

COMMUNITY MEETING REPORT
Petitioner: Charlotte Truck Center
Rezoning Petition No. 2023-014

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 June 9, 2023. 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 Wednesday, June 21, 2023 at 7:00 P.M. at Charlotte Truck Center/Excel Truck Group located at 4633 Equipment Drive in Charlotte.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Frank Ellett and Scott Witt of the Petitioner, Brian Smith of Urban Design Partners and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2023-014.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, August 21, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, September 5, 2023 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, September 18, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 1.29 acres and is located on the south side of Cannon Avenue between Wild Rose Lane and Equipment Drive.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is zoned N1-B.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the N1-B zoning district to the B-2 (CD) zoning district. The purpose of this rezoning request is to accommodate accessory off-street parking on the site that would serve the adjacent Charlotte Truck Center, which is the location of this Community Meeting of course. The off-street parking could include customer parking, employee parking and the parking of inventory vehicles. This would be the only permitted use of the site. Principal or accessory buildings would not be permitted on the site. A vehicular connection from the site to Cannon Avenue would not be permitted. Access to the site would be from the Charlotte Truck Center site only.

John Carmichael briefly reviewed the site plan. John Carmichael showed the parking lot that would be developed on the site and he stated that a minimum 75 foot wide Class B buffer would be located along the western boundary of the site. This buffer could be reduced to 56.25 feet in width through the installation of a 6 foot tall wooden screen fence. Frank Ellett stated that they would install the fence and reduce the width of the buffer to 56.25 feet. John Carmichael stated that the fence would be installed in the inner half of the buffer.

John Carmichael stated that this is a conditional rezoning request. Therefore, if this rezoning request is approved, the site could be developed and used only in accordance with the approved rezoning plan and the conditions on the approved rezoning plan.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as any comments and concerns that were expressed at the meeting.

- In response to a question, John Carmichael stated that the Community Meeting notices were sent to the individuals and organization on the mailing list provided by the City. The owners of parcels of land located within 300 feet of the site and registered neighborhood organizations and leaders within one mile of the site are on the mailing list.
- An attendee commented that he is concerned that the homeless could potentially setup camp in the buffer area if they can get through the fence.
- In response to a question, John Carmichael stated that there would not be a vehicular connection from the site to Cannon Avenue.
- An attendee commented that he supports this project because it will improve the neighborhood.
- In response to a question, John Carmichael stated that he does not know how this project would affect the neighborhood property values.
- An attendee commented that this project sounds good for the neighborhood.
- In response to a question, John Carmichael stated that the fence would be located on the inner half of the buffer in order to have trees on both sides of the fence.
- In response to question, Brian Smith stated that they would save as much vegetation and as many trees as possible. He stated that the grading of the site has not been determined yet.

- In response to a question, Brian Smith stated that the water on this site would drain to the retention pond towards the back of the site. This is a dry pond unless it rains.
- In response to a question, Brian Smith stated that the fence would be a minimum of 6 feet in height and 75% opaque, and it would be constructed of wood, vinyl or masonry. Frank Ellett stated that they would install something that looks nice. Scott Witt stated that a security fence would more than likely be installed inside the buffer fence.
- In response to a question, John Carmichael stated that there would not be a vehicular connection to Wild Rose Lane from this site.
- In response to a question, Frank Ellett stated that the existing house on the site would be removed.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

