

COMMUNITY MEETING REPORT

Petitioner: BWN Investments, LLC

Rezoning Petition Number: 2017-206

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:

The Representative of the Petitioner mailed written notice of the date, time and location of the Community Meeting to the individuals and organizations set out in Exhibit A, attached hereto by depositing such notice in the U.S. Mail on August 30, 2018. 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 6, 2018 at 7:00 p.m. at the Simmons YMCA, 6824 Democracy Drive, Charlotte, North Carolina 28212.

Persons in Attendance at Meeting: (See attached copy of sign-up sheet)

The Community Meeting was attended by Anthony Fox, agent for Petitioner, Jeremy Roberts, engineer, and Julie Fox Jones, Sam's Mart. In addition, those individuals shown on the attached sign-in sheet were also in attendance.

Summary of Presentation/Discussion (see attached agenda):

The Community Meeting was called to order by Rezoning Consultant, Anthony Fox, on behalf of the Petitioner at approximately 7:10 p.m. Those attending included Larry Alexander and Council member Matt Newton. Mr. Fox made introductions of the representatives of the Petitioner. Then, Mr. Fox proceeded to discuss the rezoning process. He indicated that the Petition may be scheduled for public hearing on October 15, 2018 at 6:00 at the Charlotte-Mecklenburg Government Center Building, 600 East Fourth Street, Charlotte, North Carolina. He explained that the public hearing will be an opportunity for individuals interested in the rezoning to appear and voice their concerns to the City Council. He then explained that following the public hearing, the matter would be scheduled for the October 30, 2018 Zoning Committee Meeting with a November 19, 2018 decision by the City Council.

Mr. Fox also introduced each member of the development team. The development team included Jeremy Roberts with Eagle Engineering, Julie Fox Jones with Sam's Mart and BWN Investments, LLC. Mr. Fox also mentioned Amy Massey with Kimley-Horne and Associates, Inc., but she was not present.

At this point, Mr. Fox introduced Jeremy Roberts who then explained the project and discussed the site plan. It was explained that the project includes Development Area A which contains a planned car wash with associate accessory uses and a fuel station. It was discussed that the fuel station could include up to 12 fueling positions. The car wash structure contains

approximately 4400 square feet. Mr. Roberts also explained that Development Area B is conceptual at this point but the intended use is one of more of the uses shown on the site plan. The uses listed include a potential financial institution of up to 300 square feet, an office use of up to 100,000 square feet, and a retail and shopping center with personal and recreational services of up to 10,000 square feet. He also explained that Development Area B does show a drive in service window as an accessory use to a principal use and that the area could include eating, drinking and entertainment establishments Type II and eating, drinking and entertainment establishments Type I with a drive in service.

Then, Mr. Roberts further discussed the site plan review and the design of the car wash facility. The location of the site and ingress and egress to the site were discussed as well as the potential for connectivity to the park and ride located along Lawyer's Road. It was discussed that efforts have been made to explore connectivity, but they have not been finalized.

It was discussed that a traffic impact analysis has been done for the site. The analysis reviewed the site for its potential use as a 12 fueling station gas station, a 4,400 square foot car wash and a 10,000 square foot retail use. Based upon the traffic impact analysis, recommendations were made to adjust the p.m. peak hour in the section splits at Albemarle Road, at Lawyer's Road, construction of a north bound right turn lane with 100 feet of storage at East W.T. Harris Boulevard at access 1 and construction of a west bound left turn lane with 100 feet of storage and construction of a wide entry lane with large radius for Lawyer's Road at access point 2. It was also recommended that pedestrian connectivity be provided between the site and the existing sidewalk along East W. T. Harris Boulevard and Lawyer's Road. Mr. Roberts indicated that the recommendations had been incorporated into the existing site plan.

Ms. Jones then discussed the elevations for the Sam's Mart car wash facility. It was discussed that the current elevation is a new design which has been introduced in the Raleigh Market. The elevations were shown and discussions were had about the proposed elevation. At least one individual commented on the attractiveness of the elevation and how it will be an improvement to the decaying street scape along Albemarle Road. Discussion was had about its current use and whether or not it is an eye sore to the community. Mr. Alexander mentioned that he was a property owner and lifelong resident of the area. He expressed familiarity with the Sam's Mart product and applauded the quality of their operations.

The area plan was discussed and the attendees expressed concerns about its age and its relevance. A question was asked about the proposed lighting for the site.

Lastly, a discussion was held about the project schedule. It was represented that the project, if approved, construction could begin in the late quarter of 2019.

Mr. Fox thanked everyone for attending the Community Meeting and indicated that he would be available through phone, e-mail or in person meetings if necessary with any interested party. The meeting concluded at 7:55 p.m.

