

## **COMMUNITY MEETING REPORT**

**Petitioner:** Steven R. Mozeley and Robert C. Puckett  
Rezoning Petition # 2017-18

**Property:** 7716, 7800, 7818 Old Plank Road  
Charlotte, NC 28216  
PID #'s 035-158-02, 035-158-03; 035-158-04

**DATE, TIME and LOCATION OF MEETING:** Thursday, January 12, 2017; 6:00 pm; Christ United Methodist Church GYMNASIUM, 8020 Belhaven Blvd, Charlotte, NC 28216.

**Persons and Organizations Contacted with Date and Explanation of How Contacted:**  
Representatives for the Petitioner mailed a written notice of the date and 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 US Mail, first class postage, on December 30, 2016. A copy of said notice is attached hereto as **Exhibit B**.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Present at this meeting were the following persons: Charlotte City Councilmember Al Austin; Chris Blalock, Megan Mozeley, Daniel Waters; and Steven Mozeley and Robert C. Puckett, Petitioners; and H. Edward Knox, Brad Champion and Brian Upton, representatives of the Petitioners. See attached **Exhibit C**.

Petitioners' representative, Eddie Knox made opening remarks and introduced individuals.

Brian Upton, P.E., The Isaacs Group, on behalf of the Petitioners, spoke next, introducing the proposed project as a mini storage facility, up to, but not necessarily 100,000 square feet of storage in multiple buildings as shown by a blown up architectural rendering placed on a large easel at the front stage of the gymnasium. Brian confirmed there will be single story buildings with a small front office; the project is intended to not look like a warehouse, but more like a retail facility so as to blend in with surroundings; low traffic is expected; a large buffer is anticipated on the creek side of the property and trees saved; he noted a large grade change on the property at the Brookshire Freeway side which will act as a natural barrier along with heavy trees that will remain in place; there is a storm water management requirement that will be complied with; all access to the property will be on Old Plank Road; he also described the fencing and screening on the Old Plank side of the property as well as the front buildings (as depicted in renderings on display during meeting) and the front gate.

A question was asked about current zoning, it was confirmed to presently be zoned for residential and office space and the request is for a specific use, limited to the current proposal only.

A question was asked, whether the architectural rendering on display at the meeting shows what the front of the buildings will look like as seen from Old Plank Road, and Mr. Upton confirmed, yes. See attached **Exhibit D**.

Councilman Austin asked if it will look like an office, Mr. Upton confirmed. Councilman Austin then asked for a description of the buildings behind the fenced area (the storage buildings). Mr. Upton and Mr. Puckett confirmed it would be one story storage buildings with siding and roll up doors. Councilman Austin asked about the property topography and it was confirmed that the land does vary in elevation, with some portions in the center of the property rising perhaps 8-10 feet.

Mr. Blalock asked if the grade will be lowered. Mr. Upton and/or Puckett answered yes, it will be lowered some. Mr. Blalock noted he lives across the street and wondered if he will see it all. This was discussed amongst several members of the group. Mr. Mozeley acknowledged the elevation concern and said he expects to lower it as much as possible.

Mr. Mozeley stated he is and considers himself to be a local and affirmed that he wants to be a good neighbor and do the best he can for the neighborhood as well as in his business endeavor.

Councilman Austin asked what the view from Brookshire will look like. Mr. Upton explained the details of the natural buffer, including elevation change and large right of way, between the property line and Brookshire freeway. Mr. Upton also explained the natural space and buffer existing at the corner of Brookshire and Old Plank Rd.

Councilman Austin inquired about parking and signage. Mr. Upton described parking as shown on renderings and confirmed simple brick signage is doable.

Mr. Blalock asked if this project is already approved and is a "done deal." Councilman Austin confirmed it is not a done deal and this is an early stage of discussion prior to public hearings on the matter.

Additional question and answer exchanges ensued regarding how tall fences will be, traffic volume, frontage exterior of buildings.

The meeting ended at approximately 6:30 pm.

Respectfully submitted, this the 20<sup>th</sup> day of January, 2017.

