



WINGATE ADVISORY GROUP  
*Commercial Real Estate Brokerage & Consulting*

COMMUNITY MEETING REPORT

**Petitioner: Andy Bilmanis**

Rezoning Pet/ition No. 2018-045

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.

There have been two community meetings to discuss this proposal.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

The first meeting, arranged specifically for the homeowners in The Polo Club, a residential development adjacent to the property. The Board of Directors of The Polo Club invited all homeowners via community mail.

Caren Wingate, 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 April 24, 2018. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETINGS:**

The first Community Meeting was held on Tuesday, May 1, 2018 at 6:00 in the evening in the clubhouse of Polo Club, located at 4850 Polo Gate Blvd. This is the only residential neighborhood in the immediate proximity of subject property.

The second Community Meeting was held on Friday, May 4, 2018 at 6:30 in the evening at Mountain Island Fitness Club, located at 1003 Callabridge Court, across the street from the subject property.

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The first Neighborhood Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C-1. We anticipated meeting with the HOA Board only, but all residents were invited to the meeting. The Petitioner was represented by Stephen Overcash and Denver Sells, both of Overcash Demmitt Architects. The Petitioner was also in attendance.

The second (required) Neighborhood Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C-2. The Petitioner was represented by Petitioner's Agent, Caren Wingate, as well as Stephen Overcash and Denver Sells of Overcash Demmitt Architects. The Petitioner was also in attendance.



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**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner, Andy Bilmanis, welcomed the attendees and introduced the Petitioner's team. The Petitioner's Architect, Stephen Overcash of Overcash Demmitt Architects, indicated that the Petitioner proposed to rezone an approximately 7.37 acre site, located at 10023 Callabridge Court from the BP zoning district to (BP (CD) zoning district). The Architect 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.

Andy Bilmanis provided background information about his experience and the typical operation of its facilities. The Petitioner's Architect then presented the site plan and pointed out various commitments made by the Petitioner. Denver Sells, also of Overcash Demmitt Architects 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.

Questions and Answers for both meetings have been combined, below.

**Discussion Questions & Answers:**

1. Trees along Callabridge that we can salvage?
  - a. The three trees around the Callabridge circle appear to be healthy and should be saved. The next two trees further away from the circle may need to be replaced with more decorative trees.
2. Can you explain more about "Two Story" note vs. One Story at rendering?
  - a. Due to the slope of the land the "Two story" buildings shown are like a ranch type house with a walk out basement. From the road the building will only have one story above grade showing and one below grade.
3. 24/7 monitoring with security?
  - a. At the meeting the petitioner said that he would look into a monitored security service.
    - i. Note: We are currently working on this.
4. Explain the parking in back.
  - a. The parking in back is contained within the Duke powerline right of way. This would be used for RV and boat parking.
5. Can we write into the plan required details/aesthetics?
  - a. The plan will include the renderings showing the details and aesthetics of the structure.
6. More lake-ish looking? More flourishes? Stone? Arts & Crafts style?
  - a. We will look into adding stone in place of the brick and adding more craftsman style to the structure.



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7. Design more along backside of the building along Brookshire.
  - a. We will look at incorporating the same materials and aesthetics on the backside of the building closest to Brookshire Hwy.
8. Specificity into exterior requirements.
  - a. The renderings will be included in the plan to show the exterior finishes to be included.
9. Concern about large trucks
  - a. Large transfer trucks for moving into the facility are rare and due to the large amount of space required to hold the contents from a large transfer truck this would be scheduled.
  - b. It was noted that we would be adding a ground-mounted sign indicating the entrance to the facility to prevent additional traffic from turning around in the circle.
10. Decorative lighting especially focusing of light
  - a. The lighting on the property would be focused downward to prevent unwanted light pollution.
11. Hazardous materials? Control? Mitigation?
  - a. Storage of hazardous materials is strictly prohibited in or on the property.
  - b. All tenants will be required to sign a lease indicating that they understand this and are subject to penalties if ignoring.
  - c. If hazardous materials are suspected, we can use security video evidence of materials being stored and can inspect units if needed.
12. Type of paving surfaces?
  - a. We intend to use asphalt for paving.
  - b. We are looking at alternatives as well to help absorb rainwater.
13. Include more distinction on plan for basement clarification.
  - a. We will add a description indicating that the buildings have a basement on the plan.
14. Is Lifestyle Storage a brand?
  - a. It is not a brand.
  - b. Lifestyle Storage is a type of storage that fits the needs of tenant's lifestyle.
15. Is this your first storage?
  - a. This is my first storage development.
16. Buffer lot? Who owns it?
  - a. The buffer is part of one of the two parcels across the Polo Gate Blvd. The owner is the same person who I have a purchase contract with for the three parcels that are part of this rezoning petition.
17. Access to Duke easement?
  - a. Duke requires a gate to be provided in any fenced sections crossing the powerline right of way.