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

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 16th day of July, 2023

Charlotte Truck Center, Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

FREQUENCY	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
1	04506107	CARROLL	ARNOLD G	PRISCILLA ANN B	CARROLL	1719 CANNON AVE		CHARLOTTE	NC	28269
1	04506108	HATMAKER	JACQUELINE L			1727 CANNON AVE		CHARLOTTE	NC	28269
1	04506109	CARROLL	ARNOLD G	PRISCILLA ANN B	CARROLL	1719 CANNON AVE		CHARLOTTE	NC	28269
1	04506110	LENGSVAT	SOURASAK			4800 WILD ROSE LN		CHARLOTTE	NC	28269
3	04506112		RE/SG INVESTMENTS LLC	C/O SINCLAIR E GILLESPIE		4312 FOXCROFT RD		CHARLOTTE	NC	28211
1	04506201	HAVEN	JAYKEB	MICHAELA	MESSER	4801 WILD ROSE LN		CHARLOTTE	NC	28269
1	04506202	FIGUEROA	JORGE S			4819 WILD ROSE LN		CHARLOTTE	NC	28269
1	04506203	JONES	EDWARD L	TRUDY B	JONES	3924 SAXONBURY WAY		CHARLOTTE	NC	28269
1	04506204		RICK HAGER LLC			1809 CANNON AVE		CHARLOTTE	NC	28262
2	04506306		NATIONAL RETAIL PROPERTIES LP			450 S ORANGE AVE STE 900		ORLANDO	FL	32801
1	04506307		AME INC			PO BOX 909		FORT MILL	SC	29716
1	04506308		4601 EQUIPMENT DRIVE LLC			6707-C FAIRVIEW RD		CHARLOTTE	NC	28210
1	04506310		4501 EQUIPMENT DRIVE LLC	C/O RAMPART REAL ESTATE PARTNERS LLC		221 RIVER ST 9TH FLOOR		HOBOKEN	NJ	07030
1	04506311		4800 GRAHAM ST LLC			7000 NORTH TRYON ST		CHARLOTTE	NC	28269
2	04507179		FIFTEEN15 CANNON OWNERS ASSOCIATION			PO BOX 3340		FORT MILL	SC	29716
1	04509304		TFORCE FREIGHT INC	ATTN: REAL ESTATE DEPARTMENT		6600 CHEMIN SAINT FRANCOIS	OFFICE 100 SAINT LAURENT QUEBEC CANADA H4S 1B7			
1	04509306		LITTLE BROTHER PROPERTIES LLC			2204 VAIL AVE		CHARLOTTE	NC	28207
1	04509307	SHABAN	HANNAH	REJA	RESLAN	6709 PENCADE LN		CHARLOTTE	NC	28215
1	04509308	AGUILAR	JOAN NICOLAS	ANA RUTH	AGUILAR	4914 HOBBS HILL DR		CHARLOTTE	NC	28212
2	04509310		RE/SG INVESTMENTS LLC	C/O SINCLAIR E GILLESPIE		4312 FOXCROFT RD		CHARLOTTE	NC	28211
1	04509311		CASANOVA SIDING INC			1644 CANNON AVE		CHARLOTTE	NC	28269
1	04509313		CASANOVA SIDING INC			11450 ALLEN STATION DR STE 100		MINT HILL	NC	28227

2023-014	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2023-014	Cardinal Glen Homeowners Association	Willie & Roslyn	Livingston	5130 Osage Circle		Charlotte	NC	28269
2023-014	Cardinal Glen Homeowners Association	Xavier	Hodges	4943 Osage Cr		Charlotte	NC	28269
2023-014	Derita-Woods	Esmeralda	Aquilera	3017 Dalecrest Drive		Charlotte	NC	28269
2023-014	Eagle Lake Fishing Club, Inc	Lad	Ackerman	2917 Dalecrest Dr		Charlotte	NC	28269
2023-014	Fairstone	Ronald	Williams	5736 Fairchase Avenue		Charlotte	NC	28269
2023-014	Fountaingrove Homeowners Association	Clair	Lane	4007 Elmdale Ct		Charlotte	NC	28206
2023-014	Rebuilding Charlotte Together	Felicia	Giles	4518 Munsee Street		Charlotte	NC	28213
2023-014	Royal Oaks Neighborhood Association	Molly	Wilbanks	5213 Pine Dr		Charlotte	nc	28269
2023-014	Spring Woods Home Owners Association	Jacquie	Nettles	1930 Aberglen Dr		Charlotte	NC	28262

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2023-014** filed by Charlotte Truck Center to request the rezoning of an approximately 1.29 acre site located on the south side of Cannon Avenue between Wild Rose Lane and Equipment Drive (see enclosed map)

Date and Time of Meeting: Wednesday, June 21, 2023 at 7:00 p.m.

