

COMMUNITY MEETING REPORT
Petitioner: Eastway Crossings II
Rezoning Petition No. 2013-073

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 08/19/13. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, August 29th at 6pm at Eastway Crossings Shopping Center at 3124 Eastway Drive. The Community Meeting location was relocated within walking distance to 3104 Eastway Drive from the original notice address due to a clerical error. The Petitioner located signage at the original location and the Petitioners agent remained at the original address to direct attendees to the updated location.

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 Petitioner was represented at the Community Meeting by Mr. John Turner, Mr. Kevin Ammons, and Mr. Casey Werner.

SUMMARY OF PRESENTATION/DISCUSSION:

The Community Meeting Minutes attached hereto as Exhibit D.

Respectfully submitted, this 6th day of September, 2013.

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

COMMUNITY MEETING - 08/29/13 - 6 P.M. - PET # 2013-073

<u>NAME</u>	<u>EMAIL</u>	<u>ADDRESS</u>
Douglas Sheridan Patricia Sheridan	Issac Zayas@gmail.com	1452 Gentry St "
REGGIE DANIEL	REGGIE.DANIEL@GMAIL.COM	1498 PINECREST AVENUE
Louann Gandy	makote@yahoo.com	1444 Pinecrest

EXHIBIT C

September 5, 2013

COMMUNITY MEETING MEMORANDUM

Re: 4189 – Eastway Crossings B-D Rezoning (Petition # 2013-073)

Conference: Eastway Crossing II (the “Property”)

Date: August 29, 2013

Purpose: Community Meeting – Required by Rezoning Process

Attendees: Mr. John Turner – Eastway Holdings
Mr. Kevin C. Ammons, RLA – ColeJenest & Stone, PA (CJS)
Mr. Casey P. Werner, EI – CJS
Mr. Douglas Sheridan - Community Member (CM)
Ms. Patricia Sheridan - CM
Mr. Reggie Daniel - CM
Ms. Louann Galanty - CM

Meeting Minutes:

The following meeting minutes are intended to summarize the items discussed at the Community Meeting held on August 29, 2013. Mr. Ammons and Mr. Turner led the discussion using PowerPoint slides for reference in an open forum in which Community Members were encouraged to participate. “CM” is used to abbreviate Community Member participation in the summary below:

1. CM expressed concerns about the lighting associated with the proposed self-storage use. CM stated that the existing lighting configuration, which dates back to the time Wal-Mart was in operation, causes spillover into the CM’s backyard. Mr. Ammons responded that while lighting will be necessary for the self storage facility and the safety of its patrons, any changes to the lighting configuration will be required to meet the City of Charlotte's lighting code, which allows zero spillover onto adjacent properties.
2. CM asked about trash control on the premises. Mr. Turner stated the management company will be required to provide all necessary and required trash receptacles in order to maintain a clean facility.

Community Meeting Minutes Cont'd

3. CM asked who would manage the facility (Self Manage, Outside Company, or Other). Mr. Turner responded that the owner has the experience and the ability to self-manage; however, the owner intends to turn-over management to a first-class operator upon stabilization of the project.
4. CM asked if the facility would be accessible 24 hours a day. Mr. Turner responded that 24-hour, secure access is necessary to accommodate all customers/tenants.
5. CM asked how and where the patrons would access the self storage facility at night. Mr. Turner responded that after-hours access would be available but entry would be restricted by secured gate and building access, which will include video surveillance.
6. CM stated that her community intends to unilaterally deny the proposed plan because it calls for a "down zone" and calls for "new construction at the Property". Mr. Turner responded that while the petition does include a change in the approved use, the plans call for re-use of the existing building only - no new construction. Mr. Turner also explained that the proposed rezoning includes a condition that only permits self storage.
7. CM stated there is not a need for self storage due to over-supply in the market, which includes 7 self storage facilities within 1 mile of the Property. Mr. Turner responded that he is aware of the other self storage locations in close proximity to the Property; however, the owner believes an offering that includes high quality, climate-controlled storage with secure access will be very competitive in this location.
8. CM asked Mr. Turner if rental trucks would be available for rent as part of the self storage facility. Mr. Turner stated that the owner is in the self storage business as opposed to the truck rental business and that any truck rentals, if offered, would be ancillary and limited in use.
9. CM asked about the existing razor wire along the top of the fencing surrounding the former Wal-Mart garden center. Mr. Turner stated that the owner intends to remove the razor wire as part of the conversion process to self storage.

Community Meeting Minutes Cont'd

10. CM asked if the owner had considered demolishing some or all of the building to allow for retail uses behind the building facing the parking lot. Mr. Turner responded that the owner considered myriad alternatives to put back into use the former Wal-Mart, including demolition. Mr. Turner said that after exhausting all efforts to attract a large, single retail tenant for the former Wal-Mart, the owner decided to commence re-tenanting the Property with multiple retailers in smaller footprints in order to draw customers and support smaller tenants at the shopping center. One downside of the multi-tenant scenario is that the remaining space has no visibility and thus becomes “structurally vacant” as a retail use. In order re-purpose the entire building, the owner concluded that self storage would be an attractive use for what otherwise is structurally vacant space. Mr. Turner further explained why he believes this use/plan is in the best interest of all constituents, which included the following: (i) self storage will generate significantly less traffic to the “loading dock area” than when Wal-Mart was in operation, (ii) access to the “loading dock area” will be secure, (iii) the plan calls for “right-sized” future retail for space facing the parking field, (iv) the self storage “office”, which will have visibility from the parking field and will have a “storefront” that resembles small shop retail, (v) re-use of the entire building eliminates deterioration due to deferred maintenance and (vi) re-use of the entire building allows the owner an opportunity to create value in order to continue to reinvest in the Property.
11. CM asked what the expected time frame would be to start the conversion of the vacant space to self storage. Mr. Turner responded that the owner intends to commence with its plans to convert immediately, subject to approval of the rezoning petition.
12. CM stated they have a different opinion of the rezoning as they are now more informed and fully understand the rezoning proposal. Mr. Turner wanted to clarify and reiterate that the use is limited to self storage only and the proposed use will be fully integrated into the existing box plan without increasing the building square footage.

