

## COMMUNITY MEETING REPORT

**Petitioner: CAH Holdings, LLC**

**Rezoning Petition No.: 2011-035**

**Property: Approximately 1.82 acres, located at the intersection of Park Road and Tyvola Road, in Charlotte NC**

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 DATES AND EXPLANATIONS OF HOW CONTACTED:**

This rezoning petition has involved extensive outreach to nearby residents, neighborhood associations, and other stakeholders beginning over five (5) months ago in March of 2011. A list of these meetings is as follows (agenda and sign-in sheets for some of the meetings are attached as Exhibit A):

- Meeting in March, 2011 with the SouthGate Condominium Association Board. The SouthGate Condominiums are across Park Road from the Site;
- Meeting on May 9<sup>th</sup> with the Board and Residents of SouthPark Corners Condominiums. The SouthPark Corner Condominiums are located across Tyvola Road from the Site;
- Meeting on May 12<sup>th</sup> with residents of SouthGate Condominiums including a follow up meeting the board of the condominium association prior to the commencement of the larger meeting with all the residents. This meeting was also open to residents of the Glenkir/Closeburn neighborhood which is directly behind the SouthGate Condominiums (see agenda & sign-in sheet attached as Exhibit A);
- Follow up meeting and required community meeting on June 6<sup>th</sup>, 2011;
- After the community meeting a letter and copies of the revised plans and building architecture was sent to all property owners listed on the City's rezoning notification list with a request for invited residents to contact the Petitioner with questions and a willingness to hold additional meetings.

In addition to the above meetings, with respect to the meeting for the list of parties provided by the City, 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 B attached hereto by depositing the Community meeting Notice in the U.S. mail on May 27<sup>th</sup>, 2011. A copy of the written notice is attached hereto as Exhibit B-1.

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

In addition to the meetings described above, the required Community Meeting was held on Monday, June 6<sup>th</sup>, 2011 at 7:15 p.m. at the Renaissance Charlotte SouthPark Hotel, 5501 Carnegie Boulevard, Charlotte, North Carolina 28209.

### **PERSONS IN ATTENDANCE AT REQUIRED COMMUNITY MEETING:**

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. As indicated, this was in addition to the other

meetings as outlined above. At the required community meeting, the Petitioner's representatives were Richard Bartlett of BHM Architects PA, Jason Dolan with ColeJenest & Stone PA, Randy Goddard of Design Research Group PA and Jeff Brown and Keith MacVean of King & Spalding.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

Jeff Brown opened the meeting and thanked everyone for attending. He then asked for a show of hands of the number of people who had attended prior meetings.

Mr. Brown then described how the rezoning process allowed the residents to discuss the proposal and influence how the Site is developed. He then described that the Petitioners intent was to develop and create a special facility with design and architectural design aspects that would be similar to what would be typically found for commercial uses in the Sea Pines area of Hilton Head. He also indicated that development of the Site under the current zoning would not provide the residents an opportunity to review and comment on the proposed development of the Site.

The attendees were informed that from a trip generation perspective the existing child care center when it was operational generated more daily trips (404) than the proposed car wash (296) would and that if the Site was developed with 39 apartments, as allowed by the current zoning, would generate slightly less trips (246). It was also pointed out that the busiest time of day for the car wash would be between 11am and 1pm which would not coincided with the morning and afternoon rush hours of the adjacent roadways.

It was also described to the attendees why this Site was being considered for a car wash facility. It was pointed out that directly behind the Site was an existing Duke Energy substation and sewer treatment plant and was separated from the existing residential uses by four lane major thoroughfares. It was also pointed out that opportunities for the non-residential zoning to expand were not available due to the existing land uses and ownership of the adjoining properties.

Prior to describing the revised site plans and building architecture Carl Howard the Chief Operating Officer for AutoBell gave some back ground information on the AutoBell Company. He described how AutoBell had never closed a car wash facility and currently has 62 car wash facilities operating. He also indicated that due to the lack of the correct zoning for a car wash in the SouthPark area he had not been able to open a car wash facility in this area of Charlotte.

A description of the revised rezoning petition was provided. The attendees were informed how the building height had been reduced from 40 feet to a maximum of 28 feet and that the proposed building architecture had been revised to more closely resemble the building architecture of the SouthGate Condominiums. A description of the specific landscaping that would be planted between the car wash facility and the adjoining residential uses was provided as well the location existing trees that would be preserved. Several views of the proposed building, landscaping, tree save areas, green roof, water quality areas and proposed fountain feature to be located at the corner of the Site were shared with the audience.

The attendees then asked questions about the proposal. Questions about the proposed building materials were asked. The building would use a combination of brick, stone, stucco, synthetic stucco and glass. Question about how customers would access the Site were asked. Access to the Site would be from two right-in right-out driveways one from Park Road and one Tyvola Road. A description of the proposed left turn lane that would be constructed in Park Road to provide a safer and more convenient access for the residents of SouthGate and the Glenkirk/Closeburn neighborhood was provided.

A question was asked that if this Site was zoned for commercial uses would other properties along Fairview Road also be rezoned for commercial uses was posed. The Petitioners representatives pointed out that this site was unique due to existing non-residential uses that the Site backed up to and that the Site was separated from residential neighborhoods and uses by two large roadways. The parcels further east along Fairview Road do back up to existing residential uses and could not make the same arguments for non-residential uses. These parcels were viewed as appropriate for higher residential uses.