Place of Meeting: Charlotte Truck Center/Excel Truck Group
4633 Equipment Drive
Charlotte, NC 28269

We are assisting Charlotte Truck Center (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 1.29 acre site located on the south side of Cannon Avenue between Wild Rose Lane and Equipment Drive (see the enclosed map) from the N1-B zoning district to the B-2 (CD) zoning district. The purpose of this rezoning request is to accommodate accessory off-street parking on the site that would serve the adjacent Charlotte Truck Center. A vehicular connection from the site to Cannon Drive would not be permitted.

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 Planning, Design & Development Department'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 this Rezoning Petition on Wednesday, June 21, 2023 at 7:00 p.m. at Charlotte Truck Center/Excel Truck Group located at 4633 Equipment Drive in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Anderson, Charlotte City Council District 1 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

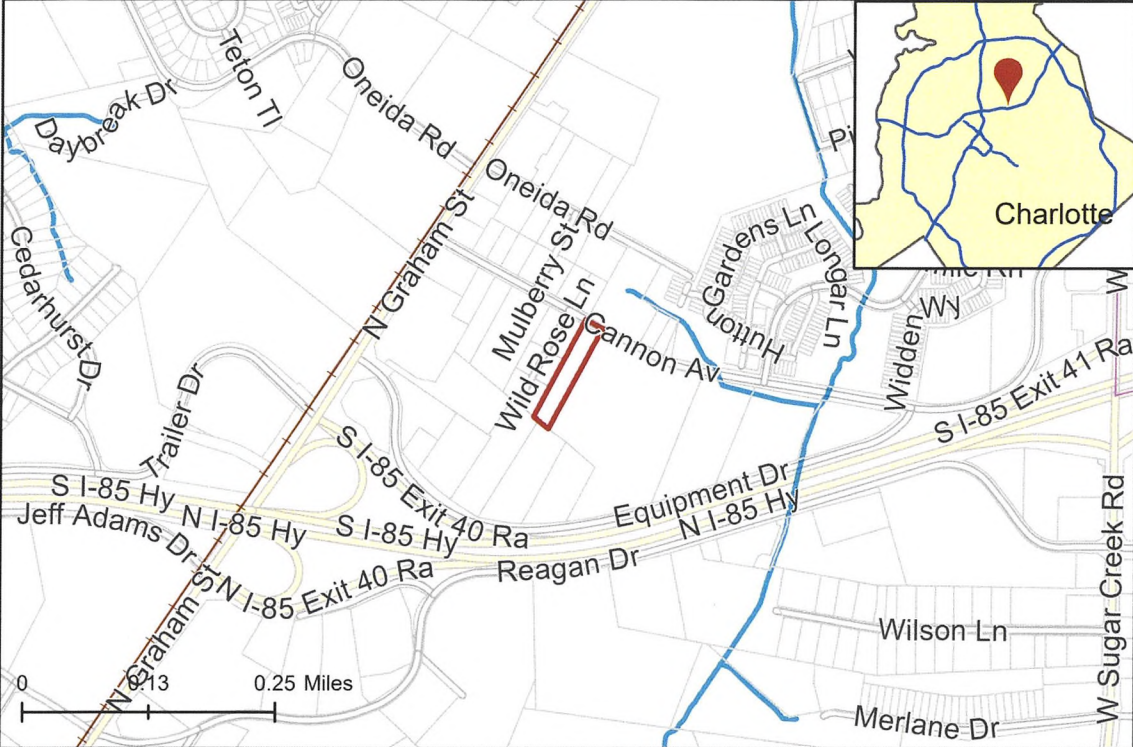
Date Mailed: June 9, 2023

2023-014: Charlotte Truck Center, Inc.

Current Zoning N1-B (Neighborhood 1-B)
Requested Zoning B-2(CD) (General Business, Conditional)

