

CAUDLE & SPEARS, P.A.

ATTORNEYS AT LAW

121 WEST TRADE STREET
SUITE 2600

CHARLOTTE, NORTH CAROLINA 28202-5399

HAROLD C. SPEARS *
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JEFFREY L. HELMS
CHRISTOPHER J. LOEBSACK **
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CHRISTOPHER P. RAAB *
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September 4, 2015

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* ALSO LICENSED IN SOUTH CAROLINA
** N.C. DISPUTE RESOLUTION COMMISSION CERTIFIED MEDIATOR

LLOYD C. CAUDLE
(1930 - 2003)

Office of the City Clerk
600 E. Fourth Street, C700A
Charlotte, NC 28202-2857

**Re: Community Meeting Report
Petitioner: Land Growth, LLC
Rezoning Petition No.: 2015-098**

Dear Sir or Madam:

Pursuant to Section 6.203 of the Charlotte Zoning Ordinance requirements, please find enclosed a copy of our Community Meeting Report for the above-referenced Petition.

If you need anything additional, please let me know.

Sincerely yours,

CAUDLE & SPEARS, P.A.



Ian M. Byrne

IMB/hjg
encl.
cc: LaQuett White

RECEIVED

SEP 9 2015 *LAM*

OFFICE OF THE CITY CLERK

COMMUNITY MEETING REPORT
Petitioner: Land Growth, LLC
Rezoning Petition No.: 2015-098

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:

Petitioner's attorney 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 August 11, 2015. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on August 25, 2015, at 5:00 p.m. in the conference room of the subject property (a Nationwide insurance building), located at 2500 Crownpoint Executive Drive, Charlotte, NC 28227.

PERSONS IN ATTENDANCE AT MEETING (see attached sign-sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. Those persons consisted of the representatives of the current owner of the property (The Private Client Group, LLC), Petitioner (Land Growth, LLC), Petitioner's legal team and Petitioner's remodeling contractor. The Petitioner was represented at the Community Meeting by its Manager, James L. Keffer, and its attorney, Ian M. Byrne.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's attorney, Ian M. Byrne, commenced the meeting at 5:00 p.m. The team was prepared with handouts for anticipated attendees in the form of site plans (proposed and existing), the submitted Official Rezoning Application, Charlotte zoning codes B-D and B-2(CD) (defined) and Polaris 3G Maps representing surrounding parcels.

Additionally, Richard Foard of Foard Construction presented the existing Floor Plans of the building on oversized 3' x 2', 3/16" scale white boards. He presented the Proposed Site Plan for the renovations in the same manner adding a zoning code summary and indicating through photos the existing elevation, lighting and, signage.

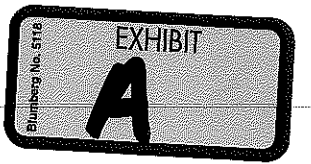
Those present had a solid working knowledge of the rezoning process, and the reason for the rezoning request.

As indicated by the sign-in sheet, no neighboring property owners attended. This was generally expected, given the availability of the Petition documents online and the minimal modifications requested.

The meeting adjourned at 5:45 p.m.

Respectfully submitted, this 3rd day of September, 2015.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department



A	B	C	D	E	F	G	H	I	J	K
Parcel No.	TaxID	Owner/Last	Owner/First	Owner/First	Owner/Last	Mail/addr1	Mail/addr2	City	State	Zip/Code
1	2015-098	1992010	CHARS D94 LP		C/O CAPITAL AUTOMOTIVE LP	Mail/addr1 8726 GREENSBORO DR 1100 KENILWORTH AVE # 200		MCFEAN CHARLOTTE	VA	22102
2	2015-098	1992001	CHARLOTTE REALTY INVESTORS			1100 KENILWORTH AVE #200		CHARLOTTE	NC	28204
3	2015-098	1992003	CHARLOTTE REALTY INVESTORS			1100 KENILWORTH AVE #200		CORNELIUS	NC	28204
4	2015-098	1992012	CHARLOTTE REALTY INVESTORS			1100 KENILWORTH AVE #200		CHARLOTTE	NC	28204
5	2015-098	1992013	CHARLOTTE REALTY INVESTORS			1100 KENILWORTH AVE STE 200		CHARLOTTE	NC	28204
6	2015-098	1991194	EVELYN ANN THOMAS LLC		% BANKS ASSET MANAGEMENT CO	2425 CROWN POINT EXECUTIVE DR 3201 LEXINGTON AV #900		MATTHEWS NEW YORK	NY	10170
7	2015-098	1991101	GATEWAY VAN BUREN INC			4300 EAST FIRTH AVE		COLUMBUS	OH	43219
8	2015-098	1991109	INDEPENDENCE CHARLOTTE MC LLC			831 EAST ANDEHEAD ST STE 445		CHARLOTTE	NC	28202
9	2015-098	1992009	INDEPENDENCE CHCD PROPERTIES I			2521 CROWNPOINT EXECUTIVE DR 13821 STATESVILLE RD		CHARLOTTE	NC	28227
10	2015-098	1991107	JI		% WANG SIK	831 EAST ANDEHEAD ST STE 445		CHARLOTTE	NC	28227
11	2015-098	1992108	LAND GROWTH LLC		% THE KETTER COMPANY	2521 CROWNPOINT EXECUTIVE DR		HUNTERVILLE	NC	28078
12	2015-098	1991108	MCCOMB ERIC W BUILDER INC			1501 VALLEY PI		MONROE	NC	28078
13	2015-098	1992107	MCCORMACK PROPERTIES LLC			9028 E INDEPENDENCE BLVD		MATTHEWS	NC	28105
14	2015-098	1992103	PCW HOLDINGS LLC			PO BOX 67		MATTHEWS	NC	28105
15	2015-098	1992423	STEGALL		KENNETH E HAIGLER & WVS	3541 SAM NEWELL RD		MATTHEWS	NC	28105
16	2015-098	1992423	STEGALL		% MICHAEL R BARE	2500 CROWNPOINT EXECUTIVE DR		MATTHEWS	NC	28105
17	2015-098	1991190	THE PRIVATE CLIENT GROUP LLC			517 KINGSDOWN CT		WAXHAW	NC	28173
18	2015-098	1992105	TODD			17900 CLIFROSS LN		CHARLOTTE	NC	28278
19	2015-098	1992012	TODD			17900 CLIFROSS LN		CHARLOTTE	NC	28278
20	2015-098	1992016	TODD			17900 CLIFROSS LN		CHARLOTTE	NC	28278
21	2015-098	1992016	TODD			17900 CLIFROSS LN		CHARLOTTE	NC	28278



