

COMMUNITY MEETING REPORT
Petitioner: U Haul Co. of Charlotte
Rezoning Petition No. 2014-108

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 attached hereto by depositing such notice in the U.S. mail on October 8, 2014. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, October 22, 2014 at 6:00 p.m. at U Haul located at 6216 Albemarle Road, 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 C. The Petitioner was represented at the Community Meeting by Jason Harding and Wendy Holland of U Haul Co. of Charlotte. The Petitioner's agent, Peter Tatge, with ESP Associates PA ("ESP"), along with Gwen Wolfgang and Amy Conway also attended on behalf of the Petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

Attendees were welcomed by the team at the door as they arrived and signed in. Various display boards for the project were located on easels in the meeting room allowing participants to view information about the project site.

Mr. Tatge, and other members of the development Team welcomed participants who attended to answer questions about the project. Mr. Tatge explained that the purpose of the meeting was to discuss U Haul of Charlotte's application for a rezoning request from B-2 to BD (CD) as a Conditional Zoning District, to allow U Haul to utilize the existing, partially vacant warehouse building located at 6216 Albemarle Rd as a Climate Controlled Self Service Storage (CCSSS) facility, a use that is not allowed to operate in the B-2 Zoning District.

As such, they have decided to request a rezoning of the partially vacant warehouse building and certain areas surrounding the building to allow the CCSSS use to operate at this location. The proposed rezoning, once approved, will allow U Haul to offer self-service storage to its customers, tandem with the U Haul Truck Rental, based on the added BD (CD) zoning. The Warehouse building used to be a Post Office facility.

Mr. Tatge went on to explain how U Haul's proposal is about private sector business investment along the Albemarle Road commercial corridor. U Haul is investing dollars in an older partially vacant building to rehabilitate it so it can be utilized to serve the growing demand for Self Service Storage. From a reinvestment strategy perspective, U Haul's efforts are perceived as serving to be a further catalyst to help promote similar types of business investment in this area of east Charlotte.

Jason Harding's company has made similar types of business investments and building/site enhancements in several locations throughout the Carolina's along with U Haul corporates tandem efforts to undertake similar types of investment in older buildings in many cities, nationally.

Examples of what U Haul is proposing to undertake from an architectural façade improvement perspective was provided to Community Meeting participants as Conceptual Elevations which have since been submitted to the City along with U Haul's most recently revised rezoning plans.

During the Community Meeting, several of the display boards were utilized at the various easel stations to help further explain the location and context of areas within the existing developed U Haul property that were the subject of the proposed rezoning from B-2 to BD (CD).

U Haul Co of Charlotte is requesting to modify (an approximate 1.4 acre area) to "be renovated as a CCSSS - "mini warehouse" facility. The Owners/ Petitioners explained how the truck rental operation was intended to operate in conjunction with the CCSSS use to allow customers the ability to rent a U Haul truck or van and then return to store household or business related items at the same location. Mr. Harding indicated that this type of tandem business model is in existence, operating at many of their other facilities throughout the Charlotte MSA. He went on to further explain that 3 out of 4 customers who rent a truck generally end up storing items in a mini storage facility.

In terms of some of the comments that were received from community meeting attendees, facilitators heard the following feedback:

- What is your timeframe for this project?
- Excited about facade improvements that are being undertaken
- How many storage units will you be adding?
- What will the cost be for the project?
- Will trucks still be rented?
- Will you redo parking/ paving?
- Can pedestrian (lower) scale lighting be included?
- Concerned about lack of landscaping,
- Please add some plants.
- Lighting- Please no super tall bright lights
- Can we include shorter more attractive, pedestrian lights?

- Need more Green
- Farm Pond lane is our “problem Child”
- Area is high crime area

In response to feedback received to date, the Petitioner has agreed to include some additional screening, landscaping and green areas along the southern edge of the building along with the installation of a six (6) foot high wooden fence along the southern property line to screen the access drive and loading dock from the existing , adjacent KinderCare facility.

