

**COMMUNITY MEETING : Landmark Development Partners, LLC    Petition 06-41**

**Date of original contact:** January 24, 2006

**Persons contacted and explanation of how contacted:** Meeting invitees were contacted by certified/return receipt mail. (See attached letter and mailing list).

**Date, time and location of meeting:** The meeting was scheduled for 7:00 PM on February 9, 2006 at the Mulberry Baptist Church located at 6450 Tuckaseegee Road.

**Persons in attendance at the meeting:** See attached Neighborhood Sign-In Sheet

**Summary of discussion/issues discussed and changes to the petition as a result of the meeting:**

The meeting began with the petitioner's agent providing an overview of the rezoning process and then proceeded to a discussion of the site plan proposal. The rezoning site is presently zoned B-1(CD) and R-3. The B-1 portion is approved for about 31,000 sq feet of retail/commercial space. Except for a previously built fast food restaurant, the balance of the commercial area is vacant. The proposed plan will replace the vacant commercial area and the small area of residential zoning with a self storage storage facility along with a separate office parcel. The zoning for the site will change to a combination of BD(CD) for the self storage part and O-1(CD) for the office. It was explained that the office is intended to provide both a zoning and a land use transition from the BD site/use to the nearby single family areas and zoning. An architectural elevation was also presented showing how the facility and the office building will look along the Tuckaseegee side of the site as well as the short side along Little Rock. These elevations are part of the conditional site plan.

The following issues/questions were reviewed:

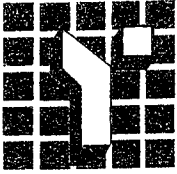
- . when will construction begin?
- . why is there an office parcel at the end?
- . how big will the office building be?
- . describe the buffer
- . how many trees will be planted along the street?
- . describe the grading plan since the site sits a little higher than the street
- . how far back does the site extend toward the I-85 service road?
- . how deep is the buffer in the back?
- . why is this a CD rezoning?
- . what would happen if there was an attempt to change the office part to self storage?
- . is the main entry on Tuckaseegee Rd or Little Rock Rd?
- . how were residents notified of the community meeting?

During the meeting the petitioner also explained that the self storage site is very secure. It is locked after business hours; no one (including self storage users) is allowed access after hours. Entry is controlled by security gates and a keypad and there is always staff on site during operating hours. No businesses are

allowed to operate from the facility. The site is generally quiet and attracts very little traffic; significantly less than the current zoning on the site would attract.

Several comments from meeting attendees were positive, particularly the fact the storage site was attractive and did not look like other facilities that attending residents were familiar with. There was also a similar comments about the office building; it was relatively small and would not be too big for the site.

Changes to the site plan resulted from comments received from staff.



ZONING/REZONING  
LAND USE EVALUATION  
URBAN PLANNING  
CONSULTING SERVICES

ROBERT G. YOUNG, INC.

January 24, 2006

Dear Neighbor:

On behalf of Landmark Development Partners, LLC, I would cordially like to invite you to a community meeting to review rezoning petition 2006-41 filed by Landmark for a site located on Little Rock Road and Tuckaseegee Road. The community meeting is part of the rezoning process of the City of Charlotte. In accordance with City procedures, you have been or shortly will be notified by the Charlotte-Mecklenburg Planning Commission regarding this rezoning petition. For your convenience I have included a map of the subject site. In this case the rezoning petition seeks to rezone the site from B-1(CD) and R-3 to BD(CD) and O-1(CD). Most of the rezoning site is presently zoned for shopping, restaurants and other commercial uses. The proposed rezoning will allow instead the development of a self storage facility and a small office building.

The community meeting will be held on Thursday February 9, 2006 at the Mulberry Baptist Church located at 6450 Tuckaseegee Road. The meeting will be held in the Family Life Center in Conference Room 2 and begin promptly at 7:00 PM. The purpose of the meeting is to review the rezoning request and answer any questions you may have prior to the scheduled public hearing on the case, which is scheduled for March 20, 2006 at 6 PM in the Charlotte-Mecklenburg Government Center building located at 600 E. Fourth Street.

We look forward to seeing you at the meeting. If you have any questions prior to the meeting, please feel free to contact me at 704 334-9157.

Sincerely,

Robert G. Young

Neighborhood Sign-in Sheet  
06-41

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>
Harvey Caspell	306 Belmore Dr	704-724-652
Virginia Townsend	2118 Little Rock Rd	704-399-909
Lewis M Townsend	" "	" "
Calvin Wyatt	5331 Leavenworth Dr	704-392-148
Bob Miller	7607 Mt. Holly Huntersville Rd	704-394-740
Rick Crut	6513 Tuckeridge Rd	704-737-36