A question about how the Site would the graded was asked. The attendees were informed that some filling of the western portion of the Site would be required. A request that the Petitioner work with the City to improve the landscaping and appearance of the right-of-way on the northeast quadrant of the intersection of Park and Tyvola was made.

Several of the attendees commented that they liked the water feature proposed for the corner and that the quality of the landscaping, building architecture and signage reminded them of what they would see at Sea Pines. One person commented that it reminded them of what Lowe's had done in Dilworth when it went through the rezoning process. Someone else mentioned that they if the Site was developed with apartments there would be activity on the Site 24 hours a day seven days a week were as the car wash facility would not be open before 7:00 AM and would close by 8:00 PM.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE MEETINGS:**

As indicated there were several meetings that resulted in numerous modifications to the rezoning plan. Some the changes or enhancements to the rezoning plan are generally summarized on the community meeting notice Exhibit B-1 attached hereto. Other changes to the rezoning plan since the date of the community meeting included a commitment to construct a left turn lane on Tyvola Road so that residents of SouthPark Corners would not have to make a U-turn at the intersection of Park and Tyvola to access their homes, a commitment to place the required storm water detention underground which allows more of the existing trees on the Site to be saved, and a commitment by the Petitioner to work with the City to improve the appearance of the landscaping in the northeast quadrant of the intersection of Park Road and Tyvola Road.

Sincerely,

Jeff Brown and Keith MacVean, assisting CAH Holdings, LLC as Petitioner

cc: Mayor Anthony Foxx  
Members of Charlotte City Council  
Members of the Zoning Committee  
Ms. Laura Harmon, Planning Commission  
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Commission  
Mr. Rick Grochoske, City of Charlotte Department of Transportation  
Mr. Carl Howard, COO AutoBell

**Southgate Condominiums Community Meeting**

**AutoBell Rezoning - May 12, 2011**

**Agenda**

- Welcome/ Introduction
- Overview of AutoBell Philosophy
- Review of Existing Conditions
- Overview of Redevelopment Proposal
- Review of Site Features/Architectural Design
- Summary of Benefits
- Questions and Answers
- Thank You



**Autobell Rezoning - Petition #2011-035**  
**Project Overview/Summary**  
**May 12, 2011**

**Background**

- 1.8 acre site is next door to Duke substation and CMUD treatment facility.
- Abandoned daycare building is currently on site.
- Redevelopment for higher quality residential uses is challenging due to next door substation treatment facility and narrowness of parcel.
- Proposal for Autobell requires conditional rezoning approval allowing additional commitments regarding trees/landscaping/uses to be included.
- Conditional rezoning allows input of nearby owners to be incorporated into rezoning plan.
- Use for apartments under “by right” zoning would not require a conditional rezoning and likely not include many of the enhanced commitments.

**Project Features**

- Operations of facility will be screened and any limited outdoor activities will take place on other side of the building and the landscaped screening areas.
- No loudspeakers nor other noise activities will take place outside; all vacuuming will be within the building.
- Limited hours of operation with start up no earlier than 7:00 AM and closing by 8:00 PM.
- Installation of significant tree plantings and landscaping along streets and screening by both wall and landscaping features that will limit visibility of the carwash activity.
- Plans will include commitment to save trees along the rear of the site and retain the current significant screening of the substation and sewage treatment facility from those trees.
- High quality architectural features that will be unique to this Autobell facility, including a green roof, and commitment to brick materials.
- The proposal includes effort to install a southbound left turn lane into Closeburn Road to create a safer traffic circulation situation than now exists (subject to CDOT support; good discussion thus far).

CAH Holdings, LLC (Autobell)

Rezoning Petition No. 2011-035  
Southgate Community Meeting Sign In Sheet  
Thursday, May 12, 2011  
6:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	RAGINI PATEL	5425 Closeburn Rd. #312		patelr98@hotmail.com
16	NED GREEN	5728 GLENKIRK	704-643-4970	
17	Allison Egan	3322 Old Closeburn Ct	704 553 9886	alisonbedgar@gmail.com
18	Kathy Colquhoun	5475 Closeburn Rd	704-552-1203	
19	Stefanie Vaccalis	Closeburn Rd		DSVACALIS@AOL.COM
20	Dick + Eloise Stilwell	5605 Closeburn Rd	704-556-9636	E.Stilwell@Bellsouth.net
21	Marcus + Jennifer Coppillo	5730-D Closeburn Rd	704 661 8713	marcusj@rocketmail.com
22	Roger Coates	5616 Glenkirk Rd	704 552-6815	rjcoates@yahoo.com
23				
24				
25				
26				
27				
28				

CAH Holdings, LLC (Autobell)

Rezoning Petition No. 2011-035  
Southgate Community Meeting Sign In Sheet  
Thursday, May 12, 2011  
6:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	One Smith	Southgate	704-930-9445	winterave@bellsouth.net
2	Lisa Reeves	Southgate	704-707-9619	reeves08@yahoo.com
3	Jerry Hanrahan	Southgate	704-562-3051	jerryhanrahan@aol.com
4	Evelyn Doeman	SouthGate	704-557-9046	umbrellase@gmail.com
5	Scott Reeves	Southgate	704-501-7132	reeves1313@yahoo.com
6	Tom Gamber	Southgate	490 487-7438	Gamberte@Gmail.com
7	Charlotte Parker	5501 Closeburn Rd	704 724 8829	cparker@bellsouth.net
8				
9				
10				
11				
12				
13				
14				

