



Boat-N-RV Corporate Headquarters
2475 Westel Road
Rockwood, TN 37854

Thomas H. Shields III
General Counsel

865-354-2140
Fax: 865-354-4407

January 29, 2016

VIA PRIORITY MAIL

Claire Lyte-Graham, AICP
Charlotte-Mecklenburg Planning Department
600 East Fourth Street, Eighth Floor
Charlotte, NC 28202

Re: Rezoning Petition: 2016-020
Petitioner: Ridgeland Recreational Vehicles, Inc.
Proposed Site: Parcels on Lakebrook Road

Dear Ms. Lyte-Graham:

Enclosed please find the following documents in connection with the above referenced Petition:

1. Notice of Community Meeting;
2. Summary of Community Meeting which occurred January 7, 2016;
3. Sign in Sheet for Community Meeting; and,
4. List of Invitees to Community Meeting.

Please do not hesitate to contact me with any questions you may have concerning the foregoing.
With kind regards, I remain

Very Truly Yours,

Thomas H. Shields III,
General Counsel

Enclosures

cc: LaQuett White
Charlotte-Mecklenburg Planning Department
600 East 4th Street – Eighth Floor
Charlotte, NC 28202

Boat-N-RV Supercenter – 2475 Westel Road, Rockwood, TN 37854

Boat-N-RV Superstore – 20 Industrial Drive, Hamburg, PA 19526

Boat-N-RV Megastore – 401 Sycamore Drive, Ridgeland, SC 29936

Boat-N-RV Warehouse – 12634 Route 9W, West Cocksackie, NY 12192

Boat-N-RV World – 650 W. Ritchie Road, Salisbury, NC 28147

NOTICE OF COMMUNITY MEETING



Boat-N-RV Corporate Headquarters
2475 Westel Road
Rockwood, TN 37854

Thomas H. Shields III
General Counsel

865-354-2140
Fax: 865-354-4407

December 21, 2015

VIA FIRST CLASS MAIL

FERGUSON INVESTMENTS PROPERTIES LLC
10733 TRADITION VIEW DR
CHARLOTTE, NC 28269

Re: **Notice of Community Meeting for Rezoning Petition 2016-020**
Petitioner: **Ridgeland Recreational Vehicles, Inc.**
Proposed Site: **Parcels on Lakebrook Road**
Meeting Date/Time: **January 7, 2016, at Chick-Fil-A Belmont**

Dear Sir or Madam:

Boat-N-RV, an industry leader in marine and recreational vehicle sales, is excited to announce that it is seeking to open a dealership in the Greater Charlotte Area. The proposed site for our new facility is **9204 North Lakebrook Road, Charlotte, NC 28214-8989**, and several surrounding parcels which are highlighted in yellow on the attached survey. Boat-N-RV has filed a petition which seeks the rezoning of the parcels from I2-CD and R-3, respectively, to I1-CD so that it may conduct the retail sales of boats, recreational vehicles, and related accessories at the site. **The public hearing of the above referenced Zoning Petition will occur on February 15, 2016.**

One of the requirements of the rezoning process is that the Petitioner (Boat-N-RV) hold a community meeting with the owners of parcels which may be effected by the proposed rezoning. 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 of our proposed dealership facility. The purpose of this letter is to inform you that representatives of Boat-N-RV will be available from **7:30-8:30 p.m. on Thursday, January 7, 2016**, to share our rezoning proposal with you and also to answer any questions you may have concerning our operations at:

Chick-Fil-A Belmont
801 Park St.
Belmont, NC 28012

If you are interested in knowing more about our operations or the Petition but are unable to attend the scheduled meeting, please reach out to me at the address or telephone number shown above. If you are interested in seeing one of our existing facilities, please feel free to visit Boat-N-RV World, which is located at 650 W. Ritchie Road, Salisbury, NC 28147.

Boat-N-RV Supercenter – 2475 Westel Road, Rockwood, TN 37854

Boat-N-RV Superstore – 20 Industrial Drive, Hamburg, PA 19526

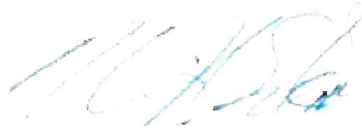
Boat-N-RV Megastore – 401 Sycamore Drive, Ridgeland, SC 29936

Boat-N-RV Warehouse – 12634 Route 9W, West Coxsackie, NY 12192

Boat-N-RV World – 650 W. Ritchie Road, Salisbury, NC 28147

With kind regards, I am

Very Truly Yours,



Thomas H. Shields III,
General Counsel

Enclosure

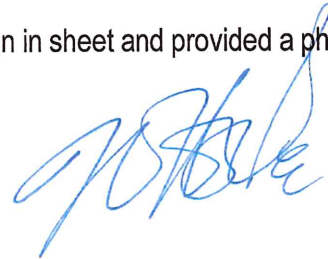
SAMPLE NOTICE

**SUMMARY OF COMMUNITY MEETING
OF JANUARY 7, 2016**

**SUMMARY OF COMMUNITY MEETING
JANUARY 7, 2016**

The Community Meeting for Petition No. 2016-020 occurred on January 7, 2016. The meeting was attended by five (5) neighbors, plus Thomas H. Shields III, the representative of the Petitioner. The meeting occurred at Chick-Fil-A in Belmont, NC, which is approximately a ten (10) minute drive from the property which is the subject of the Petition. At the outset of the meeting, Petitioner's plans for the parcels was discussed. In summary:

