

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-166

Petitioner: KP Development, LLC
Rezoning Petition No.: 2017-166
Property: ± 3.22 acres located at 1706 Queen City Drive, Charlotte, NC (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Tuesday, November 28th, 2017, 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 11/17/2017. 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 Tuesday, November 28th, 2017 at 7:00 PM, at Mulberry Baptist Church, 6450 Tuckaseegee Road, Charlotte, NC 28208.

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 was Scott Rakonic with KP Development. Also in attendance were Aaron Maddox with LKQ Corp., Glenn Morris with Burton Engineering and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and introduced the Petitioner representatives to the attendees. Mr. MacVean then explained the Rezoning Petition.

This Petition involves a request to rezone the ±3.22 acre Site from I-1(CD) to I-1(CD) SPA to allow a single driveway access from the Site to Tuckaseegee Road.

The Site was originally rezoned in 2005 from O-1 (Office) to I-1(CD) (Light Industrial Conditional District) to allow the Site to be used for a 50,000 square foot building expansion associated for the adjoining I-1 zoned property. The previously approved rezoning petition also provided a 100 foot building setback from along Tuckaseegee Road with the outer 75 feet of the setback been a buffer made up of existing trees. .

The site plan associated with this rezoning petition proposes to amend the previously approved conditional plan to allow a driveway to Tuckaseegee Road. The previously approved 75 foot buffer along Tuckaseegee Road will be maintained as is the 100 foot building setback. The ability to have a building with up to 50,000 square feet of building area into a portion of the Site is also maintained.

The Site's frontage along Tuckaseegee Road will be improved with curb and gutter, a planting strip with street trees and a sidewalk. A left turn lane for the vehicles entering the Site via the driveway on Tuckaseegee Road will also be provided. The existing left turn lane at Edgewood will also be extended from 60 feet to 250 feet and a 75 foot left turn lane will be provided to Cheshire Avenue to assist and benefit the residents of that subdivision.

II. Summary of Questions/Comments and Responses:

The attendees wanted to know what kind of business would occupy the Site. The Petitioner indicated LKQ is a company that provides and delivers parts for automobiles.

The attendee asked how many trucks could be expected. It is estimated that there will be about 30 trucks per day and 17 tractor trailers. She also inquired about the hours of operation and the number of employees. Deliveries from the Site would occur between 8AM and 5PM. The facility is occupied 24 hours a day but there are no deliveries from the Site occurring after 5PM. The facility is not open on weekends. Semi-trucks do deliver parts to the warehouse in the evening and are typically finished by 11:00PM. The facility would have about 60 fulltime employees. In response to why LKQ was moving to this location, the Petitioner indicated that LKQ is currently located in Charlotte but is growing and needs more room. LKQ is projecting to begin operating in August of 2018

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes were made as a result of this meeting

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Scott Haley, KP Development, LLC
Scott Rakonick, KP Development, LLC
Glen Morris, Burton Engineering
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
2017-166	05901503	SHERRILL	JERRY	LORETTA H	SHERRILL	1415 EDGEWOOD RD		CHARLOTTE	NC	28208
2017-166	05901504	TRAN	DEAN VAN			PO BOX 342422		MILWAUKEE	WI	53204
2017-166	05901505	TRAN	DEAN VAN			PO BOX 342422		MILWAUKEE	WI	53204
2017-166	05901601	KITRICK-SELDAN INVESTMENTS LLC				3824 FREEDOM DR		CHARLOTTE	NC	28208
2017-166	05901602	A MAN WITH A DREAM LLC				7624 SETTER TRACE RD		CHARLOTTE	NC	28216
2017-166	05901603	GUZMAN	JAMES	REYNALDO	GUZMAN	4510 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2017-166	05901604	VILLATORO	DALIA DAMARIS			4820 TRUESDALE PL		CHARLOTTE	NC	28277
2017-166	05901605	JONES	SARA ANN		SARA ANN JONES LIVING TRUST	1007 FOREST OAK DR UNIT 516		CHARLOTTE	NC	28209
2017-166	05901606	WESTFIELD	KENNETH	MARY	WESTFIELD	1406 EDGEWOOD RD		CHARLOTTE	NC	28208
2017-166	05901608	KALE	LYNN SLAWTER			7908 ROBIN CREST RD		CHARLOTTE	NC	28226
2017-166	05902306	SAMUEL LANDHOLDERS LLC				PO BOX 669185		CHARLOTTE	NC	28266
2017-166	05902307	SAMUEL LANDHOLDERS LLC				PO BOX 669185		CHARLOTTE	NC	28266
2017-166	05902308	TORRENCE	BERNADETTE P			2201 HEATHER GLEN LN		CHARLOTTE	NC	28208
2017-166	05902309	AVALOS	ARACELY			1350 CHESHIRE AVE		CHARLOTTE	NC	28208
2017-166	05902310	CALDWELL	MONA SABINE			1354 CHESHIRE AVE		CHARLOTTE	NC	28208
2017-166	05902317	CASTILLO	JOSE NELSON CERRATO			4644 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2017-166	05902320	ST ANDREW LODGE	NO 702 AF & AM			PO BOX 5461		CHARLOTTE	NC	28225
2017-166	05902324	SAMUEL LANDHOLDERS LLC				PO BOX 669185		CHARLOTTE	NC	28266
2017-166	06113308	BOYWIC FARMS LTD			ATTN: MONICA MILLER	5300 N FEDERAL HWY		FORT LAUDERDALE	FL	33308
2017-166	06114103	ADAMS OUTDOOR ADVERTISING LIMITED PARTNERSHIP				3801 CAPITAL CITY BLVD		LANSING	MI	48906
2017-166	06115101	KP CHARLOTTE 1 LLC				8025 FORSYTH BLVD		ST LOUIS	MO	63105
2017-166	06115108	EAGLE HOLDINGS & DEVELOPEMNT	INC			C/O J RONALD MARTIN CPA	1850 E THIRD ST,STE 305	CHARLOTTE	NC	28204
2017-166	06115109	KP CHARLOTTE 1 LLC				8025 FORSYTH BLVD		ST LOUIS	MO	63105
2017-166	06115199	KP CHARLOTTE 1 LLC				8025 FORSYTH BLVD		ST LOUIS	MO	63105
2017-166	06115201	THOMPSON	ORVILLE O JR	RICHARD KIRK	THOMPSON	3440 JOHNSTON OEHLER RD		CHARLOTTE	NC	28269
2017-166	06115205	PATEL	PANKAJ N	HETAL	PATEL	4419 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2017-166	06115206	PATEL	PANKAJ	DAVID E SR	FULLER	4128 TODDINGTON LN		CHARLOTTE	NC	28270
2017-166	06115207	NC GOLF HOMES OF LOCUST VALLEY IV LLC				217 VANDERBILT BLVD		LOCUST	NC	28097
2017-166	06116102	AGAPION	BASIL	SOPHIA S	AGAPION	625 S ELM ST		GREENSBORO	NC	27406
2017-166	06116103	MURATA MACHINERY USA INC				2120 QUEEN CITY DR		CHARLOTTE	NC	28208
2017-166	06116117	MG LAND LLC				4625 COUNTRY CLUB RD		WINSTON SALEM	NC	27104
2017-166	06116123	MG LAND LLC				1919 GATEWAY BLVD		CHARLOTTE	NC	28208

