

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-141

Petitioner: RENC CH, LLC
Rezoning Petition No.: 2016-141
Property: ± 41.49 acres located along Wallace Road, Charlotte, NC 28212 (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Wednesday, November 9th, 2016, 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** by depositing the Community Meeting Notice in the U.S. mail on 10/28/2016. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on November 9th, 2016 at 7:00 PM**, at Garr Church, 7700 Wallace Road, Charlotte, NC 28212.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Gene Cocchi, Jennifer Bowers and Mr. Rick Hendrick with Hendrick Automotive Group as well as Greg Hartley with EMH & T and Keith MacVean with Moore & Van Allen, PLLC. Also in attendance representing Garr Church was Pastor Randy Briscoe.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Pastor Briscoe opened the meeting and provided the attendees with a brief history of why the Church was selling the property to Hendrick Automotive Group. He indicated the church was a small church with buildings that were over 40 years old and becoming harder and more expensive to maintain. Therefore, the Church had approached Hendrick Automotive Group about purchasing the property. The Church and representatives of Hendrick Automotive Group had met with the City and discussed the plans for the Site. As part of those meetings the church had also become aware of the City's plans to extend the Silver Line and Wallace Road through the property as well as the extension of Lumarka Road and Dwight Street into the Site

The meeting was then turned over to Mr. MacVean who gave an overview of the rezoning schedule and the existing zoning for the property. The rezoning petition is scheduled to be before City Council for a public hearing in December.

The 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) and school (Charlotte United Christian Academy), while 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 rezoned 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 meeting was then turned over to Gene Cocchi with Hendrick Automotive Group. Mr. Cocchi explained that the inventory cars would be stored on the property and brought to the Site from the current Hendrick facility located at 6800 Independence Blvd (Former BJ's building). The cars are dropped off at the former BJ's location by the car haulers and then prepped for sale. Once sale ready each vehicle is transported to their respective store by brand.. The operation of the existing dealerships along Independence Boulevard will not change with the proposed development..

Mr. Cocchi also explained/identified the area of the Site that would be reserved for the future Silver Line extension, and the future realignment of Wallace Road, to be developed by others. The areas designated for the future Silver Line extension, and future realignment of Wallace Road would remain undisturbed as part of the proposed Hendrick development plan. A Class B Buffer would also be preserved between the future Silver Line and Wallace Road right-of-ways and the existing homes in Woodberry Forest. The buffer would result in a 180 foot area of existing trees that would not be effected by the development proposed by Hendrick. The Class B buffer would be made up of existing vegetation and would be supplemented with new evergreen shrubs as required to meet the Class B buffer standards. He also explained that the proposed lighting for the parking area would be kept to a minimum to satisfy inventory and security lighting only. Finally, Mr. Cocchi clarified that access to the proposed parking areas would be developed via drive connections through the existing dealership properties, as well as one driveway from the existing Wallace Road corridor.

The meeting was then turned over to Mr. Greg Hartley with EMH & T. Mr. Hartley walked the attendees through the development proposed for the Site.

He explained that the Site would be developed for parking as the need was identified. Mr. Hartley also explained that the first phase of development would utilize the existing parking areas currently used by the Church. Phase two would construct additional parking next to the existing parking lots and further away from Wallace Road. Phase three would develop the southern end of the Site with a parking area, behind the current Hendrick dealerships along Independence Boulevard. The final phase, Phase four, of the development would include demolishing the existing church and

school buildings on site and redeveloping this area and the area next to the existing Wallace Road into a parking lot.

Mr. Hartley also explained the planned widening of Independence Boulevard which would realign existing Wallace Road and also construct a bridge over Independence Boulevard for Sharon Forest Drive.

He explained how the proposed parking area would be screened from Wallace Road and the future Silver Line and Wallace Road extension. The screening would be done with a low berm with landscaping and a black vinyl chain link fence which would also serve as security fence for the Site.

He also provided additional details on the proposed lighting for the Site. The proposed lighting will be designed with LED lights that can be individually controlled to reduce the amount of lighting and the timing of when the lights come on and go off. The lighting for the parking areas will be very low level lighting. The parking areas will also be equipped with security cameras that monitor the parking areas. The parking area will be enclosed by a six foot black vinyl chain link fence. No loud speakers or public address systems will be utilized on the Site.