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2011-35		CAH Holdings, LLC		Attn: Carl		1521 E. Third St.		Charlotte	NC	28204
2011-35		King & Spalding		Attn: K. MacVean		100 N. Tryon St., Ste. 3900		Charlotte	NC	28202
2011-35	17124328	ALMASON	DAVID A	SALLY J	ALMASON	5425 CLOSEBURN RD #211		CHARLOTTE	NC	28210
2011-35	17124347	ALMOND	MICHAEL A	HELEN RUTH	ALMOND	5425 CLOSEBURN RD #314		CHARLOTTE	NC	28210
2011-35	17124445	ANDERSON	DEREK L	YONG H	ANDERSON	5562 WERBAUGH ST		CHARLOTTE	NC	28209
2011-35	17124270	BAK	MAUREE E			8000 MARYLAND AV S #350		CLAYTON	MO	6310-3752
2011-35	17705334	BARNES	HAYWOOD ALLEN		DEBORAH RIDGELY	3252 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124235	BLANPAIN	COLETTE			5500 BARNSLEY PL		CHARLOTTE	NC	28209
2011-35	17124220	BLATZ	CHRISTOPHER J			3162 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124282	BOHRER	DAVID A			3132 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124260	BONEY	LAURA M			3276 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124257	BONNETTE	AMY C			6037 SHARON ACRES RD		CHARLOTTE	NC	28209
2011-35	17124225	BOUDIN	MICHELLE			3226 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17704404	BOYLES	EVERETTE H	MARIAN W	BOYLES	3142 MARGELLINA DR #3142		CHARLOTTE	NC	28210
2011-35	17705332	BRADY	ROBERT J	JANICE B	BRADY	5431 PARK RD		CHARLOTTE	NC	28209
2011-35	17124396	BRATTEN	KEITH			5516 BARNSLEY PL		CHARLOTTE	NC	28210
2011-35	17124301	BRLR NC LLC			C/O COLLETT & ASSOCIATES LLC	1111 METROPOLITAN AV # 700		CHARLOTTE	NC	28204
2011-35	17124283	BROWN	DADRIAN			3278 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124279	BROWN	LISA N			3270 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124332	BRUGH	WILLIAM PATTON JR			5425 CLOSEBURN RD #215		CHARLOTTE	NC	28210
2011-35	17124309	BRUTON	TIFFANY M			5425 CLOSEBURN RD #108		CHARLOTTE	NC	28210
2011-35	17124275	CALA	NICHOLAS			3262 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17125234	CALDWELL	VICTOR BABER	JEAN D	CALDWELL	5522 CLOSEBURN RD		CHARLOTTE	NC	28210
2011-35	17124222	CASEY	THOMAS F	JENNIFER B	CASEY	3136 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124244	CASLETON	CAMERON D	ALISSA K	CASLETON	3180 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124262	CHANG	VIVIAN W			3030 CASTLEBERRY CT		CHARLOTTE	NC	28209
2011-35	17124508	CHESSON	GREG E	CHANDANI P	CHESSON	5425 CLOSEBURN RD #105		CHARLOTTE	NC	28210
2011-35	17124306	COLLINGSWOOD	KATHRYN			5425 CLOSEBURN RD #103		CHARLOTTE	NC	28210
2011-35	17124304	CONDER	TOMMY J			3272 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124280	CONWELL	KEVIN DARRELL			5925 CARNEGIE BLVD SUITE 550		CHARLOTTE	NC	28209
2011-35	17124327	CORCHADO	PETER		CORCHADO	5925 CARNEGIE BLVD SUITE 550		CHARLOTTE	NC	28210
2011-35	17705305	DILLON	LAWRENCE F	CLOUREE BLEVINS	COUNTS	2991 COURTLAND DR		CHARLOTTE	NC	28210
2011-35	17124276	DUDZIK	LTD			3234 MARGELLINA DR		GASTONIA	NC	28054
2011-35	17123106	DUKE POWER CO	ATTN: TAX DEPT - P805B			PO BOX 11693		CHARLOTTE	NC	28210
2011-35	17124261	CRAWFORD	KRISTI L			5547 FAIRVIEW RD		CHARLOTTE	NC	28220
2011-35	17124258	DE LA PENA	EDWARD			3264 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17705305	DILLON	JOSEPH H III	KATHERINE M	DILLON	422 S CHURCH ST		CHARLOTTE	NC	28210
2011-35	17124276	DUDZIK	BRIAN M			5554 WERBURGH ST		CHARLOTTE	NC	28209
2011-35	17123106	DUKE POWER CO	ATTN: TAX DEPT - P805B			3034 CASTLEBERRY		CHARLOTTE	NC	28209
2011-35	17124318	ELIAS	DEBORAH LISA			3019 CASTLEBERRY CT		CHARLOTTE	NC	28210
2011-35	17124447	ELIAS	MONA C			5425 CLOSEBURN RD #201		CHARLOTTE	NC	28210
2011-35	17124477	ELLIOTT	ANNETTE P			5425 CLOSEBURN RD #206		CHARLOTTE	NC	28210
2011-35	17124302	ELVADERANI	MARIOHN			3134 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124449	FALCO	AURELIA W			3011 CASTLEBERRY CT		CHARLOTTE	NC	28210
2011-35	17124210	FERGUSON	EDWARD W			5425 CLOSEBURN RD #115		CHARLOTTE	NC	28210
2011-35	17124219	FERGUSON	JUSTIN S			5425 CLOSEBURN RD		CHARLOTTE	NC	28210
2011-35	17124221	FERNANDEZ-ZAYAS	KELLY D			5425 CLOSEBURN RD #206	# 107	CHARLOTTE	NC	28210
2011-35	17124475	FISHMAN	AMELIA	BERNARD C	FRANCIS	3128 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124316	FOSTER	STACEY E			5425 CLOSEBURN RD #204		CHARLOTTE	NC	28210
2011-35	17124308	FRANCIS	BRYAN C			3250 MARGELLINA DR Unit 2310		CHARLOTTE	NC	28210
2011-35	17124323	FRIEDLANDER	DIANNE FERGUSON			3120 MARGELLINA DR UNIT 102		CHARLOTTE	NC	28210
2011-35	17124218	GANZENMULLER	TAMARA			645 WINGRAVE DR		CHARLOTTE	NC	28270
2011-35	17124321	GARCIA	KRISTIN A	KAREN A	GARCIA	PO BOX 470112		CHARLOTTE	NC	28247
2011-35	17124269	GAY	CARLOS F	SHAUN JOSEPH	RASHLEY	3104 MARGELLINA DR		CHARLOTTE	NC	28210
2011-35	17124214	GILMORE	LAUREN JEAN					CHARLOTTE	NC	28210
2011-35	17124503	GIRALDO	LORI E					CHARLOTTE	NC	28270
2011-35	17125235	GOLSHAN	ANDREW A					CHARLOTTE	NC	28247
2011-35	17124206	GOODWIN	NOOSHIN					CHARLOTTE	NC	28210





