

## COMMUNITY MEETING REPORT

**Petitioner: Hendrick Automotive Group**  
**Rezoning Petition # 2023-147**  
**Date of Meeting January 9, 2024**

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 attached hereto by depositing such notice in the US mail on Thursday, December 28, 2024. A copy of the written notice is attached hereto as Exhibit B.

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

The community meeting was held on Tuesday, January 9<sup>th</sup> at 5:30 pm at the Audi Northlake Training Conference Room located at 10831 Northlake Auto Plaza Blvd in Charlotte, NC.

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

Please see copy of attached sign in sheet as Exhibit C.

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

- Presentation started at 5:30. Greg Hartley explained went through a brief presentation about the property and intended future uses.
- With no attendance from adjacent property owners or neighborhood groups, we ended the meeting at 6:05 pm.
- There were no attendees either in person or virtually, except for representatives from Hendrick Automotive Group. Those attendees included Gene Cocchi and James Woodruff Jr. from the Hendrick Automotive Group Real Estate Department and Kristen Bowen, general manager of the Hendrick Audi dealership.

Respectfully Submitted, this 10<sup>th</sup> day of January 2024 by:

Greg Hartley, Partner  
ACRO Development Services PLLC

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

Exhibit A

2023-147	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-147	02506103	S&N SMITH PROPERTIES LLC				11917 SAM ROPER DR STE 200		CHARLOTTE	NC	28269
2023-147	02506111	ABMAR GK TWIN LAKES LLC				638 SHADOWLAWN DR		WESTFIELD	NJ	07603
2023-147	02506114	CHARLOTTE TWIN LAKES LLC			C/S TUBELITE REAL ESTATE HOLDINGS LLC	102 SEMORAN COMMERCE PL		APOPKA	FL	32703
2023-147	02506118	DAE PROPERTIES LLC				11900 SAM ROPER DR		CHARLOTTE	NC	28269
2023-147	02506120	GOSHAWK PROPERTIES LLC				11907 SAM ROPER DR		CHARLOTTE	NC	28269
2023-147	02506127	TWIN LAKES III LLC				4500 CAMERON VALLEY PARKWAY STE 400		CHARLOTTE	NC	28211
2023-147	02506131	HENDRICK AUTOMOTIVE GROUP				6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-147	02506133	HENDRICK AUTOMOTIVE	GROUP			6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-147	02506134	HENDRICK AUTOMOTIVE	GROUP			6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-147	02506135	HENDRICK AUTOMOTIVE	GROUP			6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-147	02506137	HENDRICK AUTOMOTIVE GROUP				6000 MONROE RD UNIT 100		CHARLOTTE	NC	28212
2023-147	02506205	SDG CHARLOTTE LLC				790 ESTATE DR STE 200		DEERFIELD	IL	60015
2023-147	02506206	SDG CHARLOTTE LLC				790 ESTATE DR STE 200		DEERFIELD	IL	60015
2023-147	02506209	SDG CHARLOTTE LLC				790 ESTATE DR STE 200		DEERFIELD	IL	60015

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES

2023-147	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-147	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

*You can join us in person or virtually.*

Subject: Community Meeting – Rezoning Petition filed by Hendrick Automotive Group to allow Automotive Repair Facilities (vehicle repair facility: major and minor), vehicle sales and other vehicle uses to allow flexibility to support the nearby facilities.

Date & Time: Tuesday, January 9, 2024, from 5:30 – 6:30 pm

Location: Audi Northlake 10831 Northlake Auto Plaza Blvd  
Training/Conference Room (2<sup>nd</sup> level)  
Charlotte, NC 28269

Petitioner: Hendrick Automotive Group

Petition No.: RZP-2023-147

We are assisting Hendrick Automotive Group (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone approximately 17.31-acre site (the "Site") located at 10510 Twin Lakes Parkway (location) from the ML-1 zoning district to ML-1 (CD) zoning district. The addition of (CD) conditional site plan is required specifically to allow automotive repair facilities (vehicle repair facility: major & minor), vehicle sales and other vehicle uses to allow flexibility to support the nearby facilities.

