

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2021-066

Petitioner: TE Wash Holdings/ROC Wash Holdings, LLC

Rezoning Petition No.: 2021-066

Property: ± 1.735 acres located at 8345 W WT Harris Boulevard (the "Site")

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held virtually on Tuesday, June 8, 2021. A representative of the Petitioner mailed a written notice of the date, time, and details of the Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 5/21/2021. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Tuesday, June 8, 2021, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of registered attendees from the required Virtual Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Paul Sevene with TE Wash/ROC Wash Holdings and Kelsey Westwood with Kimley-Horn. Also in attendance were Keith MacVean and Dujuana Keys with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting, welcomed everyone in attendance, and introduced the development team.

Paul Sevene, with Tommy's Carwash Express, described the Holland, MI based company that has been family owned for 4 generations. With 66 carwashes operating currently and over 100 more in the development process, Tommy's has shown tremendous growth over the past five years. The membership based automated carwash service offers a high-capacity conveyor system and environmentally friendly operations, including water conservation and acrylic building structures to allow for more natural light and less dependency on electricity. Each Tommy's Carwash is independently operated and committed to contributing to the local community. This will be one of the first locations in Charlotte

Mr. MacVean explained that the previously approved plan would have allowed a carwash in an alternate location as well as drive thru EDEE uses for the Site. Mr. MacVean then reviewed the proposed site plan amendment to allow a carwash as the principle use on the Site in the current location, noting the previously approved buffers and border wall will be included in this rezoning. Access to the site will be from the internal access drive via W WT Harris Boulevard.

This Tommy's Carwash Express is anticipated to operate generally from 8AM to 8PM with 4-6 employees per location.

The meeting was opened for questions.

II. Summary of Questions/Comments and Responses:

It was asked if anything would be built on the remaining undeveloped land and what is the proposed height of the building. It was explained that the land would remain undisturbed and the areas adjacent to the single-family uses include the 56.25-foot buffer and the 8-foot brick wall, that has been constructed. The carwash building will be approximately 28 feet in height.

The attendee inquired about line queueing and potential noise generated from the development. Kelsey Westwood with Kimley-Horn described the building design and illustrated the traffic flow into the carwash building. Cars will enter the Site from an internal drive and circulate counterclockwise through the pay lanes with ample distance to hold the cars onsite. Mr. MacVean then explained that the noise is most often generated from the drying blowers at exit of the carwash building. The exit for this building is oriented towards W. WT Harris Boulevard.

As question about when the car wash would be open was asked. Mr. Sevene indicated that if the rezoning was successful and approved in September it would be about this time next year before the facility would be open for business.

Mr. MacVean thanked everyone for their attendance and the meeting was adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Paul Sevene, TE Wash Holdings/ROC Wash Holdings, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2021-066	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-066	02521101	WEDGEWOOD HOMEOWNERS	ASSOCIATION			219 E KINGSTON AVE		CHARLOTTE	NC	2803
2021-066	02521102	ALVARENGA	JUAN A MENJIVAR	IRIS YOLANDA	RIOS	9416 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521103	RICHARDSON	KIM	CLIFF	NESBIT	9412 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521104	HILL	JOSEPH E III			9406 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521105	MYER	MATTHEW	STEFANIE	MYER	9400 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521106	JONES	DONDE B			9324 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521107	SMITH	ELIZABETH			9318 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521108	BATES	NORBERTA FUENTES			9312 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521146	QUIKTRIP CORPORATION				PO BOX 3475	ATTN TAX DEPARTMENT	TULSA	OK	74101
2021-066	02521147	QUIKTRIP CORPORATION				PO BOX 3475	ATTN TAX DEPARTMENT	TULSA	OK	74101
2021-066	02521148	QUIKTRIP CORPORATION				PO BOX 3475	ATTN TAX DEPARTMENT	TULSA	OK	74101
2021-066	02521149	QUIKTRIP CORPORATION				PO BOX 3475	ATTN TAX DEPARTMENT	TULSA	OK	74101
2021-066	02521221	TAPIA	JUDITH E			9319 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521222	HILL	KEITH E	EVA J	HILL	9325 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521229	BENNETT	KENNETH	CHRISTIAN	BENNETT	9401 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521230	DRAKEFORD	APRIL L			9409 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02521231	ALLISON	LUTHER M	CAROLYN C	ALLISON	9417 LAKE SPRING AVE		CHARLOTTE	NC	28216
2021-066	02529122	GREENE	JUNE M & SYLVIA M			PO BOX 220924		CHARLOTTE	NC	28222