2011-35	17124248	GRAHAM	JANIS H	ASHLEY D	FERRELL	5108 DUNES CT	CHARLOTTE	NC	28226
2011-35	17124305	GRANGER	THOMAS E	NANCY C	GRANGER	5425 CLOSEBURN RD #104	CHARLOTTE	NC	28210
2011-35	17124341	GROOT	WILLEM A			5425 CLOSEBURN RD #308	CHARLOTTE	NC	28210
2011-35	17705302	GUR	SALIM	HULYA	GUR	5509 PARK RD	CHARLOTTE	NC	28209
2011-35	17124281	HALLI	FLORIAN	DENADA	RAMINSHITA	3274 MARHELLINA DR	CHARLOTTE	NC	28210
2011-35	17124325	HAN	CHRISTOPHER K			5425 CLOSEBURN RD #208	CHARLOTTE	NC	28210
2011-35	17124311	HANRAHAN	JEREMIAH	ROSEMARY	HANRAHAN	5425 CLOSEBURN RD #110	CHARLOTTE	NC	28210
2011-35	17124320	HARVEY	VIDA CAROLINE			5425 CLOSEBURN RD #203	CHARLOTTE	NC	28210
2011-35	17124274	HASSELL	DAVID A			3260 MARGELLINA DR #2302	CHARLOTTE	NC	28210
2011-35	17124271	HEIM	JENNIFER E			639 E CHEVAL DR	FT MILL	NC	29708
2011-35	17124239	HELM5	MELISSA			3170 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124230	HEUMAYER	SIMONE	YEE KAM	HEUMAYER	3154 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124231	HEUMAYER	YEE KAM	SIMONE	HEUMAYER	6031 RAISIN TREE LN	CHARLOTTE	NC	28215
2011-35	17124267	HOANG	HAANG NGUYEN			3246 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124247	HOFFMAN	DAVID	RENEE	HOFFMAN	3900 AVRSHIRE PL	CHARLOTTE	NC	28210
2011-35	17124209	HOGAN	HEIDI D			3110 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124285	HUNT	VICTORIA A			3282 MARGELLINA DR	CHARLOTTE	NC	28209
2011-35	17124228	IBARRA	JOSE MANUEL	NADIA B	CARMONA	3148 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124505	JOHNSON	LEIF A			1981 LEESBURG DR	CLOVER	SC	29710
2011-35	17124476	JONES	JENNIFER M			3015 CASTLEBERRY CT	CHARLOTTE	NC	28209
2011-35	17124322	KANOS	MARINA C	F CHRYSSTOPHER	KANOS	5425 CLOSEBURN RD #205	CHARLOTTE	NC	28210
2011-35	17124510	KIM	YOUNG H	CHRISTINA L	GRINNELL	3014 CASTLEBERRY CT	CHARLOTTE	NC	28210
2011-35	17124272	KITAS	SANDRA J			3256 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124512	KLUTZ	SUSAN K			3006 CASTLEBERRY CT	CHARLOTTE	NC	28209
2011-35	17705333	KNOWLES	MICHAEL SCOTT			5510 BARNSLEY PL	CHARLOTTE	NC	28209
2011-35	17124234	KOZEL	BEVERLY A			3160 MARGELLINA DRF	CHARLOTTE	NC	28210
2011-35	17124238	KUBIN	ANITA K			3168 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124255	KUMAR	AMIT	DALJINDER	KAUR	3222 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124338	KUNA	MEGAN	ANDREY	PODZOROV	5425 CLOSEBURN RD #305	CHARLOTTE	NC	28210
2011-35	17124241	LAMAR	STEPHEN J			3147 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124331	LANGSTON	JOHN TIV			5425 CLOSEBURN RD #214	CHARLOTTE	NC	28210
2011-35	17124334	LANTZ	WINTER	EVE	LANTZ	5425 CLOSEBURN RD @301	CHARLOTTE	NC	28210
2011-35	17124242	LEJANO	GARY	GALEN	LEJANO	10600 ANGLESEY CT	CHARLOTTE	NC	28278
2011-35	17124256	LLOYD	WILLIAM T			3224 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124324	MACKAY	MARCIANNE			5425 CLOSEBURN RD UNIT 207	CHARLOTTE	NC	28210
2011-35	17124499	MAGNOLIA PARK TOWNHOME	ASSOCIATION INC			7422 CARMEL EXECUTIVE PK #300	CHARLOTTE	NC	28226
2011-35	17124597	MAGNOLIA PARK TOWNHOME	ASSOCIATION INC			11121 CARMEL COMMONS BLVD	CHARLOTTE	NC	28226
2011-35	17124213	MARGURAN	SANDRA S			3118 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124223	MARSHALL	KATHRYN E			3138 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124346	MAY	CLAIRE L			5425 CLOSEBURN RD	CHARLOTTE	NC	28210
2011-35	17124251	MCCLURE	KEVIN			3214- 5105 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124212	MCDONALD	TIMOTHY E	ANNE R	MCDONALD	3116 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124227	MCGINTY	WILLIAM F	MELBA A	MCGINTY	3146 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124450	MCMANIS	NATHANIAL J	ELIZABETH N	TETKOSKI	5532 WERBURGH ST	CHARLOTTE	NC	28209
2011-35	17124207	MENDEZ	DAIMIAN			3106 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17125233	MITCHELL	THEODORE LEE	SUSAN G	MITCHELL	5534 CLOSEBURN RD	CHARLOTTE	NC	28210
2011-35	17124506	MORGAN	LESLIE			3038 CASTLEBERRY CT	CHARLOTTE	NC	28209
2011-35	17124250	NAIK	DOLATRAI G	ASMIKA D	NAIK	85 SOMERTON PL	CHARLOTTE	NC	28209
2011-35	17124399	NALBANT	NURAY			5425 CLOSEBURN RD #306	COLUMBIA	SC	29209-0826
2011-35	17124326	NEWSOME	CHARLES B	CHRISTINA C	NEWSOME	115 WEST GLENVILLE DR	CHARLOTTE	NC	28210
2011-35	17124344	NEWSOME	CHRISTINA C			115 W GLENVIEW DR	SALISBURY	NC	28147
2011-35	17124444	NICOL	ASHLEY E			5566 WEBBAUGH ST	SALISBURY	NC	28147
2011-35	17705504	NIVENS	JUAN PABLO	SHARON P	NIVENS	7149 FOUNDERS CLUB CT	CHARLOTTE	NC	28209
2011-35	17124337	NORMAN	JACK E			5535 FAIRVIEW RD	CHARLOTTE	NC	28209
2011-35	17124233	OFSANKO	EVELYN M			5425 CLOSEBURN RD #304	CHARLOTTE	NC	28210
2011-35	17124348	OHM LOGISTICS LLC	HOANG-OANH	GERALD	OFSANKO	5404 SILCHESTER LN	CHARLOTTE	NC	28215
2011-35	17124473	OLIVER	WAYNE M			5425 CLOSEBURN RD #315	CHARLOTTE	NC	28210
2011-35	17124246	OVERBERG	DAVE			2947 CASTLEBERRY CT	CHARLOTTE	NC	28209
2011-35	17125106	PARKER	CHARLOTTE P			6515 CORPORATE DR	CINCINTI	OH	45242
2011-35						5501 CLOSEBURN RD	CHARLOTTE	NC	28210