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 to discuss the rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are 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 Tuesday, January 9, 2024, at 5:30pm at Audi Northlake which is located at 10831 Northlake Auto Plaza Blvd in Charlotte, NC. 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.

If you would like to participate virtually, please contact Karen Shea by email at [kshea@acro-ds.com](mailto:kshea@acro-ds.com) and she will provide the details so you can join the meeting virtually.

In the meantime, should you have any questions or comments about this matter, please call Greg Hartley at ACRO Development Services, PLLC at 980-417-4288 or via email at [ghartley@acro-ds.com](mailto:ghartley@acro-ds.com).

cc: Renee Johnson, City Council Representative

Date mailed: Thursday, December 28, 2023



# Twin Lakes Rezoning Petition #2023-147

Community Meeting  
January 9, 2024

# Twin Lakes

Rezoning Petition #2023-147

# Agenda

- Welcome and Introductions
- Overview
- Current Zoning
- Land Use Plan
- Proposed Rezoning Plan
- Current Rezoning Schedule
- Discussions and Questions





# Digital Meeting Protocol

The screenshot shows a Zoom meeting interface. The main window displays a presentation slide with the ACRO logo and text: "Twin Lakes Rezoning Petition #2023-147", "Community Meeting January 9, 2024", and "601 S. CEDAR STREET, SUITE 101, CHARLOTTE, NC 28202". The chat window on the right shows a message from Karen Shea: "Please mute your Computer" and "You can ask questions during the presentation or make comments". A red arrow points to the "Mute" button in the Zoom toolbar, and a red arrow points to the chat window.

07:06

People Chat Reactions Rooms Apps More Camera Mic Stop sharing Leave

**ACRO**  
DEVELOPMENT SERVICES  
LAND SURVEYING • CIVIL ENGINEERING

Twin Lakes  
Rezoning Petition #2023-147

Community Meeting  
January 9, 2024

601 S. CEDAR STREET, SUITE 101, CHARLOTTE, NC 28202

Meeting chat

Karen Shea joined the conversation.

Today

Karen Shea named the meeting to Community Meeting.

2:35 PM Meeting started

**Please mute your Computer**

**You can ask questions during the presentation or make comments**

Type a new message



# Team Members

Greg Hartley, Partner  
ACRO Development Services PLLC  
601 S. Cedar Street Suite 101  
Charlotte, NC 28202  
980-417-4288

Gene Cocchi, Vice President – Corporate Real Estate  
Hendrick Automotive Group  
6000 Monroe Road  
Charlotte, NC 28212  
704-566-3208



# Overview

- The purpose of this rezoning petition is to allow Automotive Repair Facilities (vehicle repair facility: major and minor), vehicle sales and other vehicle uses to allow flexibility to support the nearby facilities.
- Site Acreage - 17.31
- Tax Parcels included in rezoning – 025-06-111
- Existing Zoning ML-1
- Proposed Zoning ML-1 (CD)



