

COMMUNITY MEETING REPORT

Petitioner: SXCW Properties, LLC

Rezoning Petition Number: 2018-051

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.

The Persons and Organizations Contacted with Date and Explanation of How Contacted:

The Representative of the Petitioner mailed written notice of the date, time and location of the Community Meeting to the individuals and organizations set out in Exhibit A attached hereto by depositing such notice in the U.S. Mail on May 31, 2018. A copy of the written notice is attached hereto as Exhibit B.

Date, Time and Location of Meeting:

The Community Meeting was held on June 6, 2018, at 6:30 p.m., at the Mallard Creek Recreation Center, 2530 Johnston Oehler Road, Charlotte, North Carolina 28269.

Persons in Attendance at Meeting (See attached sign-up sheet):

The Community Meeting was attended only by the individuals identified in the sign-up sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Anthony Fox, Parker Poe Adams & Bernstein, LLP – Rezoning Consultant; Darin Webb, Sam's Mart; Jeremy Roberts, Civil Engineer, Eagle Engineering; and Will Russell, Civil Engineer, Eagle Engineering.

Summary of Presentation/Discussion (See attached agenda):

The Community Meeting was called to order by Rezoning Consultant, Anthony Fox, at approximately 6:40 p.m. Mr. Fox introduced the team of individuals assisting the Petitioner with the proposed rezoning. Handouts were provided to the attendee, which included an agenda, the proposed building elevations and a copy of the proposed site plan. Mr. Fox explained that the Community Meeting was being held as a requirement of the City of Charlotte rezoning process and gain input from the community on the proposed development.

The discussion turned to the site plan, a copy of which was available for review by the attendee. Mr. Fox explained the site plan and the Petitioner's desire to rezone the property from the CC zoning district to the B-2 CD zoning district. He explained that the property included the 2.85 acre tract located at the southwest corner of Mallard Creek Road and Carolina Lily Lane. He explained that the rezoning was necessary to allow a free-standing carwash with a fuel canopy, a use not allowed under the current zoning classification.

It was discussed that a stub street was being located on the property to allow for future development of the adjacent parcel and to meet the City's desire for connectivity. It was also explained that the site included a driveway entrance along Odell School Road and that the site had ample parking to support the proposed uses.

Mr. Fox mentioned that the site is still under review by the City staff, and several comments have been made by staff that may result in some minor changes to the proposed site plan.

The discussion then turned to the issues identified by the City's Department of Transportation for right-of-way improvements along Odell School Road and along the rear of the proposed tract. There was discussion about dedication of land at the rear of the tract to accommodate future road connectivity in the area. The attendee questioned the need for additional roadways in the area.

A question was raised about the surrounding uses and whether a use to the north was an apartment complex. The Petitioner provided a view of an aerial showing the current uses on the site and the uses on the surrounding sites. The location of the apartment complex was confirmed.

Mr. Roberts explained the site plan from an engineering perspective, including water runoff and stormwater retention measures. Mr. Webb explained that Sam's Mart's carwashes use a water recycling process and recapture and reuse most of its water while its water reducing water runoff. Mr. Webb also indicated that the soap used by Sam's Mart is biodegradable. It was also discussed that the site would employ approximately twenty-five people and the hours of operation would be from 6:30 a.m. to 9:00 p.m. At 9:00 p.m., the pumps are shut down and the carwash no longer operates.

There was discussion about other similar projects in the Charlotte area. It was shared that a similar project is nearing completion in Indian Trail and that other projects exist within the Berewick neighborhood and Huntersville.

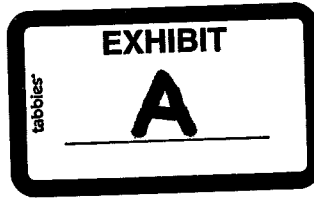
Traffic was discussed, and it was indicated by Mr. Roberts that no more than 200 cars will enter and exit the site per day. It was mentioned that this number is lower than the threshold triggering the need for a traffic impact study.

Mr. Fox then explained the timetable for the project. He indicated that if the site plan revisions are completed as planned for June 11, 2018, the public hearing would be held on July 16, 2018 and the Zoning Committee would hear the Petition on July 31, 2018. City Council approval of the Petition would occur on September 17, 2018.

The attendee then indicated that, while he does not agree with carwash uses in general, this is a good location for such a use given its location and proximity to 485, and therefore he has no strong opposition to this rezoning petition.

