



213 South Lafayette Street, Shelby NC 28150

January 6, 2015

Rick Howell, City Manager
City of Shelby
P. O. Box 207
Shelby, NC 28151

Re: Dale Street Change of Use

Dear Rick,

This is to respectfully request your consideration of the proposal contained herein and supported by accompanying drawings to change the function of a small portion of Arey Street from vehicular traffic to pedestrian use. This request is a function of safety at the intersection of Arey Street and Lafayette Street along with our proposed development of Newgrass Brewing Company at 213 South Lafayette Street.


Our request is to convert a portion of the west end of Arey Street toward South Lafayette Street to a pedestrian only public space as indicated on the attached drawings. The proposed change would also create a crossing area that would extend into the current parking lane to facilitate a safer pedestrian crossing on Lafayette St. This change of use would require the small remaining portion of Arey Street toward Dale Street to be two-way traffic for ingress/egress serving Lafayette Place businesses and residents.

Currently, the intersection of Arey Street and South Lafayette is very difficult to navigate and appears to be one of the most dangerous alley intersections uptown. This change would eliminate a potential liability while creating a much more pedestrian friendly environment for growing uptown commerce. Our new business at 213 South Lafayette Street would like to establish a permitted outside cafe seating area similar to Newt's and Pleasant City Wood Fired Grill which would further enhance the overall ambiance of the Uptown district. This would also take the responsibility of maintenance and cleaning out of the city's hands and into that of Newgrass Brewing Company.

The two attached floor plans represent the proposed changes along with a conceptual rendering that gives a better feel for just how this change could affect the atmosphere and "feel" of this portion of town.

Our collective judgment is that this potential change of use of the portion of Arey Street will not only create a safer environment for the citizens of Shelby, but will enhance what has become a vibrant economic development engine for Cleveland County; Uptown Shelby. Please do not hesitate to contact us if you have any questions or desire any additional information.

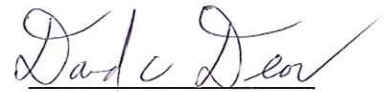
Sincerely,



Roger L. Holland, Partner
Newgrass Brewing Co.



Greg Melton, Partner
Newgrass Brewing Co.



David Dear, Partner
Newgrass Brewing Co.