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August 11, 2015

WRITER'S E-MAIL:
ibyrne@caudlespears.com

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** N.C. DISPUTE RESOLUTION COMMISSION CERTIFIED MEDIATOR

DIRECT DIAL:
(704) 944-9805

LLOYD C. CAUDLE
(1930 - 2003)

Independence Charlotte NC, LLC
4300 East Fifth Ave.
Columbus, OH 43219

**Re: Notice to Interested Parties of Community Meeting
Community Meeting – Rezoning Petition Filed by Land Growth, LLC
to Rezone Approximately 1.9 Acres Located at 2500 Crownpoint
Executive Drive, Charlotte, NC 28227
Date and Time: August 25, 2015 at 5:00 p.m.
Place of Meeting: 2500 Crownpoint Executive Drive (Conference
Room)
Petition No.: 2015-098
Your Parcel No(s): 19311109**

Dear Sir or Madam:

We are assisting Land Growth, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte- Mecklenburg-Planning Commission seeking to rezone an approximately 1.9 acre site (the "Site") located at 2500 Crownpoint Executive Drive, Charlotte, NC 28227 from the B-D zoning district to the B-2(CD) zoning district. The purpose of the rezoning is to (a) provide management offices and conference rooms for the Keffer group of automobile dealerships; (b) to allow for storage of wholesale auto parts; (c) to handle internal work for the service department; and (d) to allow overflow inventory parking for the Keffer Hyundai dealership next door.

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 in 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 August 25, 2015, at 2500 Crownpoint Drive, Charlotte, NC 28227 at 5:00 p.m. in the building's conference room. 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.

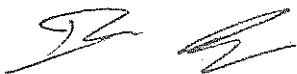
In the meantime, should you have any questions or comments about this matter, please call Ian Byrne at 704-944-9805.

cc: Kenny Smith

Date Mailed: 08/11/2015

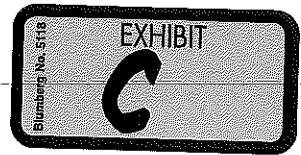
Sincerely yours,

CAUDLE & SPEARS, P.A.



Ian M. Byrne

IMB/hjg



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: LAND GROWTH, LLC
REZONING PETITION NO.: 2015-098
August 25, 2015

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

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Michael Bare	2207 TRAPPER CT	704-622-9505	MICHAELBARE@ME.COM
Patti Bare	2207 Trapper Ct.	704-708-6342	pvbare@gmail.com
Richard Stanley	11322 Whisperingleaf Ct	704-545-8268	stanler2@Nationwide.com
Jim Kefer	6900 Shinnecock HILL Ct	707-877-4010	kefer.jim@gmail.com
Jan Byrnt	121 Wind St 2610 CLT	704-944-9805	jbyrnt@candlepower.com
RICHARD FOARD	3809 CARMEL ACRES	704.541.9691	rfoardjr@AOL.COM
Hilly Greer	18520 Mizzennest AVE, CHINA HILL	954-558-2675	hggreer@candlepower.com


ACKNOWLEDGEMENT / NO OBJECTION

Petitioner: Land Growth, LLC
Rezoning Petition No.: 2015-098

The undersigned organization acknowledges that, on September 16, 2015, its representative held a discussion with a representative of the Petitioner in the above-captioned re-zoning Petition to discuss the details of said Petition. A discussion of the project was held, and any questions of the undersigned were answered to the undersigned's reasonable satisfaction. The undersigned has no objection to Petitioner's Rezoning Petition.

Morningstar HOA 2133 Lakeview Circle, Matthews, NC 28105

MORNINGSTAR HOA

By: 
Name: _____
Title: Representative