

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-107

Petitioner: CIP Construction Company
Rezoning Petition No.: 2017-107
Property: ± 1.25 acres located at 2625 and 2705 S. Tryon Street (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Monday, July 24th, 2017 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** by depositing the Community Meeting Notice in the U.S. mail on Friday, July 14th 2017. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Monday, July 24th at 6:00pm, at Revolution Park Sports Academy, 1225 Remount Road, in Room 105B.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Ian Phillips and Ray Holt. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean welcomed the attendees to the meeting and introduced the Petitioner's representatives. Mr. MacVean described to the attendees the location of the 1.25 acres and explained that the Site is currently zoned I-1. The Site is located on the east side of S. Tryon Street just south of Remount Road.

Mr. MacVean provided the attendees an outline of the rezoning schedule for the Site. Mr. MacVean explained that the Public Hearing on the Petition is currently schedule to occur on September 18th with a decision on the Petition occurring on October 16th. He also explained these dates could change based on the Planning Department's review of the revised plans that are due back to the City on September 14th. The Petitioner is currently awaiting comments from the City on the initial site plans that were filed with the City in June.

The presentation was then turned over to Mr. Ian Phillips who provided the attendees background information on CIP Construction. Mr. Phillips explained that CIP Construction is one of the companies that is part of The Carroll Companies as is Bee Safe Self Storage. The Carroll Companies is based in Greensboro North Carolina. The Carroll Companies develops and owns multi-family apartments, hotels, and retail, and self-storage facilities. The first Bee Safe self-storage facility was developed in Greensboro in 2013. Since then four (4) locations have been completed and an additional nine (9) locations are under construction with an additional 25 locations in the planning stages. The Carroll Companies do business in NC, SC, VA, FL, and TX.

The climate controlled storage facilities feature: fully climate controlled storage, climate controlled wine storage with package receiving capabilities, access controlled facility, video surveillance, top-of-the-market architectural features, and professionally managed by Cubesmart.

The presentation was then turned over to Keith MacVean. Mr. MacVean explained that the Site is currently zoned I-1 and is composed of two lots. One of the lots is vacant the other is occupied by a building that was last used as an automotive repair shop.

Mr. MacVean then provided an overview of the proposed site plan for the Site. The proposed climate controlled facility will be located along S. Tryon Street. The ground floor area of the building along S. Tryon Street will be developed with non-residential uses allowed by the proposed MUDD zoning regulations as well as the leasing office for the Bee Safe Storage facility. Vehicular access to the Site will be from S. Tryon Street via two new driveways located on either side of the new building. A 40 foot buffer with evergreen trees will be provided at the rear of the Site adjacent to Southpoint Townhomes. The Site's frontage on S. Tryon Street will be improved with a new eight (8) foot sidewalk as well as street trees.

The building elevations for the proposed Climate Controlled Storage Facility were shared with the attendees. The proposed building elevations feature a combination of masonry and stone building materials and includes a multi-story glass element at the corner of the building facing S. Tryon Street. The proposed building will have five (5) stories and be about 65 feet tall.

Two wall signs are proposed, one along S. Tryon Street and one on along the southern building elevation. Other signs as allowed by the MUDD zoning regulations may also be placed on the building. No signs are proposed along the rear of the building.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

One of the attendees wanted to know what type of uses would be located on the ground floor of the building facing S. Tryon Street. The Petitioner indicated mainly office type uses and possibly retail uses, convenience stores and check cashing facilities will not be allowed. Restaurants would not be part of the mix of uses due to lack of sufficient on-site parking.

A question about what would be the benefits of the proposed use to the community was asked. The Petitioner explained that the proposed use would add a use to the area that is needed by the residents of the new residential communities that have been constructed and are under construction in the area. It was also pointed out that the climate controlled facility is a use that generates very little vehicular traffic, noise, lights or activity. The proposed building would also help buffer the

noise of traffic along S. Tryon Street from the new residents in the Southpoint residential community.

It was also pointed out that under the current I-1 zoning there would be a number of uses that are allowed such as car repair shops, car sales, body shops, restaurants and breweries as well as other commercial uses that would generate a greater amount of noise, light and activity and might not be as good a neighbor to the adjacent townhomes as the proposed climate controlled storage facility.

