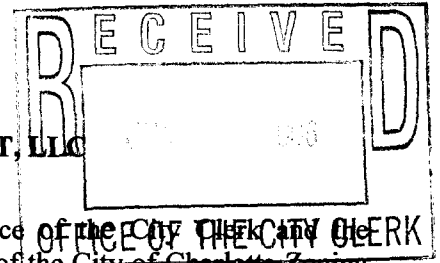


**COMMUNITY MEETING REPORT**  
**Petitioner: SELF STORAGE DEVELOPMENT, LLC**  
**Rezoning Petition No. 2006-059**



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-1 attached hereto by depositing such notice in the U.S. mail on February 24, 2006. A copy of the written notice is attached hereto as Exhibit A-2.

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

The Community Meeting was held on Tuesday, March 7, 2006 at 7:00 p.m. at Jonesville AME Zion Church, 5527 Ballantyne Commons Parkway, 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 B. The Petitioner's representatives at the Community Meeting were Gray Steelman, Lynn White and Albert Heyward of Self Storage Development, LLC; Birk Ayer of Stewart Engineering, the Petitioner's engineer; Victor Jones of Jenkins Peer Architects, the Petitioner's architect; and John Carmichael of Kennedy Covington Lobdell & Hickman.

**SUMMARY OF ISSUES DISCUSSED:**

John Carmichael welcomed everyone in attendance to the Community Meeting. John Carmichael introduced the Petitioner's representatives, Gray Steelman, Lynn White, Albert Heyward, Birk Ayer and Victor Jones. John Carmichael advised that the Petitioner is required to hold a Community Meeting under the terms of the City of Charlotte Zoning Ordinance, and the Petitioner is required to file a written report on the Community Meeting with the City Clerk and the Planning Commission at least ten days prior to the Public Hearing. John Carmichael stated that he will take notes of the meeting and prepare the Community Meeting Report.

John Carmichael advised that in addition to this meeting, the Petitioner's representatives have met with the Berkley Homeowners Association on several occasions.

John Carmichael then provided an agenda for the meeting. He stated that first he would provide a schedule of events relating to this Rezoning Petition. He stated that Birk Ayer will share the conditional rezoning plan with those in attendance, and Victor Jones will share the proposed building's elevations. At the conclusion of the presentation, John Carmichael advised that the Petitioner's representatives would answer any questions.

Regarding the schedule of events, John Carmichael advised that the City Open House Forum will be held on Monday, March 13, 2006 at 5:00 p.m. on the 8th Floor of the Government Center. The public hearing before City Council and the Zoning Committee is currently scheduled for Monday, April 17, 2006 at 6:00 p.m. at the Government Center. The Zoning Committee Work Session is scheduled for Wednesday, April 26, 2006 at 4:30 p.m. on the 8th Floor of the Government Center, and City Council is scheduled to render a decision on this Rezoning Petition on Monday, May 15, 2006 at 6:00 p.m. at the Government Center.

John Carmichael then advised that the site contains approximately 5.53 acres, and the Petitioner is seeking to change the zoning of the site from the R-3 zoning district to the B-D(CD) zoning district. In the event that the Rezoning Petition is approved, the site could only be utilized for a self storage facility and such facility's rental office. No outside storage would be allowed. In other words, what is being proposed is not a traditional storage facility. There would be no exterior doors to any individual units, and all units would be accessed by way of an internal hallway. John Carmichael advised that vehicles could not be stored on the site and that no outside storage would be allowed. There would be one access point into the site from Ballantyne Commons Parkway, and the maximum building height would be approximately 55 feet. The Petitioner anticipated constructing the building in several phases, and elevations of the proposed building have been submitted with and are a part of the Conditional Rezoning Plan. Any building constructed on the site pursuant to this rezoning request would have to be substantially similar in appearance to the elevations that have been submitted to the Planning Commission.

The primary exterior building material would be EFIS.

The existing cemetery would remain in place, and the church would have the right to have access to the cemetery and to maintain it through a perpetual easement. The standard hours of operation would be 8 a.m. to 6 p.m. Monday through Friday, 9 a.m. to 5 p.m. on Saturday, and 1 p.m. to 5 p.m. on Sunday. However, customers could access the facility after operating hours by way of a keycard.

