

## COMMUNITY MEETING REPORT

Petitioner: Christian Brothers Automotive Corporation c/o LaToya Moten

Rezoning Petition No. RZP-2023-121

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 (Gaskins + LeCraw, Inc.) 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 such notice in the US mail on October 13, 2023. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on November 1, 2023, at 6 pm, virtually, using the Zoom platform.

### **PERSONS IN ATTENDANCE AT MEETING:**

There were no individuals or organizations that were notified as shown on Exhibit A attached, present at the meeting.

The Petitioner was represented at the Community Meeting by the following individuals:

1. Billy Green, Director of Land Acquisition and Permitting at Christian Brothers Automotive Corporation
2. LaToya Moten, Project Manager of Land Acquisition and Permitting at Christian Brothers Automotive Corporation
3. Noah Chapman, Design Engineer at Gaskins + LeCraw, Inc.
4. Christian Olteanu, Entitlements Manager at Gaskins + LeCraw, Inc.

### **SUMMARY OF PRESENTATION/DISCUSSION**

None, due to no attendees besides the Petitioner's representatives.

**Note:** Along with this Report, the Petitioner's representative also included the Rezoning Site Plan and the Exterior Elevations.

Respectfully submitted, this 3<sup>rd</sup> of November 2023,



Christian Olteanu

Gaskins + LeCraw, Inc.

Cc: Charlotte Planning, Design and Development Department – Rezoning Staff

**EXHIBIT "A"**

- Adjacent Owners:

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE											
2023-121	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	
2023-121	19959106	FOOD LION LLC				PO BOX 6500		CARLISLE	PA	12013	
2023-121	19959110	SHOPTON HOLDINGS LLC				6788 CHARLOTTE HIGHWAY		YORK	SC	29745	
2023-121	19959111	SHOPTON ROAD LLC				5310 PROVIDENCE COUNTRY CLUJB DR		CHARLOTTE	NC	28277	
2023-121	19959112	VISON REAL ESTATE LLC			ATTN: VENCY THAKER	PO BOX 78963		CHARLOTTE	NC	28277	
2023-121	19959113	FOOD LION LLC				PO BOX 6500		CARLISLE	PA	12013	
2023-121	19959114	WAFFLE HOUSE INC				5986 FINANCIAL DR		NORCROSS	GA	30071	
2023-121	19959115	WILAR ANDY LLC			ATTN:STORE ACCOUNTING	1 CVS DRIVE MC 2320		WOONSOCKET	RI	02895	
2023-121	19959117	BOOS - GW SHOPTON LLC			C/O DAVID R PHILLIPS ESQ	19321 US HWY 19 N STE 301		CLEARWATER	FL	33764	
2023-121	20107204	EASTGROUP PROPERTIES LP				4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273	
2023-121	20107228	EASTGROUP PROPERTIES LP				4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273	

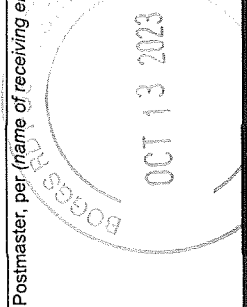

- Neighborhood Organizations:

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAM									
2023-121	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code		
2023-121	Berewick	Tifini	Bradbury	5659 GARROW GLEN ROAD, CHARLOTTE, NC, 28278		CHARLOTTE	28278		
2023-122	Clearview Acres	William	Harraman	9100 PARAGON DR, CHARLOTTE, NC, 28273		CHARLOTTE	28273		
2023-123	Steeleberry Acres Neighborhood	Michelle	Stone	8914 STEELEBERRY DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217		
2023-124	Stoney Ridge Homeowners Associa	Frank	Matthews	9006 GERALD DR, CHARLOTTE, NC, 28217		CHARLOTTE	28217		

