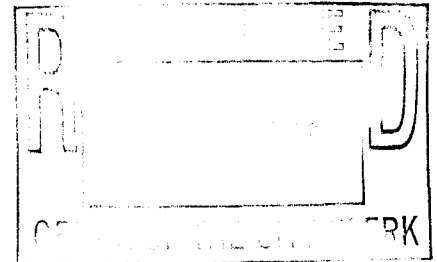


COMMUNITY MEETING REPORT
Petitioner: Charlotte Truck Center
Rezoning Petition No. 2008-023



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:

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-1 attached hereto by depositing such notice in the U.S. mail on December 21, 2007. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, January 3, 2008 at 7:00 p.m. in the Fine Arts Center at Northside Baptist Church located at 333 Jeremiah Boulevard.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Frank Ellett of Charlotte Truck Center and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by welcoming those in attendance and introducing the Petitioner's representatives. John Carmichael then provided a schedule of events relating to this Rezoning Petition.

John Carmichael advised that the Public Forum will be held on Monday, January 7, 2008 from 5:00 p.m. to 6:00 p.m. on the 8th Floor of the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing on this rezoning request will be held on Monday, February 18, 2008 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center. The Public Hearing will be held before City Council and the Zoning Committee.

John Carmichael stated that the Zoning Committee's Work Session will be held on Wednesday, February 27, 2008 at 4:30 p.m. on the 8th Floor of the Charlotte-Mecklenburg Government Center, and City Council will render a decision on this Rezoning Petition on Monday, March 17, 2008 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the site that is the subject of this Rezoning Petition is located on the northwestern corner of Equipment Drive and Jeremiah Boulevard, immediately next to the Northside Baptist Church. The site contains a total of 28.7 acres, and it is divided into Parcels A and B on the Conditional Rezoning Plan. Parcel A is an approximately 8.7 acre parcel owned by Curlee/Swayne/Cherry, LLC, and Parcel A currently contains the Invisible Fence building.

Parcel B contains approximately 20 acres and Charlotte Truck Center has Parcel B under contract. The entire site is currently zoned Business Park.

John Carmichael advised that pursuant to this Rezoning Petition, Charlotte Truck Center is seeking to rezone the site from the BP zoning district to the I-1 (CD) and B-2 (CD) zoning districts. Specifically, Parcel A would be rezoned to the I-1 (CD) zoning district, and Parcel B would be rezoned to the B-2 (CD) zoning district.

Under the current Conditional Rezoning Plan, if the Rezoning Petition were approved, Parcel A could be devoted to any use permitted in the I-1 zoning district. Parcel B could be devoted to the following uses: sales of truck chassis and parts; truck repair and servicing; and uses permitted in the O-1 zoning district.

That being said, the Planning Staff has requested that the Petitioner revise the Conditional Rezoning Plan to disallow certain uses allowed in the I-1 zoning district and the B-2 zoning district. This was not an unexpected comment, and the Petitioner will revise the Conditional Rezoning Plan to exclude certain uses allowed in the I-1 and B-2 zoning districts. Additionally, as requested by the neighborhood, the Petitioner's revised Conditional Rezoning Plan will exclude hotels and motels as uses that are permitted on Parcel A and Parcel B.

John Carmichael advised that the reason that Charlotte Truck Center is requesting this rezoning is to accommodate a sales center for Freightliner Trucks and a service and repair center for such trucks, as well as the sale of parts. John Carmichael advised that Frank Ellett will describe his business in more detail in a moment. John Carmichael stated that the Conditional Rezoning Plan provides that the sales portion of the business would not operate on Sundays.

John Carmichael advised that Parcel B needs to be rezoned to the B-2 (CD) zoning district because the existing BP zoning district will not accommodate Charlotte Truck Center's proposed sales and service center for Freightliner Trucks. Parcel A was included in the rezoning because the BP zoning district requires a project edge, and if Parcel A remains in the BP zoning district, then there would need to be an interior project edge between Parcel A and Parcel B. Therefore, Parcel A was included in the rezoning request to eliminate the interior project edge.

John Carmichael advised that a 50-foot Class C buffer would be located along the perimeter of Parcel B adjacent to Northside Baptist Church, and that a Class C buffer requires 20 shrubs and 9 trees per 100 feet. Additionally, there is a SWIM buffer located on a portion of Parcel B adjacent to Northside Baptist Church, and the Petitioner cannot develop that portion of Parcel B located within the SWIM buffer.

With respect to Parcel A, although it is not currently depicted on the Conditional Rezoning Plan, the existing 100 foot project edge located at the rear of Parcel A adjacent to Northside Baptist Church would remain in place.

Frank Ellett then addressed the Community Meeting and described his business.

Frank Ellett stated that his company, Charlotte Truck Center, owns and operates a Freightliner truck dealership that sells and services Freightliner trucks, and sells truck parts. Charlotte Truck Center has an existing location located nearby at 4633 Equipment Drive. Charlotte Truck Center

is running out of room at its existing location, and it needs a new site so that it may expand its operation and conduct its business more efficiently.

Charlotte Truck Center sells approximately 400 trucks per year, and the majority of the trucks are not sold on site. Rather, the majority of the customers purchase trucks without visiting the site. Charlotte Truck Center currently has 85 employees. Frank Ellett shared a computer drawing of a representation of what the proposed building could look like, and he indicated that the business offices of the operation would be located adjacent to and front Equipment Drive, and the service bays would be to the rear and sides of the building.

