

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Fourstore, LLC
Rezoning Petition No. 2018-090

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 attached hereto by depositing such notice in the U.S. mail on August 15, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, August 28th at 7:00 p.m. at the Providence Presbyterian Church, 10140 Providence Church Lane, Charlotte, North Carolina 28277.

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 C. The Petitioner was represented at the Community Meeting by Reade DeCurtins, as well as by Petitioner's agents, Stephen Overcash with Overcash Demmitt Architects, and Collin Brown and Brittany Lins with K&L Gates. Rick and Ryan Judson, the current owners of the property, were also in attendance to show their support for the petition.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown began the presentation by explaining that the property is approximately 1.1 acres and located in close proximity to the Rea Farms, Waverly, Stonecrest, and Providence Country Club developments. The site is currently zoned R-3 (residential) and The Providence Road / I-485 Area Plan Update recommends residential uses at the site.

Mr. Brown gave a brief overview of the rezoning process generally and explained that the Petitioner is proposing a site-specific conditional rezoning plan that would run with the land. He further explained that the Petitioner must take many other factors into account when evaluating development at the property, including the desires of the property owner, the City, market realities, transportation requirements, and concerns of adjacent property owners.

Mr. Brown then showed the current conceptual site plan for the property. The Petitioner is requesting the MUDD-O (Mixed Use Development) zoning district to accommodate the development of a climate controlled, self-storage facility with active ground floor uses. Mr. Brown explained that the concept is for a "lifestyle storage" use that fits the demand of many nearby residents who would like to store items (such as bicycles and sports equipment) outside of their homes for quick access at a location in close proximity. The Petitioner is committing to design standards what will ensure a quality product, as well as a 46-foot

buffer area and urban open space area. Importantly, direct access to individual self-storage units is explicitly prohibited in the rezoning proposal and all vehicle circulation and parking will be internal to the building. Renderings were shown to demonstrate that the proposed 7-story building would include architectural articulation and detailing to make the facades appear as a 4-story building. Additionally, the topography of the site slopes downward from Providence Road, making the building appear shorter from the roadside.

Mr. Brown explained that general community feedback in this area reflects a frustration with increased traffic and school overcrowding. Therefore, the Petitioner believes that a self-storage use at this site is compatible with the area due to its low traffic counts and lack of school impact. The proposed self-storage building would reportedly create less traffic than an office building one-fifth its size.

The Petitioner hopes that this petition will go to public hearing in October and receive a City Council decision in November of this year. Mr. Brown then opened the meeting up to attendee questions and discussion.

In response to an attendee question regarding the potential for an extension of Golf Links Drive through the site, the Petitioner's agents stated that the site is in an environmentally sensitive area and additional impervious surface is undesirable. However, the location of the proposed self-storage building would not preclude the extension of this road in the future if the parcels to the north get redeveloped.

An attendee representing the Ballantyne Breakfast Club stated that he liked the proposal with commitments to design standards and a buffer and believes the use is appropriate for this site.

The meeting concluded at approximately 7:30 p.m. and the Petitioner's agents departed shortly thereafter.

Respectfully submitted, this 10th day of September, 2018.

cc: John Kinley, Charlotte-Mecklenburg Planning Department

Exhibit A

2018-090	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-090	22915208	MICHAEL	CASENA YOVONNE			5221 ALLISON LN		Charlotte	NC	28277
2018-090	22915209	ALLISON	ARTHUR ESTATE		GWEN PEARSON	5714 EASTBROOK RD		CHARLOTTE	NC	28215
2018-090	22915210	STITT	ELIZA A		C/O JOAN COLEMAN	4662 FOREST CREEK LN		LITHONIA	GA	30038
2018-090	22915216	DAMODHARAN	PRASAD			2607 WALKER RD		MATTHEWS	NC	28105
2018-090	22915225	MICHAEL	CASENA Y			5221 ALLISON LN		CHARLOTTE	NC	28277
2018-090	22915302	ALLISON WOODS LLC				PO BOX 12497		CHARLOTTE	NC	28220
2018-090	22915303	ALLISON WOODS LLC				PO BOX 12497		CHARLOTTE	NC	28220
2018-090	22915304	MOORE	AUDIES F			5109 ALLISON LN		CHARLOTTE	NC	28277
2018-090	22915306	KY INVESTMENT & MANAGEMENT INC			EAGLE ENTERPRISE INC	2621 HUNTMAN WAY		CHARLOTTE	NC	28226
2018-090	22915307	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2018-090	22915308	ALLISON WOODS LLC				PO BOX 12497		CHARLOTTE	NC	28220
2018-090	22915309	MOORE	MAGGIE B			5117 ALLISON LN		CHARLOTTE	NC	28277
2018-090	22915310	ALLISON WOODS LLC				PO BOX 12497		CHARLOTTE	NC	28220
2018-090	22915311	ALLISON WOODS LLC				PO BOX 12497		CHARLOTTE	NC	28220
2018-090	22915312	ALLISON WOODS LLC				PO BOX 12497		CHARLOTTE	NC	28220
2018-090	22915313	ALLISON WOODS LLC				PO BOX 12497		CHARLOTTE	NC	28220
2018-090	22915314	ALLISON WOODS LLC				PO BOX 12497		CHARLOTTE	NC	28220
2018-090	22917105	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2018-090	22917117	STATE EMPLOYEES CREDIT UNION				PO BOX 26055		RALEIGH	NC	27611
2018-090	22917118	LFT REAL ESTATE COMPANY INC			ATTN ANDREA ERICKSON	2902 CORPORATE PLACE		CHANHASSEN	MN	55317
2018-090	23113139	STAR CITY PARTNERS LLC			C/O CHILDRESS KLEIN	301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
2018-090	23113140	STAR CITY PARTNERS LLC			C/O CHILDRESS KLEIN	301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202