- Councilmember for Council District 3, Victoria Watlington

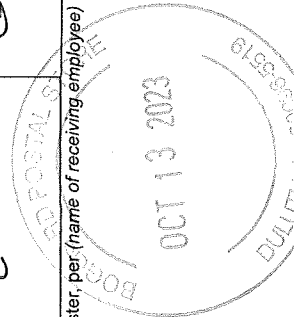



Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
USPS® Tracking Number Firm-specific Identifier	6 Postmaster, per (name of receiving employee) 	6	 U.S. POSTAGE PAID DULUTH, GA 30096 OCT 13 23 <b>AMOUNT</b> <b>\$3.42</b> R2305P149927-13 0000
1. Steeleberry Acres Neighborhood 8914 STEELEBERRY DR. CHARLOTTE, NC 28217	Address (Name, Street, City, State, and ZIP Code™)		Postage Fee Special Handling Parcel Airlift
2. EASTGROUP PROPERTIES LP 4725 ENTRANCE DR STE G CHARLOTTE, NC 28273			
3. WILAR ANDY LLC ATTN: STORE ACCOUNTING 1 CVS DRIVE MC 2320 WOONSOCKET, RI 02895			
4. VISON REAL ESTATE LLC ATTN: VENCY THAKER PO BOX 78963 CHARLOTTE, NC 28277			
5. Victoria Watlington Council District 3 600 E. Fourth Street CHARLOTTE, NC 28202			
6. Stoney Ridge Homeowners Association 9006 GERALD DR, CHARLOTTE, NC, 28217 CHARLOTTE, NC 28217			



Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.	Postage	Fee	Special Handling	Parcel Airlift
USPS® Tracking Number Firm-specific Identifier	C Postmaster, per (name of receiving employee) 	C U.S. POSTAGE PAID DULUTH, GA 30056 OCT 13 23 AMOUNT <b>\$3.42</b> R2305P149927-13	 0000				
1.	Berewick 5659 GARROW GLEN ROAD CHARLOTTE, NC 28278						
2.	Clearview Acres 9100 PARAGON DR. CHARLOTTE, NC 28273						
3.	BOOS - GW SHOPTON LLC C/O DAVID R PHILLIPS ESQ 19321 US HWY 19 N STE 301 CLEARWATER, FL 33764						
4.	FOOD LION LLC PO BOX 6500 CARLISLE, PA 12013						
5.	SHOPTON HOLDINGS LLC 6788 CHARLOTTE HIGHWAY YORK, SC 29745						
6.	EASTGROUP PROPERTIES LP 4725 ENTRANCE DR STE G CHARLOTTE, NC 28273						



# Certificate of Mailing — Firm

Name and Address of Sender

USPS® Tracking Number \_\_\_\_\_  
 Firm-specific Identifier \_\_\_\_\_

TOTAL NO. of Pieces Listed by Sender: 7

TOTAL NO. of Pieces Received at Post Office™: 7

Postmaster, per (name of receiving employee):  
 [Signature]

OCT 13 2023

Affix Stamp Here



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U.S. POSTAGE PAID  
 DULUTH, GA 30096  
 OCT 13, 23  
 AMOUNT  
**\$1.95**  
 R2305P149927-13



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U.S. POSTAGE PAID  
 DULUTH, GA 30096  
 OCT 13, 23  
 AMOUNT  
**\$1.95**  
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Address (Name, Street, City, State, and ZIP Code™)
1. WAFFLE HOUSE INC 5986 FINANCIAL DR NORCROSS, GA 30071
2. SHOPTON ROAD LLC 5310 PROVIDENCE COUNTRY CLUB DR CHARLOTTE, NC 28277
3.
4.
5.
6.



October 11, 2023

**Petitioner’s Community Meeting Notice**

Re: Petition of Christian Brothers Automotive Corporation to request a rezoning of property located at 8524 Steele Creek Road, Charlotte, NC 28273.

Dear Property Owner,

This letter is to notify you that Christian Brothers Automotive Corporation is seeking to rezone the 1.72 acre property referenced above, from the current General Commercial (CG) Zoning District to the proposed General Commercial – Conditional with Prescribed Conditions (CG - C/PC) Zoning District. The request is in order to construct a 10-bay vehicle repair facility, minor.

We wanted to reach out to you as your property is located within both the 300 ft radius, as the adjacent property owner, and 1 mile radius, as a registered neighborhood leader, from the subject property.

The proposed development will be presented at the City Council public hearing meeting on December 18, 2023.

