

COMMUNITY MEETING REPORT
Petitioner: Browder Group Real Estate, LLC
Rezoning Petition No. 2018-153

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 February 27, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on March 11, 2019 at 6:00PM at Wooden Robot Brewery 1440 South Tryon Street #110 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 Greg Hartley and Benjamin Vanager with EMH&T, Greg Zirkle from Redline Design Group, Matt Browder from Browder Group, and Josh Patton from Wooden Robot Brewery.

SUMMARY OF PRESENTATION/DISCUSSION:

Greg Hartley from EMH&T opened the meeting with a brief introduction. Mr. Hartley indicated the Petitioner proposed to rezone a 0.827 acre site (the "Site") located at 1440 South Tryon Street #110 from the Transit-Oriented TOD-M zoning district to TOD-M(O) zoning district. Mr. Hartley explained the reason for the rezoning request from TOD-M to TOD-M(O) - there are residentially zoned properties within 600' of the property, therefore an Option to remove the parking requirement is required. Mr. Hartley further explained the site plan showing the area to be used for business expansion as additional outdoor space (still under design development) for the existing tenant.

After the brief description, Mr. Hartley asked if there were any questions or comments. The only comment came from a leasing representative of Beacon Development (neighboring business) expressing excitement for the growing business and additional amenity to the neighborhood. Upon a brief discussion of the business and neighborhood, the meeting was adjourned.

There were no suggestions or concerns expressed, therefore no changes were initiated as a result of the neighborhood meeting.

Respectfully submitted,



Greg Hartley
General Manager- Charlotte / Principal
EMH&T Engineers, Surveyors, Planners, Scientists

cc. LaQuett White, Charlotte-Mecklenburg Planning Department

Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Address	City	State	Zipcode
1426 South Tryon Street LLC				6219 Fair Valley Dr	Charlotte	NC	28226
Ajmera	Dimple	Council Member at Large		600 East 4th St	Charlotte	NC	28202
AP 1515 Camden Rd LLC		C/O Asana Partners LP		1616 Camden Rd Suite 210	Charlotte	NC	28203
Azaroff	Scott M			1437 Camden Rd	Charlotte	NC	28203
Barall	Catherine			177 West Summit Ave	Charlotte	NC	28203
Bike Routes 4 Fitness Inc		Franklin	Debra L.	1750 Camden Road Apt. 610	Charlotte	NC	28203
Bmpi-Sb1520 LLC				500 E Morehead St Suite 200	Charlotte	NC	28202
Brookhill Community Association		Williams	Debbie	2516 S Tryon St	Charlotte	NC	28203
Browder Investments LLC				1440 South Tryon St Suite 104	Charlotte	NC	28203
Candlewood Homeowners Association		Lorenzen	Jim & Donna	2516 S Tryon St	Charlotte	NC	28203
Charlotte Center City Partners- Uptown Neighborhoods		Bridges	Kyle	200 South Tryon	Charlotte	NC	28202
Charlotte Observer		Sullivan	Karen	600 S Tryon St	Charlotte	NC	28202
Chen	Christina	Sharma	Amit	1522 Kee Ct	Charlotte	NC	28203
Chiumento	Michael	Suozzo	Christopher James	6 Liverpool Way	Medford	NJ	08055
City of Charlotte				600 East 4th St	Charlotte	NC	28202
Clarkson Place Town House Association		McClettie	Laura	303 S. Clarkson St	Charlotte	NC	28202
Clawson	Abigail Christine			1449 Camden Rd	Charlotte	NC	28203
DC Charlotte Plaza LLLP				191 Peachtree St Ne Suite 500	Atlanta	GA	30303
Dilworth		Williamson	Christine	705 McDonald Ave	Charlotte	NC	28203
Dilworth Community Development Association		Fryday	John	1119 Belgrave Pl	Charlotte	NC	28203
Dilworth Community Development Association		Walker	Jill K	1140 Linganore Pl	Charlotte	NC	28203
Dilworth Community Development Association		Paviol	Scott	1920 Park Road	Charlotte	NC	28203
Dilworth Community Development Association		Schwartz	Cynthia L	409 Rensselaer Av	Charlotte	NC	28203
Dilworth Community Development Association		Gresham	John	717 E Kingston Av	Charlotte	NC	28203
Dimaggio	Thomas L	Beaver	Erin E	1433 Camden Rd	Charlotte	NC	28203
Eiselt	Julie	Council Member at Large		600 East 4th St	Charlotte	NC	28202
Ephesus Church		Mover	Wil	1510 S Mint St	Charlotte	NC	28203
Ferrigno	Jennifer	Ferrigno	Anthony Joseph	181 West Summit Ave	Charlotte	NC	28203
Historic South End		Gude	Megan	1507 Camden Road	Charlotte	NC	28203
Kee Court LLC				6300 Bee Cave Rd Bld 1	Austin	TX	78746
King Farm Investments LLC				2124 Park Rd	Charlotte	NC	28203
Lovette	Ashley K			1429 Camden Rd Unit 102	Charlotte	NC	28203
Lyles	Mayor Vi Alexander			600 East 4th St	Charlotte	NC	28202
Martin	Ryan A			1441 Camden Rd	Charlotte	NC	28203
Mayfield	LaWana	Council Member at Large		600 East 4th St	Charlotte	NC	28202
Mccartney	Jennifer			1453 Camden Rd Unit 100	Charlotte	NC	28203
Mccormick	Lee			1457 Camden Rd Unit 1457	Charlotte	NC	28203
Mitchell Jr.	James	Council Member at Large		600 East 4th St	Charlotte	NC	28202
Newman	Natasha M			173 West Summit Ave	Charlotte	NC	28203
Ng	Timothy Sing Lung			1510 Kee Ct	Charlotte	NC	28203
Nguyen	Daniel			1518 Kee Ct	Charlotte	NC	28203
Office of the Governor of The North Carolina		Berro	Budd D.	600 East 4th St	Charlotte	NC	28202
Olmsted Park Homes HOA		Lipton	Nina	415 Meacham St	Charlotte	NC	28203
Pensco Trust Co LLC		FBO David S Rudolph IRA		PO Box 173859	Denver	NC	80217
Railyard LLC		C/O Beacon Partners		500 E Morehead St Suite 200	Charlotte	NC	28202
Rick	Annie E			1425 Camden Rd	Charlotte	NC	28203
South End Neighborhood Association		Geers	Bryan	115 E Park Ave 424	Charlotte	NC	28203
South End Neighborhood Association		McCartney	Jennifer	1453 Camden Road	Charlotte	NC	28203
South End Towns Owners Association INC				715 N Church St Suite 110	Charlotte	NC	28202
South Tryon Community Coalition		McMullin	Rasheda L.	2516 S Tryon St	Charlotte	NC	28203
Staub Properties LLC				16946 Aston Oaks Dr	Charlotte	NC	28278
Summit Square Homeowners Association Inc				2100 Powers Ferry Rd Suite 350	Atlanta	GA	30339