Approximately 1.29 acres
Location of Requested Rezoning

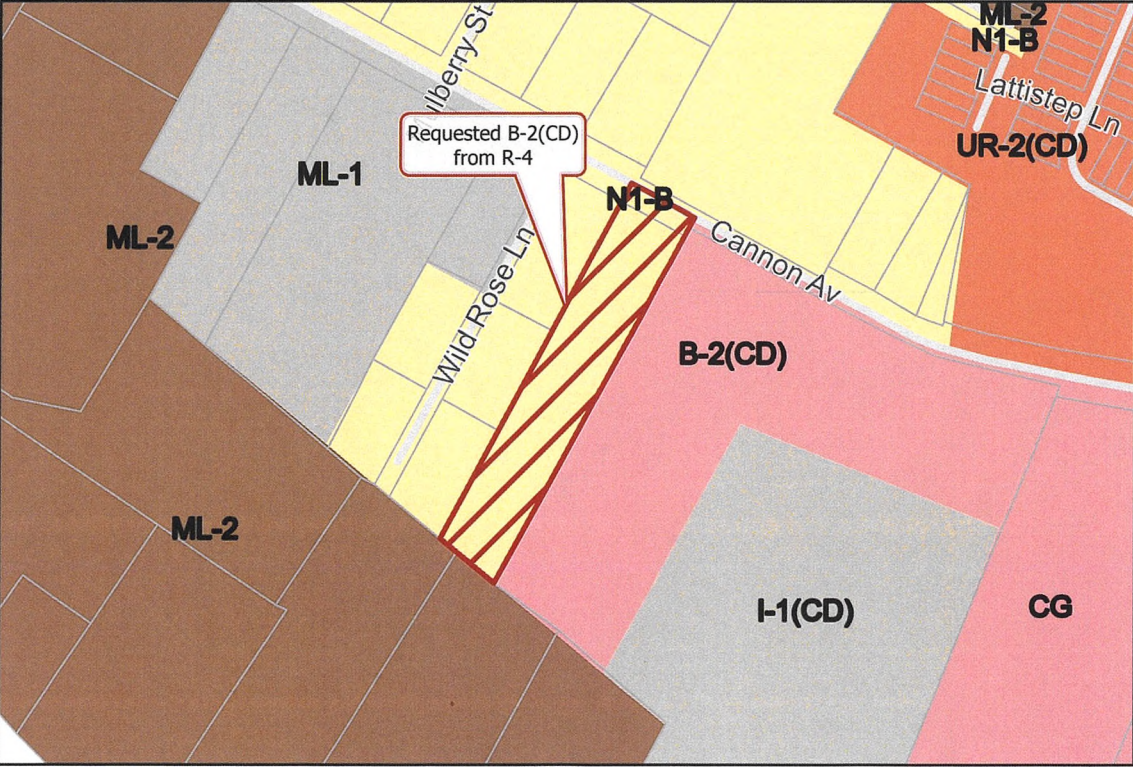
Rezoning Map



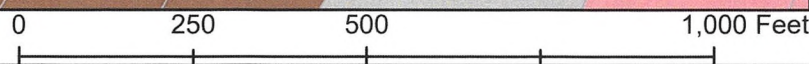
- 2023-014
 - Inside City Limits
 - Parcel
 - Railway
 - Streams
- City Council District**
- 1-Dante Anderson



Existing Zoning & Rezoning Request



- Requested B-2(CD) from R-4
- Zoning Classification**
- Neighborhood 1
 - Urban Residential
 - Business
 - Light Industrial
 - General Industrial



Map Created 6/7/2023

EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: Charlotte Truck Center

Rezoning Petition No. 2023-014

Wednesday, June 21, 2023 at 7:00 P.M.

**Charlotte Truck Center/Excel Truck Group
4633 Equipment Drive
Charlotte, NC 28269**

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Sylvia Cannon	5447 Elizabeth	980-350-6608	SLCANNON41@gmail
2.	Theresa McDonald	3100 Lake Rd	704 236-9340	mcDonaldt43@gmail.com
3.	Edward and Torri	3924 Saxonbury way 1737 Charlotte, NC 28269	980-219-8972 980 219 8972	edwardj3924@gmail.com
4.	TRUDY JONES	3924 Saxonbury way Charlotte, NC 28269	951-312-8046	trudyjones41@gmail.com
5.	Arnold Carrara	1719 Cannon Ave char.	704-458-7265	
6.	Thomas Templeton	1733 Lisbon Lane Charlotte NC 28269	7045981060	thomast28269@yahoo.com
7.				