According to the City of Charlotte’s procedures, we are scheduling a community meeting. The purpose of this meeting is to allow Christian Brothers Automotive Corporation an opportunity to inform the community about the proposed development and also to provide an opportunity for the community to find out about the proposal, prior to any official public hearings. The date of the meeting is November 1<sup>st</sup> , 2023, at 6 pm. The meeting will be conducted online, using Zoom and the process to join in the meeting is outlined below as a call-in option for all attendees:

- Dial one of the numbers below:

- One tap mobile

+13052241968,,83375010791#,,,,\*696842# US  
+13092053325,,83375010791#,,,,\*696842# US or,

- Dial by your location

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 558 8656 US (New York)
- +1 646 931 3860 US
- +1 301 715 8592 US (Washington DC)
- +1 507 473 4847 US
- +1 564 217 2000 US

- Enter the Meeting ID: 833 7501 0791 and then “#”
- Enter “#”
- Enter the Passcode: 696842 and then “#”
- You are now in the meeting

## Project Summary

<b>Petitioner’s Name</b>	LaToya Moten – Christian Brothers Automotive Corporation
<b>Petitioner’s Contact Information</b>	(832) 712-6114 latoya.moten@cbac.com
<b>Petitioner’s Contact Person</b>	Christian Olteanu - Gaskins + LeCraw
<b>Contact Person’s Information</b>	(678) 257-1903 planning@gaskinslecraw.com
<b>Property Owner / Parcel Number</b>	Food Lion, LLC / #199-591-13
<b>Property Owner’s Contact Information</b>	PO BOX 6500, Carlisle PA, 12013
<b>Property Address</b>	8524 Steele Creek Road, Charlotte, NC 28273
<b>Property Acreage</b>	1.72 AC
<b>Current Zoning of Property</b>	General Commercial (CG)
<b>Current Use of Property</b>	Undeveloped outparcel in the Shopton Square mall.
<b>Land Use</b>	Retail
<b>Proposed Zoning of Property</b>	General Commercial – Conditional with Prescribed Conditions (CG -C/PC)
<b>Proposed Development</b>	10-bay vehicle repair facility, minor

Thank you for taking the time to review this proposal and we look forward to meeting you.

Sincerely,

*Christian Olteanu*

Christian Olteanu

**GASKINS  LECRAW**

**P** (678) 257-1903 - direct

(678) 546-8100 - office

**E** [colteanu@gaskinslecraw.com](mailto:colteanu@gaskinslecraw.com) **W** [www.gaskinslecraw.com](http://www.gaskinslecraw.com)

# REZONING SITE PLAN



SITE SUMMARY	
<b>SITE AREA</b>	
SITE AREA:	1.7246 ACRES (75,126 S.F.)
IMPERVIOUS AREA:	29,033 S.F. (38.6%)
PERVIOUS AREA:	46,093 S.F. (61.4%)
REQUIRED OPEN SPACE AREA:	3,756 S.F. (5%)
PROVIDED OPEN SPACE AREA:	27,817 S.F. (37%)
<b>ZONING CLASSIFICATION</b>	
JURISDICTION:	CITY OF CHARLOTTE, NC
ZONING:	CG (GENERAL COMMERCIAL ZONING DISTRICT)
ADJACENT ZONING:	CG
<b>BUILDING SETBACKS</b>	
FRONT:	36' FROM BACK OF CURB
SIDE:	10'
REAR:	20'
<b>BUILDING SUMMARY</b>	
BUILDING AREA:	5,980 S.F.
BUILDING COVERAGE:	8.0%
<b>PARKING SUMMARY</b>	
PARKING REQ.:	MIN: 2 SPACES/SERVICE BAY MAX: 6 SPACES/SERVICE BAY
	20-60 SPACES
PARKING PROV.:	44 SPACES
STANDARD STALL DIMENSIONS:	9' x 18'
MIN. DRIVE WIDTH:	24'

- | CONDITIONAL REZONING NOTES |   |
|----------------------------|---|
| 1.                         | REPAIR OF VEHICLES IS PROHIBITED OUTDOORS. STORAGE OF ALL MERCHANDISE, AUTO PARTS, AND SUPPLIES SHALL BE WITHIN AN ENCLOSED STRUCTURE.  |
| 2.                         | VEHICLE REPAIR FACILITIES SHALL BE SCREENED ALONG INTERIOR SIDE AND REAR LOT LINES WITH A CLASS C LANDSCAPE YARD. UNLESS A HIGHER CLASS OF LANDSCAPE YARD IS REQUIRED BY ARTICLE 20, THE LANDSCAPE YARD IS NOT REQUIRED WHERE SUCH SIDE OR REAR LOT ABUTS A MANUFACTURING AND LOGISTICS PLACE TYPE. |
| 3.                         | NO PARTIALLY DISMANTLED, WRECKED, JUNKED, OR DISCARDED VEHICLES MAY BE STORED OUTDOORS ON THE PREMISES. THIS STANDARD DOES NOT APPLY TO VEHICLES UNDER REPAIR.  |
| 4.                         | NO VEHICLES MAY BE STORED ON SITE FOR MORE THAN 90 DAYS.  |
| 5.                         | THE SALE OF NEW OR USED VEHICLES IS PROHIBITED UNLESS IT IS A PERMITTED USE IN THE ZONING DISTRICT.   |
| 6.                         | NO MOTOR VEHICLES MAY BE STORED AND NO REPAIR WORK MAY BE CONDUCTED IN ANY PUBLIC OR NETWORK-REQUIRED PRIVATE STREET.   |