One attendee wanted to know if the proposed elevations were being committed to. The Petitioner indicated that the proposed elevations would be part of the conditional plan for the Site.

A number of questions about building and site lighting were asked. The lighting placed on the building is limited to 16 feet in height and is directed downward. Detached lighting in the parking area is limited to a maximum height of 15 feet and will be directed downward. A question about the proposed sign on the southern building elevation was asked and how bright it would. The Petitioner indicated that the sign would be internally illuminated and would not be bright enough to cast light on the adjoining townhomes. It was also pointed out that the adjoining service station and its associated lights would be much brighter than the light coming from the sign or the building. There would not be any building signs on the rear of the building.

One attendee wanted to know if the parking area would be leased out during panther games or for special events. The Petitioner indicated that the parking area would not be leased out during panther games or for special events.

A question about parking lot security was also asked. The Petitioner indicated the Site would be monitored by security 24 hours a day.

A question about hours of operation was also asked. The Petitioner indicated the facility would be closed between the hours of 10:00pm and 6:00am.

The Petitioner also pointed out that a 40 foot buffer would be provided at the rear of the site adjoining the townhomes and the buffer would be planted with trees and would include a fence. One of the attendees pointed out that a fence already exists on the townhome property so an additional fence might not prove beneficial or effective.

A question about how long it would take to construct the building was asked. It is anticipated that if the Site is successfully rezoned in October it would then take about six (6) months to get the plans prepared and approved it would then take about eight (8) months to construct the building.

A question about the location of storm water detention was asked. It is anticipated to be located underground.

A question about customer demographics was asked. The Petitioner responded they look for areas with median incomes of 65K within a one mile radius and locations on roads with high traffic volumes.

The attendees were thanked for their time and the meeting was adjourned.

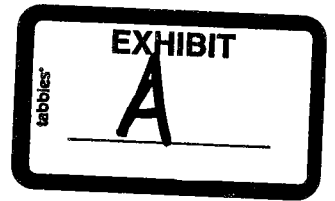
CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The following changes were made to the petition as a result of the community meeting.

- A note indicating the maximum height of the lights attached to the building would be 16 feet and the lights would be directed downwardly was added to the site plan.
- The 40 foot buffer in the rear of the property was modified to include a minimum of 30 evergreen trees. The fence was eliminated since the adjoining property currently contains an 8 foot fence.
