

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-141 – RENC CH, LLC

Subject: Rezoning Petition No. 2016-141

Petitioner/Developer: RENC CH, LLC

Current Land Use: Commercial/vacant

Existing Zoning: R-3, UR-2(CD) and B-2(CD)

Rezoning Requested: B-2(CD) and B-2(CD) SPA

Date and Time of Meeting: **Wednesday, November 9th at 7:00 p.m.**

Location of Meeting: Garr Church
7700 Wallace Road
Charlotte, NC 28212

Date of Notice: 10/28/2016

We are assisting RENC CH, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with automotive dealerships and related uses including parking for the storage of automobiles on 41.49 acres located south of Wallace Road and west of Independence Boulevard (the “Site”). We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±41.49 acre Site from R-3, UR-2(CD) and B-2(CD) to B-2(CD) and B-2(CD) SPA. The majority of the Site is currently developed as a church (Garr Church), other portions of the Site are developed with parking areas for existing car dealerships located along Independence Boulevard, and there are also two (2) single-family homes located on the Site.

A portion of the Site was previously rezoning to UR-2(CD) to allow the development of attached dwelling units. Another smaller portion of the Site was rezoned to allow the expansion of automotive dealerships located along Independence Boulevard.

The proposed rezoning petition will allow the Site to be used for the expansion of the existing Hendrick automotive dealerships located along Independence Boulevard. The proposed use of the Site will be for automotive dealerships and related uses.

The site plan associated with the Petition reserves 120 feet of right-of-way for the future extension of the Silver Line and Future Wallace Road relocation. The portion of the Site reserved for the Silver Line and Future Wallace Road relocation will remain undeveloped until utilized by the City. The site plan also reserves 100 feet of right-of-way for the realignment of a portion of Wallace Road located along the Site’s frontage to coordinate with NCDOT improvements associated with East Independence Blvd. Widening.

Access to the Site will be through the existing automotive dealerships located along Independence Boulevard and from Wallace Road. Access to the Site from Dwight Street and Lumarka Drive will not be allowed.

A 60 foot class B buffer will be established between the 120 foot reserved right-of-way from the Silver Line and the homes in Woodberry Forest. A 75 foot Class B buffer will be established adjacent to the Abbot Glen Town Homes.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, November 9th, at 7:00 p.m. at Garr Church, 7700 Wallace Road, Charlotte, NC 28212.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Gene Cocchi, Hendrick Automotive
Jennifer Bowers, Hendrick Automotive
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