- | GENERAL SITE NOTES |  |
|--------------------|--|
| 1)                 | ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS SPECIFIED OTHERWISE.   |
| 2)                 | ALL TREES SHALL HAVE PROPER PROTECTION DURING CONSTRUCTION UNLESS APPROVED PLANS INDICATE OTHERWISE.   |
| 3)                 | BOUNDARY & TOPOGRAPHIC SURVEY BY R.B. PHARR & ASSOCIATES, P. A., DATED JANUARY 26, 2023. BENCHMARK IS NOTED ON SURVEY.   |
| 4)                 | FLOOD PLAIN IS NOT PRESENT ON THIS SITE AS SHOWN ON THE FEMA FIRM MAP NUMBER 3710451200K, DATED SEPTEMBER 9, 2015.   |
| 5)                 | HANDICAP SPACE IS REQUIRED TO BE VAN ACCESSIBLE WITH A MINIMUM 96" WIDE ACCESS AREA.   |
| 6)                 | ACCESSIBLE PARKING AREAS, INCLUDING AISLES, SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION.  |
| 7)                 | THE OWNER IS RESPONSIBLE FOR OBTAINING ANY NECESSARY AGREEMENTS FROM ADJACENT PROPERTY OWNERS IN ORDER TO PERFORM THE REQUIRED OFF-SITE WORK, INCLUDING, STORM DRAINAGE, CURB AND GUTTER AND PAVEMENT TIE-INS AND GRADING. |
| 8)                 | REFERENCE ARCH PLANS FOR DIRECTIONAL SIGNAGE, SITE SIGNAGE, BUILDING DIMENSIONS, ETC.  |
| 9)                 | ALL NEW PAVEMENT SHALL MEET OR EXCEED GEOTECHNICAL SPECIFICATION. SEE REPORT PREPARED BY --- DATED ---   |

PAVEMENT LEGEND	
*CONTRACTOR TO SUBMIT JOINT PLAN TO GEOTECH FOR REVIEW/APPROVAL PRIOR TO PAVING	
	CONCRETE PAVEMENT (SEE GEOTECH REPORT BY ###, DATED ###)
	HEAVY DUTY PAVEMENT (SEE GEOTECH REPORT BY ###, DATED ###)
	STANDARD DUTY PAVEMENT (SEE GEOTECH REPORT BY ###, DATED ###)

PREPARED IN THE OFFICE OF:

**GASKINS + LECRAW**  
 © 2023 GASKINS + LECRAW, INC.  
 3475 CORPORATE WAY  
 SUITE A  
 DULUTH, GA 30096  
 PHONE - 678.546.8100  
 FAX - 770.441.0295  
 www.gaskinslecrow.com  
 P-2646

REVISIONS:			
REV. #	DATE	CHECKED BY	DRAWN BY

CLIENT  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
 17725 KATY FREEWAY, SUITE 200, HOUSTON, TX 77094

PROJECT  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
 8524 STEELE CREEK ROAD  
 CITY OF CHARLOTTE, MECKLENGURG COUNTY, NORTH CAROLINA

SEAL:

8/31/2023

CALL BEFORE YOU DIG

Know what's below.  
 Call before you dig.

