



September 1, 2015

ARCHITECTS/PLANNERS

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning petition filed by Katarzyna Dec to rezone approximately 3 acres, combined, located at 7610 Burchshire Rd. and 7605 Old Statesville Rd., Charlotte, NC 28269.

Date and time of Meeting: 6:00 pm, Tuesday, September 15th, 2015

Place of Meeting: Express Detailing, 7601 Old Statesville Rd. Charlotte, NC.

Petitioner: Katarzyna Dec

Petition # 2015-110

We are assisting Katarzyna Dec in connection with a Rezoning Petition she has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone approximately 3 acres, combined, located at 7610 Burchshire Rd. and 7605 Old Statesville Rd., Charlotte, NC 28269. The purpose of the rezoning is to allow the the owner to expand parking from his existing business, Express Detailing, located on parcel 037-221-02. The parking will be temporary, cabs only, (no trailers). Business is detailing cabs.

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 Tuesday, September 15, at 6:00 pm, at the site, 7601 Old Statesville Rd. 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 Charles Wilber, 704-892-3633.

cc: Al Austin

Date Mailed: September 2, 2015

20044 N. Zion St.
PO Box 428
Cornelius, NC 28031

American Institute of Architects
National Council of Architectural
Registration Boards

704-892-3633
Fax 704-892-5298
cwilber303@aol.com

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Ma MailZip
2015-110	Bonnie	Jackson	Scotsborough HOA	6938 Auton Link Court	Charlotte	NC 28269
2015-110	Scott	Hall	Scotsborough HOA	Post Office Box 26598	Charlotte	NC 26598
2015-110	Mario	French	Oakebrooke HOA	5103 Mintvale Drive	Charlotte	NC 28269

Pet. No.	TaxPID	Ownerlastn	OwnerFirst	MailAddr1	City	State	ZipCode
2015-110	03722117	ALLEN	J W	729 IDEAL WAY	CHARLOTTE	NC	28203
2015-110	03722105	BALLARD	DANNY L	4201 KITTY DR	CHARLOTTE	NC	28216
2015-110	03722106	BALLARD	DANNY L	4201 KITTY DR	CHARLOTTE	NC	28216
2015-110	03721404	BALLARD	WALTER H	7601 OLD STATESVILLE RD	CHARLOTTE	NC	28269
2015-110	03722701	BISHOP	BARRY DEAN	7705 BURCHSHIRE RD	CHARLOTTE	NC	28269-2857
2015-110	03722702	BISHOP	BARRY DEAN	7705 BURCHSHIRE RD	CHARLOTTE	NC	28269-2857
2015-110	03722715	BISHOP	BARRY DEAN	7705 BURCHSHIRE RD	CHARLOTTE	NC	28269
2015-110	03722101	DEC	KATARZYNA	7611 OLD STATESVILLE RD	CHARLOTTE	NC	28269
2015-110	03722102	DEC	KATARZYNA	708 HOUSTON DR	MONROE	NC	28110-7307
2015-110	03722110	DEC	KATARZYNA	7611 OLD STATESVILLE RD	CHARLOTTE	NC	28269
2015-110	03722113	EDWARDS	JOHN W	659 LLEWELLYN PL	CHARLOTTE	NC	28207
2015-110	03722801	ELITE INVESTMENT PROPERTIES	LLC	223 TORRENCE ST #85	CHARLOTTE	NC	28204
2015-110	03722118	GLADDEN	W T	6243 DAVID LN SW	MABLETON	GA	30126-4701
2015-110	04306202	HARRIS WOODS LLC		1944 BRUNSWICK AVE STE 2A	CHARLOTTE	NC	28207-1891
2015-110	03722120	HUGGINS	FLOY M	P O BOX 1607	CHARLOTTE	NC	28232
2015-110	03722832	HUMPHRIES	GARLAND EDWARD	7712 BURCH SHIRE RD	CHARLOTTE	NC	28212
2015-110	03722833	HUMPHRIES	GARLAND EDWARD	7712 BURCHSHIRE RD	CHARLOTTE	NC	28269-2858
2015-110	03722122	JONES	EDGAR S	PO BOX 112	WINDSOR	VA	23487
2015-110	03721402	KEY	ANGIE M	7535 OLD STATESVILLE RD	CHARLOTTE	NC	28213
2015-110	03721405	KEY	ANGIE M	7535 STATESVILLE RD	CHARLOTTE	NC	28213
2015-110	03722817	NICHOLS	MICHAEL D	7701 CASA LOMA RD	CHARLOTTE	NC	28269
2015-110	03722834	NICHOLS	MICHAEL D	7701 CASA LOMA RD	CHARLOTTE	NC	28269
2015-110	04308522	OAK GROVE METHODIST	CHURCH	RFD 11 BOX 321	CHARLOTTE	NC	28217
2015-110	03722814	OLIVER	GARY T	8016 PAINTED PONY CT	CHARLOTTE	NC	28269-0788
2015-110	03722107	PERFORMANCE ACQUISITIONS, LLC		PO BOX 480387	CHARLOTTE	NC	28269
2015-110	03722123	PRICE	TAMMY MARLA	312 CHARING CROSS DR	MATTHEWS	NC	28105
2015-110	03722112	R & K ENTERPRISES OF CHARLOTTE	LLC	7712 BURCH SHIRE RD	CHARLOTTE	NC	28269
2015-110	03722119	REA	EMMA GABRIELLE	12613 BANNOCK DR	CHARLOTTE	NC	28277-2116
2015-110	03722121	SHARPE	CLARENCE D	8509 MOBILE LN	CHARLOTTE	NC	28215
2015-110	03722116	WALKER	CHARLES G	5008 CHRISTENBURY RD	CHARLOTTE	NC	28269
2015-110	03722818	WHITE	JIMMY RAY	7711 CASA LOMA ST	CHARLOTTE	NC	28269-1803

Community Meeting Report

Petitioner: Katarzyna Dec for Express Detailing
Rezoning Petition No. 2015-110
7601 Old Statesville Rd., Charlotte, NC
6:00 pm, September 15, 2015

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 September 1, 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 September 15, 2015 at 6:00 pm at 7601 Old Statesville Rd., Charlotte, NC.

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:

Robert Nowak - owner, Charles Wilber - Wilber Associates, Architect,
Debbie Snider - Wilber Associates

SUMMARY OF PRESENTATION/DISCUSSION:

The petitioner's agent, Charles Wilber, welcomed the attendees and introduced the Petitioner's team, Robert Nowak and Debbie Snider. Mr. Wilber indicated that the Petitioner proposed to rezone an approximate total of 3 acres in the areas adjacent to where they were standing from A. I-1(CD) B. R-MH and B-2 to A. B-2(CD) B. B-2 (CD). Charles explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Wilber provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Mr. Wilber showed the proposed building and discussed the design of the proposed facility.

John Edwards raised his hand and was recognized by Mr. Wilber. Mr. Edwards said, "I am afraid this rezoning will lower the value of my land."

Mr. Wilber replied, "That is a legitimate concern. But actually your land value should increase because the proposed zoning is more restrictive.

Mr. Edwards said, "Oh, in that case, I'm fine with the rezoning. I got the land from my cousin, but I've never even seen it."

Charles replied, “ Well, it’s just a very short walk over there. Why don’t we go now and look at it?”

Mr. Edwards replied, “ No, I just don’t feel like. I must go to Myer’s Park Presbyterian Church for a meeting.”

Mr. Walter Ballard made no comment.

Everyone departed.

Respectfully submitted, this 17th day of September, 2015

cc: LaQuett White, Charlotte-Mecklenburg Planning Department