# Site with Street Names and Parcels



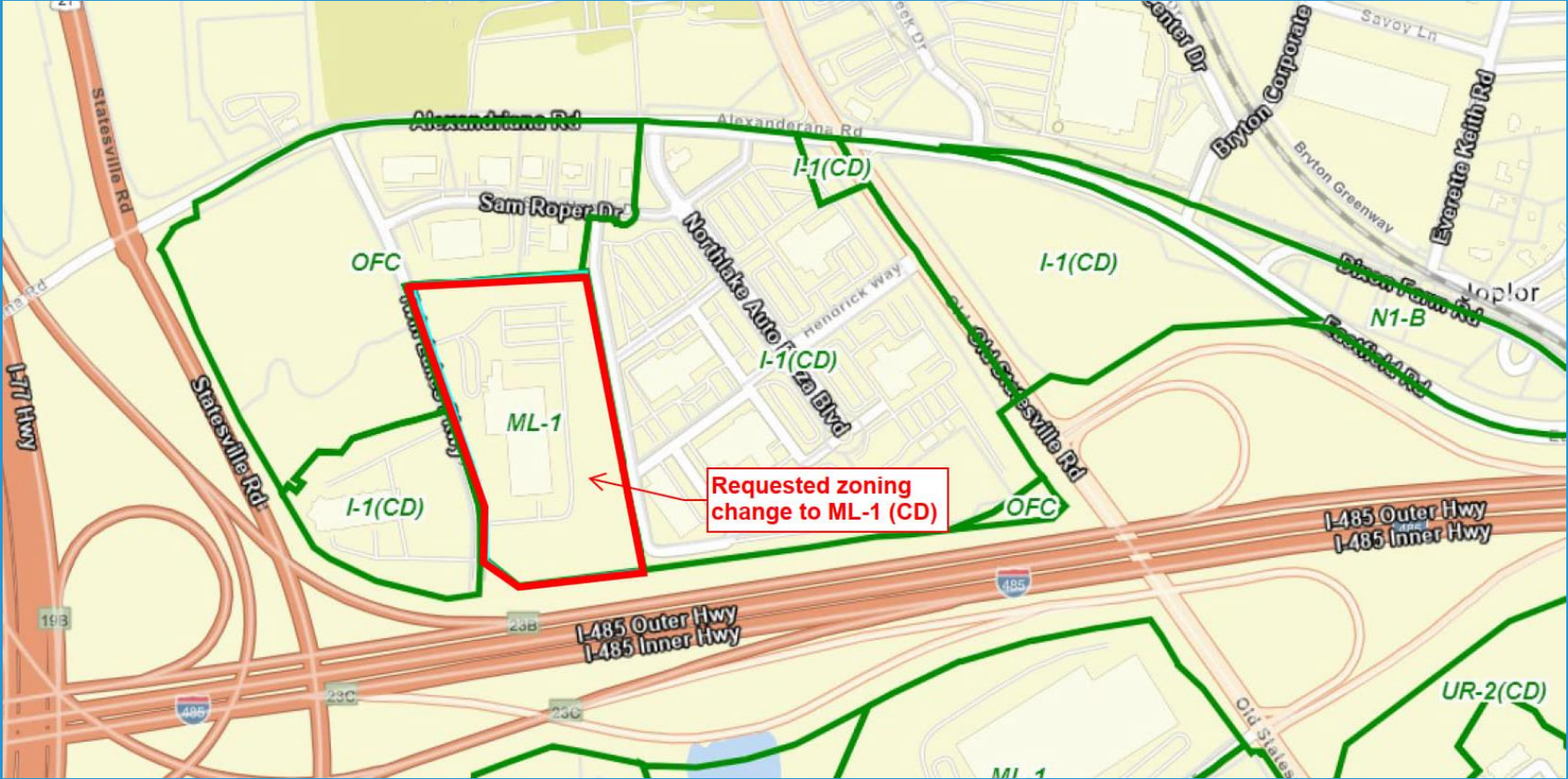
601 S. CEDAR STREET, SUITE 101  
CHARLOTTE, NC 28202