Owner Last Name	Owner First Name	Second Owner Last Name	Second Owner First Name	Mailing Address	City	State	Zipcode
Summit Street LLC		C/O FCA Partners		PO Box 56607	Atlanta	GA	30343
Sunset At Linda Vista		Harney	Tiffany	2421 Marshall Pl	Charlotte	NC	28203
TDC Winnifred LLC				5310 South Alston Ave Suite 210	Durham	NC	27713
Third Ward Neighborhood Association		Colello	Alexandra	316 S. Clarkson St	Charlotte	NC	28202
Third Ward, The Committee To Restore And Preserve		Woolard	Virginia S.	1001 West 1St Street	Charlotte	NC	28202
Two Hundred East Bland Street LLC		C/O Merrifield Patrick Vermillion		521 E. Morehead St Suite 400	Charlotte	NC	28202
Wilmore Neighborhood Association		Lane	Justin	1550 Wilmore Dr	Charlotte	NC	28203
Wilmore Neighborhood Association		Gray	Nathan	1557 Wilmore Dr	Charlotte	NC	28203
Wilmore Neighborhood Association		Knutson	Julie	1604 Merriman Ave	Charlotte	NC	28203
Wilmore Neighborhood Association		Marshall	Angela	1630 S Mint St	Charlotte	NC	28203
Wilmore Neighborhood Association		English	John	1630 S Mint St	Charlotte	NC	28203
Wilmore Neighborhood Association		Shackford	Louise	1908 Wood Dale Tr	Charlotte	NC	28203
Wilmore Neighborhood Association		Walsh	Michael	2017 Wood Dale Terrace	Charlotte	NC	28203
Wilmore Neighborhood Association		Corn	Marilyn	218 W Park Ave	Charlotte	NC	28203
Wilmore Neighborhood Association		Walker	Brian	501 West Bv	Charlotte	NC	28202
Wilmore Neighborhood Association		Epps	Martha	501 West Bv	Charlotte	NC	28203
Winston, III	Braxton	Council Member at Large		600 East 4th St	Charlotte	NC	28202
Worthington Associates LLC				225 E Worthington Avenue Suite 200	Charlotte	NC	28203
Yesco Group LLC				1110 Center Park Dr Suite K	Charlotte	NC	28217
Zakary	Cynthia			1445 Camden Rd	Charlotte	NC	28203

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition 2018-153 filed by Browder Group Real Estate, LLC to rezone Parcels 07309301 & 07309305 totaling 0.827 acres +/- located on West Summit Street in Charlotte, NC to allow the expansion of Wooden Robot Brewery.

Date & Time of Meeting: Monday, March 11, 2019 @ 6:00 pm.

Place of Meeting: Wooden Robot Brewery
1440 South Tryon Street #110
Charlotte, NC 28203

Petitioner: Browder Group Real Estate, LLC
1440 South Tryon Street
Suite 104
Charlotte, NC 28203

We are assisting Browder Group Real Estate, LLC (the Property Owner) in connection with a Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.827 +/- acre site (parcel numbers 07309301 & 07309305) located on West Summit Street from the Transit-Oriented TOD-M zoning district to TOD-M(O) zoning district. The purpose of the rezoning is to permit the expansion of the current Wooden Robot 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 Thursday, March 6th at 6:00 pm at Wooden Robot Brewery located at 1440 South Tryon Street #110 Charlotte, NC 28203. The Petitioner's representative looks forward to sharing this rezoning proposal with you and 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 contact Greg Hartley, EMH&T at 704-548-0333.

cc: Mayor Vi Alexander Lyles
Julie Eiselt
Dimple Ajmera
James Mitchell Jr.
Braxton Winston, III
LaWana Mayfield

Date Mailed: February 27, 2019