EXHIBIT C

Rezoning Petition No. 2023-014

Charlotte Truck Center, Petitioner

Community Meeting

June 21, 2023

ROBINSON
BRADSHAW

Charlotte : Raleigh : Research Triangle : Rock Hill
robinsonbradshaw.com

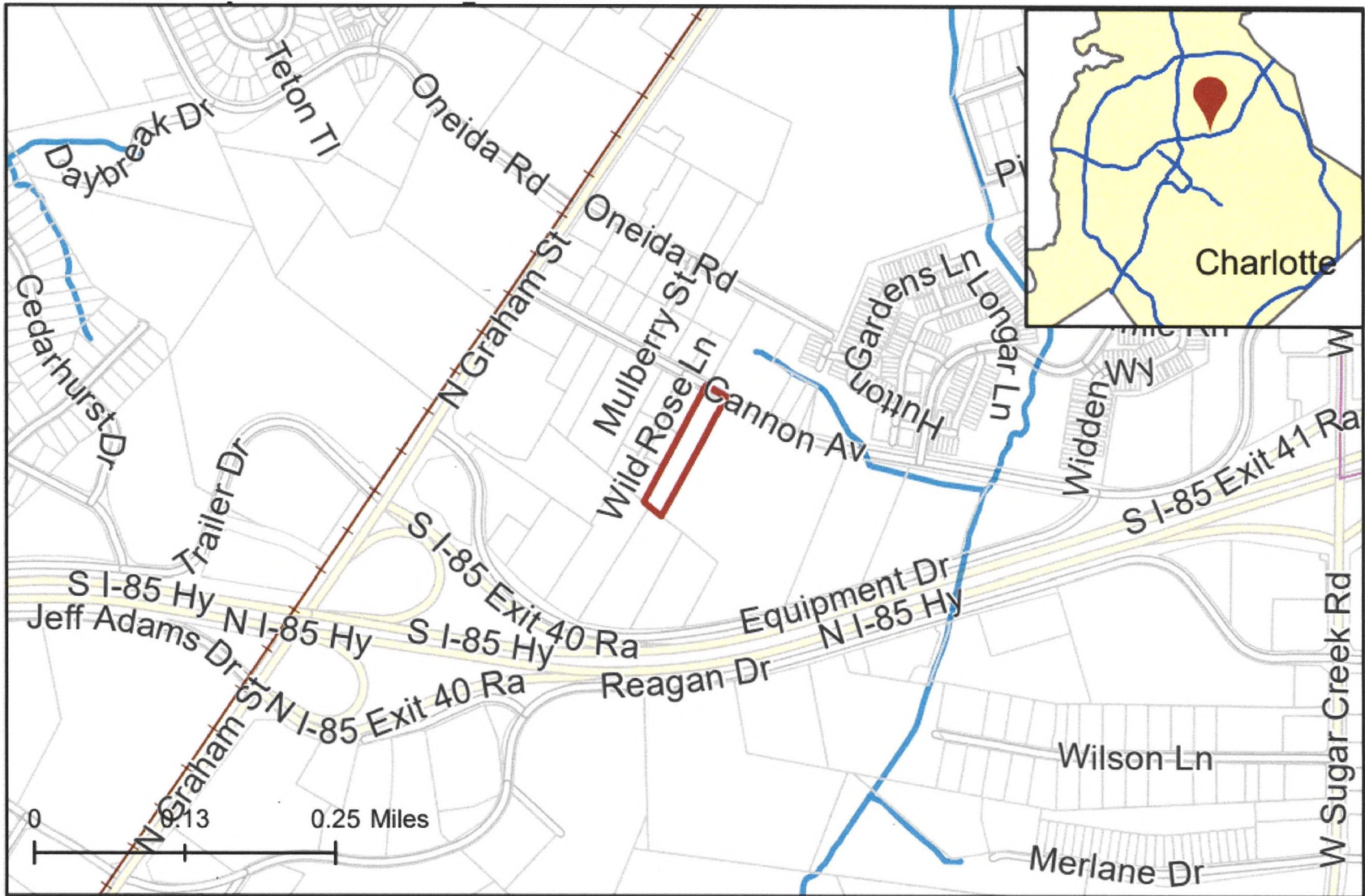
Rezoning Team

- Frank Ellett, Charlotte Truck Center
- Scott Witt, Charlotte Truck Center
- Brian Smith, Urban Design Partners
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

- Public Hearing: Monday, August 21, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, September 5, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 18, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 1.29 Acres



