

## COMMUNITY MEETING REPORT

**Subject:** Community Meeting – Change of Use Rezoning Application No. 2017-676 filed by Infiniti Charlotte on behalf of CARS-DB4, L.P., a Delaware Limited Partnership to request a Change of Use Rezoning of the existing Infiniti Charlotte parking lot to the west of Claire Road at Independence Boulevard.

**Date and Time of Meeting:** Monday, January 29, 2018 from 5pm to 6pm

**Place of Meeting:** Infiniti Charlotte  
NE corner of the parking lot  
9009 E Independence Boulevard  
Matthews, NC 28105

This Community Meeting Report is being filed with the Town of Matthews Planning Department following the meeting to provisions of the town of Matthews Unified Development Ordinance.

### **Persons and Organizations Contacted:**

The Agent, (Progressive AE (PAE)), for the Applicant mailed a Notice to Interested Parties of the date, time and location of the Community Meeting to the individuals and organizations within 200 feet of the property that is seeking rezoning. The Notice, attached herein, was mailed on January 4, 2018 to all parties within the list as provided herein as well. A number of the Notices were returned due to an inability to deliver as the original Owner addresses that were obtained from the tax assessors website were not correct. The addresses were obtained from the tax assessor's website due to the fact that the Mecklenburg County GIS system was down at the time due to the ransomware issue. By the time the Notices were returned, the Mecklenburg County GIS system was back up and running and new Owner addresses were obtained from that system which enabled the Notices to be resent the same day the original Notices were returned – none of the resent Notices were returned.

### **Persons in Attendance at Meeting:**

Persons in attendance for the petitioner were as follows:

- Justin Steele – representing PAE, the Agent
- Sanjay Prakash – representing Infiniti Charlotte
- Keith Keziah – representing the Car Detailing Company

Persons in attendance for the Community were as follows:

- Rick Parker – representing Keffer Development: Honda Store

A copy of the sign-in sheet is attached herein.

### **Summary of Issue Discussed:**

The representative for Keffer Development want to understand the steps which Infiniti Charlotte was having to undertake to obtain the Rezoning Approval and the Building Permit for the car port structures in

question. The Rezoning Process with the City of Matthews as well as the Building Permit process with Mecklenburg County was outlined. In addition, the status of both efforts was provided. The date of the Public Hearing was also provided to the representative for Keffer Development.

cc: Mr. Jay Camp, Town of Matthews (via email)  
Infiniti Charlotte (via email)  
CARS-DB4, L.P., a Delaware Limited Partnership (via email)

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject:** Community Meeting – Change of Use Rezoning Application No. 2017-676 filed by Infiniti Charlotte on behalf of CARS-DB4, L.P., a Delaware Limited Partnership to request a Change of Use Rezoning of the existing Infiniti Charlotte parking lot to the west of Claire Road at Independence Boulevard.

**Date and Time of Meeting:** Monday, January 29, 2018 from 5pm to 6pm

**Place of Meeting:** Infiniti Charlotte  
NE corner of the parking lot  
9009 E Independence Boulevard  
Matthews, NC 28105

This letter is being sent on behalf of Infiniti Charlotte with regard to their Change of Use Re-Zoning Application as submitted to the City of Matthews. The Application is requesting a Change of Use status to afford the five (5) metal carport buildings to remain in place at the rear of the parking lot located at the northwest corner of the intersection of Independence Boulevard and Claire Drive. It should be clear that the Zoning BH (CD) of the property is not changing only a Change of Use to allow the steel carport structures within the existing parking lot. These carport structures are used for the detailing of new and used vehicles. There will be no car washing activities at these structures, only vehicle detailing.

Per requirements of the City of Matthews a Community Meeting must be held with regard to the Change of Use Re-Zoning Application to inform all property owners within two hundred (200) feet of the property in question that the Application has been submitted. The Mecklenburg County Tax maps indicate that you are an owner of property that is located near the site.

Representatives of the applicant will be there to inform and answer any questions you may have on the pending application. The Community Meeting will be held at the parking lot from 5pm to 6pm on Monday January 29<sup>th</sup> at the northeast corner of the parking lot.

We look forward to sharing information on the change of use application and answering your questions.

