



THE BERRY COMPANIES, LLC

Community Meeting Report
Petitioner: The Berry Company, LLC
Rezoning Petition No. 2016-094

This Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

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 May 24, 2016. A copy of the written notice is attached hereto as Exhibit B.

The Community Meeting was held on June 14, 2016 at 6:00PM at The Berry Companies, LLC office 11111 Carmel Commons Blvd., Suite 207, Charlotte, NC 28226.

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 Tony Berry, Casey Brock, Allison Blackmon, Colin Wade and Chase Ferguson. Also representing the Petitioner was Stephen Overcash with Overcash Demmitt Architects.

The Petitioner's agent, Tony Berry, welcomed the attendees and introduced the Petitioner's team. Mr. Berry indicated that the Petitioner proposed to rezone an approximately 0.82 acres site from the O-1 to MUDD-O. Mr. Berry explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Stephen Overcash provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Mr. Overcash showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts and operations.

Mr. Fred Hines, owner of the adjacent property currently occupied by Walgreen's, questioned the entrance beside Walgreen's and his concern that traffic could possibly back up in front of the business. Mr. Overcash showed the large radius used for the turn and explained that this would not be an issue. Mr. Hines agreed. Mr. Hines then questioned if parking would be in place at the rear of the building and his concern that customers for the proposed facility would be using the designated Walgreen's customer parking. Mr. Overcash pointed out that the side of the proposed building would be adjacent to the property line with no parking or access therefore no issue with the existing Walgreen's parking. Mr. Hines agreed and went further to state that he had no additional comments or concerns and that the proposed plan for the climate controlled storage facility looked good.

Respectfully submitted, this 5th day of June, 2016.

Cc: LaQuett White, Charlotte-Mecklenburg Planning Department

11111 CARMEL COMMONS BLVD. SUITE 207
CHARLOTTE, NC 28226
(704) 496-9617
TBCDEV.COM

Exhibit A

Last	First	address	city	state	zipcode
Ajdari	Gazment	9541 Scotland Hall Ct	Charlotte	NC	28277
Arafat	Fawzi H. & Azza	9013 Shilthorne Ct	Waxhaw	NC	28173
Ball	Andrew R. & Stephen	2121 Radcliffe Ave	Charlotte	NC	28207
Beck	Mary E	4132 Oldfield Rd	Charlotte	NC	28226
Blanton	Christopher T & T Ray	11714 Harrowfield Rd	Charlotte	NC	28226
Borrelli	Joseph A & Lora O.	1909 Dilworth Rd West	Charlotte	NC	28203
Brewer	James T	7928 Charter Oak Ln	Charlotte	NC	28226
Cameron Carter LLC		1529 Andover Rd	Charlotte	NC	28211
Carbajal	Cecilia & Hector Y.	5822 Cactus Valley Rd	Charlotte	NC	28277
Carbone	Matthew A	7904 Charter Oak Ln	Charlotte	NC	28226
Caudill	Antoinette M	8019 Charter Oak Ln	Charlotte	NC	28226
Chanasar	Kingkao	7222 Broadford Ct	Charlotte	NC	28277
Chivalie	Michele Y	869 Ram Ln	Lincolnton	NC	28092
Ck Of Charlotte LLC		6328 Mitchell Hollow Rd	Charlotte	NC	28277
Cline Properties LLC		594 Parker Dr	Pawleys Island	SC	29595
Colditz	Ruth C	7933 Charter Oak Ln	Charlotte	NC	28226
Cotswold Homes Inc		420 Canyon Tr	Charlotte	NC	28270
Creasser	E Elaine	8367 Olde Troon Dr	Charlotte	NC	28277
Cunningham	Tiffany J	725 Charter Oak Ln	Charlotte	NC	28226
Dejurnett	Willie Frances	7913 Charter Oak Ln	Charlotte	NC	28226
Dent	Roger H	7929 Charter Oak Ln	Charlotte	NC	28226
First Citizens Bank & Trust Compar	& Trust Company Dac50	PO Box 27131	Raleigh	NC	27611
Fitch	John Samuel Jr	PO Box 471333	Charlotte	NC	28247
Fortune V Investments LLC		419 Fairhaven Ct	Waxhaw	NC	28173
Four Corners Of Charlotte LLC		9711 Winged Trail Ct	Charlotte	NC	28277
Gh Massage LLC		10718 Carmel Commons Bv Ste	Charlotte	NC	28226
Grantham	Elizabeth B. & Jeffery	3 Pamela Ct	Farmington	CT	6032
Guthmann	Richard D. & Vickie S.	4508 Stryker Drive	Matthews	NC	28104
Ha Homes LLC		9819 Buckner Rd	Manassas	VA	20110
Harris	Eileen Susan & Lowell N.	7911 Charter Oak Ln	Charlotte	NC	28226
Hayes	Donna L	7930 Charter Oak Ln	Charlotte	NC	28226
Henretty	Robert S	8015 Charter Oak Ln	Charlotte	NC	28226
Horacek	H Joseph	3932 Miriam Dr	Charlotte	NC	28205
Hospice & Palliative Care	Charlotte Region	1420 East Seventh St	Cornelius	NC	28204
Huntley	James H	PO Box 744	Norwood	NC	28128
Hurst	Gail H. & G. Michael	8023 Charter Oak Ln	Charlotte	NC	28226
Kelly	Daryl M	8029 Charter Oak Ln	Charlotte	NC	28226
Kerwin	Ethel L	7916 Charter Oak Ln	Charlotte	NC	28226
Kocis	Lindsay R	7919 Charter Oak Ln	Charlotte	NC	28226
Land	W Christopher & Shequeta	10718 Carmel Commons Blvd S	Charlotte	NC	28226
Lawler	Laura A. & Brion	PO Box 676	Pineville	NC	28134
Lizarazo	Alirio & Ligia	7909 Charter Oak Ln	Charlotte	NC	28226
Lowes Home Centers Inc	% Tax Department	PO Box 111	North Wilkesboro	NC	28656
Mann	Richard E	7927 Charter Oak Ln	Charlotte	NC	28226
Marbro Holdings LLC		1418 Reverdy Oaks Dr	Matthews	NC	28105
Huddie F. Mardirosian & Sherlan Weaver		3310 Bracken Fern Dr	Harmory	FL	34773
Marray Investments LLC		10208 Crestwood Dr	Charlotte	NC	28277
T David McAndrew & Suzanne Neale		11419 Old Turnbury Ct	Charlotte	NC	28277
Mchenry	Richard I	2313 Vernon Dr	Charlotte	NC	28211
Erin McIntyre & David Templeman		8025 Charter Oak Ln	Charlotte	NC	28226
Meachum	Brian J	7922 Charter Oak Ln	Charlotte	NC	28226
Mecklenburg Development Group		PO Box 473456	Charlotte	NC	28247
Mecklenburg Development Group		PO Box 47356	Charlotte	NC	28247
Messler	Kristy N	7924 Charter Oak Ln	Charlotte	NC	28226
Miller & Ferguson		PO Box 471185	Charlotte	NC	28247
Modie	Scott A. & LePOsava L.	2807 Wingham Ln	Charlotte	NC	28210
Morgan Stanley Savings Bank C/F Sylvia C Moore		6805 Morrison Blvd Ste 400	Charlotte	NC	28211
Ms Pachyderm LLC		10718 Carmel Commons Blvd S	Charlotte	NC	28226