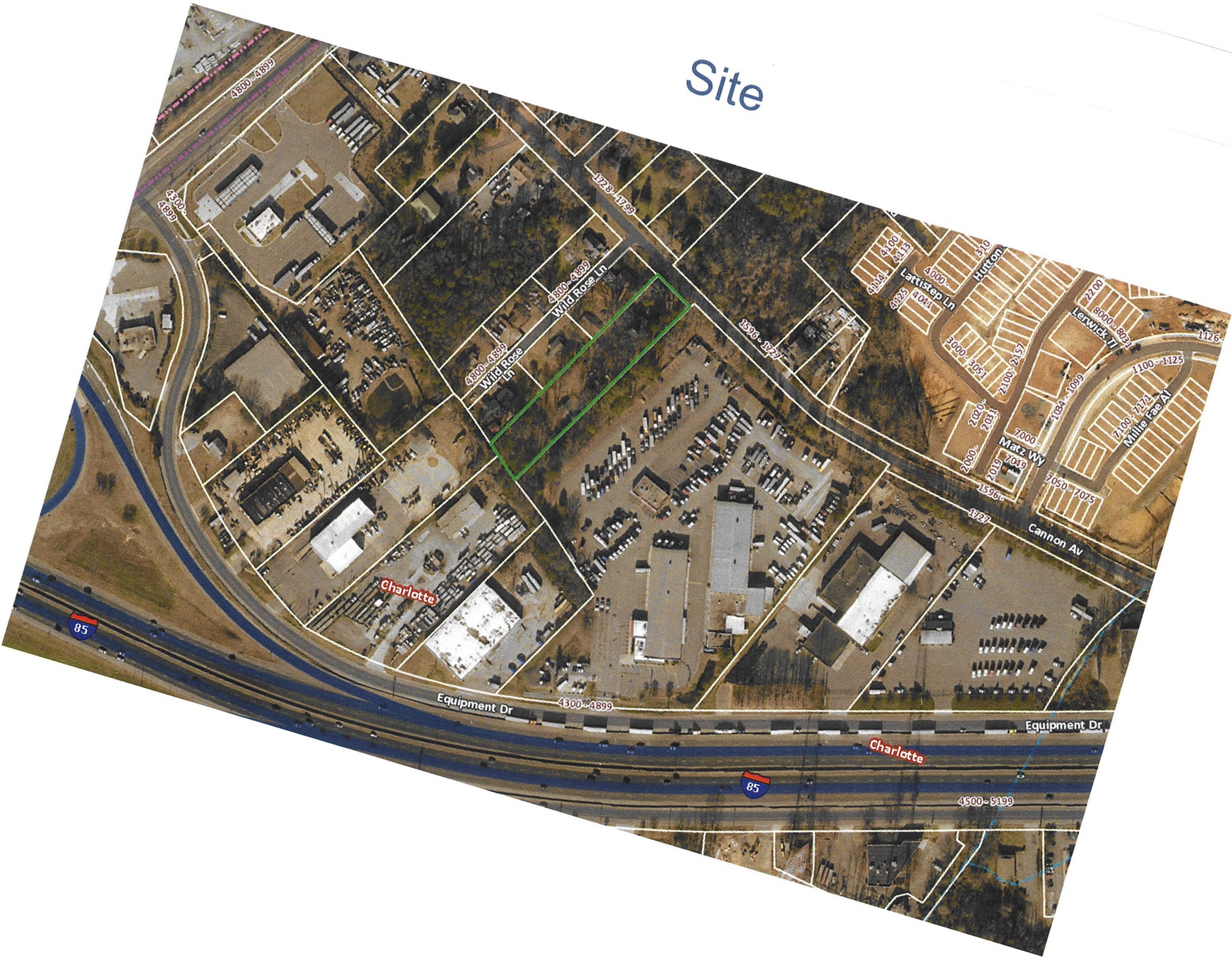
Site



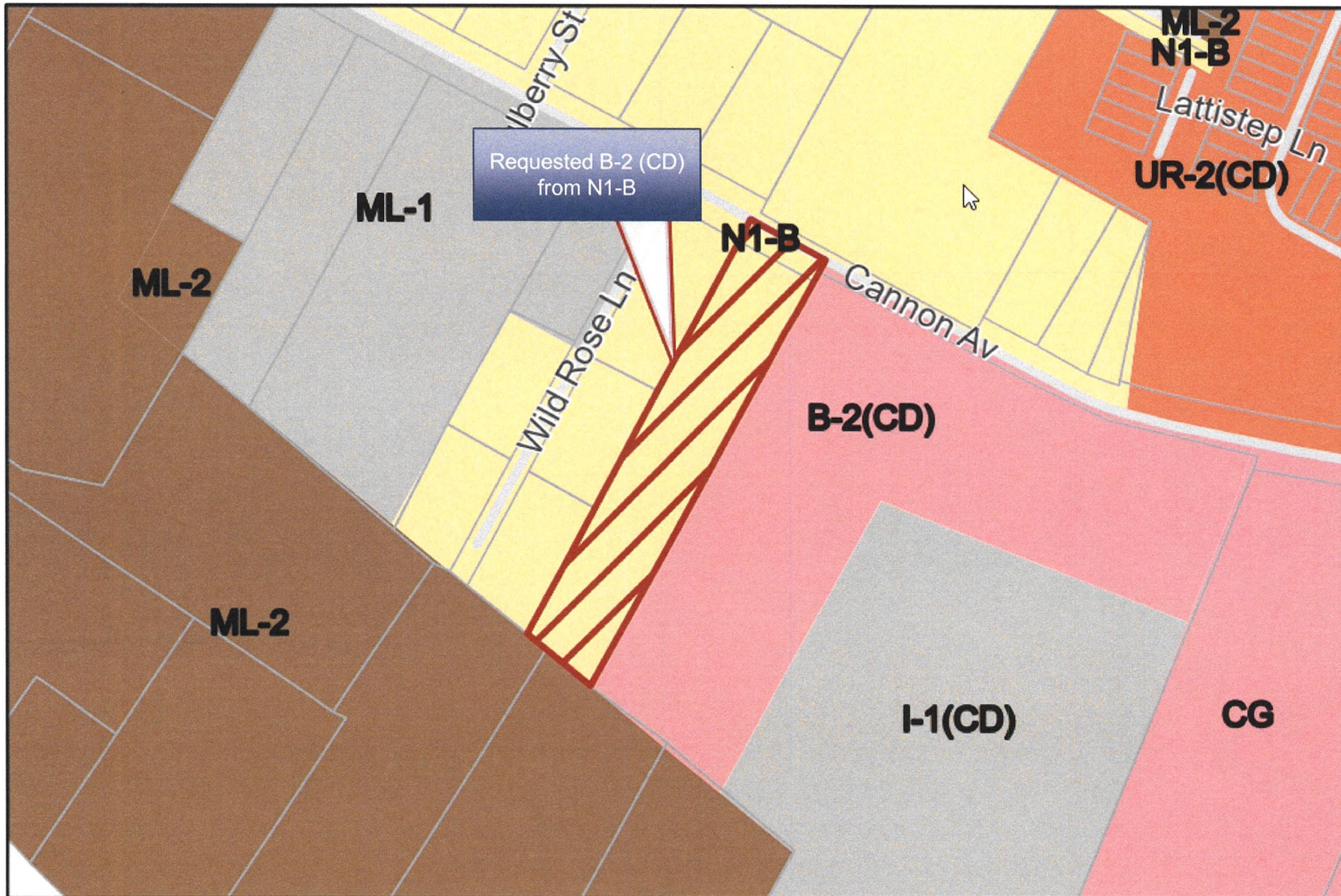
Site



Site



Zoning of the Site and Surrounding Parcels





Request

Requesting that the site be rezoned from the N1-B zoning district to the B-2 (CD) zoning district

The purpose of this rezoning request is to accommodate accessory off-street parking on the site that would serve the adjacent Charlotte Truck Center. Off-street parking could include customer parking, employee parking and the parking of inventory vehicles

This would be the only permitted use of the site

Principal or accessory buildings would not be permitted on the site

A vehicular connection from the site to Cannon Drive would not be permitted



Site Plan



1719 CANNON AVENUE | REZONING

NOT TO SCALE
JUNE 2023





Questions