2011-35	17124345	PATEL	PATEL	RAGINI	JAIMINI	PATEL	5425 CLOSEBURN RD #312	CHARLOTTE	NC	28210
2011-35	17124343	PATEL	PATEL	RAJESH	JAIMINI	PATEL	5425 CLOSEBURN RD UNIT 310	CHARLOTTE	NC	28210
2011-35	17124237	PETTY	PETTY	LAURA E			3166 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124448	PEYTON	PEYTON	JONATHAN G			5550 WERBAUGH ST	CHARLOTTE	NC	28209
2011-35	17124501	PHILLIPS	PHILLIPS	ARTHUR G			3062 CASTLEBERRY CT	CHARLOTTE	NC	28209
2011-35	17124509	PULITE HOME CORP		BYRON S	LISA H	REEVES	11121 CARMEL COMMONS BV	CHARLOTTE	NC	28226
2011-35	17124314	REEVES	REEVES	JONATHAN W			5425 CLOSEBURN RD #113	CHARLOTTE	NC	28210
2011-35	17124511	RHONEY	RHONEY	EUSA			3010 CASTLEBERRY CT	CHARLOTTE	NC	28210
2011-35	17124335	RODRIGUEZ	RODRIGUEZ				5425 CLOSEBURN RD UNIT 302	CHARLOTTE	NC	28210
2011-35	17124265	RUMNESS LLC	RUMNESS LLC	STACY	ROBERT L JR	LYONS	4834 RANDOLPH DR	ANNANDALE	VA	22003
2011-35	17124273	SANDEFORD-LYONS	SANDEFORD-LYONS	ANTHONY J			3258 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124254	SANDRENE	SANDRENE	AKALP	VERONICA A	SAYIN	3220 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124216	SAYIN	SAYIN	JOHN			3124 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124277	SCHMIDT	SCHMIDT	JOHN F			3266 MARGELLINA DR	CHARLOTTE	NC	282210
2011-35	17124249	SCHMIDT	SCHMIDT	JULIE L			3210 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124502	SCHMIDT	SCHMIDT	PETER	BIANCA	MOHLMANN	3058 CASTLEBERRY CT	CHARLOTTE	NC	28210
2011-35	17124315	SEBASTIAN	SEBASTIAN	DANA R			5425 CLOSEBURN RD 114	CHARLOTTE	NC	28210
2011-35	17124215	SELLERS	SELLERS	SHAMISIA	SULTAN MOHIUL	BASHAR	3122 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124208	SHAFI	SHAFI	PATHIK P			3108 MARGELLINA DR UNIT 1108	CHARLOTTE	NC	28209
2011-35	17124266	SHAH	SHAH	JOSEPH			3244 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124446	SILLNER	SILLNER	JANET J			4821 WATER OAK RD 3	CHARLOTTE	NC	28211
2011-35	17125237	SMITH	SMITH	JANET J			5418 CLOSEBURN RD	CHARLOTTE	NC	28210
2011-35	17125236	SMITH	SMITH	JOHN G	SANDRA D	SMITH	5426 CLOSEBURN RD	CHARLOTTE	NC	28210
2011-35	17124474	SPALDING	SPALDING	TIMOTHY B			3007 CASTLEBERRY CT	CHARLOTTE	NC	28210
2011-35	17124278	STEGALL	STEGALL	STEECE G			3268 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124319	STONE	STONE	RICHARD	DEBORAH	STONE	5425 CLOSEBURN RD #202	CHARLOTTE	NC	28210
2011-35	17124226	TAUZIN	TAUZIN	JOHN ASHTON	TRICIA	TAUZIN	6111 CACTUS VALLEY RD	CHARLOTTE	NC	28277
2011-35	17124264	TAYLOR	TAYLOR	RON			3240 MARGELLINA DR #2202	CHARLOTTE	NC	28209
2011-35	17124252	ULREY	ULREY	BRIAN	GUZIN	UYVAL	3216 MARGELINE DR # 2104	CHARLOTTE	NC	28210
2011-35	17124342	UYVAL	UYVAL	ORCUN K			5425 CLOSEBURN RD #309	CHARLOTTE	NC	28210
2011-35	17124310	VACALIS	VACALIS	SETVE E			5425 CLOSEBURN RD #307	CHARLOTTE	NC	28210
2011-35	17124540	VARINJI	VARINJI	LUIS E			3218 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124253	VILLADIEGO	VILLADIEGO	MARVIN WAYNE			5425 CLOSEBURN RD	CHARLOTTE	NC	28210
2011-35	17124317	WADDLE	WADDLE	MARK			5425 CLOSEBURN RD #106	CHARLOTTE	NC	28210
2011-35	17124307	WARD	WARD	LESLIE A			3140 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124224	WEBSTER	WEBSTER	ADAM PHILLIP	SARAH M	VACCHIANO	3050 CASTLEBERRY CT	CHARLOTTE	NC	28210
2011-35	17124504	WELCH	WELCH	LORI M			3150 MARGELLINA DR	CHARLOTTE	NC	20209
2011-35	17124229	WELLBORN	WELLBORN	JOHN			3230 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124259	WENHAM	WENHAM	LESA R	MICHAELA	WESTHAFER	13802 BRAMBOROUGH RD	HUNTERSVILLE	NC	28078
2011-35	17124284	WESTHAFER	WESTHAFER	PAUL			5425 CLOSEBURN RD #102	CHARLOTTE	NC	28210
2011-35	17124303	WHITFIELD	WHITFIELD	RYAN C			3114 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124211	WHITLEY	WHITLEY	JOYE R			3238 MARGELLINA DR Unit 2203	CHARLOTTE	NC	28210
2011-35	17124263	WHITLOW	WHITLOW	KIMBERLY H	KRISTINE P	WILLARD	5425 CLOSEBURN RD	CHARLOTTE	NC	28210
2011-35	17124333	WILSON	WILSON	MELISA M			5425 CLOSEBURN RD #212	CHARLOTTE	NC	28210
2011-35	17124329	WOODRUFF	WOODRUFF	NANCIE H	LAKE W JR	WOODS	3126 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124217	WOODS	WOODS	GLENN J			5425 CLOSEBURN RD #112	CHARLOTTE	NC	28210
2011-35	17124313	YUNI	YUNI	STACY E			3178 MARGELLINA DR	CHARLOTTE	NC	28210
2011-35	17124243	ZAEH	ZAEH					CHARLOTTE	NC	28210