These proposed improvements are in response to stakeholder input and from a second follow-up meeting with the neighboring KinderCare Daycare facility officials. Mr. Harding and Mr. Tatge met after the Community Meeting with Tonya Reid who is the director of the KinderCare facility located along Farm Pond Lane to discuss U Haul’s installation of a fence to screen areas along the southern property line (adjacent to the existing building and play area). Mr. Harding and his agent have also been working with the landlord (land owners) Jerry Clark and Ms. Mary Russell in Portland Oregon who are the asset managers of the KinderCare property. Mr. Harding hopes to receive a letter from Mr. Jerry Clark (owner) agreeing and endorsing the proposed fencing and screening in this area of the property (along the southern property line, adjacent to the KinderCare parking lot and outdoor child play areas).

Additional landscaping and turf areas are being installed in the SE vicinity of the property as well. These improvements are shown on the revised rezoning plans that have been submitted. Mr. Harding has also committed to installing additional screening along the southern roof top edge to screen existing mechanical equipment from view as an additional (not code required) enhancement to improve the overall appearance of the building & property. In addition, other parking lot paving improvements are planned as part of the overall project.

Mr. Tatge reviewed key dates related to the upcoming rezoning process with meeting participants. He indicated that the Petitioners were requesting a 30 day deferral from the originally scheduled November public hearing to allow additional time for U Haul to reach out to neighbors, stakeholders and city staff to address the issues described above.

A Public Hearing is scheduled for December 15th, 2014 at 6:30 p.m. at the City’s Governmental Center located uptown at 600 east 4th Street in City Council Chambers, along with a zoning committee meeting tentatively scheduled for January 5th and a final City Council decision meeting on January 20 (on Tuesday evening in light of the MLK Holiday the day prior).

Respectfully submitted, this 5^h day of December, 2014.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department
The Honorable John Autry, Charlotte City Council
Clerk to Charlotte City Council