Victor Jones stressed that the use is a low impact use and that the building would be set back a great distance from Ballantyne Commons Parkway so that the visibility would be somewhat limited. He indicated that the height of the proposed building would be approximately 6 feet above the height of the existing church steeple. Mr. Jones shared photos of the site from I-485 to demonstrate the site's limited visibility from I-485. Victor Jones also shared depictions of the existing vegetation on the site and the elevations of the proposed building.

Mr. Jones stated that the building would be a multi-story building, and he indicated that he had attempted to break the mass of the building through architectural articulation. In response to a question, Victor Jones indicated that he did not know how many individual storage units are proposed for the building. Mr. Jones indicated that the building is laid out on a 10' by 10' grid, and that different size units are possible.

Albert Heyward advised that the building would likely be built in three phases, with the first phase being 75,000 to 100,000 square feet. Larger storage units would be located on the first floor of the building. There would likely be a total of 1,000 to 1,200 individual storage units within the proposed building.

Victor Jones indicated that although the building would actually have four functional floors, it would have the appearance of a three-story building.

In response to a question, Albert Heyward indicated that trash and garbage would be disposed of in a dumpster located on the site. With respect to signage, Albert Heyward indicated that they would like to reuse the church's existing sign on Ballantyne Commons Parkway. In response to a question, Albert Heyward indicated that there would likely be two staff people running the facility, with a third person joining in from time to time.

Gray Steelman interjected that the typical customer would be a residential user.

An area resident indicated that he was concerned about landscaping and screening, and he asked about these issues. In response, Birk Ayer pointed out the required buffers and discussed the type of plantings that would be located in the required buffers. Birk Ayer indicated that the Petitioner is working with the City on an alternative buffer along the driveway into the site. Gray Steelman indicated that the Petitioner would consider enhanced landscaping and screening on the Site.

A discussion then took place regarding the view corridor located on an adjoining parcel of land pursuant to that parcel's approved conditional rezoning plan. The purpose of the view corridor was to protect the view of the church from Ballantyne Commons Parkway. During that discussion, John Carmichael indicated that it was his belief that the adjoining apartment community could not build a structure in the area of that view corridor without obtaining a site plan amendment.

An individual asked where the church was going. Reverend Reid indicated that he thought that they may be relocating to Matthews on Sam Newell Road.

Gray Steelman reiterated that this type of use creates little traffic and has a very minimal parking requirement.

A discussion then took place about the cemetery once again.

An individual stated that he was concerned about the visibility of the project from Ballantyne Commons Parkway, and he would like to see additional screening and landscaping employed on the site.

John Carmichael stated that the Petitioner would be revising its Conditional Rezoning Plan during the process, and that the Petitioner would likely have a follow up Community Meeting with area residents to share the revised Conditional Rezoning Plan.

The Petitioner is having a follow up Community Meeting with area residents on Tuesday, June 13, 2006 at 7:00 p.m.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

Numerous changes have been made to the Conditional Rezoning Plan since the Community Meeting. The primary change made as a result of the Community Meeting was to prepare and incorporate into the Conditional Rezoning Plan a detailed landscape plan for the site to address concerns expressed about buffers and screening. The landscape plan requires enhanced landscaping on the site. As noted above, other changes have been made to the Conditional Rezoning Plan since the Community Meeting, such as revisions to the building elevations, but these changes were not solely the result of the Community Meeting.

Respectfully submitted, this 9th day of June, 2006.

Self Storage Development, LLC, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Ms. Brenda Freeze, Clerk to City Council  
Mr. Gray Steelman

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petition filed by Self Storage Development, LLC to rezone an approximately 5.53 acre site located at 5527 Ballantyne Commons Parkway

**Date of Meeting:** Tuesday, March 7, 2006 at 7:00 P.M.

**Place of Meeting:** Jonesville AME Zion Church  
5527 Ballantyne Commons Parkway  
Charlotte, NC 28277-0567

**Petitioner:** Self Storage Development, LLC

**Petition No.:** 2006-059

We are assisting Self Storage Development, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 5.53 acre site located at 5527 Ballantyne Commons Parkway from the R-3 zoning district to the B-D(CD) zoning district. The purpose of the requested rezoning is to accommodate the development of a climate controlled, personal self-storage facility. The self-storage units would be located in an enclosed building and would be accessed from internal corridors, so that there would be no external doors to any individual units. Additionally, there would be no outside storage allowed on the Site.

