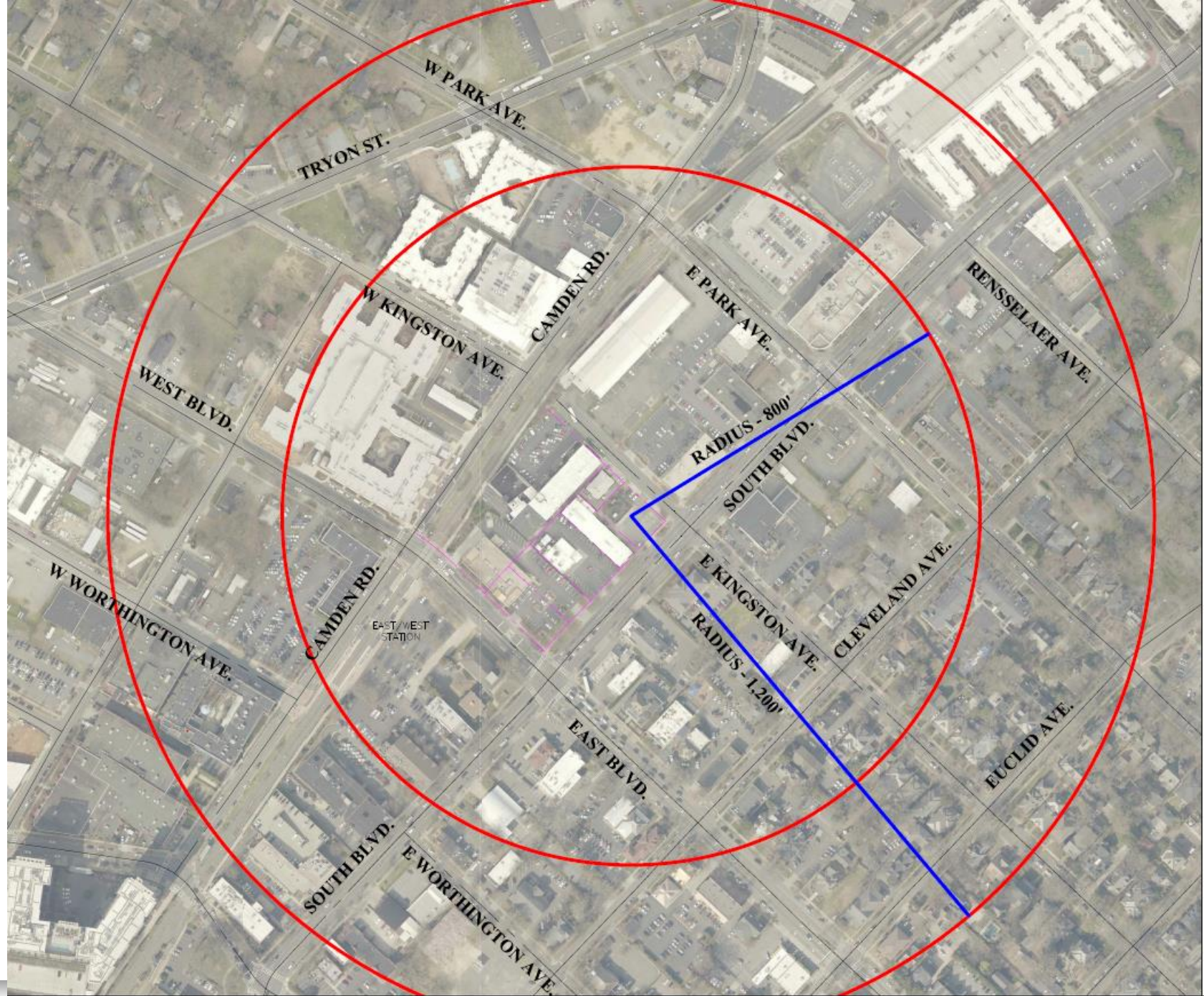
- a) Site Acreage:
0.529 Ac.
- b) Tax Parcels included in Rezoning:
PID: 123-06-406
PID: 123-06-407
- c) Existing Zoning:
PID: 123-06-406 = TOD-M
PID: 123-06-407 = B-1
- d) Proposed Zoning:
TOD-M(O)
- e) Square Footage of Non-Residential Uses by Type
Type II Restaurant: 14,000 SF
Outdoor Patio Space: 10,700 SF
- f) Maximum Building Height: 50'
- g) Number of Parking Spaces:
5 Parallel Spaces
7 Angled Spaces
1 ADA Space