- Restaurants were eliminated as an allowed use.
- A note indicating the parking area would not be leased for panther game day parking or special events was added to the site plan.
- The petitioner added a six (6) foot black vinyl fence along the southern property boundary adjacent to the existing service station.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Ian Phillips, CIP Construction
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-107	Candlewood Homeowners Association	Jim & Donna	Lorezen	2516 S Tryon St		Charlotte	NC	28203
2017-107	Clanton Park Community Association	Brenda	Campbell	3339 Barfield		Charlotte	NC	28217
2017-107	Clanton Park Community Neighborhood Association	Tena	Armstrong	3332 Graymont Dr		Charlotte	NC	28217
2017-107	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-107	Sedgefield Neighborhood Association	Beth	Salzberg	945 Sedgefield Road		Charlotte	NC	28209
2017-107	Sedgefield Neighborhood Association	Janelle	Travis	635 Poindexter Dr		Charlotte	NC	28209
2017-107	Sedgefield Neighborhood Association	Jennifer	Seaton	939 Sedgefield Rd		Charlotte	NC	28209
2017-107	Sedgefield Neighborhood Association	Katie	Zender	3221 Mayfield Av		Charlotte	NC	28209
2017-107	Sedgefield Neighborhood Association	Liz	Porter	946 Sedgefield Rd		Charlotte	NC	28209
2017-107	Sedgefield Neighborhood Association	Michael	Seaton	939 Sedgefield Rd		Charlotte	NC	28209
2017-107	Sedgefield Neighborhood Association	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2017-107	Sedgefield Neighborhood Association	Will	Johns III	945 Sedgefield Road		Charlotte	NC	28209
2017-107	Sedgefield Neighborhood Association	Ann	King	420 Marsh Rd		Charlotte	NC	28209
2017-107	Sedgefield Neighborhood Association	Jeanne	Woosley	326 Marsh Rd		Charlotte	NC	28203
2017-107	Sedgefield Neighborhood Association	Bryan	Geers	115 E Park Ave 424		Charlotte	NC	28203
2017-107	South End Neighborhood Association	Rasheda L.	McMullin	2516 S Tryon St		Charlotte	NC	28203
2017-107	South Tryon Community Coalition	Tiffany	Harney	2421 Marshall Pl		Charlotte	NC	28203
2017-107	Sunset At Linda Vista	Marcel	Dawspm	525 Atherton St		Charlotte	NC	28203
2017-107	Sunset Hills Neighborhood Association	Angela	Marshall	1630 S Mint St		Charlotte	NC	28203
2017-107	Wilmore Neighborhood Association	Brian	Walker	501 West Bv		Charlotte	NC	28202
2017-107	Wilmore Neighborhood Association	John	English	1630 S Mint St		Charlotte	NC	28203
2017-107	Wilmore Neighborhood Association	Kathryn	Wilson	1907 Wilmore Drive		Charlotte	NC	28203
2017-107	Wilmore Neighborhood Association	Lashay	McCoy	815 W Kingston Ave		Charlotte	NC	28203
2017-107	Wilmore Neighborhood Association	Louise	Shackford	1908 Wood Dale Tr		Charlotte	NC	28203
2017-107	Wilmore Neighborhood Association	Marilyn	Corn	218 W Park Ave		Charlotte	NC	28203
2017-107	Wilmore Neighborhood Association	Martha	Epps	501 West Bv		Charlotte	NC	28203
2017-107	Wilmore Neighborhood Association	Michael	Walsh	2017 Wood Dale Terrace		Charlotte	NC	28203



