

COMMUNITY MEETING : Charlotte Truck Rental Petition 05-107

Date of original contact: November 18, 2005

Persons contacted and explanation of how contacted: Meeting invitees were contacted by first class mail. (See attached letter and mailing list).

Date, time and location of meeting: The meeting was scheduled for 7:00 PM on December 5, 2005 at the offices of Charlotte Truck Rental located at 3009 Rozzelles Ferry Road.

Persons in attendance at the meeting: See attached Neighborhood Sign-In Sheet

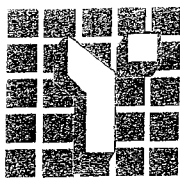
Summary of discussion/issues discussed and changes to the petition as a result of the meeting:

The discussion began with a brief overview of the rezoning process and a description of the site plan. The planned use remains the same; Charlotte Truck Rental presently occupies the site. No new buildings are planned for the property, but the zoning change will enable the sale of trucks on the site. Already, the current zoning permits the repair and rental of trucks. As was explained, the frontage area of the site was actually being downzoned from I-2 to I-1(CD). Thus, a wide assortment of heavy industrial and manufacturing uses, which are currently permitted by the I-2 zoning, would be removed as allowable uses. Other areas of the site were not being rezoned, specifically a rear portion next to Clyde Drive. That area is a legal nonconforming industrial area, but will receive new screening and landscaping as part of the proposal.

Discussion points were as follows:

- . improvements to the area per the City's plans for Rozzelles Ferry Rd
- . maintenance of the bus stop nearby
- . new lighting (none) planned for the site
- . what were the size(s) of trucks planned to be sold?
- . any zoning change at the rear along Clyde Drive?
- . describe the landscaping/screening improvements at the rear along Clyde Drive
- . will any jobs be available?
- . will there be any extra building space that might be available for rent for other uses?

Changes to the site plan resulted from comments received from staff.



ZONING/REZONING
LAND USE EVALUATION
URBAN PLANNING
CONSULTING SERVICES

ROBERT G. YOUNG, INC.

November 18, 2005

Dear Neighbor:

On behalf of Charlotte Truck Rental, I would cordially like to invite you to a community meeting to review rezoning petition 2005-107. The community meeting is part of Charlotte's rezoning process. In accordance with City procedures, you have been previously notified of the rezoning petition by the Charlotte-Mecklenburg Planning Commission. The petition involves a portion of the Charlotte Truck Rental property located at 3009 Rozzelles Ferry Road. For your convenience I have included a map of the subject site. In this case, the rezoning petition seeks to rezone the subject property, which fronts along Rozzelles Ferry Road, from I-2 Heavy Industrial and B-2 General Business to I-1 (CD) Light Industrial.

The community meeting will be held on Monday December 5, 2005 at the Charlotte Truck Rental facility located at 3009 Rozzelles Ferry Road. The meeting will begin promptly at 7:00 PM. The purpose of the meeting is to review the rezoning request and answer any questions you may have prior to the scheduled public hearing on the case, which is scheduled for December 19, 2005 at 6:00 PM in the Charlotte-Mecklenburg Government Center.

We look forward to seeing you at the meeting. If you have any questions prior to the meeting, please feel free to contact me at 704 334-9157.