II. Summary of Questions/Comments and Responses:

Question: Where will the Wallace Road Extension be located? Will it follow the Silver Line?

- Yes, it will follow the path of the Silver Line. The road will be located on the North side of the Silver Line. Currently the proposed right of way is only planned to be a 180' buffer, until such time as the funding, design and plans has been secured for the new road and silver line. Once the new road and light rail are constructed a 60' buffer between the adjoining residential property and the light rail will always remain.

Greg Hartley provided a technical description of what Hendrick Automotive Group is proposing; including details regarding the proposed lighting, fencing, parking lot, etc.

Question: Besides providing trees will there be any other buffers for the silver line/road?

- That will be determined through NCDOT, CATS and the City once the plans for the silver line and Wallace Road have begun.

Question: Who determined the location of the Silver Line:

- CATS

Question: Will the buffer be permanent or temporary?

- Our tree buffer will be platted with our development. Besides eminent domain, the buffer will always be there.

Question: When will the buffer be dedicated:

- It will be dedicated during Phase 2. Phase 1 of the proposed project will remain as is. We will not be disrupting the Wallace Road right-of-way, the City may be demolishing the trees in a

portion of the buffer once they are ready to start construction on the Silver line and the extension of Wallace Road.

Question: What type of lighting is proposed?

- All LED lighting and they can be individually dimmed and shut off. Lighting will be 2-5 footcandles strictly for security purposes; no customers.

There will be no PA system on the lot.

Question: Abbots Glen Resident: She can hear the dealership and at one time there was more of a buffer between her property and the dealership. She can hear construction from the parking lot and underground detention facility that is currently under construction. She has concerns about security and noise.

- Mr. Hendrick responded letting her know that we will be more than happy to help the neighbors with their concerns and proposed a walk of the site to better determine how to help ease her concerns; possibly proposing a wall between her property and the dealership property. Hendrick Automotive Group, EMHT and the neighbors are currently working on a time that best works with everyone's schedule to meet and discuss the options on site.

Question: The Phase III portion of the site is very wooded and big equipment will be needed to get back there, in order to construct the lot. How will the construction equipment have access?

- The only access will be off of Wallace Road and through our property.

Question: How wide with the Silver Line right-of-way and buffer remain between now and when the City starts construction?

- 180' undisturbed buffer

Question: How will we be assured that Dwight and Lumarka Drives will not be extended to the Wallace Road Extension?

- Once zoning is approved, it will be part of our rezoning plan. In order for this to be changed, the City would have to go through the same zoning process and City Council.

Question: How does the ex. wooded area compare to the future wooded area?

- The ex. treed area along the Garr Church entry driveway is approximately 180' from the property line, this area will remain undisturbed.

Question: There are a lot of dead trees and underbrush in the wooded area. Will there be any maintenance of this area proposed? The neighbor is concerned about fires.

- Yes the sites will be maintained and cleaned up. When Hendrick, EMHT and the neighbors meet on site this is another item that will be discussed.

Question: What is the time line of the project:

- January – Rezoning Approval; 3rd/4th Quarter 2017 entitlements for the project. Construction will begin when business needs require it.

Question: When will the construction along Independence start? What will the access to the stores be like?

- All stores will have right in/right out access. Over the past couple years, Hendrick has been working with NCDOT and CDOT to start eliminating driveway access along Independence and so far as successfully eliminate 6 driveways, bringing the total drive way count down from 13 drives to 7 drives. We are also proposing to create an internal drive where customers will be able to get from one end of the dealership corridor to the other end without accessing Independence Blvd.

Question: Will there be any type of mosquito control in the proposed ponds?

- Yes, all ponds are required to be built with a planting shelf. This area is an ideal living space for frogs and other animals that help to control the mosquito population.

Question: Many neighbors have been noticing dealerships test driving cars through Woodberry Forest, can this be eliminated?

- Yes, Hendrick will speak to the management of each of the dealerships along Independence, to address accordingly.

Question: Are the vehicles that are dropped off at the Hendrick Corporate Independence Center (Former BJ's) part of test drives or just being serviced?

- No they are only dropped off at this location for PDI (Pre Delivery Inspection) and then relocated down to their respective dealership for sale.

Question: Is the proposed 60' buffer standard for this type of use? Neighbors expressed concern about the sound from the Silver Line.