Exhibit A

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-206	Albamarle Road Recreation Center	Elbert Ray	Whitehead	6007 Delta Crossing Ln	Unit B	Charlotte	NC	28212
2017-206	Brandywine Homeowners Association	Dorothy	Cannon	5709 Docksides Dr		Charlotte	NC	28227
2017-206	Brandywine Homeowners Association	Kenny	Sayle	5720 Docksides Dr		Charlotte	NC	28227
2017-206	Brandywine Homeowners Association	Theo	Ennis	7322 Winery Ln		Charlotte	NC	28227
2017-206	Brisbane Academy	Bernice	Brawley	7230 Winery Ln		Charlotte	NC	28227
2017-206	Brisbane Academy	Geri	Crooks	7307 Winery Ln		Charlotte	NC	28227
2017-206	Brookhill Community Leaders & Community Association	Community Liason		7329 Winery Ln		Charlotte	NC	28227
2017-206	Easthaven Neighborhood Association	David	Jones	4501 Dawnwood Dr.		Charlotte	NC	28212
2017-206	Easthaven Neighborhood Association	Dennis	Murphy	4611 Twin Oaks Pl		Charlotte	NC	28212
2017-206	Edison Street Block Association	Bobbie	Toatley	4659 Easthaven Dr		Charlotte	NC	28212
2017-206	Fairfield Park	Bill	Strain	625 Allister Dr		Charlotte	NC	28227
2017-206	Hickory Grove At The Landings	Mary	Hopson	7541 Petrea Ln		Charlotte	NC	28227
2017-206	Jefferson Park Neighborhood Association	Kristen	Brockmeier	5942 Pepperhill Rd		Charlotte	NC	28212
2017-206	Lake Forest Neighborhood Association	Scott & Cindy	Terry	6223 Woodbridge Rd		Charlotte	NC	28227
2017-206	Marshbrooke Homeowners Association	Terrance L.	Hough	1171 Robinhood Cr		Charlotte	NC	28227
2017-206	Martin Lake HOA	Lucille	Ivey	6313 Martin Lake Road		Charlotte	NC	28227
2017-206	Mcalpine Neighborhood Association	Thang	Bawi	5451 Springset Dr Apt - H		Charlotte	NC	28226
2017-206	Rosegate Homeowners Association	Joan	Hauck	5144 Rosemede Dr		Charlotte	NC	28227
2017-206	Stonington HOA, Inc	Cheryl	Pulliam	7119 Stonington Lane		Charlotte	NC	28227
2017-206	Stonington HOA, Inc	Magdalene	Lytile	7128 Stonington Ln		Charlotte	NC	28227

Exhibit A

Pet. No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-206	10325102	HICKORY PROPERTY INC				1648 MEMORIAL DR		BURLINGTON	NC	27215
2017-206	10325103	ALEXANDER	LARRY MICHAEL	TIMOTHY CURTIS	ALEXANDER	409 PAMELA ST		GASTONIA	NC	28054
2017-206	10325104	TAYLOR	LINDA E	RICHARD F	ELMS	1409 MONTFORD DR		CHARLOTTE	NC	28209
2017-206	10325105	PRICE	DORIS WALLACE	LINDA E	TAYLOR	PO BOX 847		LOCUST	NC	28097
2017-206	10325106	PRICE	DORIS W			PO BOX 847		LOCUST	NC	28097
2017-206	10325112	STORAGE TRUST PROPERTIES LP			DEPT/PT/NC 28058	PO BOX 25025		GLENDALE	CA	91221
2017-206	10326109	SOMERSTONE NC LLC				400 REILA BLVD SUITE 212		SUFFERN	NY	10901
2017-206	10916106	PRESERVE FOREST LLC				200 EAST ECKERSON RD SUITE 230 C		NEW CITY	NY	10956
2017-206	10917101	KG COMMONS LLC				200 EAST ECKERSON RD	SUITE 230C	NEW CITY	NY	10956
2017-206	10917102	LONG	NYESHA			8401 EAST W T HARRIS BLVD		CHARLOTTE	NC	28227
2017-206	10917104	BWN INVESTMENTS LLC				7935 COUNCIL PL STE 200		MATTHEWS	NC	28105
2017-206	10917105	BWN INVESTMENT LLC				7935 COUNCIL PL #200		MATTHEWS	NC	28105
2017-206	10917106	LGI GROUP INC				10801 CRISP DR	C/O CHARLES ABED	RALEIGH	NC	27614
2017-206	10917107	TAG VENTURES LLC				421 PENMAN ST STE 110		CHARLOTTE	NC	28203
2017-206	10917110	CITY OF CHARLOTTE				600 EAST 4TH ST		CHARLOTTE	NC	28202
2017-206	10917111	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2017-206	10917115	MOORE BEATTY INVESTMENTS LLC				200 PROVIDENCE ROAD SUITE 100		CHARLOTTE	NC	28207
2017-206	10917116	LGI GROUP INC				C/O CHARLIE ABED	P.O. BOX 17148	RALEIGH	NC	27619
2017-206	10917123	JDSI LLC				17537 JETTON RD		CORNELIUS	NC	28031
2017-206	10917125	JDSI LLC				17537 JETTON RD		CORNELIUS	NC	28031
2017-206	10917126	JDSI LLC				17537 JETTON RD		CORNELIUS	NC	28031
2017-206	10917127	JDSI LLC				17537 JETTON RD		CORNELIUS	NC	28031
2017-206	10917128	JDSI LLC				17537 JETTON RD		CORNELIUS	NC	28031
2017-206	10917129	JDSI LLC				17537 JETTON RD		CORNELIUS	NC	28031
2017-206	10917130	JDSI LLC				17537 JETTON RD		CORNELIUS	NC	28031