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18. Timeline?
  - a. The earliest rezoning decision could be in mid July.
  - b. If approved we would close on the project loan and start construction soon after.
  - c. We expect that construction could take 10-12 months.
19. Are there any impervious restrictions?
  - a. The storm water retention pond was designed with these parcels being 85% impervious. We will be less than this.
20. What type of fencing along backside?
  - a. The fencing will be a dark color coated chain link type.
21. Have we talked to anyone else around us?
  - a. Yes, we held a meeting with the Polo community on Tuesday 5/1/18.

We continue to have discussions with neighboring residents, addressing exterior finishes and landscaping.

Respectfully submitted, this 14<sup>th</sup> day of May, 2018.

Caren Wingate  
Wingate Advisory Group

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

EXHIBIT A  
RZ 2018-0045: ROSTER OF INVITEES TO NEIGHBORHOOD MEETING - MAY 4, 2018

RZ 2018-045 - EXHIBIT A  
NEIGHBORHOOD MEETING  
MAILING LIST

Per. No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-045	02326116	WAL-MART REAL ESTATE BUSINESS	OWNERFIRST TRUST	COWNERFIRS	COWNERLAST	PO BOX 8950	MS 0555	BENTONTVILLE	AR	72712
2018-045	02326118	ANDERSON REH LLC	TRUST			3740 BURTON LN		DEW/ER	NC	28037
2018-045	02326120	HWY 16 MHH LLC				8210 CRESTWOOD HEIGHTS DR APT 494		M/CLEAN	VA	22102
2018-045	02326401	SYCAMORE				4705 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326402	MCCLURE				4709 POLO GATE BV UNIT 4709		CHARLOTTE	NC	28216
2018-045	02326403	HILL	BETTY	DELORES G	SYCAMORE	4715 POLO GATE BV		CHARLOTTE	NC	28216
2018-045	02326404	LOWE	DANIM	DONNA J	TRIO	4719 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326405	TUICK	MICHAEL WAYNE	JUDY S	LOWE	4723 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326406	SPRENCE	DANA R	DAVID R	TUICK	4727 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326407	GURLEY	KATHRYN K	FRANCES HARMON	MCCALL	4733 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326408	MCCALL	DANA R	JUDITH M	MCCALL	4737 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326463	WILSON	FRANCES HARMON	JULIA M	MCDONNELL	5020 POLO GATE BV		CHARLOTTE	NC	28216
2018-045	02326464	MCDONNELL	JAMES A	PEGGY B	LYERLY	5012 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326465	LEE	ROBERT C			5008 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326466	LYERLY	CHARLES C			4914 MONROE RD		CHARLOTTE	NC	28205
2018-045	02326473	POLO CLUB AT MOUNTAIN ISLAND LAKE	JAE			919 NORLAND RD		CHARLOTTE	NC	28205
2018-045	02326474	THE POLO CLUB AT MOUNTAIN ISLAND LAKE OWNER'S ASSOCIATION INC	NED T			4962 POLO GATE BV		CHARLOTTE	NC	28216
2018-045	02326530	BYRD	OWNERS ASSOC INC			3720 MAGGIE LANER DR		CHARLOTTE	NC	28216
2018-045	02326531	ALEXANDER	ROBERT M	JEANETTE A	BYRD	4728 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326532	HUSSEY	THOMAS E	TRUST	SHELBY O ALEXANDER REVOCABLE	4724 POLO GATE BV		CHARLOTTE	NC	28216
2018-045	02326533	GHATTAN	SHELY O	SHIRLEY R	CHATMAN	4720 POLO GATE BOULEVARD		CHARLOTTE	NC	28216
2018-045	02326534	DURHAM	SANDRA D	CRYSTAL	CRYSTAL	601 SAWYER TRAIL		LEANDER	TX	78641
2018-045	02326535	NAPLES	WILLIAM G	ANTHONY S	ANTHONY S	4710 POLO GATE BLVD		CHARLOTTE	NC	28216
2018-045	02326536	ELLER	JOANNE G	JANICE H	NAPLES	1435 W MOREHEAD ST STE 130		CHARLOTTE	NC	28208
2018-045	02327134	MOUNTAIN ISLAND APARTMENTS VENTURE LLC				1329 E MOREHEAD ST		CHARLOTTE	NC	28204
2018-045	02327499	DEVONWOOD TOWNES ASSOCIATION INC				7208 Lady Ann Court		Charlotte	NC	28216
2018-045		Chastain HOA	Alpn			9527 Chastain Walk Dr		Charlotte	NC	28216
2018-045		Devonwood Homeowners Association	Neale			4742 Stoney Branch Dr		Charlotte	NC	28216
2018-045		Mountain Island (Overlook) Homeowners Association	Victoria			12511 Overlook Mountain Dr		Charlotte	NC	28216
2018-045		Mountain Island (Overlook) Homeowners Association	Steve			3520 Mountain Cove Dr		Charlotte	NC	28216
2018-045		Mountain Island Lake Business Development Committee	Thomas			12213 Backwater Drive		Charlotte	NC	28214
2018-045			Deanna							