Sincerely,

Robert G. Young

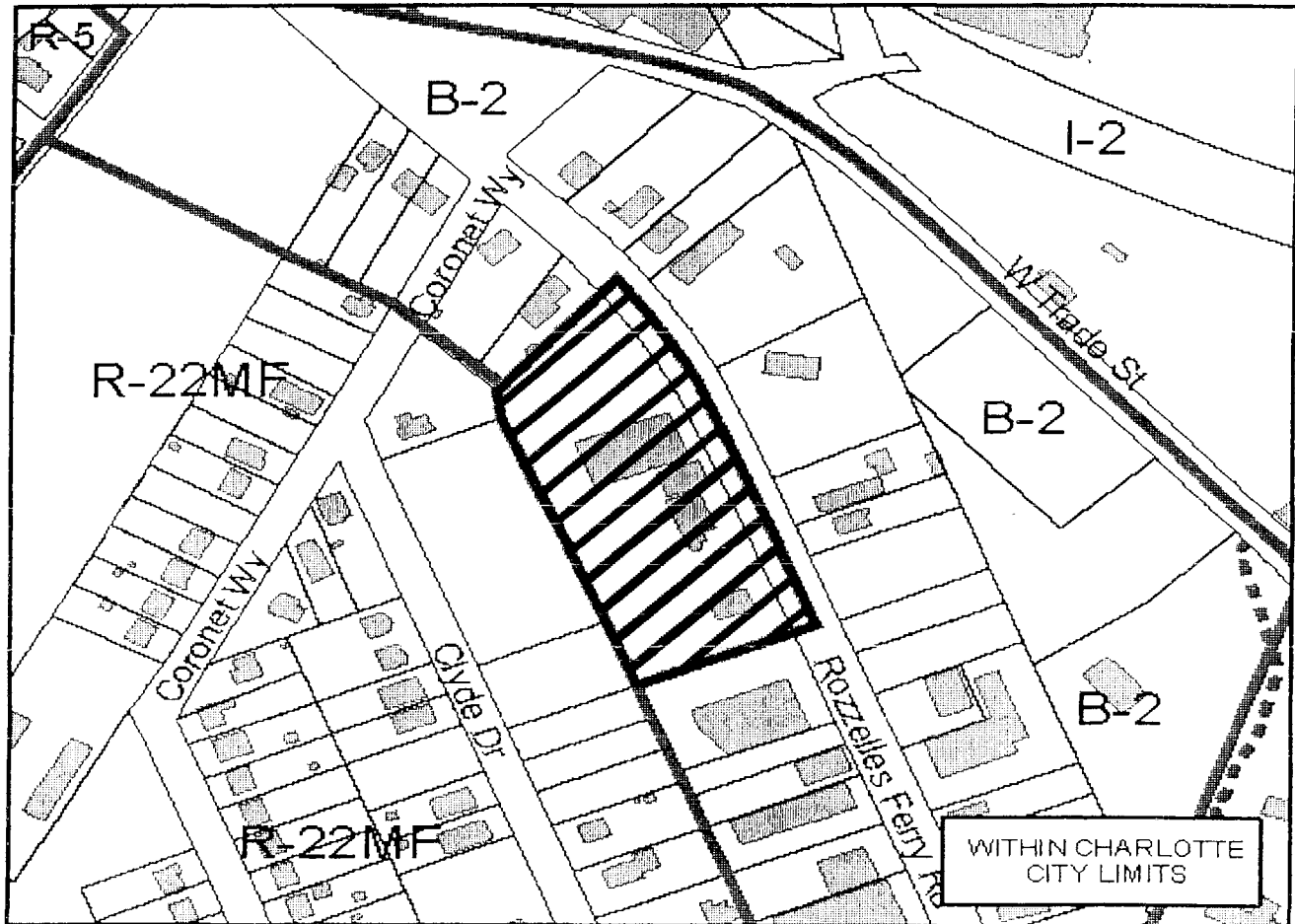
Petition #: 2005-107

Petitioner: Charlotte Truck Rental

Zoning Classification (Existing): I-2 (General Industrial) and
B-2 (General Business)

Zoning Classification (Requested): I-1 (CD)
(Light Industrial, Conditional)

Acreage & Location : Approximately 2.36 acres located on the west side of
Rozzelles Ferry Rd., southeast of Coronet Wy.



0 75 150 300 450 600 Feet

Zoning Map #(s) 87

Map Produced by the
Charlotte-Mecklenburg Planning Commission
04-28-2005



Requested I-1 (CD) from I-2

Existing Building Footprints

Existing Zoning Boundaries

Charlotte City Limits

FEMA Flood Plain

Lakes and Ponds

Creeks and Streams

Neighborhood Sign-in
2005-107

| <u>Name</u> | <u>Address</u> | <u>phone no.</u> |
|-------------------|-------------------|------------------|
| Frances Milburn | 2912 Coronet Way | 704 399 0853 |
| Lois Moore | 2901 Coronet Way | 704 392-925 |
| Johnnie Wilke | 2916 Coronet Way | 704-392-071 |
| Vernice Sinclair | 2905 Coronet Way | 704-392-719 |
| Hadethen Dompert | 2837 Coronet Way | 704 399 5311 |
| Willie Mae McLean | 2905 Coronet Way | 704-392 7191 |
| Bishop Causar | 2924 Coronet Way | |
| Dorothy Causar | ✓ | 704 399 -859 |
| Galen Slay | | 704-393-2884 |
| Bellie Sinclair | 2812 Coronet Way | 704 333 93 |
| Sue Ealey | 2913 Coronet Way | 704-3928 34 |
| JOSEPH WELLS | 3030 Coronet Way | 704 535 868 |
| John Hallman | 2916 Clyde Dr | |
| Leroy Rosebom | 2948 Coronet Way | 605 2916 |
| David Rowbow | 2408 Bungalow Rd. | 641-746 |
| " " " | 419 Bungalow Rd. | |