

COMMUNITY MEETING : Linder Industrial Machinery Company Petition 07-016

Date of original contact: December 21, 2006

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 November 9, 2006 at the Statesville Road Baptist Church located at 4901 Statesville 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 meeting began with an explanation of the site plan and the overall City of Charlotte rezoning process. The site is presently zoned B-2 (CD) and could allow for a wide range of retail and heavy commercial uses. The agent for the petitioner described the rezoning site plan, which proposes to re-locate an existing Charlotte company to the site. An industrial machinery company, which represents the world's largest manufacturer of industrial equipment, desires to develop the site for their Charlotte headquarters. A maximum of 50,000 sq feet of building space is planned with outdoor storage in the rear of the building. The company will sell, lease and repair equipment at the site. The petitioner also displayed architectural renderings of the building.

Due to the sparse attendance, the meeting was brief and very informal. Those in attendance were not opposed to the rezoning or proposed use. The following were the highlights of the few questions:

- . When will construction begin? As soon as possible, probably beginning sometime in the summer.
- . How noisy will the facility be? While some noise will occur, repairs are done completely indoors. Also, today's equipment is far less noisy in general.
- . What will be the impact on property by changing the zoning to industrial? The change is a conditional one and allows only the proposed use. All the heavy industrial/manufacturing uses are not permitted. Plus, the current zoning will allow many uses that could be very detrimental. Thus, the proposed change is viewed overall as a positive.
- . How many driveways? Two, one each on Gibbon Rd and Old Statesville Rd.

Changes or clarifications to the site plan resulted from staff/various departmental comments.



ZONING/REZONING
LAND USE EVALUATION
URBAN PLANNING
CONSULTING SERVICES

ROBERT G. YOUNG, INC.

December 21, 2006

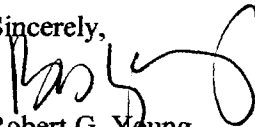
Dear Neighbor:

On behalf of Linder Industrial Machine Company, I would cordially like to invite you to a community meeting to review rezoning petition 07-16. The community meeting is part of the rezoning process of the City of Charlotte. In accordance with City procedures, you have been or shortly will be notified by the Charlotte-Mecklenburg Planning Commission regarding this rezoning petition. For your convenience I have included a map of the subject site. In this case, the rezoning petition is seeking a zoning change from B-2(CD) to I-2(CD) to allow the site to be developed with an industrial equipment sales dealership/facility.

The community meeting will be held on Thursday January 4, 2007 at the Statesville Road Baptist Church located at 4901 Statesville 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 public hearing on the case, which will be scheduled for February 19, 2007.

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

Neighborhood Sign-In

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Pat Blythe	3924 Atlas Dr	704-596-4003
Earl Cawen	6824 Old Statesville Rd	704-728-9085
Paula Jones	5709 Nicholas Ave	704-201-6341
Frank Tyson	3601 Starmount Ave	704-596-5932