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2011-35	Carla	Weyrick	Ashbrook NA	1315 Holmes Drive	Charlotte	NC	28209
2011-35	Mike	Rains	Ashbrook NA	1312 Bywood Lane	Charlotte	NC	28209
2011-35	Rachel	Gold	Ballantyne Residential POA, Inc	5970 Fairview Road, Suite 710	Charlotte	NC	28210
2011-35	Derek	Dittner	Barclay Downs HOA	3831 Barclay Downs Drive	Charlotte	NC	28209
2011-35	Teri	Marshall	Beverly Woods Civic Assoc.	3900 Kitley Place	Charlotte	NC	28210
2011-35	Jo Ellen	Bray	Briar Creek (Lower) HOA	3118 Michael Baker Place	Charlotte	NC	28209
2011-35	Roger	Coates	Closeburn/Glenkirk Neighborhood	5616 Glenkirk Road	Charlotte	NC	28210
2011-35	Kelly	Roberts	Collinswood NA	4408 University Drive	Charlotte	NC	28209
2011-35	Mike	Farrell	Collinswood NA	1416 Hartford Avenue	Charlotte	NC	28209
2011-35	Lisa	Yarrow	Colonial Village NA	408 Webster Place	Charlotte	NC	28209
2011-35	Alison	Hall	Colonial Village NA	3624 Trent Street	Charlotte	NC	28209
2011-35	Scott	Swimmer	Eastover Resident's Assoc.	1510 Twiford Place	Charlotte	NC	28207
2011-35	Martha	Byers	Fairmeadows NA	3127 Eastburn Road	Charlotte	NC	28210
2011-35	Wendy	Parks	Falcon Ridge HOA	Post Office Box 11906	Charlotte	NC	28209
2011-35	Catherine	Armstrong	Forest Drive NA	2505 Forest Drive	Charlotte	NC	28211
2011-35	Bill	Farnsworth	Freedom Park NA	1433 Townes Road	Charlotte	NC	28209
2011-35	Bob	Binner	Freedom Park NA	1323 Townes Road	Charlotte	NC	28209
2011-35	Roger	Coates	Glenkirk NA	5616 Glenkirk Road	Charlotte	NC	28210
2011-35	Christine	Woods	Heatherstone NA	3635 Stokes Avenue	Charlotte	NC	28210
2011-35	Dorian	Gunter	Hillside West Condo Owners Assoc.	859 Park Slope Drive	Charlotte	NC	28209
2011-35	Patrick	Schaber	Hope Creek NA	4244 Castlewood Road	Charlotte	NC	28209
2011-35	Shelly	Jackson	Huntington Forest HOA	4523 Park Road	Charlotte	NC	28237
2011-35	Bobby	Curtis	Kimberlee Apartments	1300 Reece Road, Unit 316	Charlotte	NC	28209
2011-35	Charles	Kolton	Mallard Woods HOA	1711 East Boulevard	Charlotte	NC	28203
2011-35	Nancy	Mosier	Montclair NA	5919 Boxwood Lane	Charlotte	NC	28210
2011-35	Alice	Hayes	Montclair NA	2138 Shadyview Drive	Charlotte	NC	28210
2011-35	Rusty	Bryson	Myers Park HOA, Inc.	2237 Malvern Road	Charlotte	NC	28207
2011-35	Brad	Wallace	Myers Park Manor	215 Tranquil Avenue	Charlotte	NC	28209
2011-35	Margaret	Lee	Parkdale League NA	5400 Wintercrest Lane	Charlotte	NC	28209
2011-35	Gina	Collias	Picardy HOA	315 Garrison Drive	Kings Mountain	NC	28086
2011-35	Wilna	Eury	Picardy HOA	3040 Eastham Lane	Charlotte	NC	28209
2011-35	Phyllis	Strickland	Picardy HOA	5809 Wintercrest Lane	Charlotte	NC	28209
2011-35	Tom	Golen	Piedmont Row COA	4625 Piedmont Row Drive, #511E	Charlotte	NC	28210
2011-35	Carrie	Graves	Savanna Woods	3105 Leaside Lane	Charlotte	NC	28209
2011-35	Chris	Byers	Sedgefield NA	3255 Sunset Drive	Charlotte	NC	28209
2011-35	Mary Beth	Fields	Sedgefield NA	728 Wriston Place	Charlotte	NC	28209
2011-35	Jeanne	Woosley	Sedgefield NA	326 Marsh Road	Charlotte	NC	28209
2011-35	Ann	King	Sedgefield NA	420 Marsh Road	Charlotte	NC	28209
2011-35	Katie	Zender	Sedgefield NA	3221 Mayfield Avenue	Charlotte	NC	28209
2011-35	Janelle	Travis	Sedgefield NA	635 Poindexter Drive	Charlotte	NC	28209
2011-35	David	Bunn	Selwyn NA	3118 Fairfax Drive	Charlotte	NC	28209
2011-35	Irwin	Bostian	Selwyn Village	532 Wakefield Drive, Unit B	Charlotte	NC	28209
2011-35	Jim	Foster	Selwyn/Colony Merchants Assoc.	2801 Selwyn Avenue	Charlotte	NC	28209
2011-35	Randy	Thomas	Southpark Mall - Simon Properties	4400 Sharon Road	Charlotte	NC	28211