2021-066	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-066	<Null>	Hatisha	Guzman	8628 swank place	201	Charlotte	NC	28216
2021-066	<Null>	Jesse	Elkins	8824 Cavonnier Lane		Charlotte	NC	28216
2021-066	Braemar At Treyburn Owners Association Inc.	Gail	Crawford	9016 Shenington Pl		Charlotte	NC	28216
2021-066	Holly Creek	Tara	Hunter-McKoy	8738 Holly Creek Court		Charlotte	NC	28216
2021-066	Hunter Acres Park Association, Inc	Rosie	Hemmingway	10191 Reindeer Way Ln		Charlotte	NC	28216
2021-066	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2021-066	Impact Inc	Robert	Williams	8615 Westhope st		Charlotte	NC	28216
2021-066	McIntyre	Makiala	Love	8520 Redding Glen Ave		Charlotte	NC	28216
2021-066	Mcintyre Homeowners Association	BJ	Jones	9510 Bayview Pkwy		Charlotte	NC	28216
2021-066	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2021-066	Treyburn Towne Meadows Homeowners Association	Lisa	Luzw	9021 Cinnabay Dr		Charlotte	NC	28216
2021-066	Treyburn Towne Meadows Homeowners Association	Pam	Massey	9030 Cinnabay Dr		Charlotte	NC	28216
2021-066	Urban Institute - Uncc	Bill	McCoy	8921 McCartney Wy		Charlotte	NC	28216
2021-066	Walden Ridge	Jesse	Boyd	8510 Prosser Way	202	Charlotte	NC	28216
2021-066	Walden Ridge HOA	Syteria	Puryear	8530 Walden Ridge Dr		Charlotte	NC	28216
2021-066	Wedgewood North HOA, Inc.	Charlie Leo	Kiper	8413 Londonshire Dr		Charlotte	NC	28216
2021-066	Wedgewood North HOA, Inc.	Mike	Cimbotti	8921 McCartney Way		Charlotte	NC	28216
2021-066	Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
2021-066	Wedgewood North Homeowners Association	Amanda	Hite	9128 Whittel Place		Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2021-066 – TE Wash Holdings/ROC Wash Holdings, LLC**

Subject: Rezoning Petition No. 2021-066
Petitioner/Developer: TE Wash Holdings/ROC Wash Holdings, LLC
Current Land Use: Vacant
Existing Zoning: B-2(CD)
Rezoning Requested: B-2(CD) SPA

Date and Time of Meeting: ***Tuesday, June 8, 2021 at 6:00 p.m.***

Virtual Meeting Registration: ***Please register at <https://attendee.gotowebinar.com/register/7279882295777405451> to receive a secure meeting link.***

Date of Notice: 5/21/2021

We are assisting TE Wash Holdings/ROC Wash Holdings, LLC (the “Petitioner”) on a recently filed request for an amendment to the previously approved rezoning of an approximately ±1.735-acre site located at 8345 W WT Harris Blvd (the “Site”) from B-2(CD) to B-2(CD) SPA. The request is to allow the development of the Site with non-residential uses to include a carwash. The proposed carwash use will include a single drive-thru building with vacuum stations exterior. Access to the Site will be from W WT Harris Blvd. via the existing private drive. The current B-2(CD) rezoning petition allowed a car wash but at different location. As currently zoned this Site could be developed with other commercial uses including a restaurant with an accessory drive-through window. The 56.25-foot undisturbed Class B Buffer with an eight (8) foot brick wall will remain as currently constructed.

In accordance with local and state orders in place to prevent the further spread of COVID-19, the Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Tuesday, June 8, 2021, at 6:00 p.m.

Please register at <https://attendee.gotowebinar.com/register/7279882295777405451> in order to receive a secure virtual meeting link.

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email keithmacvean@mvalaw.com or call **704-331-3531** to make alternative arrangements to receive the presentation information. Presentation materials will be shared upon request after the virtual meeting.

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
David Pettine, Charlotte Planning, Design and Development Department
Paul Sevene, TE Wash Holdings/ROC Wash Holdings, LLC
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**COMMUNITY MEETING
REZONING PETITION 2021-066
JUNE 8, 2021
ATTENDEES**

- 1 Nori FUENTES FULLAM
norifuentes@yahoo.com