The floor was then opened to questions from the individuals in attendance at the meeting. Set out below is a summary of the responses to and the information provided as a result of those questions, as well as any concerns expressed by those in attendance.

- In response to a question regarding road improvements to Equipment Drive, Frank Ellett stated that Charlotte Truck Center would likely have to widen the road in front of the site.
- An area resident stated that large trucks often travel east on Equipment Drive towards Mineral Springs Road believing that they can access I-85 in that direction, and they turn onto Mineral Springs Road and then get hung up in this community. This individual asked what Charlotte Truck Center could do to try to prevent this from occurring. Frank Ellett stated that he would be happy to put a sign on his site at the driveways directing truck traffic towards Sugar Creek Road and away from Mineral Springs Road.
- In response to a question, John Carmichael stated that storm water detention and storm water quality improvements would be required to be installed on the site.
- In response to a question about what types of community outreach Charlotte Truck Center gets involved in, Frank Ellett stated that he has been in business for over 25 years, and his company gets involved in things such as the United Way and the Heart Walk, and that in general they are a community-oriented business.
- In response to a question as to whether or not Charlotte Truck Center would get involved in the Derita community, Frank Ellett stated that he would like for his company to participate in matters that are important to the Derita community.
- In response to a question, Frank Ellett indicated that currently, Charlotte Truck Center employs 85 individuals, and that the goal is to expand the number of employees to 135 in the very near future.
- In response to a question, Frank Ellett indicated that his company is willing to participate in a training program for kids who are interested in working in his business and in fact, he is working on that at some of his other locations. Frank Ellett owns truck centers in various locations throughout the Southeast.
- In response to a question regarding the expansion of Charlotte Truck Center's business, Frank Ellett indicated that he would not sell trailers in addition to the trucks.

- In response to a question and concern, John Carmichael stated that there will be a note on the plan that provides that light fixtures will be capped and fully shielded.
- In response to a question, John Carmichael advised that he believed that Northside Baptist Church is okay with this rezoning request per Barry Shearer's comments. John Carmichael also thanked Barry Shearer for his assistance on this matter.
- In response to a question, Frank Ellett indicated that the footprint of the proposed building would be approximately 60,000 square feet, but there was room for expansion.
- In response to a question regarding the building façade, Frank Ellett stated that the front elevation of the building on Parcel B would be comprised of split face block, brick, precast or other masonry materials, but would not be metal.
- In response to a question regarding fencing, Frank Ellett indicated that a security fence would likely need to be installed around Parcel B. Frank Ellett indicated that he would look into whether there is an alternative to chain link fencing. (After considering the types of security fencing for the site, Frank Ellett is of the opinion that a chain link fence would likely be required. However, at a subsequent meeting with the Derita Statesville Road Organization, Frank Ellett commented that in the event a chain link fence is utilized, it will be a vinyl coated fence or a similar product.)

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

The following changes were made to the Conditional Rezoning Plan as a result of the Community Meeting:

- Hotels and motels were excluded as permitted uses on the site.
- The Petitioner committed to install directional signage on the Parcel B driveways onto Equipment Drive directing traffic towards Sugar Creek Road.
- A note was added to the Plan that provides that the front elevation of the buildings located on Parcel B within 100 feet of the Equipment Drive right-of-way shall be comprised of split face block, brick, precast or other masonry materials.
- Exterior lights shall be capped and fully shielded.

Respectfully submitted, this 8th day of February, 2008.

CHARLOTTE TRUCK CENTER, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
 Ms. Brenda Freeze, Clerk to City Council
 Mr. Frank Ellett, Charlotte Truck Center

Charlotte Truck Center, Petitioner
Rezoning Petition No. 2008-023

Community Meeting Sign-in Sheet
Northside Baptist Church
Thursday, January 3, 2008
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Danielle J. King	NE Coalition		CGFTJF Pad
2.	Jeff King	PO Box 21261 Carol 28221	704-591-5885	jeffking@ATT.NET
3.	BARRY SHEARER	333 JEREMIAH BLVD 28262	704-602-2270	bshearer@northsidebapt.org
4.	BILL SWAYNE	2315 YREYMORE LANE	704-409-3970	BILL@SWAYNE.COM
5.	Adria Cannon	5441 Elizabeth Rd	704-596-7059	ASAC@
6.	EVERETTE B. CURLEE	8635 SARDIS ROAD	704-375-1831	EveretteCurlee@AOL.com
7.	Lloyd J. Russing	8635 SARDIS ROAD	910-489-0780	lrussing@unc.edu
8.	Kim Curlee	8635 Sardis Road	(704)614-1958	Kim@grondsquareinc.com
9.	Sandra Haynes	925 Doby Springs Drive	704-596-9961	schaynes@carolina.rr.com
10.	Dawn Orr	7318 Canyon Dr 28262	704-597-9942	dawnposey@hokmatt.com
11.	Eldemins M. Haynes	925 Doby Springs Dr. 28262	704-596-9961	ehaynes@carolina.rr.com
12.	BERNIE SAMONDS	2600 ALLEN RD S. 28269	704 806 3813	DERITAREP@AOL.com
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