- Yes, this is the recommended buffer width for this type of use. Currently this area will remain undisturbed until such time that CATS decides to move forward with the plans and Construction. If there are any specific questions regarding the Silver Line Jason Lawrence with CATS is the planner for this area and would be the contact.

Question: When a customer goes on a test drive does a salesman always accompany them?

- Yes, and salesman is always in the car with the customer.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes to the Petition as a result of the neighborhood meeting were made. The Petitioner did agree to meet with the neighbors in the field to walk the proposed buffer, as well as meet the neighbors in Abbots Glen to better understand the source of the noise currently disturbing the residents.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department

Gene Cocchi, Hendrick Automotive
Jennifer Bowers, Hendrick Automotive
Greg Hartley, EMH&T
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet No.	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-141	19105204	6500 E INDEPENDENCE BLVD LLC				3430 SELWYN AVE		CHARLOTTE	NC	28209
2016-141	16514303	6721 INDEPENDENCE BLVD LLC				6512 NEWHALL RD		CHARLOTTE	NC	28270
2016-141	19110594	ASSOCIATION INC	ABBOTTS GLEN HOMEOWNERS			1100 S TRYON ST #100		CHARLOTTE	NC	28203
2016-141	19110536	ABBOTTS GLEN HOMEOWNERS ASSOCIATION INC				PO BOX 37109		CHARLOTTE	NC	28237
2016-141	19105301	ALFERO	THERESA OLIVIERI			633 BARRINGTON PL		MATTHEWS	NC	28105
2016-141	19110617	ASHBY	SHAUNDELLE NALINI			7706 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	19110618	AUNON	ANNA			7710 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	19104202	BAILEY- CLARKE	REGINA			1806 SUMMERHILL DR		CHARLOTTE	NC	28212
2016-141	19110543	BALDWIN	LINDA H			7577 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	19110547	BILIMORIA	NILESH	HEMALI	BILIMORIA	1204 THE GROVE		VICTOR	NY	14564
2016-141	19105303	INC	BLACKSTONE INVESTMENT GROUP			6849 S BLVD		CHARLOTTE	NC	28217
2016-141	19110615	BOGLE	CASSANDRA		% GARY GRANT	1143 ELROND DR		CHARLOTTE	NC	28269
2016-141	19104214	BRAATHEN	ERIC A			1922 WOODBERRY RD		CHARLOTTE	NC	28212
2016-141	19110412	BRASWELL	JESSICA			1724 BRIAN WILLIAM RD		CHARLOTTE	NC	28212
2016-141	19110415	BRYANT	ELLIOTT			1706 BRIAN WILLIAM RD		CHARLOTTE	NC	28212
2016-141	19110402	BUCKRIDGE	ZHENYA			410 EAST MCDONOUGH ST		SAVANNAH	GA	31401
2016-141	19110609	BUTLER	FERMANDI			7526 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	19110190	ASSOC OF CHARLOTTE INC	CAROLINA EVANGELISTIC			7700 WALLACE RD		CHARLOTTE	NC	28212
2016-141		ASSOC OF CHARLOTTE INC	CAROLINA EVANGELISTIC			PO BOX 1936		CHARLOTTE	NC	28201
2016-141	19104211	CARPENTER	MABLE H			1942 SUMMERHILL DR		CHARLOTTE	NC	28212
2016-141	19110410	CHAN	MARLAN Y		MARLAN Y CHAN FAMILY TRUST	13660 ANNADALE DR 24F		SEAL BEACH	CA	90740
2016-141	19104123	CHANG	CHIEN HUNG			1919 WOODBERRY RD		CHARLOTTE	NC	28212
2016-141	19105211	CHARLIN PROPERTY LLC				PO BOX 2890		HENDERSONVILLE	NC	28793
2016-141	19110612	CITIMORTGAGE INC				1000 TECHNOLOGY DR		O'FALLON	MO	63304
