

COMMUNITY MEETING REPORT FOR REZONING
PETITION No. 2012-027

Petitioner: Keith Hawthorne Automotive

Rezoning Petition No. 2012-027

Property: Approximately 9.8 acres, located on the east side of South Boulevard just north of Hill Street, in Charlotte NC.

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 DATES AND EXPLANATIONS OF HOW CONTACTED:

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 attached hereto by depositing the Community meeting Notice in the U.S. mail on March 6th, 2012. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, March 12th, 2012 at 7:00 p.m. at Keith Hawthorne Ford, 7601 South Boulevard in Charlotte, North Carolina 28273.

PERSONS IN ATTENDANCE AT MEETING:

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioner's representative at the Community Meeting was Keith Hawthorne and Mr. Don Potter with Keith Hawthorne Automotive. Also in attendance representing the Petitioner was Jason Dolan with ColeJenest & Stone, PA and Keith MacVean of King & Spalding.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The Petitioner and the Petitioners representatives introduced them selves to the attendees. Keith MacVean described the rezoning process and highlighted the date of the City Council public hearing; the Zoning Committee meeting; and the City Council decision meeting.

Mr. Hawthorne then provided a description of his background and how he had started his automobile dealership business. Mr. Hawthorne then described the plans for the property that is being rezoned as well as the plans for the property that is already used and zoned for automobile sales.

Mr. Hawthorne indicated that the plans for the property where to at add at least one more car dealership to the property as well as associated accessory uses such as a service center, a detail shop and other uses related to an automobile sales facility. He also indicated that there was room on the Site to add a second dealership should the opportunity arise.

Mr. Hawthorne then described the proposed site plan. He indicated that access to the site would be from South Boulevard and Hill Street. No new driveways are proposed and no access to the site from the adjoining single-family neighborhood is proposed. He also pointed out the location of the proposed 75 foot undisturbed class B buffer that would be provided abutting the majority

of the existing single-family homes along the perimeter of the property. Mr. Hawthorne also described the proposed building locations and indicated that any outside speakers located on the exterior of the buildings would be oriented toward South Boulevard and away from the single-family homes.

The attendees were then invited to ask questions. A question regarding which building would be constructed first was asked. Mr. Hawthorne indicated that the current plans were to construct a new automobile show room along South Boulevard for a Hyundai dealership. As part of the addition of the new show room, additional vehicle storage areas would be built to the rear and side of the new building.

A question about additional lighting was asked. New detached lighting on the Site would be limited to a maximum height of 25 feet and would be designed to be full cut-off type fixtures that would direct light downward and into the Site.

Questions about the buffer treatments were also asked. The location of the proposed 75 foot undisturbed buffer was indicated. Also indicated were the locations where the buffer width was going to be reduced to 56.25 feet by the installation of a fence as well as the area of the Site that had existing grandfathered parking areas where a fence would be provided. Mr. Hawthorne also indicated that a non required security fence would be provided at the edge of the buffer.

Mr. Hawthorne thanked everyone for attending the meeting.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING:

No changes to the Petition were made as a result of the Community Meeting.

KEITH HAWTHORNE AUTOMOTIVE

cc: Mayor Anthony Foxx, and Members of Charlotte City Council
Council Member Andy Dulin
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Sonja Sanders, Charlotte-Mecklenburg Planning Commission
Keith Hawthorne, Keith Hawthorne Automotive
Jason Dolan, ColeJenest & Stone, PA

**Rezoning Petition No. 2012-027
Community Meeting Sign In Sheet
Monday, March 12, 2012**

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1	Carol A. Thelenius	7024 STARVALLEY DR	704 643-6619	NONE
2	Carol Freeman	7025 STARVALLEY DR	704 552-2429	
3	Bill Wiven	7300	704 554 0565	
4	Bob BANTHEAD	7216 STARVALLEY DR	704-532-5802	NONE
5	Eric May	6400 Candlerwood Dr	704-458-1253	eric@mypropertyservices.com
6	Celia Selley	1507 TESSERA CT	704-553-7370	
7	Edo Juan Forness	7101 Starvalley Dr	704-552-2543	
8				
9				
10				
11				
12				

C