MEETING CONCLUDED

EASTWAY CROSSING SHOPPING CENTER



Community Meeting Presentation

Petition #: 2013-073
 Petitioner: Eastway II Holdings, LLC

Zoning Classification (Existing): B-1 SCD
 Zoning Classification (Requested): BD(CD)

EASTWAY CROSSING SHOPPING CENTER

Disclaimer:

Information contained in this presentation is intended only to illustrate certain provisions contained in Zoning Petition 2013-073 filed by Eastway II Holdings, LLC (the "Petition") and is qualified in its entirety by the actual Petition.

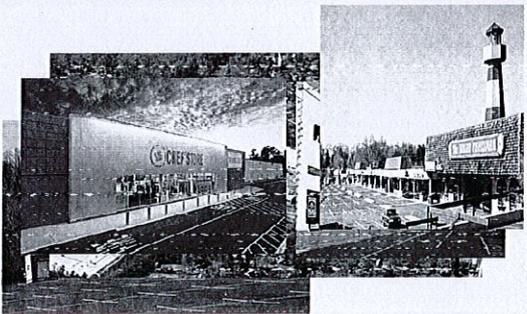
EASTWAY CROSSING SHOPPING CENTER

John L. Turner, Owner

Kevin Ammons, Cole Jenest & Stone

Casey Werner, Cole Jenest & Stone

EASTWAY CROSSING SHOPPING CENTER



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EASTWAY CROSSING SHOPPING CENTER







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EASTWAY CROSSING SHOPPING CENTER

SQUARE FOOTAGE SUMMARY

EXISTING	---	123,934 SF
RETAIL	---	61,821 SF

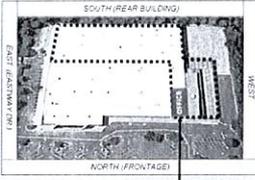




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EASTWAY CROSSING SHOPPING CENTER

SELF STORAGE



- What does the interior look like in similar self storage facilities?



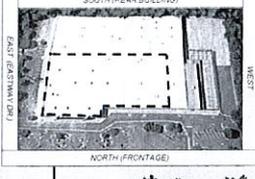
INTERIOR EXAMPLE

-and the exterior?

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RETAIL

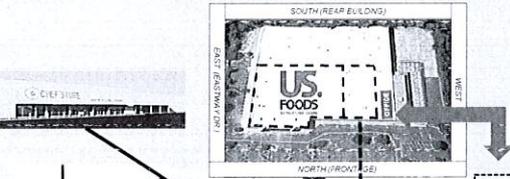




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RETAIL




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EASTWAY CROSSING SHOPPING CENTER

- What Are the Approved Uses Under the B-D (CD) Zoning?

Permitted Uses:

1. The Site may be devoted only to a self-storage facility, such facility's rental and management offices and to any accessory uses that are clearly incidental and related thereto.
2. The storage of hazardous materials is prohibited.

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EASTWAY CROSSING SHOPPING CENTER

- What Are the Lighting Characteristics?

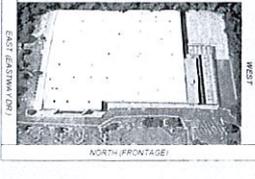
- All newly installed freestanding lighting fixtures on the Site (excluding street lights) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- The maximum height of any newly installed freestanding lighting fixture on the Site shall be 25 feet.
- Any new lighting fixtures attached to the building located on the Site shall be decorative, capped and downwardly directed.

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EASTWAY CROSSING SHOPPING CENTER

- What Are the Buffer Requirements?

- A 100 foot Class B buffer shall be established along the Site's southern boundary line...

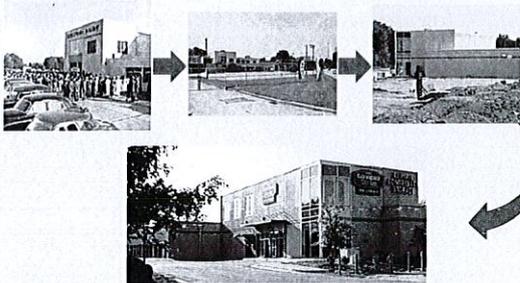


- A 56.25 foot Class B buffer shall be established along the Site's western boundary...

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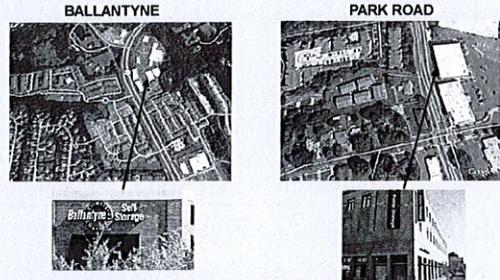
EASTWAY CROSSING SHOPPING CENTER

- **Does the Owner Have Prior Experience with Similar Projects?**



EASTWAY CROSSING SHOPPING CENTER

- **What Are Some Examples of Self Storage Projects Adjacent to Residential?**



EASTWAY CROSSING SHOPPING CENTER

- **Where are Other Storage Facilities Located in Proximity to Eastway Crossing?**



Thank you.

Questions & Discussion

John L. Turner
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