Exhibit A

PID# 13314113
MECKLENBURG COUNTY
C/O REAL ESTATE/FINANCE DEPT
600 E 4TH STREET 11TH FLOOR
CHARLOTTE, NC 28202

PID# 13314112
CLARK REAL ESTATE LLC
ATTN: REGIONAL ASSET MGR-EAST
650 N.E. HOLLADAY ST, SUITE 1400
PORTLAND, OR 97232

PID# 13314119
MECKLENBURG COUNTY
C/O REAL ESTATE/FINANCE DEPT
600 E 4TH STREET 11TH FLOOR
CHARLOTTE, NC 28202

PID# 13314120
CHARLOTTE EAST LLC
C/O ROGER W KELLOGG
5500 EXECUTIVE CENTER DRIVE, STE 110
CHARLOTTE, NC 28212

PID# 13314115
CHARLOTTE EAST LLC
C/O ROGER W KELLOGG
5500 EXECUTIVE CENTER DRIVE, STE 110
CHARLOTTE, NC 28212

PID# 13317128
SOUTHWOOD REALTY COMPANY
P.O. BOX 280
GASTONIA, NC 28053

PID# 13317120
BELLA LLC NEW BOSTON ADVENIR @ CASA
17501 BISCAYNE BLVD, SUITE 300
ABENTURA, FL 33160

PID# 13317130A
FARM POND ASSOCIATES
121 W TRADE ST, STE 2700
CHARLOTTE, NC 28202

PID# 13317113
BWN INVESTMENT INC
C/O SAM'S MART LLC
7935 COUNCIL PL, STE 200
MATTHEWS, NC 28105

PID# 13314110
HENRY BARIGIAN
P.O. BOX 25355
FRESNO, CA 93729

PID# 13314102
INC ORANGE GROVE UTILITIES
P.O. BOX 2969
GULFPORT, MS 39503

PID# 13314104
LTD HORIZON ASSOCIATES
P.O. BOX 36626
CHARLOTTE, NC 28236

PID# 13314106
CHURCH OF CHARLOTTE
CENTRAL UNITED METHODIST
6030 ALBEMARLE RD
CHARLOTTE, NC 28212

PID# 10316308
ATTN: TAX DEPT -
PB05B DUKE POWER CO
422 S CHURCH ST
CHARLOTTE, NC 28242

PID# 10316302
WOODSCAPE RENTALS INC
5616 FARM POND LANE
CHARLOTTE, NC 28205

PID# 10316306
CARNICERIA JALISCO INC
6127 ALBEMARLE RD
CHARLOTTE, NC 28212

PID# 10316307
BY MERGER CORT FURNITURE RENTAL
15000 CONFERENCE CENTER DR, STE 440
CHANTILLY, VA 20151

PID# 10316305
BRAKE & MUFFLER EXPRESS INC
4212 MIDDLE STREAM RD
CHARLOTTE, NC 28213

PID# 10316303
QUTAIBA R ALTAWATI
1415 TORRENCE GROVE CHURCH RD
CHARLOTTE, NC 28213

PID# 10316304
SAMS'S MART INC
C/O SAM'S MART LLC
7935 COUNCIL PL, STE 200
MATTHEWS, NC 28105

Exhibit A

PID# 10316107
MCDONALD'S REAL ESTATE COMPANY
3070 SENNA DRIVE, STE A
MATTHEWS, NC 28105

SOLOMON FORTUNE
CHARLOTTE-MECKLENBURG PLANNING
DEPARTMENT
600 E. 4TH STREET
CHARLOTTE NC 28202

JOHN AUTRY
CHARLOTTE CITY COUNCIL OFFICE
600 E. 4TH STREET
CHARLOTTE NC 28202

SUSAN LINDSEY
CHARLOTTE EAST COMMUNITY PARTNERS
7209-J EAST WT HARRIS BLVD, BOX 113
CHARLOTTE NC 28227



October 8, 2014

**RE: Neighborhood Meeting - Rezoning Petition
Project: Albemarle Road U-Haul Facility
Rezoning Request B-2 to B-D (CD)**

Dear Neighbor:

U-Haul Charlotte, “*your moving and storage resource*”, invites you to a Neighborhood Meeting to share their plans for proposed improvements at their Albemarle Road U-Haul Facility. U-Haul Charlotte, located at the intersection of Albemarle Road and Farm Pond Lane, is planning to offer climate controlled storage for their Charlotte customers. The City of Charlotte requires a rezoning of the property from B-2 to B-D (Business District) to allow climate controlled storage as a permitted land use.

Please join us to hear more about this project:

Neighborhood Meeting Location:

Albemarle Road U-Haul Facility
6216 Albemarle Road
Charlotte, NC 28212

Date & Time:

Wednesday, October 22, 2014
Meeting begins promptly at 6:00 PM until 7:15 PM

Please find the enclosed map and directions to the meeting. Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this exciting new addition to the U-Haul truck rental facility located at 6216 Albemarle Road. Should you have any questions or need additional information, please do not hesitate to contact Peter Tatge or Gwen Wolfgang at ESP Associates at (803) 802-2440.