2018-090 ORGANIZATI	FIRST_NAME	LAST_NAM	STREET_ADD	UNIT_NUM	CITY	STA	ZIP
2018-090 Berkeley Homeowners Association Inc.	David	Templin	5415 Winsland Ln		Charlotte	NC	28277
2018-090 Bishop's Ridge Homeowners Association	Leonard	Fumi	5438 Kincross Ln		Charlotte	NC	28277
2018-090 Covington At Providence	Jane	Harris	10928 Alderbrook Lane		Charlotte	NC	28270
2018-090 Princeton At Southampton Owners Association	Michael E.	Kan	4600 Esherwood Ln		Charlotte	NC	28270
2018-090 Promenade Park	Melissa	Lefko	5429 Ballantyne Commons Pkwy	Unit 2310	Charlotte	NC	28277
2018-090 Prosperity Region Area Management (Pram)	Pete	Bozza	10536 Providence Arbours Dr		Charlotte	NC	28270
2018-090 Providence-Old Providence	Valerie	Martin	10512 Quail Acres Rd		Charlotte	NC	28277
2018-090 Providence Arbours Homeowners Association	Al	Stevens	10536 Providence Arbours Dr		Charlotte	NC	28270
2018-090 Providence Arbours Homeowners Association	John	Morgan	10536 Providence Arbours Dr		Charlotte	NC	28270
2018-090 Providence Arbours Homeowners Association	Thomas W.	Bruce	10536 Providence Arbours Dr		Charlotte	NC	28270
2018-090 Providence Township Association	Kathern	Dunlap	4019 Tilley Morris Rd		Charlotte	NC	28105
2018-090 South Hampton Homeowners Association	Eric	Robinson	10428 South Hall Dr		Charlotte	NC	28270
2018-090 Southeast Coalition of Neighborhood Associations	Betsy	Smith	4316 Bellwood Ln		Charlotte	NC	28270
2018-090 Southeast Coalition of Neighborhood Associations	Dottie	Coplon	4316 Bellwood Ln		Charlotte	NC	28270
2018-090 Stone Creek Ranch Homeowners Association	Tammarao	Eswara	5606 Lago Vista Ct		Charlotte	NC	28277

Exhibit B

August 15, 2018

Collin W. Brown
collin.brown@klgates.com

T +1 704 331 7531
F +1 704 331 7598

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Date: Tuesday, August 28th at 7:00 p.m.
Location: Providence Presbyterian Church
10140 Providence Church Lane
Charlotte, NC 28277
Petitioner: Fourstore, LLC
Petition No.: 2018-090

Dear Charlotte Resident,

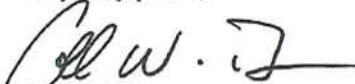
We represent Fourstore, LLC (the "Petitioner") in its plans to redevelop an approximately 1.15-acre property located on the northeast corner of the intersection of Providence Road and Allison Woods Drive (the "Property"). The Petitioner requests a rezoning from the R-3 zoning district to the MUDD-O(CD) zoning district in order to accommodate the development of a climate controlled, self-storage facility with significant undisturbed areas.

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 Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, August 28th at 7:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,


Collin W. Brown

cc: John Kinley, Charlotte-Mecklenburg Planning Staff
Ed Driggs, Charlotte City Council

Exhibit C

Community Meeting
Petitioner: Fourstone, LLC / Allison Woods Property Rezoning
Petition: 2018-090
Providence Presbyterian Church
10140 Providence Church Ln, Charlotte, NC 28277
August 28, 2018
7:00 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

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Exhibit D

The logo for K&L Gates is displayed in white text on an orange rectangular background in the top left corner. The rest of the top half of the slide features a blue background with a bokeh effect of light spots.