The Community Meeting concluded at 7:15 p.m.

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-051	02918124	HOLLAND LIVING TRUST THE		HOYLE N	HOLLAND	1435 RIDGE RD		CHARLOTTE	NC	28262
2018-051	02918127	KING'S GRANT APARTMENTS LLC				1400 W NORTHWOOD ST		GREENSBORO	NC	27408
2018-051	02918130	PANARA	JAYSUKHLAL V	TARA J	PANARA	7876 LNATANA CREEK RD		LARGO	FL	33777
2018-051	02918131	PANARA	JAYSUKHLAL V	TARA J	PANARA	7876 LNATANA CREEK RD		LARGO	FL	33777
2018-051	02919103	WAYPOINT STONE HOLLOW OWNER LLC			C/O WAYPOINT RESIDENTIAL LLC	3475 PIEDMONT RD NE	SUITE 1640	ATLANTA	GA	30305
2018-051	02919106	ODELL SCHOOL HIGHWAY INVESTMNT TRADERS LLC			C/O BUDDY BAKER	2000 MCKINNEYAVE /S-1000		DALLAS	TX	75201
2018-051	02919108	ODELL SCHOOL HIGHWAY INVESTMNT TRADERS LLC			C/O BUDDY BAKER	2000 MCKINNEYAVE /S-1000		DALLAS	TX	75201
2018-051	02919111	PHILLIPS	TERRY C	DEBORAH F	PHILLIPS	13401 HIVASSEE RD		HUNTERSVILLE	NC	28078
2018-051	02919112	MASSEY	JAMES CECIL JR		M ELIZABETH CRAIG	13601 MALLARD CREEK RD		CHARLOTTE	NC	28262
2018-051	02919113	STEWART	PHYLLIS			5100 GLEN FOREST DR		RALEIGH	NC	27612



Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-051	Dominion Village Homeowners Association	Dick	Laubach	2920 Autumn Harvest Ln		Charlotte	NC	28269



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by SXCW Properties, LLC to rezone approximately 2.85 acres located at the southwest corner of Mallard Creek Road and Carolina Lily Lane to permit the development of a car wash with a fuel canopy.

Date and Time of Meeting: **Wednesday, 6 June 2018 at 6:30 p.m.**

Place of Meeting: **Mallard Creek Recreation Center
2530 Johnston Oehler Rd
Charlotte, NC 28269**

Petitioner: SXCW Properties, LLC

Petition No.: 2018-051

We are assisting SXCW Properties, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.85 acre site (the “Site”) located at the southwest corner of Mallard Creek Road and Carolina Lily Lane from the current CC zoning district to the B-2(CD) zoning district. The purpose of the rezoning is to allow certain uses permitted within the B-2 zoning district, including the development of a car wash with a fuel canopy, together with the current uses allowed within the CC zoning district.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding Rezoning Petition 2018-015 on Wednesday, 6 June 2018, at 6:30 p.m. at the Mallard Creek Recreation Center, located at 2530 Johnston Oehler Rd, Charlotte, NC 28269.

The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Anthony Fox at (704) 335-9841.

cc: Mayor and City Councilmembers
Karla Cahill
Claire Lyte-Graham

Date Mailed: May 31, 2018



COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: SXCW Properties, LLC
REZONING PETITION NO.: 2018-051
June 6, 2018

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

PLEASE PRINT CLEARLY

Name	Address	Phone No.	Email
WIL RUSSELL	6601 BLUE SKY LANE		w.russell78@gmail.com
MATTHEW KIRCHNER	2013 Van Buren Ave Indian Trail, NC, 28079	704-301-1285	mkirchner@eagleonline.net
DARRELL WEBB	1935 COUNCL PLACE MATTHEWS, NC 28105	704-940-3614	DWEBB@SAMSXPRESS.COM
Jeremy Roberts	2013A Van Buren Ave. Indian Trail, NC 28079	704 893 1263	jroberts@eagleonline.net

COMMUNITY MEETING

AGENDA

June 6, 2018

SXCW Properties, LLC
Rezoning Petition No. 2018-051

Proposed Development at Odell School Road
and Carolina Lily Lane

1. Introduction
2. Rezoning Process / Timeline
3. Project Description
4. Project Schedule / Design
5. Project Discussion / Next Steps