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NU	CITY	STATE	ZIP
2017-166	Ashley Park	Victoria	Corwin	2310 Belfast Dr		Charlotte	NC	28208
2017-166	Benton Woods	Bill	Riggs	4157 Tillman Rd		Charlotte	NC	28208
2017-166	Giverny Homeowners Association	Scott	Campbell	3900 Freedom Dr		Charlotte	NC	28208
2017-166	Heather Glen Neighborhood Association	James	McCoy	5534 Whistlewood Ln		Charlotte	NC	28208
2017-166	Northampton Homeowners Association	Kay	Weaver	1839 J Julian Ln	Unit C	Charlotte	NC	28208
2017-166	Northampton Condos	Elson	Baldwin	1855 J Julian Lane, Condo G		Charlotte	NC	28208
2017-166	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	308 Bradford Dr		Charlotte	NC	28208
2017-166	Westerly Hills Community Crime Watch	Pamela	Walters	2408 Pruitt Street		Charlotte	NC	28208
2017-166	Westerly Hills Community Crime Watch	Roger	Walters	2408 Pruitt Street		Charlotte	NC	28208
2017-166	Westerly Hills Neighborhood Association	Gloria J.	Bess	3863 Whitehall Dr		Charlotte	NC	28208

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-166 – KP Development, LLC

Subject: Rezoning Petition No. 2017-166
Petitioner/Developer: KP Development, LLC
Current Land Use: Under development with warehouse distribution use
Existing Zoning: I-1(CD)
Rezoning Requested: I-1(CD)SPA

Date and Time of Meeting: **Tuesday, November 28th, 2017 at 7:00 p.m.**

Location of Meeting: Mulberry Baptist Church
6450 Tuckaseegee Road
Charlotte, NC 28208

Date of Notice: 11/17/2017

We are assisting KP Development (the “Petitioner”) on a Rezoning Petition recently filed to amend the previously approved conditional plan for the parcel to allow a driveway to Tuckaseegee Road. The property is a portion of the parcel located on 1706 Queen City Drive, Charlotte, NC (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 ±3.22 acre Site from I-1(CD) to I-1(CD) SPA to allow a single driveway access from the Site to Tuckaseegee Road.

The Site was originally rezoned in 2005 from O-1 (Office) to I-1(CD) (Light Industrial Conditional District) to allow the Site to be used for a 50,000 square foot building expansion associated for the adjoining I-1 zoned property. The previously approved rezoning petition also provided a 100 foot building setback from along Tuckaseegee Road with the outer 75 feet of the setback been a buffer made up of existing trees. .

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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 Tuesday, November 28th, 2017, at 7:00 p.m. at Mulberry Baptist Church, 6450 Tuckaseegee Road, Charlotte, NC 28208.** 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 Department
Scott Haley, KP Development, LLC
Scott Rakonick, KP Development, LLC
Glen Morris, Burton Engineering
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**KP Development, LLC Rezoning Petition No. 2017-166
Community Meeting – 11/28/2017 @ 7:00pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Bernadette Torrence	1600 Tuckassatee Rd.	704-393-3584	Bernadette-Torrence@yahoo.com
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