2016-141	19110541	COBLE	COURTNIE L			7569 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	19110407	CODY	RASSANDRA L			1719 BRIAN WILLIAMS RD		CHARLOTTE	NC	28212
2016-141	19110614	COFFEY	KIMBERLY			7616 ABIGAIL GLEN DR		CHARLOTTE	NC	28112
2016-141	19105212	COLE AN PORTFOLIO VI LLC			C/O AARON RENTS 240	309 EAST PACES FERRY RD NE		ATLANTA	GA	30305
2016-141	19104205	COON	PATSY G			12714 CEDAR FLY		SAN ANTONIO	TX	78253
2016-141	19110406	DADLANI	PRAKASH V			1713 BRIAN WILLIAM RD		CHARLOTTE	NC	28212
2016-141	16514306	DARWICH	ALI			417 OAKMONT LN		WAXHAW	NC	28173
2016-141	19110559	DAVIES	MELISA			7679 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	19110544	DAVIS	WHITNEY			7607 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	19105115	DAWKINS	PEGGY			1935 WOODBERRY RD		CHARLOTTE	NC	28212
2016-141	19104414	DEL GUIDICE	MICHAEL N			1801 SUMMERHILL DR		CHARLOTTE	NC	28212
2016-141	19110530	DESRAVINES	MONIQUE	ANTHONY	DESRAVINES	1120 BLOWING ROCK COVE		FORT MILL	SC	29708
2016-141	19104210	DEVRIES	THOMAS J	NANCY S	DEVRIES	1932 SUMMERHILL DR		CHARLOTTE	NC	28212
2016-141	19105114	DIGIROLAMO	DANIEL SR			1955 WOODBERRY PL		CHARLOTTE	NC	28212
2016-141	19110611	DREAMVISIONARIES LLC				9217 NICHOLAS LN		SPRING GROVE	IL	60081
2016-141	19110417	DRYE	KEVIN R			7917 PEBBLERIDGE DR		CHARLOTTE	NC	28212
2016-141	19105205	DT-WF SPE I LLC				4020 EAST INDIAN SCHOOL RD		PHOENIX	AZ	85018
2016-141	19104413	ERVIN	PHILLIP SETH	JANET COGGINS	ERVIN	1719 LUMARKA DR		CHARLOTTE	NC	28212
2016-141	19104812	FORD	JEFFREY C		MARGARET O'SHEA-FORD	1722 LUMARKA DR		CHARLOTTE	NC	28212
2016-141	19104203	FRANKLIN	MARY EDITH			1844 SUMMERHILL DR		CHARLOTTE	NC	28212
2016-141	19104206	GOINGS	BRANDON A			2053 CAMBRIDGE BELTWAY DR		CHARLOTTE	NC	28273
2016-141	19110401	GOUGH	SUSAN F	BARRY J	MATHIS	7821 PEBBLERIDGE DR		CHARLOTTE	NC	28212
2016-141	19110526	GRIFFITH	ERNEST C JR			2115 WHISPERING WAY		CHARLOTTE	NC	28212
2016-141	19106113	GUERCIO	KEITH	MELANIE	GUERCIO	8925 DARTMOOR PL		CHARLOTTE	NC	28227
2016-141	19105210	GUY PROPERTIES	GUY PROPERTIES			4401 E INDEPENDENCE BLVD		CHARLOTTE	NC	28205
2016-141	19105209	GUY PROPERTIES LLC				4401 E INDEPENDENCE BV		CHARLOTTE	NC	28205
2016-141	19104209	HALL	PATRICIA E			1922 SUMMERHILL DR		CHARLOTTE	NC	28212
2016-141	19110527	HELMS	TODD P			3436 HAMBERTON CR		MURFREESBORO	TN	37128
2016-141	19106102	HENDRICK AUTOMOTIVE GROUP			% J R HENDRICK III	6000 MONROE RD STE 100		CHARLOTTE	NC	28212
2016-141	19106121	HENDRICK AUTOMOTIVE GROUP				6000 MONROE RD		CHARLOTTE	NC	28212
2016-141	19110538	HENRY	S ELIZABETH			7543 ABIGAIL GLEN		CHARLOTTE	NC	28212
2016-141	19110533	HICKLEN	BRODERICK N			2149 WHISPERING WAY		CHARLOTTE	NC	28212
2016-141	19110553	HOWARD	DARRIUS			7655 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	19104213	HUDSON-WALKER	CHERYL			1912 WOODBERRY RD		CHARLOTTE	NC	28212
2016-141	19104416	HUNTLEY	REX R			1811 SUMMERHILL DR		CHARLOTTE	NC	28212
2016-141	19104212	JAHI	AYEESHA Z			1950 SUMMERHILL DR		CHARLOTTE	NC	28212
2016-141	19110546	JENKINS	MICHAEL			7615 ABIGAIL GLEN DR		CHARLOTTE	NC	28212
2016-141	16514302	JLC VENTURES LLC				4575 WHITESTONE WAY		SUWANEE	GA	30024
2016-141	19110549	JONES	JENNIFER			7633 ABIGAIL GLEN DR		CHARLOTTE	NC	28212