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 Tuesday, March 7, 2006 at 7:00 P.M. at Jonesville AME Zion Church, 5527 Ballantyne Commons Parkway, Charlotte, NC. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition. The Petitioner may subsequently amend the conditional rezoning plan that was filed with the Rezoning Petition as a result of comments received at the Community Meeting, comments received from the Charlotte-Mecklenburg Planning Commission Staff and/or the Charlotte Department of Transportation, or as a result of modifications deemed necessary by the Petitioner for any other reason.

In the meantime, should you have any questions or comments about this matter, please call John Carmichael at (704) 331-7509.

Kennedy Covington Lobdell & Hickman, L.L.P.

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission  
Mr. Don Lochman, City Council District 7  
Mr. C. Lynn White, Self Storage Development, LLC  
Mr. Gray Steelman, Development-Management, Incorporated  
Mr. Victor Jones, Jenkins Peer Architects  
Mr. Birk Ayer, Stewart Engineering  
Rev. Kirk Reid, Pastor, Jonesville AME Zion Church



# SELF STORAGE DEVELOPMENT, LLC

## Community Meeting Sign-in Sheet Jonesville AME Zion Church Tuesday, March 7, 2006 7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Judy Christiansen	5530 Ballantyne Commons	704-847-4580	VOCAL NEIGHBORS KROSS STREET
2.	Russell Christiansen	" "	" "	
3.	C. Lynn White	3925 Ayrshire Place	704-556-9992	
4.	Allan R. Nyman Jr.	114 Summer Haven Rd, Chapel Hill, N.C.	803-315-4197	
5.	DON LECHMAN	CITY COUNCIL		
6.	W. [REDACTED] HANEY	10607 Pullengreen Drive	704-846-2228	
7.	DAVID [REDACTED]	5001 KUYKENDALL RD	704-846-2883	
8.	JEFF FOSTER	600 TOWNE CENTRE BLVD <sup>SUITE 100</sup> <sup>PINEVILLE</sup> 28134	704-889-7022	
9.	RICK MCCORKLE	7903 PROVIDENCE Rd	704-544-1843	
10.	Brenda Gibson	1200 Ashley <sup>MATTHEW DR</sup> Dr 28105	704-847-9120	
11.	Margaret Robinson	3904 The Ranch Dr 28205	704-337-6600	
12.	Walter Robinson	3904 The Ranch Dr 28205	704-755-3076	
13.	Mary McRuffin	10222 Fairway Ridge Pl. <sup>Charlotte</sup> 28217	704-846-3005	
14.	Nancy Jones	10201 Katelyn Dr <sup>Charlotte</sup> 28267	704-529-4445	
15.	Addie Paine	815 Villa Dr <sup>Charlotte</sup> 28211	704-366-0829	
16.	Ernest A. Wall	2174 Huckleberry Hill Dr <sup>SC</sup> 29111	803-547-0481	
17.	<del>Thomas D. [REDACTED]</del>	1006 Grand Fork		
18.	Glenn A. Wall <sup>HOOD</sup>			
19.	FRANKIE JOHNSON			
20.	Richard G. [REDACTED]		704-890-1910	
21.	Eager McRuffin	13321 Fairway Ridge		
22.	Edna [REDACTED]	11625 Robb F Ridge Dr		
23.	Grace [REDACTED]		(704) 433-1459	
24.	Paul [REDACTED]	10125 Woodview Dr	704-248-2329	
25.	Janice B. Dumas	11112 William W. [REDACTED]	704-346-0165	
26.	Frankie [REDACTED]	11112 William W. [REDACTED]	704-346-1965	
27.				
28.				