

COMMUNITY MEETING REPORT
Petitioner: MSC Development, LLC
Rezoning Petition No. 2013-041

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 U.S. mail on 4/18/2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday April 29th, 2013 at 6:30pm at Overcash Demmit Architects, 2010 S. Tryon St. Charlotte, NC 28203.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The sole attendee was Council Member Lawanna Mayfield. The Petitioner's representatives at the Community Meeting were: Dave Benson, President, Matt Shapiro, Vice President of Real Estate, and Demarco Southerland, District Manager, as well as the petitioner's architect, Tim Moore of Overcash Demmit.

SUMMARY OF PRESENTATION/DISCUSSION:

Since only Council Representative Mayfield attended the meeting, the Community Meeting was informal. Dave Benson, President of the Petitioner, welcomed Ms. Mayfield and introduced the other Petitioner's representatives at the meeting: Matt Shapiro, Demarco Southerland, and Tim Moore, Architect for Overcash-Demmit.

Mr. Benson provided background information on the Petitioner's experience and the typical operation of its facilities, specifically the 30 year history the Petitioner has developing properties in and around the Charlotte MSA under the Morningstar Storage brand. Mr. Benson then identified the parcel subject to our rezoning request as 3115 Griffith Street at the corner of S. Tyron and Griffith.

Mr. Benson stated that the Petitioner believes this development would serve a growing need in the South End corridor for all the current and pending multi-family developments as well as enhance the immediate under-developed area and jump start more development activity.

Mr. Benson, Mr. Shapiro and Mr. Southerland then detailed for Ms. Mayfield the proposed site plan, detailing anticipated traffic flow and usage characteristics. The elevations and renderings were shown to Ms. Mayfield and special detail was noted to the glass features, view corridors and the open space community feature as required by the requested TS-O overlay.

Ms. Mayfield asked what our rezoning request was specifically for the site. Mr. Benson explained that

the property is currently zoned I-2, and our intended use is permitted under the current classification, but the TS-O overlay allows us to relocate parking to the rear of the property as well as add some additional density.

Ms. Mayfield asked how many jobs would be created by this development. Mr. Benson answered that the typical facility employs 3 people but the facility does provide a service to the neighborhood.

In response to a question from Ms. Mayfield regarding the ultimate build out size of the project Mr. Shapiro stated that the submitted plans show 115,000 GSF with 111,700 SF of storage and 3,300 SF of retail space.

In response to a question from Ms. Mayfield regarding landscaping quantity, Mr. Benson described the intended landscaping plan and buffers.

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 petition as of the date of this Community Meeting. It should be noted, however, that the Petitioner is planning on hosting another Community Meeting due to prior meeting's attendance.

Respectfully submitted, this 10th day of May, 2013.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department (via email)
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Department (via email)



morningstar mini storage community meeting sign in sheet

Monday, April 29, 2013

[Dark shaded header area]			
Lawana Mayfield	City of Charlotte	6:30pm	Lawana Mayfield

thank you for coming!