V. Architectural Standards

- a. The repurposing of the existing building shall utilize the existing building materials and façade as much as possible with the new design. The exterior materials of the building will be maintained and extenuated and the existing brick façade, curved roof, and other building architectural lines will remain the same as much as possible.
 1. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 60% of that building's entire façade facing such network street using brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other material approved by the Planning Director.
 2. Prohibited Exterior Building Materials: The Petitioner will not utilize (1) vinyl siding (but not vinyl hand rails, windows or door trim) or (2) concrete masonry units not architecturally finished.
- b. The selected materials and colors are designed to accentuate the natural tones of the site and to compliment the surrounding landscape.
- c. The treatment of urban design and architectural elements such as fences, street walls, building entrances, canopies, and balconies will be designed in accordance with the South End Transit Station Area Plan.
- d. If a perimeter wall is provided, in the location as generally depicted on the Rezoning Plan, it shall be a maximum of four (4) feet tall and constructed of building materials that complement the principal structure and surrounding landscape.
- e. The "Patio Area" shall include amenities such as, but not limited to, seating areas, water features, stonework, fire pits, gardens, and/or landscaped areas.
- f. Dumpsters, if provided in the location as generally shown on the Rezoning Plan, shall be fully enclosed and screened from streets, pedestrian areas and the Patio Area with materials complimentary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk. If, however, a dumpster is not provided in this location, additional reverse-angled parking may be provided.

Per the Zoning Ordinance for TOD:

USE	MINIMUM/MAXIMUM NUMBER OF PARKING SPACES
Residential	Minimum of 1 space per dwelling unit for properties on blocks with single family zoning, no parking minimum for all other properties and a maximum of 1.6 parking spaces per dwelling unit.
Office	Maximum of one (1) parking space per 300 square feet of office space. Mixed-use developments and multi-use developments of residential and office uses may share parking spaces as per Section 12.203 .
Eating, Drinking and Entertainment Establishments	For all sites within 800' of single family zoning, minimum of one (1) parking space per 150 square feet of Eating, Drinking and Entertainment Establishment space. For all other sites, no minimum. Maximum of one (1) space per 75 square feet.
Retail	Maximum of one (1) space per 250 square feet.
All Other Non-Residential Uses	The maximum number of parking spaces permitted is listed as the minimum amount required in the Table 12.202 , per non-residential use.











BUSINESS HOURS

Sunday	11:00	to	6:00
Monday	8:00	to	8:00
Tuesday	8:00	to	8:00
Wednesday	8:00	to	8:00
Thursday	8:00	to	8:00
Friday	8:00	to	8:00
Saturday	9:00	to	6:00

After Hours Shopping
1800 GO-Depot
officedepot.com

PREMISES PROTECTED BY

STANLEY

ZONING SUMMARY

- Proposed Zoning: TOD-M(O) (Transit-Oriented Development)
- Re-use and renovation of existing building
- 14,000 sq. ft. Type II Restaurant Space
- 10,700 Patio Space
- Maximum height 50'

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Conceptual Renderings



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Timeline

REZONING TIMELINE (TENTATIVE)

- Sept. 25: Filed Application
- Nov: Received City Department Comments
Community Meeting Deadline (11/10)
- Nov 13: Revised Plan Deadline
- Dec 18: Public Hearing
- Jan 4: Zoning Committee Hearing
- Jan 16: City Council Decision

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Petitioner's Vision

HOW ARE WE DIFFERENT

- Create something, different, special, spectacular... “a gem”
- Hire the industry’s best leadership team – brewing, sales, operations
- Incorporate best practices from around the world – see examples
- Talented brew team capable of producing award winning brands across multiple styles
- We want to be local. We will not sell our beers in states where we do not have a local presence in targeted key cities
- Focus in perfection in everything we do – high quality design, highest quality beers, food, merchandise, etc.



Barrel and Foeder Aging



Brewpub: speakeasy

Basement speakeasy
imaging:

- Great idea for our Charlotte brewery basement
- Tufted furniture, brick walls, wood ...



BEST PRACTICES



BIER GARTEN: COMMUNAL SEATING



BIER GARTEN: LARGE, COMFORTABLE COMMUNAL SPACES



This Munich beer garden incorporates an amazing tree canopy, lighting and wood/steel picnic tables.

A common area in our overall design makes sense. Incorporating additional elements seen in other locations will strengthen the overall design.

Bier Garten: Concept Drawing



K&L GATES