2016-141	19104415	KEENE	SUSAN KAY	**	1805 SUMMERHILL DR	CHARLOTTE	NC	28205
2016-141	16514301	LLC	KEFFER PROPERTIES LIMITED PARTNERSHIP		8110 EAST INDEPENDENCE BLVD	CHARLOTTE	NC	28227
2016-141	19104204	KILGORE	RONALD SR	RITA K	KILGORE	1140 HUBERT CT	WINSTON SALEM	NC 27107
2016-141	19110531	KIRKPATRICK	KHRISTIA		2137 WHISPERING WAY	CHARLOTTE	NC	28212
2016-141	19104215	KORINEK	DOROTHY WARE		1932 WOODBERRY RD	CHARLOTTE	NC	28212
2016-141	19110551	KORNILOVA	IRINA GELIEVNA		7641 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110408	L & K HOLDINGS LLC			8708 ELLIS RD	WAXHAW	NC	28173
2016-141	16514304	LIFT DEVELOPMENT CORPORATION			63 COMMERCIAL AVE	GARDEN CITY	NY	11530
2016-141	19110535	LIZANO	SUSANNA F		2157 WHISPERING WAY UNIT 79	CHARLOTTE	NC	28212
2016-141	19110405	LYDE	CATHERINE ERLENE		1709 BRIAN WILLIAM RD	CHARLOTTE	NC	28212
2016-141	19110616	MALLOY	LA SHAWN S		7702 ABIGAIL GLEN DRIVE	CHARLOTTE	NC	28212
2016-141	19110545	MCHAN	JENNIFER L		7611 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110554	MCKINNEY	ADRIANE		7659 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110552	MOORE	CHARLES T		7651 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110525	MORRIS	PAMELA M		2111 WHISPERING WAY	CHARLOTTE	NC	28212
2016-141	19110613	MULLINS	BOBBY	SANDRA	MULLINS	7612 ABIGAIL GLEN DR	CHARLOTTE	NC 28212
2016-141	19110411	MURPHY	ROBERT		1102 GOLF COURSE RD	FRIDAY HARBOR	WA	98250
2016-141	19110529	NABA	BUTHAYNA		8420 FAIRGREEN AVE	WAXHAW	NC	28173
2016-141	16514305	NIXON PROPERTIES			PO BOX 833	MATTHEWS	NC	28106
2016-141	19110540	NTC HOLDINGS LLC			14405 RAYNHAM DR	CHARLOTTE	NC	28262
2016-141	19110550	OSBORNE	MINNIE	AMOS	OSBORNE	7637 ABIGAIL GLEN DR	CHARLOTTE	NC 28212
2016-141	19104304	OXENDINE	JESSE E & W		JEWELL H	1812 WOODBERRY RD	CHARLOTTE	NC 28212
2016-141	19105113	PALACIOS	ADELITA	MANUEL K	PALACIOS	1961 WOODBERRY RD	CHARLOTTE	NC 28212
2016-141	19110542	PARKER	FLORINE		7573 ABIAGIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110427	INC	PEBBLERIDGE HOMEOWNERS ASSOC		3800 CHOCTAW RD	MATTHEWS	NC	28104
2016-141	19104303	TRUST AGREEMENT & DECL	PERKINS MCCULLOCH RESIDENCE		LEE E PERKINS	1901 SUMMERHILL DR	CHARLOTTE	NC 28212
2016-141	19104124	PHELPS	WANDA M		1931 WOODBERRY RD	CHARLOTTE	NC	28212
2016-141	19104417	PIERCE	HAYES		1817 SUMMERHILL DR	CHARLOTTE	NC	28212
2016-141	19104418	PIERCE	HAYES LEE		1823 SUMMERHILL DR	CHARLOTTE	NC	28212
2016-141	19104305	PINE	MARTIN B		1820 WOODBERRY RD	CHARLOTTE	NC	28212
2016-141	19110524	POLK	GINA L		2107 WHISPERING WAY	CHARLOTTE	NC	28212
2016-141	19110560	POWE	REGINALD L		7711 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19106106	RADMANESH	HASSAN	NAHID	RADMANESH	8811 GRUENEWALD LN	CHARLOTTE	NC 28210
2016-141	19110532	RAIRDEN	BRIAN		2145 WHISPERING WAY	CHARLOTTE	NC	28212
2016-141	19110528	REEVES	GLORIA		2125 WHISPERING WY	CHARLOTTE	NC	28212
2016-141	19106105	RENC HB LLC			6000 MONROE RD #100	CHARLOTTE	NC	28212
2016-141	19104813	RICE	HARRY WATSON & W		MARY E	1726 LUMARKA DR	CHARLOTTE	NC 28212
2016-141	19104208	RILEY	KAMILAH M		1910 SUMMERHILL DR	CHARLOTTE	NC	28212
2016-141	19110409	RODRIGUEZ	RADEL	DEISY CHAVEZ	CHAVEZ	1727 BRIAN WILLIAM RD	CHARLOTTE	NC 28212
2016-141	19110414	RUSH	LANCE		3611 MOUNT HOLLY HUNTERSVILLE RD STE 204-344	CHARLOTTE	NC	28216
2016-141	19110534	SAWYER	TRACIE N		3539 ARKLOW RD	CHARLOTTE	NC	28269
2016-141	19110558	SCOTT	DENISE M		7675 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110557	SHEARIN	LINDA		7671 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110610	SHELVIN	CHRISTOPHER W		7574 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19104814	SHERMAN	PETER C	DIANE M	SHERMAN	1800 LUMARKA DR	CHARLOTTE	NC 28212
2016-141	19104419	SIDEBOTTOM	GREGORY GENE		1837 SUMMERHILL DR	CHARLOTTE	NC	28212
2016-141	19104201	STONE	WALTER D III	SUSAN R	STONE	1800 SUMMERHILL DR	CHARLOTTE	NC 28212
2016-141	19110608	TAYLOR	KYLA N		7522 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110548	THOMAS	LORETTA		7629 ABIGAIL GLEN DR	CHARLOTTE	NC	28212
2016-141	19110537	VALENCIA	HUGO MAURICO		7539 ABIGAIL GLEN LN	CHARLOTTE	NC	28212
2016-141	19110607	WILLIAMS	CYNTHIA		7518 ABIGAIL GLEN DR # C	CHARLOTTE	NC	28212
2016-141	19110539	WOOTEN	NICOLE M		7547 ABIGAIL GLEN DR	MATTHEWS	NC	28105
2016-141	19104207	WRIGHT	BETTY M		1900 SUMMERHILL DR	CHARLOTTE	NC	28212
2016-141		JEFF BROWN, KEITH MACVEAN, AND MOORE & VAN ALLEN			100 N. TRYON ST.	STE. 4700	CHARLOTTE	NC 28202
2016-141		RENC CH, LLC			6000 MONROE ROAD	STE. 100	CHARLOTTE	NC 28212