RZ 2018-045 - EXHIBIT B

NEIGHBORHOOD MEETING NOTICE



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April 23, 2018

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject:** Community Meeting – Rezoning Petition 2018-045 filed by Andy Bilmanis to rezone an approximately 7.37 acre site located at 10023 Callabridge Ct., to allow the development of a lifestyle storage facility with potential ground floor office spaces for lease.

**Date and Time of Meeting:** Friday, May 4, 2018 at 6:30 pm

**Place of Meeting:** Mountain Island Fitness  
10030 Callabridge Court  
Charlotte, NC 28216

**Petitioner:** Andy Bilmanis

**Petition No.:** 2018-045

We are assisting Andy Bilmanis (the “Petitioner”) in connection with a Rezoning Petition he has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 7.37 acre site (the “Site”) located at 10023 Callabridge Court, off Mount Holly-Huntersville Rd., north of Brookshire Blvd., from the BP district to the BD (CD) zoning district. The purpose of the rezoning is to permit a lifestyle storage facility with potential ground floor office spaces for lease.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 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 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 Friday, May 4, 2018 at 6:30 pm at Mountain Island Fitness (10030 Callabridge Court, Charlotte, NC 28216).

In the meantime, should you have any questions or comments about this matter, please call Caren Wingate at 704-641-2154.

Date Mailed: April 24, 2018

1030 Edgehill Rd S, Unit I03 • Charlotte, NC 28207 • 704.641.2154  
[cwingate@wingadgroup.com](mailto:cwingate@wingadgroup.com)

RZ 2018-045

EXHIBIT C-1

POLO CLUB RESIDENTIAL NEIGHBORHOOD MEETING SIGN IN SHEET

May 1, 2018

Sandra Hussey  
Dorothy Hayes  
Tony Foulds  
Charlene Anderson  
Thomas Clark  
Cindy Dubay  
George Chittiman  
Gail S. Burgess  
Lee Burgess  
Dina Metz  
Jeff Metz  
Sandy Page  
Marie Rose Dumas  
Trish Dumas  
Gina S. S. S.  
Janet S. S. S.  
Janette Byrd  
Inerva Viola  
Lula Noon  
Tom Noon  
M. C. S. S.  
D. S. S. S.  
D. S. S. S.  
Cheryl Kelly  
Larry & Lynn Jones  
Shirley & Esquire Tucker  
Paul & Al Hall

Louie Dymare  
Diana Renne  
Sarah Raines  
Janie Eller  
Janice Naples  
Jay Naples  
Lionel Casagrande  
Glenison Van Fleet  
Jean Colasso  
Linda Bain  
Cecilia Bain Ross  
James T. James  
Dan Swinner  
Aurora Jean  
D. S. S. S.  
Doug Dumas  
D. S. S. S.  
Tal S. S.  
Lynn Hernandez  
D. S. S. S.  
Art Price  
Nolan Vidora