Pet_No	taxpid	ownerlastn	ownerfirst	ownerfrs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-107	12104310	NORWOOD	JAMES MICHAEL			2535 S TRYON ST		CHARLOTTE	NC	28203
2017-107	12104311	MM&R INVESTMENTS LLC				374 INDUSTRIAL PARK DR		BOONE	NC	28607
2017-107	12104321	BEACON LIGHT PROPERTIES LLC				465 PITTSBURGH RD		BUTLER	PA	16002
2017-107	12104322	2500 DISTRIBUTION STREET INVESTORS, LLC				1031 S CALDWELL ST STE 200		CHARLOTTE	NC	28203
2017-107	12104323	2500 DISTRIBUTION STREET INVESTORS, LLC				1031 S CALDWELL ST STE 200		CHARLOTTE	NC	28203
2017-107	12104324	DISTRIBUTION STREET INVESTORS LLC				1031 S CALDWELL ST STE 200		CHARLOTTE	NC	28203
2017-107	14501101	ROMAN CATHOLIC DIOCESE OF	CHLT THE			PO BOX 36776		CHARLOTTE	NC	28236
2017-107	14501111	TYSONS GROCERY INC				415 REMOUNT RD		CHARLOTTE	NC	28203
2017-107	14501114	BETHLEHEM COMMUNITY CENTER INC				2705 BALTIMORE AV		CHARLOTTE	NC	28203
2017-107	14501115	BETHLEHEM COMMUNITY CENTER INC				2705 BALTIMORE AV		CHARLOTTE	NC	28203
2017-107	14501116	BETHLEHEM COMMUNITY CENTER INC				2705 BALTIMORE AVE		CHARLOTTE	NC	28203
2017-107	14501117	BETHLEHEM COMMUNITY CENTER INC				2705 BALTIMORE AV		CHARLOTTE	NC	28203
2017-107	14501118	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2017-107	14501119	STRINGFELLOW	JUDSON			17537 JETTON RD		CORNELIUS	NC	28031
2017-107	14501120	2620 SOUTH TRYON LLC				7154 FAIRHILL PL		CHARLOTTE	NC	28270
2017-107	14505113	HDP SOUTHSIDE HOMES LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2017-107	14701101	HC SOUTHPOINT TOWN HOMES LLC				229 EAST KINGSTON AVE		CHARLOTTE	NC	28203
2017-107	14701115	HC SOUTHPOINT TOWN HOMES LLC				229 EAST KINGSTON AVE		CHARLOTTE	NC	28203
2017-107	14701116	SAULPAUGH	ASHLEY			3605 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701117	CAVA	JULIE A			3609 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701118	HC SOUTHPOINT TOWNHOMES LLC	ALEX G			229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701119	CALDERON	ZACHARY BRIAN	AUDREY MICHELLE	GRIFFIN	3617 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701120	MARQUARDT				3621 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701121	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701122	COOR	MELANIE ERIN			3629 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701123	DIMISA	DEREK			3635 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701124	HARDISON	KATRINA ANNETTE			3639 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701125	BARKER	THOMAS CLINTON			3643 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701126	DESAL	YASHPAL J			3647 VALLETTE CT UNIT 23		CHARLOTTE	NC	28203
2017-107	14701127	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701128	ANDERSON	LINDSEY ERIN			3655 VALLETTE CT		CHARLOTTE	NC	28203
2017-107	14701129	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701130	BUNN	CHRISTOPHER			4728 PARK RD STE A		CHARLOTTE	NC	28209
2017-107	14701131	HC SOUTHPOINT TOWN HOMES LLC				229 EAST KINGSTON AVE		CHARLOTTE	NC	28203
2017-107	14701132	HC SOUTHPOINT TOWN HOMES LLC				229 EAST KINGSTON AVE		CHARLOTTE	NC	28203
2017-107	14701133	HC SOUTHPOINT TOWN HOMES LLC				229 EAST KINGSTON AVE		CHARLOTTE	NC	28203
2017-107	14701134	HC SOUTHPOINT TOWN HOMES LLC				229 EAST KINGSTON AVE		CHARLOTTE	NC	28203
2017-107	14701135	HARMESON	DANIEL	NATALIE	HARMESON	2450 BRELADE PL		CHARLOTTE	NC	28203
2017-107	14701136	MAGRATH	SEAN PETER	MARY HANNAH	RUMELY	2446 BRELADE PL		CHARLOTTE	NC	28203
2017-107	14701137	ALLEN	GARMEN	SEAN	ALLEN	2442 BRELADE PL		CHARLOTTE	NC	28203
2017-107	14701138	PALMER	SCOTT M	DANA A	PALMER	2438 BRELADE PL		CHARLOTTE	NC	28203
2017-107	14701139	MORRISON	JEFFREY MATTHEW			2434 BRELADE PLACE		CHARLOTTE	NC	28203
2017-107	14701140	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701141	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701142	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701143	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701144	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701145	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701146	HC SOUTHPOINT TOWNHOMES LLC				229 EAST KINGSTON AV		CHARLOTTE	NC	28203
2017-107	14701147	NELSON	TODD W	ALLEN K	SCOTT	2732 YOUNGBLOOD ST		CHARLOTTE	NC	28203
2017-107	14701148	MILLER	SETH D			2728 YOUNGBLOOD ST		CHARLOTTE	NC	28203