# EXHIBIT A

Jennifer W. Roberts, Mayor  
600 E. 4th Street  
Charlotte, NC 28202-2244

Vi Lyles, Mayor Pro Tem  
Council Member At-Large  
600 E. 4th Street  
Charlotte, NC 28202-2244

Claire Green Fallon  
Council Member At-Large  
PO Box 481325  
Charlotte, NC, 28269

Julie Eiselt  
Council Member At-Large  
600 E. 4th Street  
Charlotte, NC 28202-2244

James Mitchell  
Council Member At-Large  
600 E. 4th Street  
Charlotte, NC 28202-2244

Patsy B. Kinsey  
Council Member, District 1  
2334 Greenway Avenue  
Charlotte, NC 28204

Al Austin  
Council Member, District 2  
600 E. 4th Street  
Charlotte, NC 28202-2244

LaWana Mayfield  
Council Member, District 3  
600 E. 4th Street  
Charlotte, NC 28202-2244

Gregory A. Phipps  
Council Member, District 4  
600 E. 4th Street  
Charlotte, NC 28202-2244

John N. Autry  
Council Member, District 5  
600 E. 4th Street  
Charlotte, NC 28202-2244

Kenny Smith  
Council Member, District 6  
600 E. 4th Street  
Charlotte, NC 28202-2244

Edmund H. Driggs  
Council Member, District 7  
600 E. 4th Street  
Charlotte, NC 28202-2244

Jason Buck  
8001 Larkhaven Road  
Charlotte, NC 28216

Erica Y. Wells  
8033 Larkhaven Road  
Charlotte, NC 28216

Westbourne Inc.  
1400 Rutledge Ave.  
Charlotte, NC 28211

Iredell Ave Residential Development, LLC  
1031 S. Caldwell Street, Suite 200  
Charlotte, NC 28203

Gregory D. Smith  
7363 Tallwood Drive  
Denver, NC 28037

Gregory G. Buchanan  
7916 Old Plank Road  
Charlotte, NC 28216

Steven Ray Mozeley  
6309 Brookshire Blvd.  
Charlotte, NC 28216

Robert C. Puckett  
6309 Brookshire Blvd.  
Charlotte, NC 28216

Steve W. Reid  
7907 Impala Lane  
Charlotte, NC 28216

Larry Chris Blalock  
8000 Larkhaven Road  
Charlotte, NC 28216

Ana Karen Callejas  
9739 White Fish Lane  
Charlotte, NC 28214

The Isaacs Group, P.C.  
8720 Red Oak Blvd., Suite 420  
Charlotte, NC 28217

Mr. Jzar  
Creekside at Coulwood  
1211 Elise Marie Drive  
Charlotte, NC 28214

Joe McElhaney  
7811 Setter Trace Lane  
Charlotte, NC 28216

Kenny Hoang  
McClure Properties  
1601 Rozwood Drive  
Charlotte, NC 28216

LaQuett White  
Charlotte-Mecklenburg Planning Department  
600 East 4th Street  
Charlotte, NC 28202  
**Via email:   ltwhite@ci.charlotte.nc.us**

# EXHIBIT B

**NOTICE TO INTERESTED PARTIES  
OF A NEIGHBORHOOD MEETING  
FOR REZONING**

**Subject:** Community Meeting – Rezoning Petition for 7716, 7800, 7818 Old Plank Road, approximately 5.958 acres located on the northwest area at the intersection of Old Plank Road and Brookshire Blvd.

**Date and Time  
Of Meeting:** Thursday, January 12, 2017, at 6:00 pm

**Location of  
Meeting:** Christ United Methodist Church  
8020 Belhaven Blvd. Charlotte, NC 28216  
*in the gymnasium*

**Petitioners:** Steven R. Mozeley and Robert C. Puckett.

**Petition #:** 2017-018

**Existing Zoning:** R-3 & O-1(CD).

**Rezoning Request:** BD(CD), 5 year vested rights.

**Date of Notice:** Mailed on December 30, 2016.

You are invited to attend a community meeting on **Thursday, January 12, 2017, at 6:00 pm**, at Christ United Methodist Church 8020 Belhaven Blvd. Charlotte, NC 28216, in the gymnasium, to hear presentation and plans for our proposed conditional rezoning of the above-referenced property. A petition and proposed plans have been presented to the Charlotte-Mecklenburg Planning Department, which are currently under review.