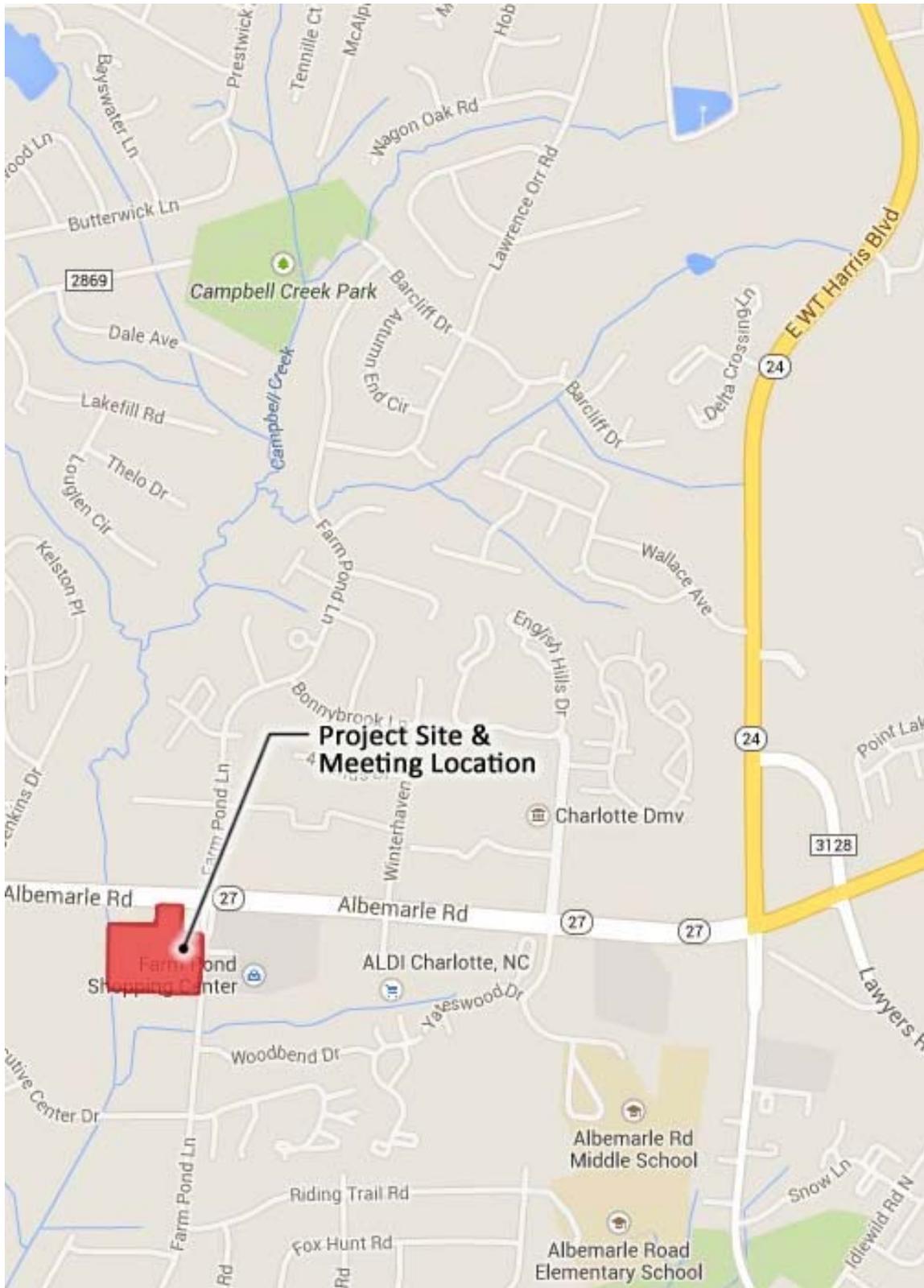
Cordially,



U-Haul Real Estate Company

Albemarle Road U-Haul Facility Neighborhood Meeting Location

From East W T Harris Boulevard, turn west onto Albemarle Road. After approximately ½ mile, the U-Haul facility will be on the left at the intersection of Albemarle Road and Farm Pond Lane.



Albemarle Road U-Haul Facility
NEIGHBORHOOD MEETING
Wednesday, October 22, 2014
6:00-7:15 PM
SIGN-IN SHEET

Exhibit C

Name: Gwen Wilfong
Address: ESP
Phone: _____
Email: _____

Name: Amy Conway
Address: ESP
Phone: _____
Email: _____

Name: Peter Titzel
Address: ESP
Phone: _____
Email: _____

Name: Jason Hardin
Address: Uhaul
Phone: _____
Email: _____

Name: Doris Bowen
Address: 5928 Falstaff DR.
Phone: 704-536-5310
Email: howendonis@gmail.com

Name: Wendy Holland
Address: Uhaul
Phone: _____
Email: _____

Name: Susan Lindsay
Address: 6205 Rosecroft Dr.
Phone: 704/537-2269
Email: s.lindsay@bellsouth.net

Name: _____
Address: _____
Phone: _____
Email: _____

Name: _____
Address: _____
Phone: _____
Email: _____