

HORACK • TALLEY

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COMMUNITY MEETING REPORT

Petitioner: James P. Knuckles, LLC

SUBJECT: Community meeting was held on February 5, 2007, in connection with the Rezoning Petition submitted by James P. Knuckles, LLC, regarding a rezoning to accommodate outdoor parking and storage uses on tax parcel 09722311 located on General Industrial Road.

Formal Community Meeting:

With respect to the formal community meeting required by the Zoning Ordinance, the Petitioner mailed written notices of the date, time and location of the meeting to the individuals and organizations set forth on Exhibit A. A copy of the Notice of Community Meeting for the February 5, 2007, meeting is set forth as Exhibit B.

The formal meeting required by the Zoning Ordinance was held at 6:00 p.m. on February 5, 2007, at Shoney's Restaurant on Tryon Street.

Persons in Attendance at Formal Meeting:

Collin B. Brown of Horack, Talley, James Knuckles of James P. Knuckles, LLC, and Dan Jones of CMBT attended on behalf of the Petitioner.

Attendees arrived at 5:45 p.m. and remained until 6:40 p.m. No neighborhood representatives were in attendance.

cc: Mr. David Barley
Mr. Keith MacVean
Mr. Michael Barnes

**NOTICE OF COMMUNITY MEETING AND INFORMATION REGARDING
REZONING PETITION NO. 2005-124**

Date: January 25, 2007

Subject: Rezoning Petition NO. 2007-20

Petitioners: James P. Knuckles, LLC

Property: Parcel # 09722311 – General Industrial Road

Rezoning Request: Change from I-1 to I-2(CD)

Date and Time of Community Meeting: 6:00 p.m., Monday, February 5, 2007

Location of Community Meeting: Shoney's Restaurant
8531 N Tryon St
Charlotte, NC 28262
(704) 549-4397

We represent the Petitioner, James P. Knuckles, LLC with regard to their petition to rezone their property located at General Industrial Road.

Background

The 2.8 acre parcel is currently zoned I-1. The current zoning allows industrial uses. The petitioner proposes an I-2 zoning in order to accommodate outdoor parking and storage uses.

Site Plan

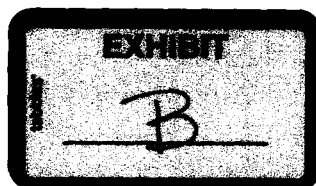
The petitioner proposes an I-2(CD) plan that would limit I-2 uses to outdoor parking and storage uses. The site plan includes a building enveloped that would accommodate a 15,000 square foot structure for office and storage uses. All buffers and setbacks will remain undisturbed, preserving 22.5% of the natural vegetation on the site.

Other Key Dates in the Rezoning Process

In addition to the February 5th community meeting, the following meetings are scheduled:

Public Hearing:

The Public Hearing on this Petition is scheduled for February 19, 2007, at 6:00 p.m. in the Meeting Chamber of the Government Center. The Public Hearing is the formal opportunity



for those individuals who desire to express their feelings about the Rezoning Petition to Members of the City Council and Members of the Zoning Committee of the Charlotte-Mecklenburg Planning Commission.

Zoning Committee:

The Zoning Committee meeting is scheduled to be held February 28, 2007, at 4:30 p.m. on the 8th floor of the Government Center. At this meeting, the Zoning Committee of the Charlotte-Mecklenburg Planning Commission will make a recommendation on the Rezoning Petition. While the meeting is public and anyone who chooses to do so may attend, it is not a public hearing.

Charlotte City Council Decision Meeting:

The decision on this Rezoning Petition is scheduled to be made by the City Council on March 19, 2007, at 6:00 p.m. in the Meeting Chamber of the Government Center unless the City Council should for some reason defer the decision date.

The Petitioners may revise their Conditional Rezoning Plan as a result of comments received at the Community Meeting and comments received from the Charlotte-Mecklenburg Planning Staff and/or the Charlotte Department of Transportation, or as a result of modifications deemed necessary by the Petitioner for other reasons.

We hope you will be able to join us at the Community Meeting on February 5, 2007. In the meantime, should you have questions or concerns about this matter, you may contact Collin Brown at (704) 377-2500.

Horack, Talley, Pharr & Lowndes, PA

Enclosure

cc: Mr. Keith MacVean
Mr. James P. Knuckles
Mr. Dan Jones
Charlotte City Council

James P. Knuckles, LLC
Petition No. 2007-20

Rezoning Community Meeting
Monday, February 5, 2007 at 6:00 p.m.

Shoney's Restaurant
8531 N. Tryon Street
Charlotte, North Carolina 28262

	NAME	ADDRESS	TELEPHONE
1.	Collin W. Brown	301 S. College St. Suite 2600 Charlotte NC 28202	704-377-2500
2.	James Knuckles	9224 Sandburg Ave Charlotte NC 28213	704 549-1451
3.	Dan Jones	5736 N. Tryon St. - Suite 103	704-622-3350
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