Exhibit B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by BWN Investments, LLC to rezone approximately 1.60 acres located on the east side of East W.T. Harris Boulevard at the Intersection of Lawyers Road and north of Albemarle Road, 8429 and 8515 East W.T. Harris Boulevard. The rezoning is sought to permit the development of an automobile car wash and gasoline facilities and for Development Area A and an office building, restaurant and other similar uses for Development Area B.

Date and Time of Meeting: 6, September, 2018 at 7:00 p.m.

Place of Meeting: Simmons YMCA
6824 Democracy Drive
Charlotte, North Carolina 28212

Petitioner: BWN Investments, LLC

Petition No.: 2017-206

We are assisting BWN Investments, LLC (the “Petitioner”) in connection with a rezoning petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.6 acre site (the “Site”) located at 8429 and 8515 East W.T. Harris Boulevard (the east side of East W.T. Harris Boulevard at the intersection of Lawyers Road and north of Albemarle Road) from R-17 MF2B-2 (CD) zoning district. The purpose of the rezoning is to permit the development of an automobile car wash and gasoline facilities and office and restaurant uses on the parcels identified as Development Area A and Development Area B.

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 Petition, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding Resulting Petition 2017-206 on 6, September, 2018, at 7:00 p.m. at the Simmons YMCA, 6824 Democracy Drive, Charlotte, North Carolina 28212. The Petitioner’s representatives look forward to sharing the resulting proposal with you and to answer 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 Anthony Fox at (704) 335-9841.

cc: Matt Newton, City Council Member, District 5

Date Mailed: August 30, 2018

BWN Investments, LLC

8429 and 8515 East W. T. Harris Boulevard
Charlotte, North Carolina

Meeting Agenda

- I. Introductions (Anthony Fox)
- II. Rezoning Process / Timeline (Anthony Fox)
- III. Project Description (Jeremy Roberts)
- IV. Design Concepts
 - (a) Site Plan Review (Jeremy Roberts)
 - (b) Elevations Review (Michael Hill)
- V. Project Schedule (Anthony Fox)
- VI. Discussion / Next Steps

BWN Investments, LLC

8429 and 8515 East W. T. Harris Boulevard
Charlotte, North Carolina

Development Team

Anthony Fox, Parker Poe Adams & Bernstein (Rezoning Consultant)

Jeremy Roberts, Eagle Engineering

Amy Massey, Kimley-Horn & Associates, Inc. (Traffic Engineer)

Michael Hill Sam's Mart

General Contractor – To Be Determined

BWN Investments, LLC

8429 and 8515 East W. T. Harris Boulevard
Charlotte, North Carolina

Rezoning Timeline

- December 18, 2017 Rezoning Application Filed (Petition Number 2017-206)
- September 6, 2018 Community Meeting
- October 15, 2018 6:00 p.m. – City Council Public Hearing*
- November 19, 2018 6:00 p.m. – City Council Decision*

* Assumes the Public Hearing is not deferred. Held at City-County Government Center – 600 E. Fourth St.

BWN Investments, LLC

8429 and 8515 East W. T. Harris Boulevard
Charlotte, North Carolina

Zoning Description

- Current Zoning: R-17MF
 - Proposed Zoning: B-2-CD (conditional)
 - Proposed Uses: Development Area A:
Carwashes with associated accessory uses and fuel station with up to 12 fueling positions
- Development Area B: Potential uses include:
Financial institutions up to 300,000 square feet
Office up to 100,000 square feet
Retail and shopping centers, personal and recreational services up to 10,000 square feet
Drive-in service windows as an accessory to principal use
Petroleum storage accessory to a permitted use or structure
Eating, drinking and entertainment establishments Type II
Eating, drinking and entertainment establishments Type I with drive-in service as a principal use

BWN Investments, LLC

8429 and 8515 East W. T. Harris Boulevard
Charlotte, North Carolina

Project Description

Development Area A

- Carwash with associated accessory uses and fuel stations with up to 12 fueling positions
- Number of Buildings: One single-story building

Development Area B

- Number of Units: One
- Building: Approximately 10,000 square feet
- Address: 8515 East W.T. Harris Boulevard
- Stories: One

BWN Investments, LLC

8429 and 8515 East W. T. Harris Boulevard
Charlotte, North Carolina

Contact Information

Anthony Fox (704) 335-9841, anthonyfox@parkerpoe.com
Jeremy Roberts (704) 893-1263, jroberts@eagleonline.net
Amy Massey, P.E. (704) 954-7470 amy.massey@kimlet-horn.com