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-107 – CIP CONSTRUCTION COMPANY

Subject: Rezoning Petition No. 2017-107
Petitioner/Developer: CIP Construction Company
Current Land Use: Vacant/commercial
Existing Zoning: I-1
Rezoning Requested: MUDD(O)
Date and Time of Meeting: **Monday July 24th at 6:00 p.m.**
Location of Meeting: Revolution Park Sports Academy
1225 Remount Road, Room 105B
Charlotte, NC 28208
Date of Notice: July 14th 2017

We are assisting CIP Construction Company (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the 1.25 acres located at 2625 and 2705 S. Tryon Street (the “Site”) with a climate controlled storage facility. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ± 1.25 acre Site from I-1 to MUDD(O). A portion of the Site is currently developed with a commercial building occupied by an automotive repair shop and a portion of the Site is currently vacant.

The site plan associated with the Rezoning Petition proposes to develop the Site with a multi-story climate controlled storage building. The proposed building will front on S. Tryon Street and will be designed so a portion of the ground area of the building along S. Tryon Street can be occupied by uses other than climate controlled storage areas. At the rear of the Site a 40 foot buffer with a six (6) foot fence is proposed.

Access to the Site will be from S. Tryon Street via two (2) new driveways. Along S. Tryon Street a new eight (8) foot sidewalk and a new eight (8) foot planting strip will be provided.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on July 24th, at 6:00 p.m. at Revolution Park Sports Academy 1225 Remount Road, Room 105B, Charlotte, NC 28202.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

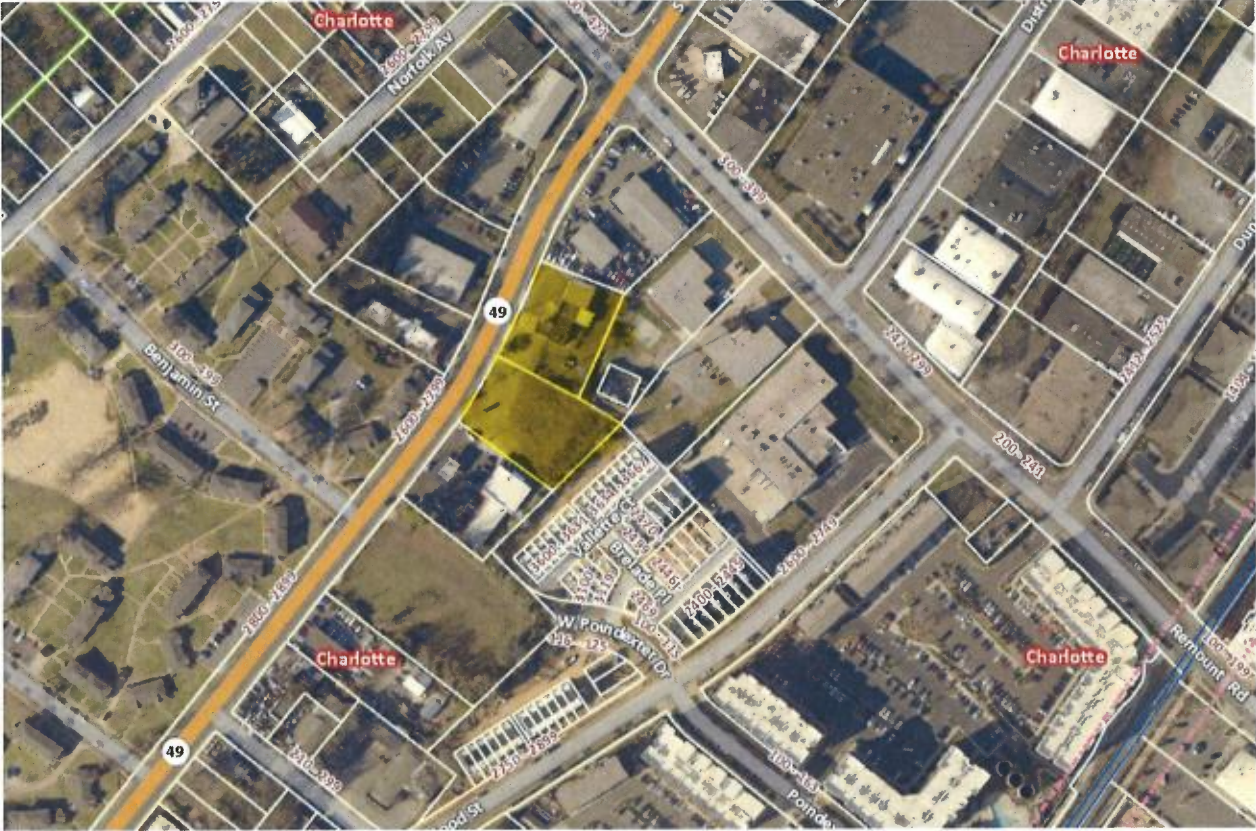
In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Ian Phillips, The Carroll Companies
Ray Holt, The Carroll Companies
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

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Site Location



CIP Constructin Company
 Rezoning Petition 2017-107
 Community Meeting - Monday, July 24, 2017 @ 6:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Zach Marguardt	3021 Vallette Vallette Court	(703) 965-1200	Zach.Marguardt@gmail.com
2	Rebecca & Matt Adelman	2720 young blood St	708 603-1918	adelmatt@hotmail.com
3	YASHPAL S. DESAI	6647 YOUNG BLOOD ST		YISHNEI5TR@gmail.com
4	Ryan Sypal	2704 Youngblood St	204 689 9061	Sypalrfe@yahoo.com
5	KATIE SCHAFFER	3643 VALLETTE CT	301 676 0187	KRSCHAFF@gmail.com
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