Should you have any questions prior to the Community Meeting, please call Donald Green at (704) 731-8086, Progressive AE 1, Inc.

cc: Mr. Jay Camp, Town of Matthews (via email)  
Infiniti Charlotte (via email)  
CARS-DB4, L.P., a Delaware Limited Partnership (via email)

Date mailed: January 4, 2018

Infiniti Charlotte - Rezoning Application

Rezoning Application No. 2017-676

Community Meeting Sign-In Sheet

9009 E Independence Blvd., Matthews, NC 28105

Monday, January 29, 2018 at 5pm 5-6

	NAME	ADDRESS REPRESENTED	EMAIL	PHONE
1	Justin Steele	Architect (Progressive AE)	steelej@progressiveae.com	704-731-8000
2	Sanjay Prakash	Infiniti of Charlotte	Sanjay.Prakash@InfinitiofCharlotte	
3	Keith Keziah	All Pro Reconditioning	kkeziah@allprorecon.com	704 320 0258
4	Rick Parker	Keffer Development - Panda Stone	<del>rickparker45@gmail</del> rickparker45@gmail	704 200 4773
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List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application Number

2017-016

2/2/2018  
For office use only

**Revised Addresses for all Land Owners within 200 feet of Property under Rezoning Application  
Those in Red Box were revised and resent**

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

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PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS, CONTINUED

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See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2017-070

2/2/2018

For office use only

**Revised Addresses for all Land Owners within 200 feet of Property under Rezoning Application  
Those in Red Box were revised and resent**

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

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TAX PARCEL

PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS, CONTINUED

**List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.**

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2017-676

For office use only

2/2/2018

**Original Addresses for all Land Owners within 200 feet of Property under Rezoning Application**

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

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**List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.**

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2017-076  
2/2/2018

For office use only

**Original Addresses for all Land Owners within 200 feet of Property under Rezoning Application**

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

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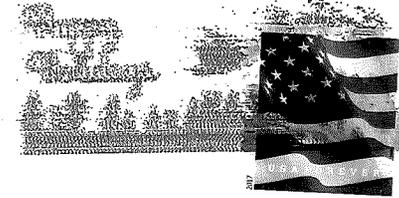


2017-676  
2/2/2018

Progressive AE  
330 S. Tryon Street, Suite 500  
Charlotte, NC 28202

CHARLOTTE NC 282

04 JAN 2018 04 51



Michael E. Todd  
8924 Scenic Drive  
Matthews, NC 28105

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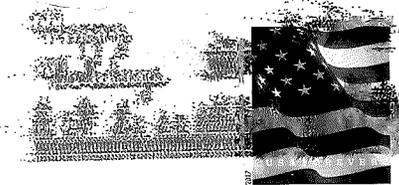
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CHARLOTTE NC 282

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Progressive AE  
330 S. Tryon Street, Suite 500  
Charlotte, NC 28202

Ralph E. Heald  
8925 Scenic Drive  
Matthews, NC 28105

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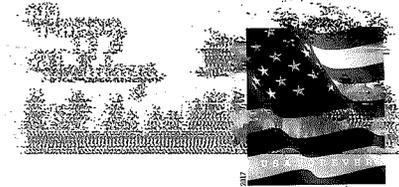
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Progressive AE  
330 S. Tryon Street, Suite 500  
Charlotte, NC 28202

CHARLOTTE NC 282

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2017-676  
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Allen Lee Stack  
901 Scenic Drive  
Matthews, NC 28104

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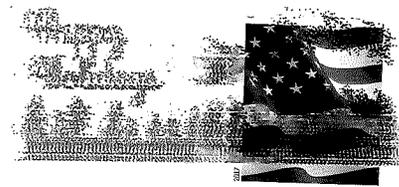
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Progressive AE  
330 S. Tryon Street, Suite 500  
Charlotte, NC 28202

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Joyce Dean Stack  
9009 Scenic Drive  
Matthews, NC 28105

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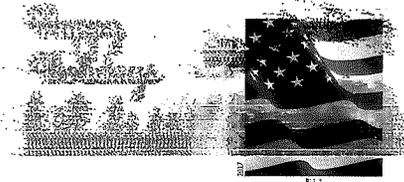
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Progressive AE  
330 S. Tryon Street, Suite 500  
Charlotte, NC 28202

CHARLOTTE NC 282

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2017-676  
2/2/2018

East Independence Properties  
1935 Rice Road  
Matthews, NC 28105

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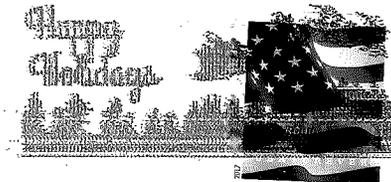
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Progressive AE  
330 S. Tryon Street, Suite 500  
Charlotte, NC 28202

CHARLOTTE NC 282

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Land Growth LLC  
9010 Independence Blvd.  
Matthews, NC 28105

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