

COMMUNITY MEETING REPORT
Petitioner: ENSI Development Co.
Rezoning Petition No. 2007-044

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 DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed written notices of the dates, times and locations of the Community Meeting and the Rescheduled Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing the Community Meeting Notice in the U.S. mail on March 2, 2007, and depositing the Rescheduled Community Meeting Notice in the U.S. mail on March 15, 2007. A copy of each written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, March 29, 2007 at 7:00 p.m. at East Baptist Church located at 6850 Monroe Road in Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

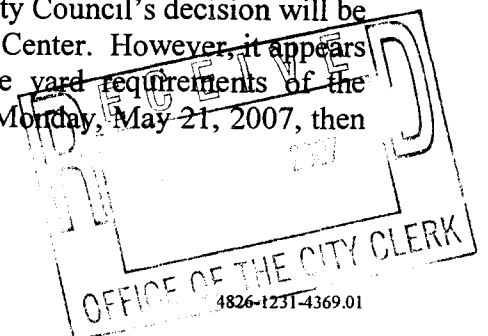
The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Reade DeCurtins of ENSI Development Co. and John Carmichael of Kennedy Covington Lobdell & Hickman.

SUMMARY OF ISSUES DISCUSSED:

Since only two individuals other than the Petitioner's representatives attended the Community Meeting, the Community Meeting was rather informal.

John Carmichael welcomed those in attendance, and briefly described the location and size of the site subject to this Rezoning Petition. He stated that the site is a 4.42 acre parcel of land located on the northeastern corner of Wallace Lane and Independence Boulevard. The majority of the site is currently zoned B-2 and the remainder of the site is zoned B-2(CD). The Petitioner is seeking to rezone the entire site to the B-D(CD) zoning district to permit the redevelopment of the site with a self-storage facility.

John Carmichael then stated that he would share the schedule of events relating to this Rezoning Petition prior to discussing the Petitioner's conditional rezoning plan in detail. John Carmichael stated that the Public Hearing will be held on Monday, April 16, 2007 at 6:00 P.M. at the Government Center; the Zoning Committee Work Session will be held on Wednesday, April 25, 2007 at 4:30 P.M. on the 8th Floor of the Government Center; and City Council's decision will be rendered on Monday, May 21, 2007 at 6:00 P.M. at the Government Center. However, it appears that the Petitioner will have to request a variance from the side yard requirements of the ordinance, and if the Petitioner cannot obtain this variance prior to Monday, May 21, 2007, then City Council's decision may have to be delayed for a month.



John Carmichael then stated that the site currently contains a vacant building formerly occupied by Rhodes Furniture. Under the Petitioner's conditional rezoning plan, the existing building would be renovated and a new 4,200 square foot building and a new 3,000 square foot building would be constructed on the site, and a self-storage facility would be operated in these buildings. The only uses that could be located on the site would be the proposed self-storage facility, the facility's rental and management offices and any accessory and incidental uses. The maximum size of the self-storage facility would be 94,000 square feet.

All storage would be located within the buildings, and outside storage of any type would not be permitted. Additionally, the storage of hazardous materials would be prohibited.

John Carmichael advised that renderings of the Independence Boulevard and the Wallace Lane elevations of the existing building after its renovation have been submitted to the Planning Staff and are a part of this Rezoning Petition. The renovated building would be required to be substantially similar in appearance to the elevations. John Carmichael stated that he and Reade DeCurtins met with the Planning Staff today and the elevations will be modified within the coming weeks. The roll-up doors will be removed and replaced with glass or some type of architectural feature. A note will also be added to the conditional rezoning plan that prohibits the use of spandrel glass on the renovated building. John Carmichael then pointed out the elevations on the conditional rezoning plan.

John Carmichael advised that a Class B buffer would be established along the eastern boundary line of the site and a portion of the northern boundary line of the site adjacent to the residentially zoned properties. Right now, that buffer is shown as being 50 feet wide, but the Petitioner will be increasing the width of that buffer to at least 60 feet and the Petitioner will commit that this buffer will remain undisturbed and the existing vegetation preserved. The Petitioner will also commit that the width of this buffer cannot be reduced.

The area behind the two new buildings would be a landscaped area, so it would not contain asphalt. The Petitioner would remove a portion of the asphalt located in front of the existing building on the site along Independence Boulevard and replace it with grass.

John Carmichael stated that new buildings would be setback at least 30 feet from Wallace Lane, and a 10 foot side yard would be required. Once again, John Carmichael advised that the Petitioner will probably be seeking a variance to allow the side yard to be 8 feet rather than 10 feet in width.

John Carmichael advised that the Petitioner would commit to install a decorative fence in the planting strip along Wallace Lane to provide additional screening.

John Carmichael advised that the maximum height of any freestanding light fixture would be 20 feet, and that the light fixtures would be capped and fully shielded and the illumination directed downward. John Carmichael also advised that wall-pak style light fixtures would not be permitted, but that capped and fully-shielded wall fixtures would be allowed.

With respect to signage, John Carmichael advised that wall signs would be limited in size to 100 square feet per wall. Detached signs would not be permitted along Wallace Lane, however,

directional signs could be installed at the Wallace Lane entrances. The maximum height of any detached sign would be 7 feet and the maximum sign face area would be 50 square feet per side.

An 8 foot planting strip and a 6 foot sidewalk would be installed along Wallace Lane, and an 8 foot planting strip and an 8 foot sidewalk would be installed along Independence Boulevard.

John Carmichael stated that the benefits of this Rezoning Petition include that it would put a large vacant building back into productive use, and it would enhance the aesthetics and safety of the area in the Petitioner's view. The use is a quiet use, and it generates very little traffic.

John Carmichael then opened up the floor to questions, and the following is a brief summary of the answers to the questions that were posed and the issues that were discussed.