SCALE & NORTH ARROW:

DESIGN INFO:	
DRAWN BY:	NCC
DESIGNED BY:	NCC
REVIEWED BY:	TKS
JOB #:	186034
DATE:	August 31, 2023

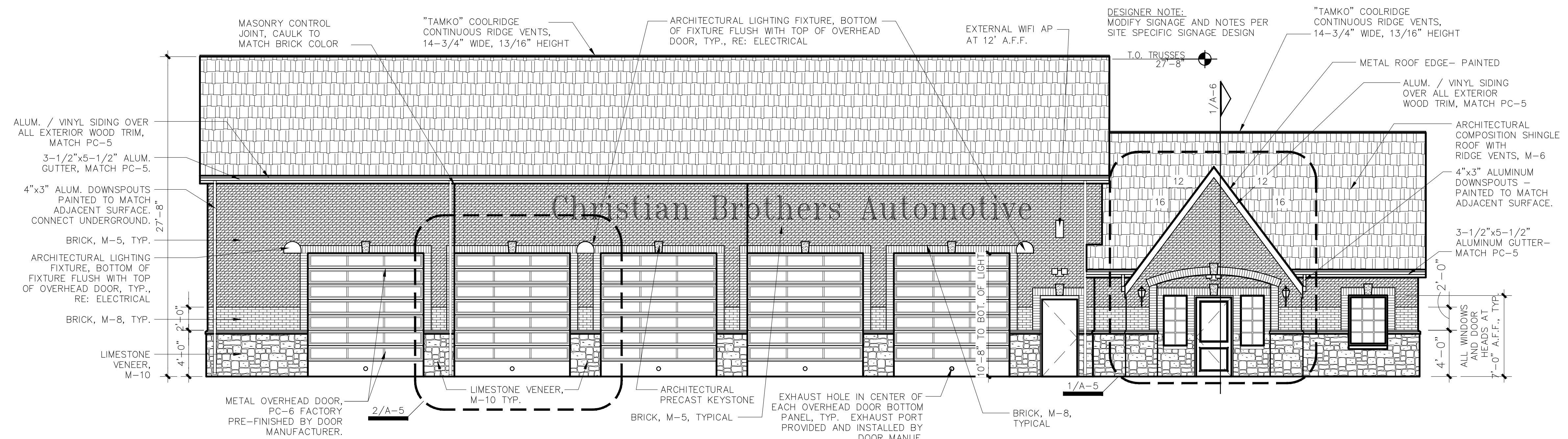
REZONING EXHIBIT

# EX-1.0

Drawing name: C:\Users\noah.chapman\Gaskins+LeCraw\Dropbox\Shared\Folders\Engineering\186034 - Christian Brothers Automotive - Charlotte (Steele Creek Rd)\_NCC\CADD\EXHIBIT\2023-08-30 - CBA - Charlotte, NC - Rezoning Exhibit.dwg SITE PLAN Aug 31, 2023 2:12pm by: noah.chapman



**EXTERIOR ELEVATIONS**



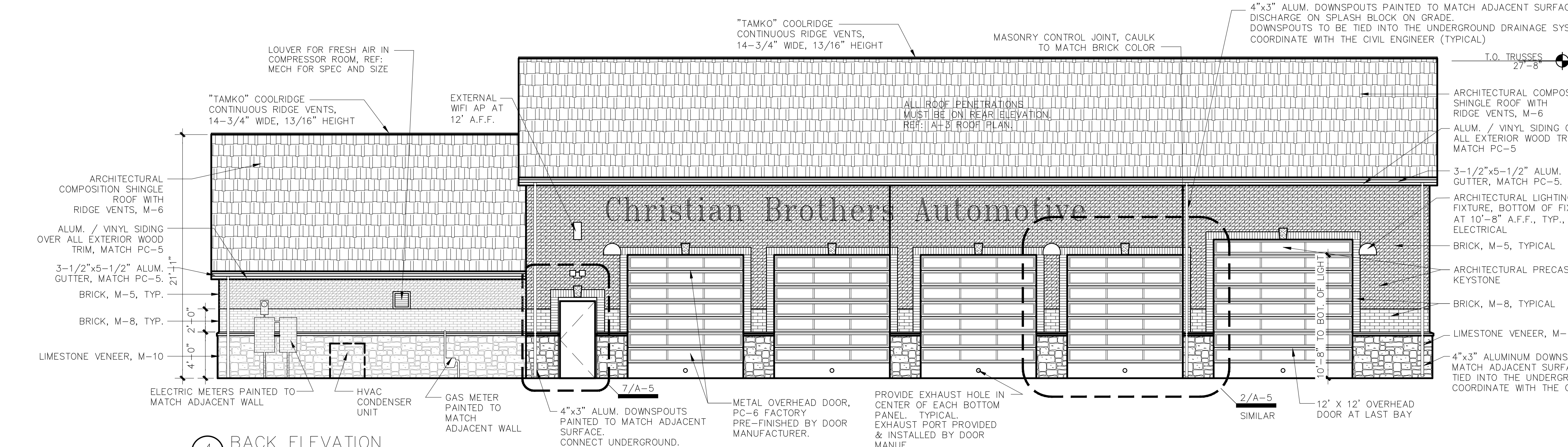
**5 FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

