

COMMUNITY MEETING REPORT

Petitioner: Fourstore, LLC

Rezoning Petition No. 2016-010

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-1 attached hereto by depositing such notice in the U.S. mail on December 22, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, January 6, 2016 at 6:30 PM in the Chapel at Mallard Creek Presbyterian Church located at 1600 West Mallard Creek Church Road in Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were Jon Dorman and Reade DeCurtins of Fourstore, LLC and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Other than the Petitioner's representatives, the only attendees at the Community Meeting were Ms. Darlene Heater, Executive Director of University City Partners, and Mr. Dave Niekamp, both of whom are familiar with the proposed development. As a result, the Community Meeting was very informal and brief.

John Carmichael provided the schedule of events relating to the rezoning request. He stated that the Public Hearing will be held on Tuesday, January 19, 2016 at 6:00 PM at the Charlotte-Mecklenburg Government Center; the Zoning Committee Work Session will be held on Wednesday, January 27, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center; and City Council is scheduled to render a decision on this Rezoning Petition on Monday, February 15, 2016 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

Reade DeCurtins and Jon Dorman then briefly reviewed the Petitioner's conditional rezoning plan and building elevations for the proposed development. The proposed development is a climate controlled self-storage facility that would be comprised of a maximum of two buildings and a maximum total gross floor area of 107,000 square feet.

Ms. Heater asked about the vehicular access from Legranger Road and the impact of a future re-alignment of Legranger Road. Jon Dorman stated that there is a note on the conditional rezoning plan that provides that the location of this vehicular access point and the internal drives and parking areas may be revised to accommodate a future re-alignment of Legranger Road.

With respect to the vehicular access from West Mallard Creek Church Road, Mr. Dorman stated that this access would be restricted to right-in, right-out movements, and the Petitioner would construct a median in West Mallard Creek Church Road to restrict the vehicular movements to right-in, right-out movements.

Mr. Niekamp noted that the proposed use is harmonious with the surrounding land uses.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

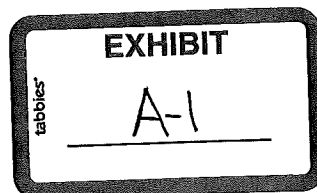
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 8th of January, 2016.

Fourstore, LLC, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

| Pet_No | TaxPID | ownerlastn | ownerfirst | cownerfirs | cownerlast | malladdr1 | malladdr2 | city | state | zipcode |
|----------|----------|----------------------------|------------------------|------------|------------|--------------------------------|-----------|-----------|-------|---------|
| 2016-010 | 04738202 | DUKE POWER CO | ATTN: TAX DEPT - PB05B | | | 422 S CHURCH ST | | CHARLOTTE | NC | 28242 |
| 2016-010 | 04738204 | DUKE POWER CO | ATTN: TAX DEPT-PB05B | | | 422 S CHURCH ST | | CHARLOTTE | NC | 28242 |
| 2016-010 | 04738203 | HERLOCKER LESTER | ASSOC INC | | | 1718 E 8TH ST | | CHARLOTTE | NC | 28204 |
| 2016-010 | 02902101 | MALLARD CREEK PRESBYTERIAN | CHURCH INC | | | 1600 W MALLARD CREEK CHURCH RD | | CHARLOTTE | NC | 28262 |
| 2016-010 | 04738110 | MALLARD CREEK PRESBYTERIAN | CHURCH INC | | | 1600 W MALLARD CREEK CHURCH RD | | CHARLOTTE | NC | 28262 |
| 2016-010 | 02902121 | SUMMIT AVENUE URP LLC | | | | 1440 SOUTH TRYON ST SUITE 104 | | CHARLOTTE | NC | 28203 |



| Pet. No. | FirstName | LastName | OrgLabel | MailAddress | MailCity | MailZip |
|----------|-----------------|----------|--------------------------|---------------------------|-----------|----------|
| 2016-010 | Patrick & Helin | Beach | Fountaingrove HOA | 11024 Fountaingrove Drive | Charlotte | NC 28262 |
| 2016-010 | Wendy | Parks | Arbor Hills HOA | Post Office Box 11906 | Charlotte | NC 28220 |
| 2016-010 | Anthony | Wooding | Claybrooke NA | 10179 Claybrooke Drive | Charlotte | NC 28262 |
| 2016-010 | Dense | Hallett | Vulcan Materials Co. | 11020 David Taylor Road | Charlotte | NC 28262 |
| 2016-010 | Clair | Lane | Fountain Grove HOA | 2026 Chipstone Road | Charlotte | NC 28262 |
| 2016-010 | Carolyn | Sands | Mallard Glen Village HOA | 10339 Garrett Grigg Road | Charlotte | NC 28262 |

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2016-010** filed by Fourstore, LLC to request the rezoning of an approximately 3.51 acre site located on the southeast corner of the intersection of Legranger Road and West Mallard Creek Church Road and adjacent to I-85 from the R-4 zoning district to the BD (CD) zoning district

Date and Time of Meeting: Wednesday, January 6, 2016 at 6:30 p.m.

Place of Meeting: The Chapel at Mallard Creek Presbyterian Church
1600 West Mallard Creek Church Road
Charlotte, NC

We are assisting Fourstore, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 3.51 acre site located on the southeast corner of the intersection of Legranger Road and West Mallard Creek Church Road and adjacent to I-85 from the R-4 zoning district to the BD (CD) zoning district. The purpose of this rezoning request is to accommodate the development of up to two buildings on the site that could contain a total of 107,000 square feet of gross floor area and could only be devoted to a climate controlled self-storage facility.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either 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.

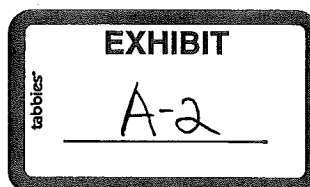
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, January 6, 2016 at 6:30 p.m. in the Chapel at Mallard Creek Presbyterian Church located at 1600 West Mallard Creek Church Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: December 22, 2015

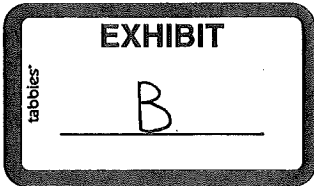


Fourstore, LLC, Petitioner
Rezoning Petition No. 2016-010

Community Meeting Sign-in Sheet

Mallard Creek Presbyterian Church
Chapel
1600 West Mallard Creek Church Road
Charlotte, NC

Wednesday, January 6, 2016
6:30 P.M.



| | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> | <u>EMAIL ADDRESS</u> |
|-----|------------------|--------------------------------------|------------------|------------------------------------|
| 1. | READE DECUJETINS | 4925 S. PARVIEW DR. CHCT, NC | 704-607-2232 | READE & BUDGET DEVELOPMENT |
| 2. | DAVID NIERKAMP | 556 HEMMINGSPR CONROY, NC | 704-516-1001 | DAVID@DINKOPROPERTIES.COM |
| 3. | JONATHAN DORMAN | 3630 CLEMMONS RP. #1761, CLEMMONS NC | 813-310-6520 | JON.DORMAN@HOTMAIL.COM |
| 4. | DARLENE HEARER | 8335 IBM Dr. #110 28262 | 704-947-8494 | ahearer@universitycitypartners.com |
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