- In response to a question, Reade DeCurtins indicated that there would be a gate located across the eastern-most entrance into the site from Wallace Lane.
- In response to a question, Reade DeCurtins indicated that 24 hour access to the site would not be available to the facility's customers.
- Reade DeCurtins indicated that in his opinion, the opening of the facility should be beneficial to security in the area.
- In response to a question, Reade DeCurtins indicated that his company would not be leasing portable PODS from the site.
- In response to a question, Reade DeCurtins indicated that at this time, he was not sure what types of trees would be planted in the planting strips along Wallace Lane and Independence Boulevard.
- In response to a question, Reade DeCurtins stated that he would look at the possibility of blocking off the area between the existing building located on the site and the building located on the adjacent parcel of land to the north.
- In response to a question, Reade DeCurtins indicated that he did not know how many self-storage units would be located in the facility.
- Reade DeCurtins stated that security is a significant issue for his company. Reade DeCurtins stated that 65 percent of the customers at his company's facilities are women, so that it is important that women feel safe coming to his company's self-storage facilities.
- Reade DeCurtins indicated that he felt that the proposed facility would improve the aesthetics of the site and the area.
- Reade DeCurtins stated that many sales people utilize self-storage units in their facilities.
- The individuals in attendance were supportive of this Rezoning Petition, and they felt that the proposed development was an improvement over the current condition of the site.

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

No changes have been made to the Rezoning Petition or to the conditional rezoning plan solely as a result of the Community Meeting. However, changes have been made to the conditional rezoning plan as result of the Planning Staff's comments.

Respectfully submitted, this 5th day of April, 2007.

ENSI DEVELOPMENT CO., Petitioner

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

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition No. 2007-044 filed by ENSI Development Co. seeking to rezone an approximately 4.42 acre parcel of land located on the northeast corner of E. Independence Blvd. and Wallace Lane from the B-2 and B-2(CD) zoning districts to the B-D(CD) zoning district to accommodate the development of a self-storage facility containing a maximum of 94,000 square feet of gross floor area

Date of Meeting: Thursday, March 22, 2007 at 7:00 p.m.

Place of Meeting: East Baptist Church Fellowship Hall
6850 Monroe Road
Charlotte, NC

Petitioner: ENSI Development Co.

We are assisting ENSI Development Co. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission in which it seeks to rezone an approximately 4.42 acre parcel of land located on the northeast corner of E. Independence Blvd. and Wallace Lane from the B-2 and B-2(CD) zoning districts to the B-D(CD) zoning district to accommodate the development of a self-storage facility containing a maximum of 94,000 square feet of gross floor area. The vacant building formerly occupied by Rhodes Furniture is located on the Site, and the Petitioner would renovate and expand the existing building and construct several additional structures on the Site. We are enclosing a rendering depicting the Independence Blvd. elevation of the former Rhodes Furniture building as it would appear in the event this Rezoning Petition is approved and this project developed. This elevation has been submitted to the Planning Staff.

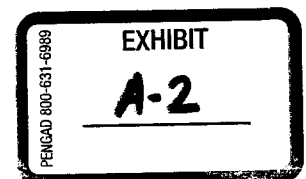
The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative 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 Thursday, March 22, 2007 at 7:00 p.m. in the Fellowship Hall of East Baptist Church, 6850 Monroe Road. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, don't hesitate to call John Carmichael at (704) 331-7509.

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

cc: Nancy Carter, Charlotte City Council District 5
Keith MacVean, Charlotte-Mecklenburg Planning Commission
Jamie Bennett, ENSI Development Co.
Reade W. DeCurtins, ENSI Development Co.
Stephen Overcash, Overcash Demmitt Architects
Ms. June Alexander, East Baptist Church
Pastor Jon DeBell, East Baptist Church



**NOTICE TO INTERESTED PARTIES
OF RESCHEDULED COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition No. 2007-044 filed by ENSI Development Co. seeking to rezone an approximately 4.42 acre parcel of land located on the northeast corner of E. Independence Blvd. and Wallace Lane from the B-2 and B-2(CD) zoning districts to the B-D(CD) zoning district to accommodate the development of a self-storage facility containing a maximum of 94,000 square feet of gross floor area

RESCHEDULED DATE & TIME OF MEETING: THURSDAY, MARCH 29, 2007 AT 7:00 P.M.

Place of Meeting: East Baptist Church Fellowship Hall
6850 Monroe Road
Charlotte, NC

Petitioner: ENSI Development Co.

ENSI Development Co., the Petitioner under the above-referenced Rezoning Petition, previously sent you a notice that it 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.

THIS NOTICE IS TO ADVISE YOU THAT THE COMMUNITY MEETING HAS BEEN RESCHEDULED TO THURSDAY, MARCH 29, 2007 AT 7:00 P.M. IN THE FELLOWSHIP HALL OF EAST BAPTIST CHURCH LOCATED AT 6850 MONROE ROAD.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, don't hesitate to call John Carmichael at (704) 331-7509.

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

cc: Nancy Carter, Charlotte City Council District 5
Keith MacVean, Charlotte-Mecklenburg Planning Commission
Jamie Bennett, ENSI Development Co.
Reade W. DeCurtins, ENSI Development Co.
Ms. June Alexander, East Baptist Church
Pastor Jon DeBell, East Baptist Church

ENSI Development Co.
Rezoning Petition No. 2007-044

Community Meeting Sign-in Sheet
East Baptist Church
Thursday, March 29, 2007
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Alisha Tomlinson	7404 Redfern Ct	704/651-9098	sharantofest@gmail.com
2.	Cathy Jones	7309 Wallace Ln.	704-567-6814	-
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PERICAD 800-631-6989

EXHIBIT
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