**TYPICAL NOTES FOR ALL ELEVATIONS**

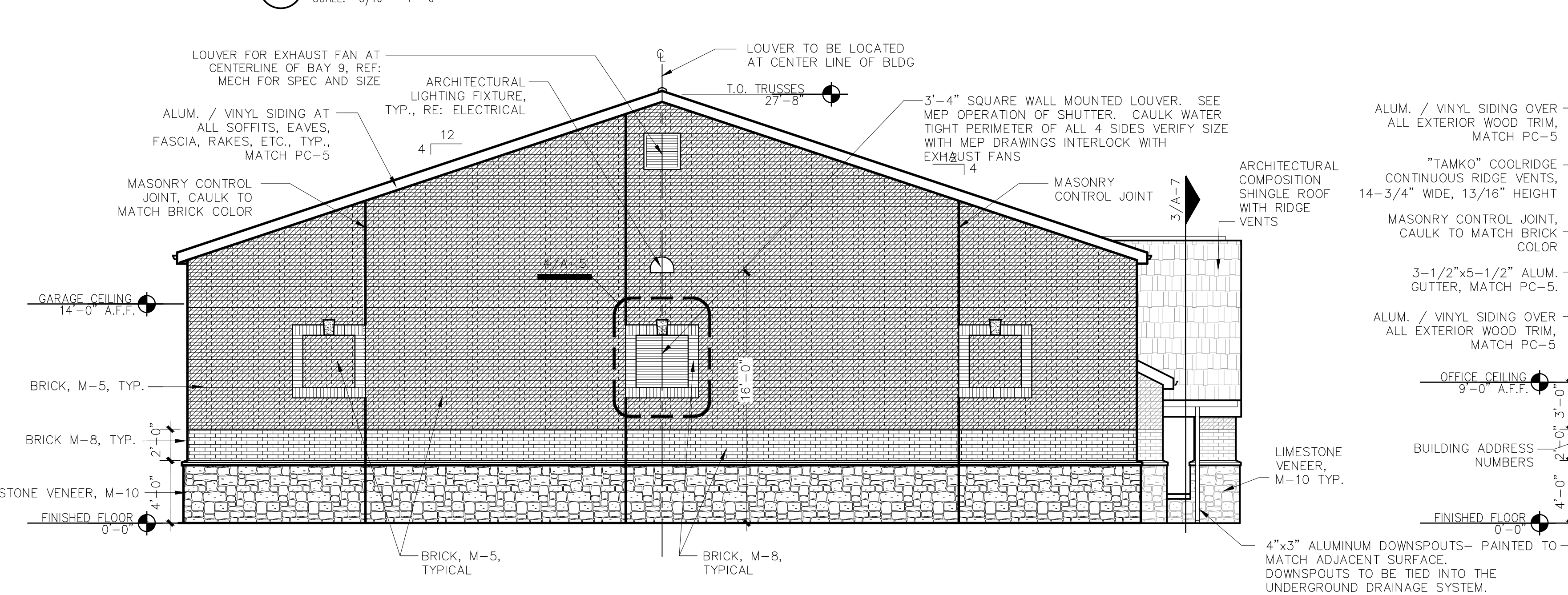
- 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
- ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCO INC. BLOCK GUARD AND GRAFFITI CONTROL #40093 - PH: 800-255-4255
- ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
- ALL WOOD TRIM AT SOFFITS, EAVES, FASCIAS, RAKES, ETC. TO BE ALUMINUM OR VINYL SIDING OVER EXPOSED WOOD.
- ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.
- GUTTERS TO BE SLOPED PER MANUFACTURER TO ENSURE PROPER DRAINAGE.
- FINISH GRADE TO BE MIN. 6" BELOW FINISH FLOOR.