**NOTICE TO RESIDENTS OF SOUTHGATE, SOUTHPARK CORNERS,  
GLENKIRK/CLOSEBURN, PICARDY and OTHER NEIGHBORHOOD ASSOCIATIONS  
(REGISTERED WITH CITY AND WITHIN ONE (1) MILE) NEAR THE SITE OF REZONING  
PETITION NO. 2011-035 FOR AUTOBELL**

**Re: Meeting on Monday, June 6th, 2011 at 7:15 PM to review and discuss the revised and updated plans for the proposed AutoBell at Park and Tyvola; Rezoning Petition #2011-035.**

Dear Residents and Owners:

This letter serves as an invitation to you to attend a meeting to learn more about plans for the redevelopment and rezoning of the abandoned day care center located on the southwest corner of Park Road and Tyvola Road. **The meeting will take place at 7:15 PM on June 6, 2011 at the Renaissance Charlotte SouthPark Hotel located at 5501 Carnegie Boulevard.** Signs within the hotel will direct you to the room for the meeting.

The purpose of this meeting is to continue a dialogue and discussion of the Rezoning Petition that began at two recent meetings the week of May 9<sup>th</sup> and 12<sup>th</sup> with representatives of Southpark Corners, Southgate and residents of the Glenkirk/Closeburn neighborhood and to include other interested parties.