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mε MailZip
2016-141	Christine	Howell	Parkview East	1013 Eaglewood Avenue	Charlotte	NC 28212
2016-141	Myra	Martin	Wallace Woods (CHA)	232 North Clarkson Street, Unit D	Charlotte	NC 28212
2016-141	Joe	Gotta	Woodberry Forest NA	7701 Gayle Avenue	Charlotte	NC 28212
2016-141	Alisha	Tomlinson	Sharon Forest Neighbors	7404 Redfern Court	Charlotte	NC 28212
2016-141	Tony	Bastfield	Idlewild South NA	3627 Winchelsea Drive	Charlotte	NC 28212
2016-141	Bea	Kiser	J H Gunn NA	6628 Crab Orchard Court	Charlotte	NC 28212
2016-141	Peter	Sherman	Woodberry Forest NA	1800 Lumarka Drive	Charlotte	NC 28212
2016-141	Susan	Dixon Grumblatt	Wallace Lane Community	7675 Wallace Lane	Charlotte	NC 28212
2016-141	Joy	Jarrett	McClintock Woods Garden Club	1323 McLaughlin Drive	Charlotte	NC 28212
2016-141	Dave	Molinaro	Burtonwood NA	7115 Chartwell Lane	Charlotte	NC 28212
2016-141	Anna	Gosnell	McClintock Woods Garden Club	6936 Old Post Road	Charlotte	NC 28212
2016-141	Mark	Barringer	McClintock Woods Neighborhood Watch	6937 Old Post Road	Charlotte	NC 28212
2016-141	Linda	Ward-Willis	Fox Ridge Condominium	8047 Cedar Glen Drive	Charlotte	NC 28212
2016-141	Charles	Elligson	Brighton Woods Community Organization	7228 Brighton Brook Drive	Charlotte	NC 28212
2016-141	Pat	Emma	Brighton Woods Community Organization	7021 Brighton Brook Drive	Charlotte	NC 28212
2016-141	Ron	Kramer	Fox Run Neighborhood Organization	1400 Woodberry Road	Charlotte	NC 28212
2016-141	Darrell	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2016-141	Susie	Hines	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2016-141	Heather	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2016-141	Vickie	Fewell	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215