**NOTES:**

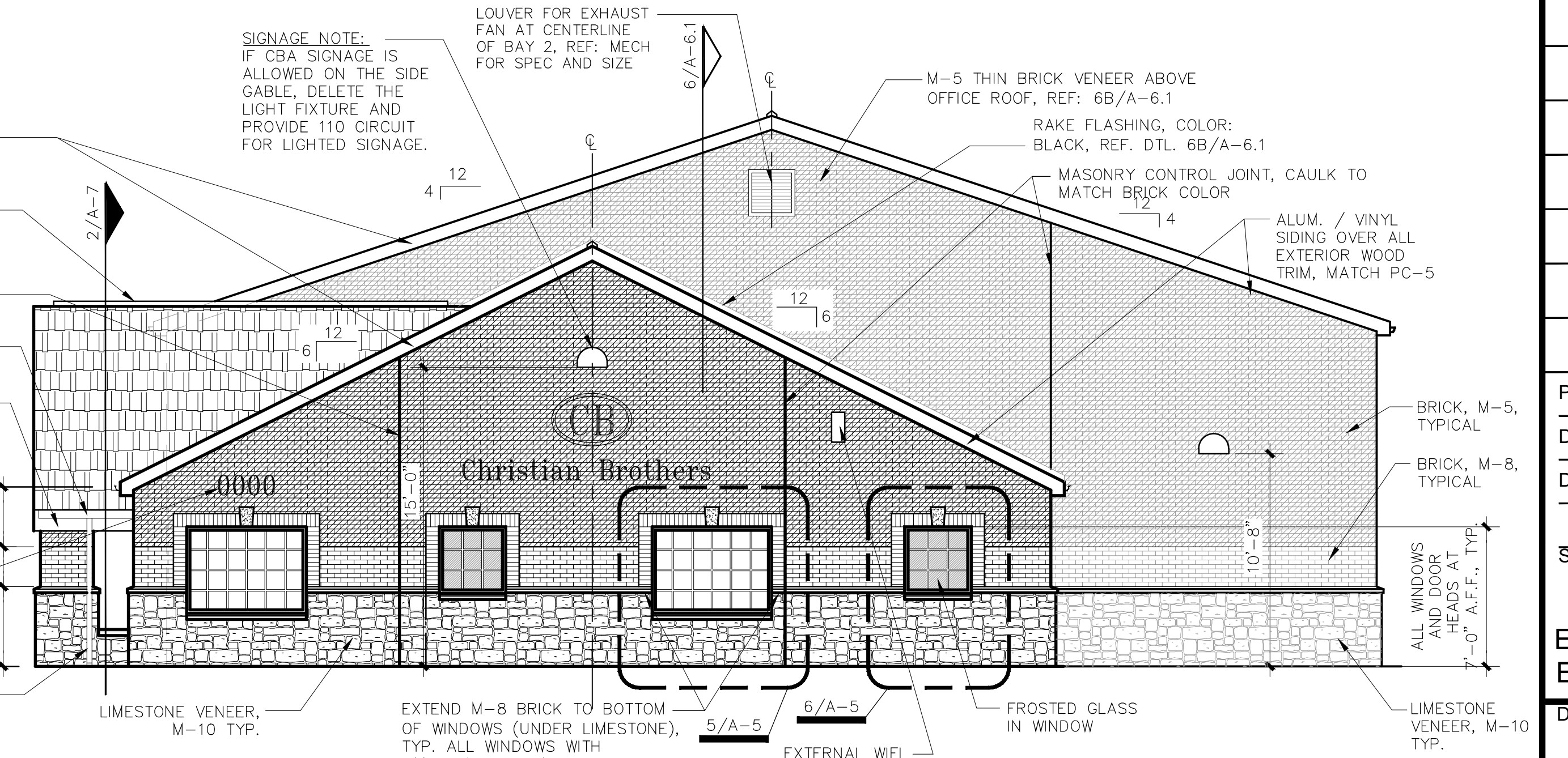
- ALL SIGNAGE TO BE REVIEWED AND APPROVED SEPARATELY.
- HVAC AIR HANDLER IS LOCATED IN ATTIC. CONDENSER UNIT IS GROUND MOUNTED AS SHOWN.
- ALL ROOF PENETRATIONS ARE PAINTED BLACK UNLESS METAL ROOF. PAINT TO MATCH.
- SEE SHEET A-2.1 FOR MATERIAL SCHEDULE.
- EXTERNAL WIFI LOCATIONS TO BE VERIFIED WITH CBAC PROJECT MANAGER.



**4 BACK ELEVATION**  
SCALE: 3/16" = 1'-0"



**3 LEFT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 RIGHT SIDE ELEVATION**  
SCALE: 3/16" = 1'-0"