At these initial meetings, Autobell representatives reviewed the proposed AutoBell and the additional features Autobell is willing to include as part of the proposed rezoning petition (several of which are listed below). Also discussed by the existing owner of the Site during the meeting was the likely alternative to the AutoBell, should the Rezoning Petition fail, namely a 39 unit value driven apartment project that can be constructed on the Site "by right" without input from nearby residents.

At the upcoming meeting of June 6<sup>th</sup> we will be presenting revised drawings including revisions to the proposed building architecture. We will also discuss and provide a copy of a Traffic Study Memorandum that is underway and copies of the specific notes that will be added to the conditional rezoning plan in response to feedback and in an effort to document Petitioner's commitments. The additional details and revised drawings that will be presented we believe will demonstrate the Petitioner's commitment to providing a carwash facility worthy of its SouthPark address and neighbors.

The following additional commitments and details will be presented and discussed:

- limit the use of the Site to a carwash only;
- lower the proposed building height and the height of the AutoBell "brand" feature;
- a specific planting plan for the proposed landscaping along Park Road and Tyvola Road, including size and height at installation;
- additional detail on tree save areas;
- specifics on the proposed signage for the Site and the building;
- revised building elevations that are more in keeping with the architecture of the surrounding residential uses;
- additional information on proposed transportation improvements and Site circulation

- a lighting plan that address lighting levels during hours of operation as well as security lighting levels.

Previously discussed commitments and restrictions:

- limited hours of operation with start up no earlier than 7:00 AM and closing by 8:00 PM;
- installation of significant tree plantings and landscaping along streets and screening by both wall and landscaping features that will limit visibility of the carwash activity;
- the commitment to save trees along the rear of the site to retain the currently significant screening at grade and higher of the substation and sewage treatment facility;
- high quality architectural features that will be unique to this Autobell facility, including a green roof and a commitment to locate all vacuuming activity inside the building; and
- the proposal to install a southbound left turn lane into Closeburn Road to create a safer traffic circulation situation than now exists.

The proposed Autobell Carwash facility, which must be established through the conditional rezoning process that encourages nearby resident input, presents a favorable alternative for quality development on this small site. The above noted commitments and improvements involved in this rezoning request, may not exist when the property is developed “by right” under the current zoning.

Representatives of ColeJenest & Stone, project land planner, Richard Bartlett, the project architect, and Randy Goddard, the transportation consultant, will be on hand to address plan and building aspects. We are hopeful that you will be able to attend the meeting. In the meantime if you have any questions please do not hesitate to contact Keith MacVean (704-503-2637), who is assisting Autobell on this matter. Thank you.

CAH Holdings, LLC (Autobell)

Rezoning Petition No. 2011-035  
Community Meeting Sign In Sheet  
Monday, June 6, 2011  
6:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Dick + Eloise Stilwell	5605 Closeburn Rd	704.554-9636	EStilwell@BellSouth.net
2	BILL & MARGARET WERT	9511 WALKERS FERRY RD	704-394-6882	MCLINE25@CAROLINA.RR.COM
3	Chiff Hemmingsway	3615 Closeburn Rd	704.554-7116	
4	WILNA EURY	3040 EASTMAN LN	704.553-2665	WILNA.EURY@ATT.NET
5	MIRIAM MARDIN	11111	11111	MIRIAM THE GARDNER @ATT.NET
6	Kevan and Leslie Mueller	5523 closeburn rd	704650-5986	leslie_fromm@yahoo.com
7	Pete Glan	PGA Lighthouse	(904)788-3721	peteg@CFC.NET
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CAH Holdings, LLC (Autobell)  
 Rezoning Petition No. 2011-035  
 Community Meeting Sign In Sheet  
 Monday, June 6, 2011  
 6:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	DOM M E A N S	5326 MUNDAY HILL RD	704-525-0110	D6M2@AOL.COM
16	<i>John Means</i>	<i>n</i>	<i>704-975-3716</i>	<i>ll</i>
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CAH Holdings, LLC (Autobell)

Rezoning Petition No. 2011-035  
Community Meeting Sign In Sheet  
Monday, June 6, 2011  
6:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	Charlotte Parker	5501 Closeburn Rd	704 724 8829	cparker@bellsouth.net
30	Lori Dolinski	212 S. Tryon	704 731 9899	ldolinski@duvall.com
31	Nancy Granger	5425 Closeburn		GRANGER.TE@GMAIL.COM
32	Lori Wellboen	3150 margellina Dr	704 941-4058	lori957@earthlink.net
33	Anita Kubin	3168 margellina Dr	704 936-7700	akkubin@yahoo.com
34	Darise Presley	6201 Fairview	704-676-4622	darise@presleyawplk.com
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CAH Holdings, LLC (Autobell)

Rezoning Petition No. 2011-035  
Community Meeting Sign In Sheet  
Monday, June 6, 2011  
6:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
57	Marcus Copolillo	5730-D Closeburn Rd.	7046618743	marcusjc@rocketmail.com
58	Eilen Stenstrom	Murrayhill Road		
59	MARTIN DOSS	5223 HUNDON DEAN MADISON PK	7045196677	MARTY DOSS@aol.com
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CAH Holdings, LLC (Autobell)  
 Rezoning Petition No. 2011-035  
 Community Meeting Sign In Sheet  
 Monday, June 6, 2011  
 6:30 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
43				
44	Royce Coates	5616 Glenkirk Rd Chlt 28216	704 552-6815	rrjcoates@yahoo.com
45	Ted Peters	5430 wedgewood Dr Charlotte, NC 28240	704 523-9233	e.t.peters@att.net
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