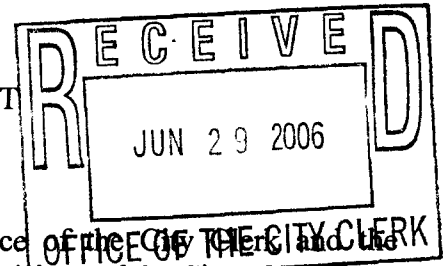


COMMUNITY MEETING REPORT
Petitioner: RE Investments
Rezoning Petition No. 2006-100



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 May 26, 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 Thursday, June 8, 2006 at 7:00 p.m. at Independent Bible Baptist Church, 17025 Lancaster Highway, 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 Steve Hopper, Frank Arey and Tim Kiernan of RE Investments, Jim McGovern of James McGovern & Associates, the Petitioner's engineer, and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

The Community Meeting was attended by only three individuals other than the Petitioner's representatives. Therefore, the Community Meeting was rather informal.

Nevertheless, John Carmichael opened the Community Meeting by welcoming everyone and introducing the Petitioner's representatives. He then stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2006-100. John Carmichael stated that he would prepare a Community Meeting Report, and that he would file the report with the Charlotte-Mecklenburg Planning Commission and the City Clerk at least ten (10) days in advance of the Public Hearing.

John Carmichael then provided a schedule of events relating to this Rezoning Petition. He stated that the City Open House Forum will be held on Monday, June 12, 2006 from 5:00 p.m. to 6:00 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center. He stated that this is a very informal meeting attended by all rezoning applicants who have a Public Hearing in July, 2006. He indicated that the same information shared tonight would be shared at the City Open House Forum. Therefore, although those attending the Community Meeting are welcome to

attend the City Open House Forum, new information would not be presented at the City Open House Forum.

John Carmichael then stated that the Public Hearing before the City Council and the Zoning Committee will be held on Monday, July 17, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center, and the Zoning Committee Work Session will be held on Wednesday, July 26, 2006 at 4:30 p.m. on the 8th floor of the Charlotte-Mecklenburg Government Center. City Council is scheduled to render a decision on this Rezoning Petition on Monday, September 18, 2006 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center.

John Carmichael then described the Site and its location. He stated that the Site is a 6.6 acre site located on Lancaster Highway across from the Copper Ridge Condominium Project. He stated that the Site is currently zoned Neighborhood Services, and under the current zoning, an office-retail project may be developed on the Site. He stated that under the current zoning, a maximum of 71,500 square feet of building area may be developed, of which 50,000 square feet may be devoted to commercial, retail and restaurant uses, and up to 21,500 square feet may be devoted to office type uses. Under the currently approved conditional rezoning plan, no fast food restaurant with drive through facilities and no gas sales/convenience stores may be located on the Site. The currently approved rezoning plan provides for a 25 foot project edge along the easterly and southerly property lines, and this project edge is landscaped with a minimum of 9 trees and 40 shrubs per 100 linear feet. Exterior building materials include brick, stone and/or natural or synthetic wood siding. John Carmichael pointed out those buildings on the Site that had been constructed or are currently under construction.

Under this rezoning proposal, the Petitioner seeks to rezone a 2.40 acre portion of the Site located to the rear to the B-D (CD) zoning district. The purpose of this rezoning is to locate a climate controlled, self storage facility on this portion of the Site. The self storage facility would have two buildings. The front building would contain a maximum of 40,000 square feet of building area, and the rear building would contain a maximum 32,762 square feet of building area. The building would have the appearance of an office building.

The remainder of the Site would continue to be an office and retail development that could contain a maximum of 48,900 square feet of building area. Of this area, a total of 35,200 square feet could be devoted to retail and restaurant uses. As with the currently approved conditional rezoning plan, no fast food restaurants with drive through windows and no gas sales/convenience stores could be located on the Site.

A Class B buffer would be located at the rear of the Site adjacent to the self storage facility, and it would be 27 feet in width because of the installation of a wall, fence or berm. The 25 foot wide project edge on the remainder of the Site would remain in place.

John Carmichael then stated that although the maximum building area under the currently approved rezoning plan is 71,500 square feet, and the maximum building area under the proposed rezoning is 121,662 square feet, of which a maximum of 72,762 square feet would be the self storage facility, the Charlotte Department of Transportation has determined that the proposed rezoning would result in a reduction in the number of vehicular trips per day to and from the Site. Under the current zoning, the Site could generate 4,700 vehicular trips per day,

and under the proposed zoning, the Site could generate approximately 3,900 vehicular trips per day.

John Carmichael then shared the elevations of the proposed self storage facility. He stated that the architecture is compatible and consistent with the existing architecture in the Hunter Oaks development. John Carmichael then opened the floor for questions.

An area resident asked if there would be any new access points to Lancaster Highway from the Site as a result of this proposal. The Petitioner's representatives indicated that there would not be any new access points. An individual asked if any office spaces would be located in the self storage facility, and Frank Arey and Steve Hopper indicated that the only office located in the self storage facility would be the self storage facility's management office.

The three individuals that attended the Community Meeting were residents of Copper Ridge Condominiums, and they expressed a sense of relief after seeing the conditional rezoning plan and the elevations of the proposed buildings. They reacted in a generally positive manner to the proposal.

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

As of the date hereof, no changes were made to the conditional rezoning plan as a result of the Community Meeting.

Respectfully submitted, this 29th day of June, 2006.

RE Investments, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
Ms. Brenda Freeze, Clerk to City Council
Mr. Steve Hopper, RE Investments

RE INVESTMENTS
Petition No. 2006-100

Community Meeting Sign-in Sheet
Independent Bible Baptist Church
Thursday, June 8, 2006
7:00 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Janet Clift	17111 Red Feather Dr.	704-540-8170	JCHFT1@juno.com
2.	Yvonne Amato	17115 Red Feather Dr.	704-759-1181	
3.	Ivan Aronson	same	yvonneamato@wm	
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