Nam	Joon M. & Leonora	7807 Montane Run Ct	Waxhaw	NC	28173
Ocasio	Regina L	7912 Charter Oak Ln	Charlotte	NC	28226
PORter	Chris L	7923 Charter Oak Ln	Charlotte	NC	28226
Janet C. Price & Kadi M. Brown		7935 Charter Oak Ln	Charlotte	NC	28226
The Roman Catholic Diocese of Charlotte		PO Box 36776	Charlotte	NC	28236
Rose	Gregg D	7920 Charter Oak Ln	Charlotte	NC	28226
Susan M. Roth Family Trust		10319 Johns Towne Dr	Charlotte	NC	28210
Watson Guerrant Scott, III		8021 Charter Oak Ln	Charlotte	NC	28226
Silverfox Limos LLC		10722 Carmel Commons Blvd S	Charlotte	NC	28226
Smith	Ratree C	7914 Charter Oak Ln	Charlotte	NC	28226
Sowell	Stephen Scot	7908 Charter Oak Ln	Charlotte	NC	28226
Station Hill LLC c/o K E Andrews & Co		1900 Dalrock Rd	Rowlett	TX	75088
Stromple	Ronald Cletus	10724 Carmel Commons Bv Un	Charlotte	NC	28226
Thompson	Travell	8017 Charter Oak Ln	Charlotte	NC	28226
Treva Woods Townhouse Assoc, c/o Waters Inc.		429 S Tryon St	Charlotte	NC	28202
Waddell	Myra	7905 Charter Oak Ln	Charlotte	NC	28226
Walgreen Co. Real Estate Tax Department		P.O.Box 1159	Deerfield	IL	60015
Washburn	Christine C	7926 Charter Oak Ln	Charlotte	NC	28226
Whitlow	Kathy & Robert	6700 Providence Rd	Charlotte	NC	28226
Zaramella	Antonio	8013 Charter Oak Ln	Charlotte	NC	28226
Cameronwood HOA		Post Office Box 471578	Charlotte	NC	28247
Carmel Forest Assoc.		4253 Carmel Forest Drive	Charlotte	NC	28226
Carmel Village II HOA		11070 Cedar View Road	Charlotte	NC	28226
Carmen Chace Condo. HOA		11210 Carmel Chace Drive, Uni	Charlotte	NC	28226
Walnut Creek		11323 Harrowfield Road	Charlotte	NC	28226
Cameron Wood HOA		3037 Planters Walk Courth	Charlotte	NC	28210
Ballantyne Commons HOA		7422 Carmel Executive Park #2	Charlotte	NC	28226
Shadowlake HOA		6021 Carpenter Drive	Charlotte	NC	28226
Park Ridge HOA		PO Box 471361	Charlotte	NC	28247
McAlpine		11828 Post Ridge Court	Charlotte	NC	28225



Exhibit B

May 23, 2016

Subject:

Community Meeting – Rezoning Petition

Date & Time of Meeting:

Tuesday, June 14, 2016 at 6:00pm

Meeting Location:

TBC Office, Suite 207, 11111 Carmel Commons Blvd. Charlotte, NC 28226

Petitioner:

The Berry Company LLC

Petition No: 2016-094

The Berry Company has filed a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.82 acre site located at 10609 Johnston Road from O-1 to MUDD-O. The purpose of the rezoning is to permit development of a Climate-Controlled Self Storage facility.

In accordance with requirements of the City of Charlotte Zoning Ordinance, we will hold a Community Meeting prior to the Public Hearing for the purpose of discussing this proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission'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 10609 Johnston Road.

The Berry Company representatives look forward to sharing their proposal with you and answering any questions you may have with respect to our Petition.

Should you have questions or comments prior to our meeting, please contact Allison Blackmon at (704) 496-9617.

Cc: Kenny Smith, City Council District 6

Date Mailed: May 24, 2016

11111 Carmel Commons Blvd., Suite 207
Charlotte, NC 28209
(704) 496-9617



June 14, 2016

[illegible]