1. Petitioner has a three (3) year lease for the improved parcels immediately South of I-85 on Hester Forklift used to operate. Petitioner also possesses an option to purchase three (3) unimproved parcels across from the existing Hester Forklift building and South of Lakebrook Road. (Survey and satellite imagery was provided to identify the site).
2. If approved, Petitioner intends to open and operate a recreational vehicle and boat dealership out of the existing Hester Forklift building. (Identified Parcels on drawings).
3. Concerning the parcels South of Lakebrook Road which are the subject of the Petition, Petitioner has no immediate plans. However, if sales are sufficiently strong out of the Hester Forklift building, Petitioner would investigate the possibility of exercising its option for the unimproved parcels and constructing a showroom for its products thereon.
4. Following the presentation of Petitioner's plan for the parcels, all feedback concerning the proposed rezoning was positive. At least one (1) adjoining landowner suggested that, if the instant Petition is successful, that they would suggest the rezoning of additional parcels adjacent to Interstate 85
5. Following approximately an hour of discussion, mostly between the adjoining landowners, the meeting adjourned.
6. All meeting attendants signed in on the meeting sign in sheet and provided a phone number.

A handwritten signature in blue ink, appearing to be 'T. H. Shields III', is located in the bottom right corner of the page.

**SIGN IN SHEET FOR COMMUNITY
MEETING OF JANUARY 7, 2016**

Community Meeting

704-477-7500

1. Melinda Tallent → (Billy M. Dellinger - deceased)
2. Dwayne Dellinger → 828-302-1010
3. Jerry Foster → 704-853-9199
4. HARRY WENTZ 704 825-2412
5. Mary Dogan 704-562-7200
6. Thomas Shields (for Petitioner)

**LIST OF INVITEES TO COMMUNITY
MEETING**

**LIST OF MEETING INVITEES
PETITION 2016-020**

1327 MINT STREET HOLDING COMPANY LLC
1017 E MOREHEAD ST
CHARLOTTE, NC 28204

200 PEACHTREE LLC
1056 MORELAND INDUSTRIAL BV SE
ATLANTA, GA 30316

SARA MATTOX ALLISON and
DAVID SCOTT ALLISON MARITAL TRUST
16119 GARDENSIDE LN
CHARLOTTE, NC 28278

ALVAREZ, GUSTAVO A
8917 LAKEBROOK ROAD
CHARLOTTE, NC 28214

KENNETH R BOLTON
PENNY E BOLTON
207 AMITY CR
BELMONT, NC 28012

KENNETH R BOLTON
PENNY E BOLTON
9007 LAKEBROOK RD
CHARLOTTE, NC 28214

BILLY MACK DELLINGER
143 ELAM ST
LAWNDALE, NC 28090

ANTHONY N DOGAN
MARY J DOGAN
9000 CENTERGROVE LN
CHARLOTTE, NC 28214

FERGUSON INVESTMENTS PROPERTIES LLC
10733 TRADITION VIEW DR
CHARLOTTE, NC 28269

JERRY D FOSTER
5599 GUNPOWDER RD
GRANITE FALLS, NC 28630

GOUGH ECON INC
PO BOX 668583
CHARLOTTE, NC 28266

CEBRON W. HESTER
PO BOX 595
STANLEY, NC 28164

JOHN W JONES
SUSAN JONES
3021 OVERBROOK TR
CHARLOTTE, NC 28214

THOMAS ARTHUR KNIGHT
9110 S LAKEBROOK RD
CHARLOTTE, NC 28214

MICHAEL MCANDREW
C/O ANDY LEWIS HEATING AND AIR
9300 NORTH LAKEBROOK RD
CHARLOTTE, NC 28214

GEORGIA S MULLER
3110 OVERBROOK TER
CHARLOTTE, NC 28214

DOUGLAS POPE
CINDY K POPE
9118 S LAKEBROOK RD
CHARLOTTE, NC 28214

RISCAL LLC
PO BOX 668583
CHARLOTTE, NC 28266

RISCAL LLC
PO BOX 66853
CHARLOTTE, NC 28266

SPARTAN PETROLEUM CO INC
PO BOX 307
CLIFFSIDE, NC 28024

LIST OF MEETING INVITEES
PETITION 2016-020
Page 2

ALEX C STIKELEATHER
9001 LAKEBROOK RD
CHARLOTTE, NC 28214

JOHN E TESNEAR, JR
KEVIN H TESNEAR, AND
TINA TESNEAR
202 CENTERVIEW ST
BELMONT, NC 28012

DAVID EDWARD WENTZ
HARRY PHILLIP WENTZ
1006 DAMON POINTE DR
BELMONT, NC 28012

RANDY KEITH WILBANKS
MELANIE BRAFFORD
9130 S LAKEBROOK RD
CHARLOTTE, NC 28214