980-224-8518  
ACRO-DS.COM

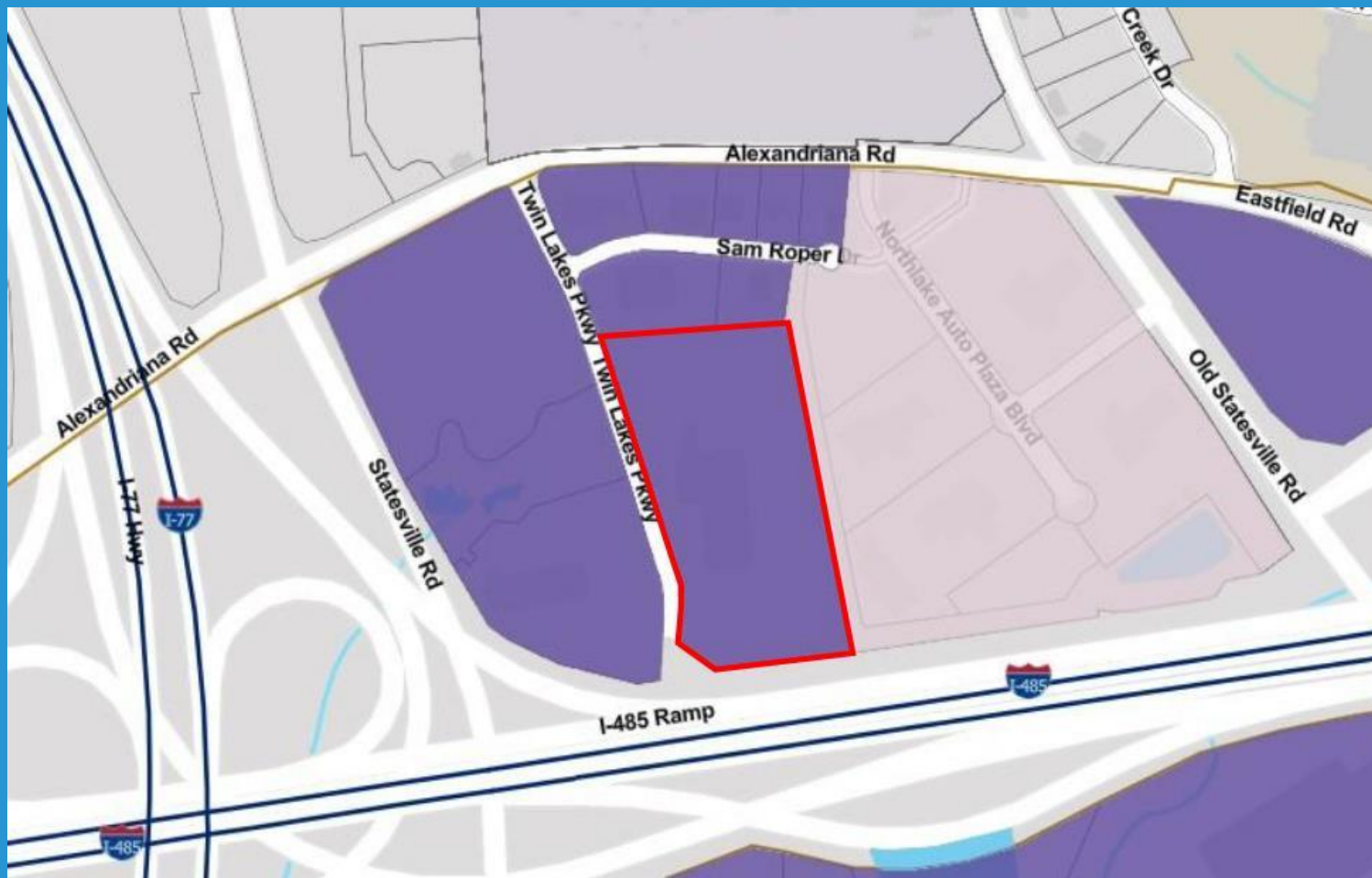
# Site – Aerial View



# Site – Current Zoning



# Charlotte Future 2040 Policy Map



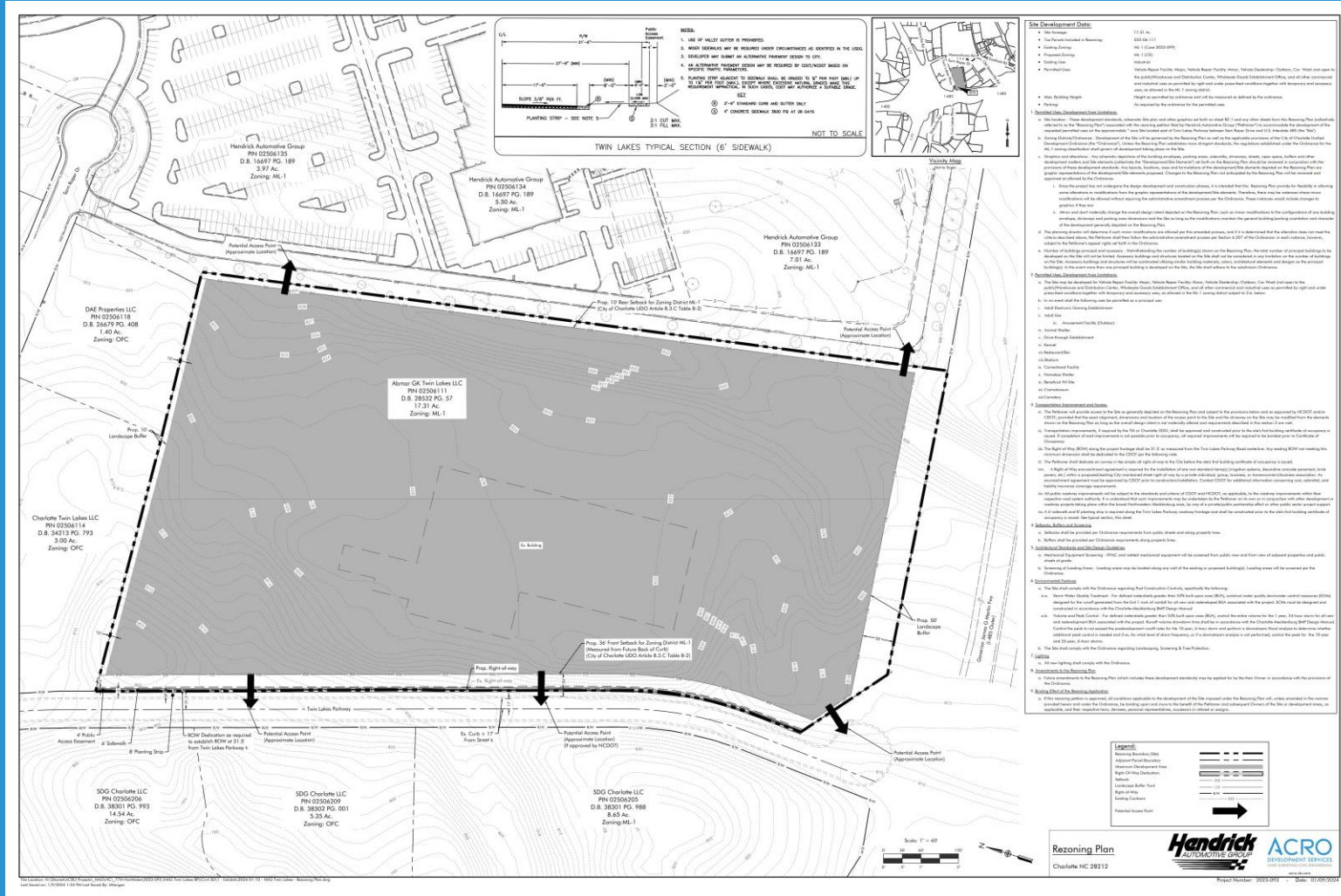
**Legend**

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



# Rezoning Site Plan





# Timeline

- Pre-submittal Meeting October 18, 2023
- Community Meeting January 9, 2024
- Public Hearing February 19, 2024
- Zoning Committee Meeting March 5, 2024
- City Council Decision March 18, 2024



# Discussion & Questions

Greg Hartley, Partner  
ACRO Development Services PLLC  
601 S. Cedar Street Suite 101  
Charlotte, NC 28202  
980-417-4288  
ghartley@acro-ds.com



Thank You!