As part of this proposed rezoning, we are holding this neighborhood meeting to discuss our proposal and field questions and concerns. We welcome your attendance on January 12<sup>th</sup> when we will present information about this rezoning petition and be available to answer questions you have about the proposed conditional rezoning.

**FOR MORE INFORMATION CONTACT:  
Eddie Knox or Brad Champion at 704-827-6667**

Cc: Charlotte City Mayor, Charlotte City Council and Charlotte-Mecklenburg Planning Department.



# EXHIBIT C

SPGN-ID

1-12-17

Brian

Puckett

Mozeley

Knex

Champion

Chris Blalock

Daniel Waters

Megan Mozeley.

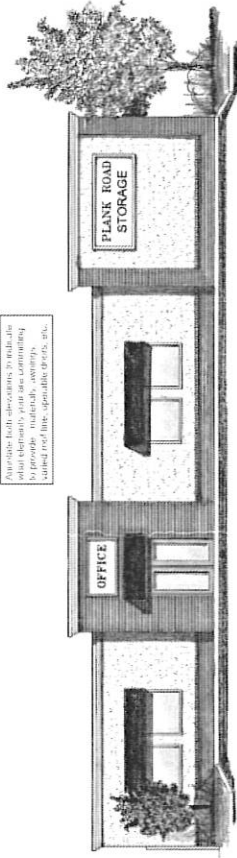
# EXHIBIT D



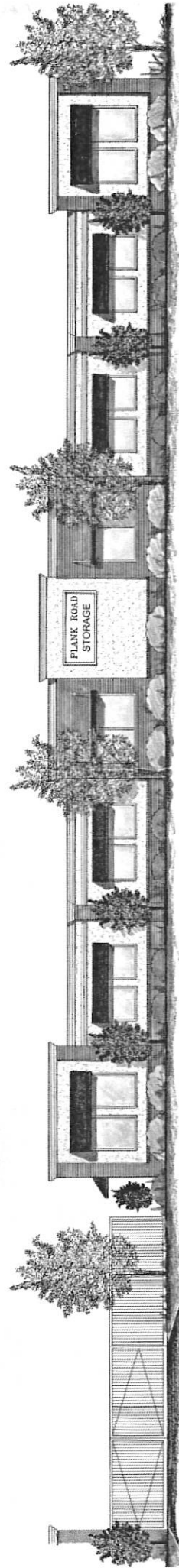
WOOD  
ARCHITECTURE  
206 EAST TREMONT AVE.  
SUITE A  
CHARLOTTE, N.C.  
28203  
704-358-9393

Architectural rendering of the proposed building design. All dimensions and materials are subject to change without notice.

Proposed building materials to include all  
what elements, not the community  
to provide materials, inventory  
which are the, specific to the, etc.



SIDE ELEVATION DIAGRAM



PLANK ROAD ELEVATION DIAGRAM

Proposed building materials to include all  
what elements, not the community  
to provide materials, inventory  
which are the, specific to the, etc.

Comments?	Reviewer	Date	Yes or No
Resizing	S Fortune	1-6-17	Yes
Area Planning		1-6-17	No
Urban Design	J Weaver	12-15-16	No
Subdivision		1-6-17	Yes
Zoning	K Young	1-9-17	Yes
	L Harmon	1-9-17	Yes

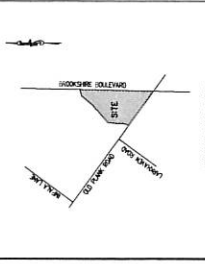


FIGURE MAP, N.T.S.

### CONDITIONAL DEVELOPMENT NOTES.

#### GENERAL PROVISIONS:

- AN EXISTING OF THE SITE WILL BE CONSIDERED BY THE SIGNATURES LISTED ON THIS SITE PLAN. THE SIGNATURES LISTED ON THIS SITE PLAN ARE THE SIGNATURES OF THE DESIGNER, THE DESIGNER'S FIRM, AND THE DESIGNER'S FIRM'S EMPLOYEES. THE SIGNATURES LISTED ON THIS SITE PLAN ARE THE SIGNATURES OF THE DESIGNER, THE DESIGNER'S FIRM, AND THE DESIGNER'S FIRM'S EMPLOYEES.
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#### DESIGN NOTES:

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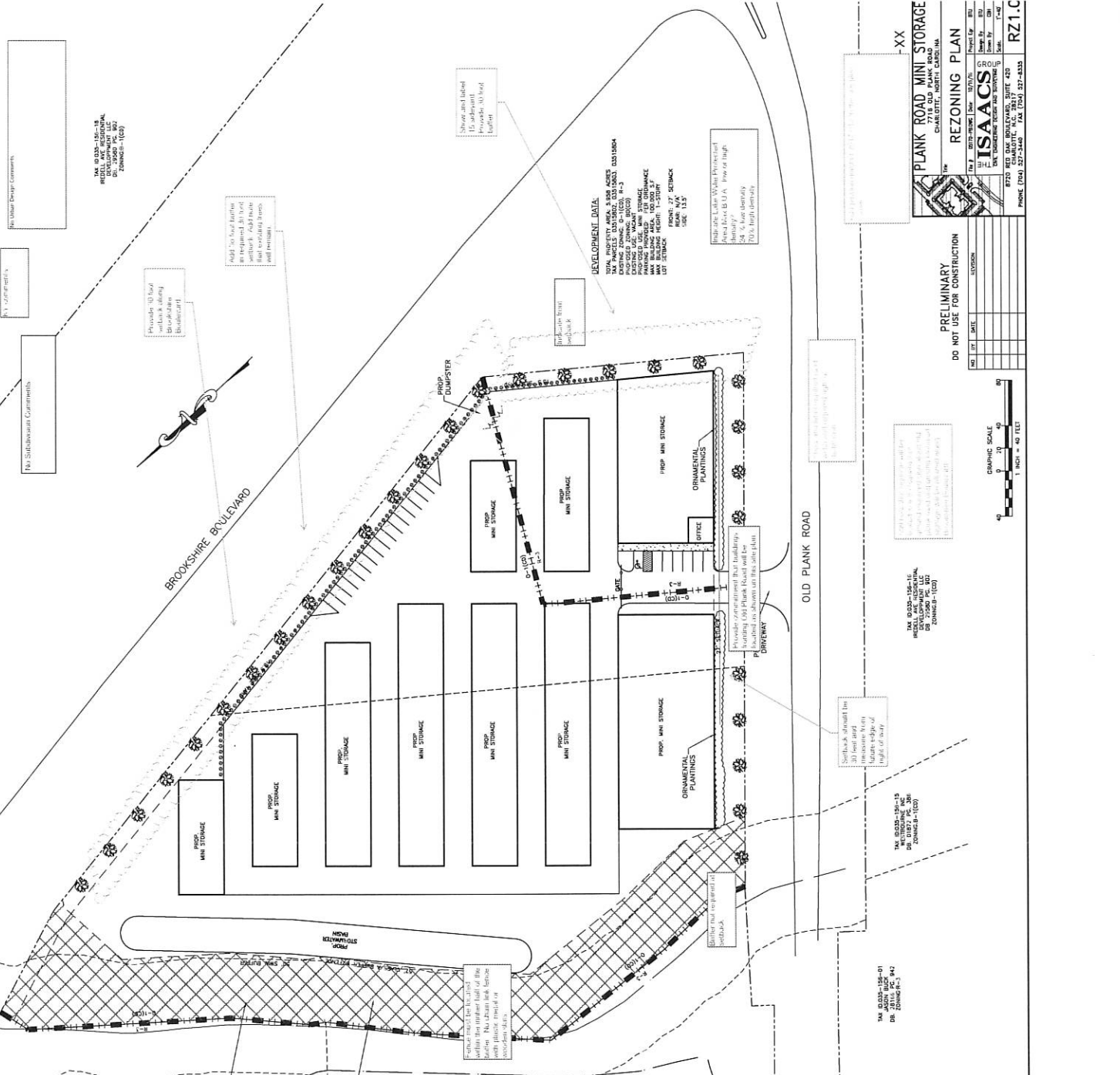
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DO NOT USE FOR CONSTRUCTION

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**PLANK ROAD MINI STORAGE**  
7714 OLD PLANK ROAD  
CHARLOTTE, NORTH CAROLINA

**REZONING PLAN**

**ISAAACS**  
INCORPORATED  
10000 WILLOW CREEK DRIVE  
CHARLOTTE, NC 28226  
PHONE (704) 527-2222 FAX (704) 527-4333

**RZ1.C**