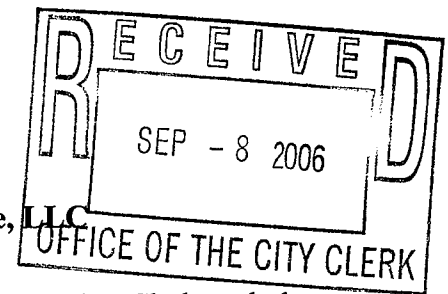


COMMUNITY MEETING REPORT
Petitioner: **Center City Climate Controlled Storage, LLC**
Rezoning Petition No. 2006-097



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 July 21, 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 Wednesday, August 2, 2006 at 7:00 p.m. at the 15th Street Church of God, 615 E. 15th Street, 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 Ray Farris of Center City Climate Controlled Storage, LLC and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the Community Meeting by welcoming those in attendance and introducing the Petitioner's representative. He stated that this is the Community Meeting relating to Rezoning Petition No. 2006-097.

John Carmichael then stated that the site is a 2.14 acre parcel of land located at 1217 N. Davidson Street. The site is currently occupied by Urban Stash Storage. The site is currently zoned I-2, which is an industrial zoning classification. The Petitioner seeks to rezone the site to the MUDD (CD) zoning district to accommodate the development of up to 150 for sale condominium units and 20,000 square feet of office, commercial and/or retail uses.

John Carmichael then provided the schedule of events relating to this Rezoning Petition. He stated that the Open House Forum will be held on Monday, August 14, 2006 at 5:00 p.m. on the 8th Floor of the Charlotte-Mecklenburg Government Center; the Public Hearing will be held on Monday, September 18, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center; the Zoning Committee Work Session will be held on Wednesday, September 27, 2006 at 4:30 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center; and City Council will render a decision on this Rezoning Petition on Monday, October 18, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center.

Ray Farris of Center City Climate Controlled Storage, LLC then addressed the meeting. He explained that the project could be up to 5 stories in height. A 6 foot sidewalk and an 8 foot planting strip would be installed along the site's frontage on 15th Street, Caldwell Street and 16th Street, and an 8 foot sidewalk and an 8 foot planting strip would be installed along the site's

frontage on Davidson Street. The condominiums would be wood framed with 1 to 2 bedrooms and cost approximately \$80,000 to \$190,000 per unit. Public funds could be available to assist with the purchase of a unit. The existing Urban Stash Storage building would be torn down to accommodate the construction of the new development. The MUDD zoning classification was chosen for the option of putting in up to 20,000 square feet of retail, restaurant or office uses in the proposed development. The retail uses could possibly consist of a laundry mat, a convenience type store and other uses within the MUDD zoning classification.

A question and answer session then ensued and the following topics were discussed.

There were concerns expressed about the traffic on the main thoroughfare of Davidson Street and the surrounding side streets as well as traffic back up due to the train traffic. Ray Farris stated that access to the site would be from Caldwell Street. There was concern about the children who currently play on Caldwell Street. Ray Farris stated that there would be open space between the buildings where children would have room to play. The open space would consist of parking, trees and a proposed grassed area. There was concern about how the project would benefit the residents already in the area, with special concern for the children and senior citizens. Persons in attendance suggested the need for a recreation center or a senior center. Ray Farris informed the group that due to several factors, including cost and the staffing of such facilities, that these facilities could not be located within the project. However, Ray Farris suggested that the community organize a task force to study sites available in the area that could accommodate a recreation center or a senior center. It was discussed that the Hunter Towing site could possibly be an appropriate location for such a facility and that possibly a joint venture between the City of Charlotte, the Belmont community and the Petitioner could be developed to research this issue further, with Bishop Wade Ferguson of the 15th Street Church of God spear-heading the research.

Ray Farris stated that government funds are available to assist with the purchase of a condominium. He stated that a grant could be obtained that could be applied towards the down payment of a condominium.

Retail uses that were not desired are bars and nightclubs or anything with late night hours. Retail uses that are desired are restaurants and a grocery store/supermarket.

The condominium units would all be for sale units.

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

As of the date hereof, no changes have been made to the Petition or to the conditional rezoning plan as a result of the Community Meeting. However, the Petitioner will be amending the conditional rezoning plan to prohibit bars and nightclubs from being located within the development.

Respectfully submitted, this 8th day of September, 2006.

Center City Climate Controlled Storage, LLC, Petitioner

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

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by Center City Climate Controlled Storage, LLC to rezone an approximately 2.14 acre parcel located at 1217 N. Davidson Street

Date of Meeting: Wednesday, August 2, 2006 at 7:00 P.M.

Place of Meeting: 15th Street Church of God
615 E. 15th Street
Charlotte, NC

Petitioner: Center City Climate Controlled Storage, LLC

Petition No.: 2006-097

We are assisting Center City Climate Controlled Storage, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.14 acre parcel of land located at 1217 N. Davidson Street from the I-2 zoning district to the MUDD(CD) zoning district. The purpose of the requested rezoning is to accommodate the redevelopment of the site with a mixed use development that could contain a maximum of 150 condominium dwelling units and a maximum of 20,000 square feet of office, retail and restaurant space.

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 Wednesday, August 2, 2006 at 7:00 P.M. at the 15th Street Church of God. 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.

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: James Mitchell, City Council District 2
Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ray Farris, Tuscan Development
Scott Kilby, Tuscan Development
Allison Merriman, Tuscan Development
Bishop Wade Ferguson, 15th Street Church of God

CENTER CITY CLIMATE CONTROLLED STORAGE, LLC

Petition No. 2006-097

Community Meeting Sign-in Sheet

15th Street Church of God

Wednesday, August 2, 2006

7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Mary Heath	412 East 17th St	704)343-2584	
2.	Henry Heath	412 East 17th St	704)343-2584	
3.	Gwendolyn Burris	419 East 19 St	704-350-0992	
4.	John Burris	419 E. 19th St	same	
5.	preesa chareunphong	423 E 19th St	704-334-3239	
6.	Barbara Jones	1316 N. Caldwell St.	(704)377-0293	
7.	Felicia Carr	1605 Julia Maulden Pl	704-377-1298	
8.	Gloria Powell	1309 N. Davidson St.	704-891-6585	
9.	Sgt. B. Henderson	608 Dedman Dr.	704-336-5819	
10.	Shela Gles	5301 Rockwood 28216	704-697-0002	
11.	Michelle Bankhead	16 Flowers court Belmont, NC 28012	704-825-0444	
12.	HERBERT PARKS	115 N 15th Street	704-995-1637	EXCALIBUR LIMO © ADTMAX.COM
13.	Marolyn Walker	1315 N. Davidson St	704/373-0501	
14.	Thomas Blue	PO Box 5166, Charlotte, 28299	707 617 1548	ThomasBlue@aol.com
15.	Rayfield Smith			
16.	Juanita Caldwell	1131 N Alexander St (704)	376-4074	
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