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



RENC CH, LLC
 Rezoning Petition 2016-141
 Community Meeting – November 9, 2016 @ 7:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	* Pat Coon	1834 Summerhill	704 942 4672	CAGNCPCE@yahoo.e
2	* Vicki Roberts	1834 Summerhill Dr	704 681 5085	
3	Tony Gonzalez			
4	Shelly & Bryan Mitchell	7406 - Lawyers Station	704-806-9939	bmitchell@carolina.rr.com
5	Hana & Debbie Prossler	Home Member		
6	Hugh & Virginia Weiss	13408 FOUR OAKS Ln.	704-847-4650	Weiss hugh@yahoo.com
7	Bill & Yvonne Ligon	2814 LANCASTER HWY. MONROE, NC 28112	704-283-7721	ytLigon@gmail.com
8	Leonard Mills	1500 Reid Harker rd Matthews, NC 28105		
9	* Mott Chambers	1528 Lumaka Dr	770-714-3578	mchambers52@gmail.com
10	Kathy Hill	1300 Braeburn Rd	704 231 2228	KATHYHILL,NC@gmail.com
11	Brian Stewart	12332 Agate Ln	704-542-2071	stewartwb@hotmail.com
12	Connor Stewart	12332 Agate Ln	704-542-2071	stewartwb@hotmail.com
13	Wespe & Jay Beets			
14	Roy GOODE	1300 BAXTER STREET	704.534.1024	goodero@bellsouth.NET

RENC CH, LLC
 Rezoning Petition 2016-141
 Community Meeting – November 9, 2016 @ 7:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
57	Gloria Reeves	2125 Whispering way	704-535-1987	N/A
*58	Tom + Nancy DeVries	1932 Summerhill Dr	704-566-9994	nancysdevries@hotmail.com tomdev@univich.edu
59	STEPHEN JAMES *	1711 WOODBERRY RD	704-280-0929	
60	Lorraine Patterson	7406 Lawyers Station Dr	704-231-6004	lgpatterson@carolina.tr.com
61	Sue Keene	1805 Summerhill Dr	704 618-4583	sue.keene1805@gmail.com
62	Jennifer Jones	7633 Abigail Glen Dr.	704-907-8936	jjones1971@gmail.com
63	Brenda Briscoe	2519 Burnwood Ct	704 661.6807	brendaa@garr.org
64	Angela CARIAS	.	704-231-8947	
65				
66				
67				
68				
69				
70				

RENC CH, LLC
 Rezoning Petition 2016-141
 Community Meeting – November 9, 2016 @ 7:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
43	Diana Baldwin	7577 Abigail Glen Dr	704 999-8672	lay7577@aatt.net
44	Charles T. Moore	7651 Abigail Glen Dr.	704-512-9543	ctmoore@hotmail.com ctmoore
45	Eric Braathen	1922 Woodberry Rd	704-567-8815	eabwings@aol.com
46	Joe Gotta	7701 Gayle Ave	704 563 8230	jgotta@gmail.com
47	Linda Baker	7671 Abigail Glen Dr.	704-605-3465	z10NNaswoi@gmail.com
48	Seth Ervin	1719 Lumarka Drive	704-838-6208	setherun@gmail.com
49	MARIE HOLLARD	2277 Wintthrop Circle	704-313-8011	INSPIREDTODREAM1@gmail.com
50				
51				
52				
53				
54				
55				
56				