K&L GATES

Official Community Meeting

**Rezoning at Providence Road &
Allison Woods
Rezoning Petition No. 2018-090**

August 28, 2018

Providence Presbyterian Church

AGENDA

- Welcome / Introductions
- Property Location
- Current Zoning
- Rezoning Request
- Discussion / Questions



Introductions

Petitioner:



Jonathan Dorman

Property Owner:

The Judson Family



Stephen Overcash

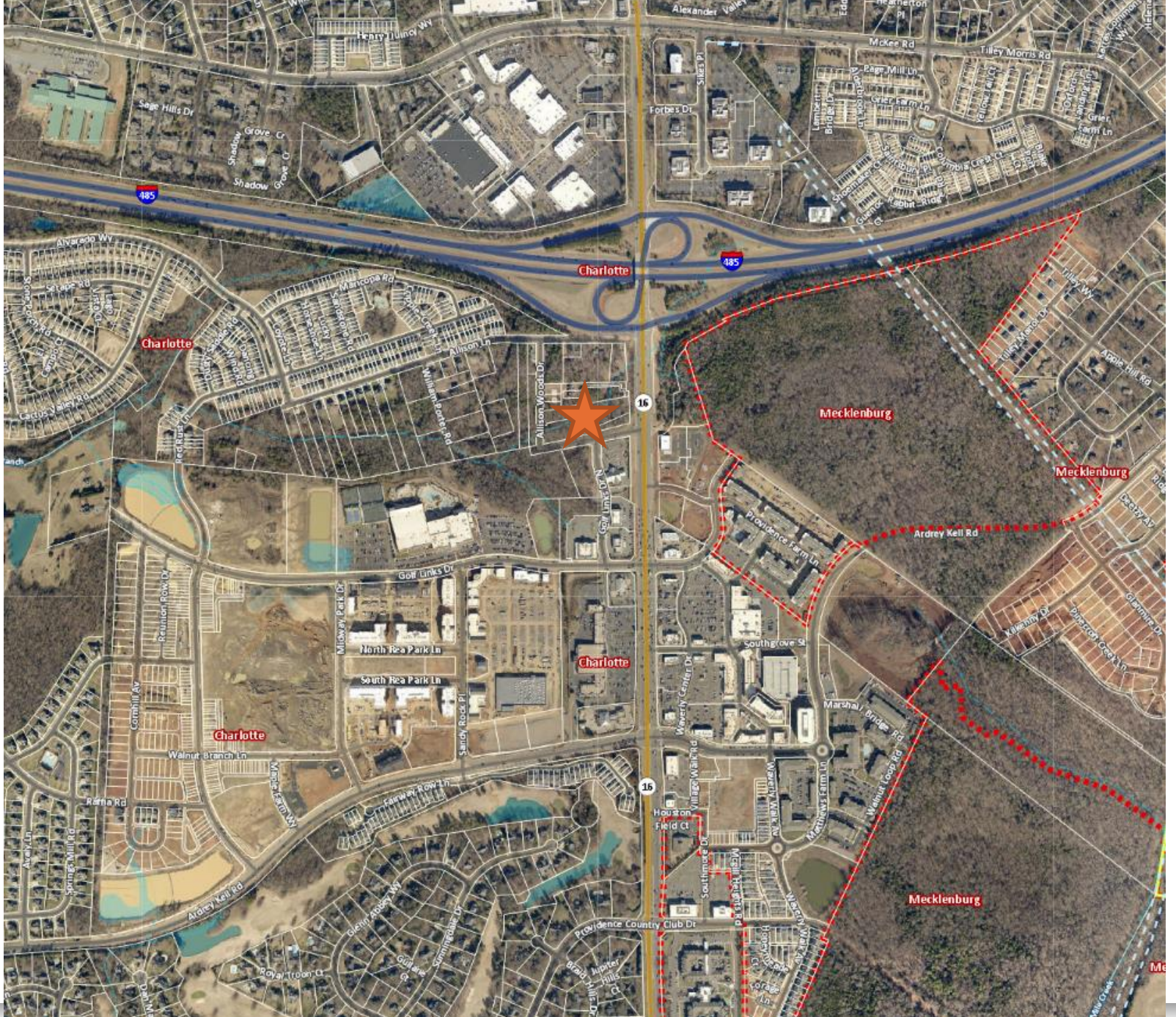
K&L GATES

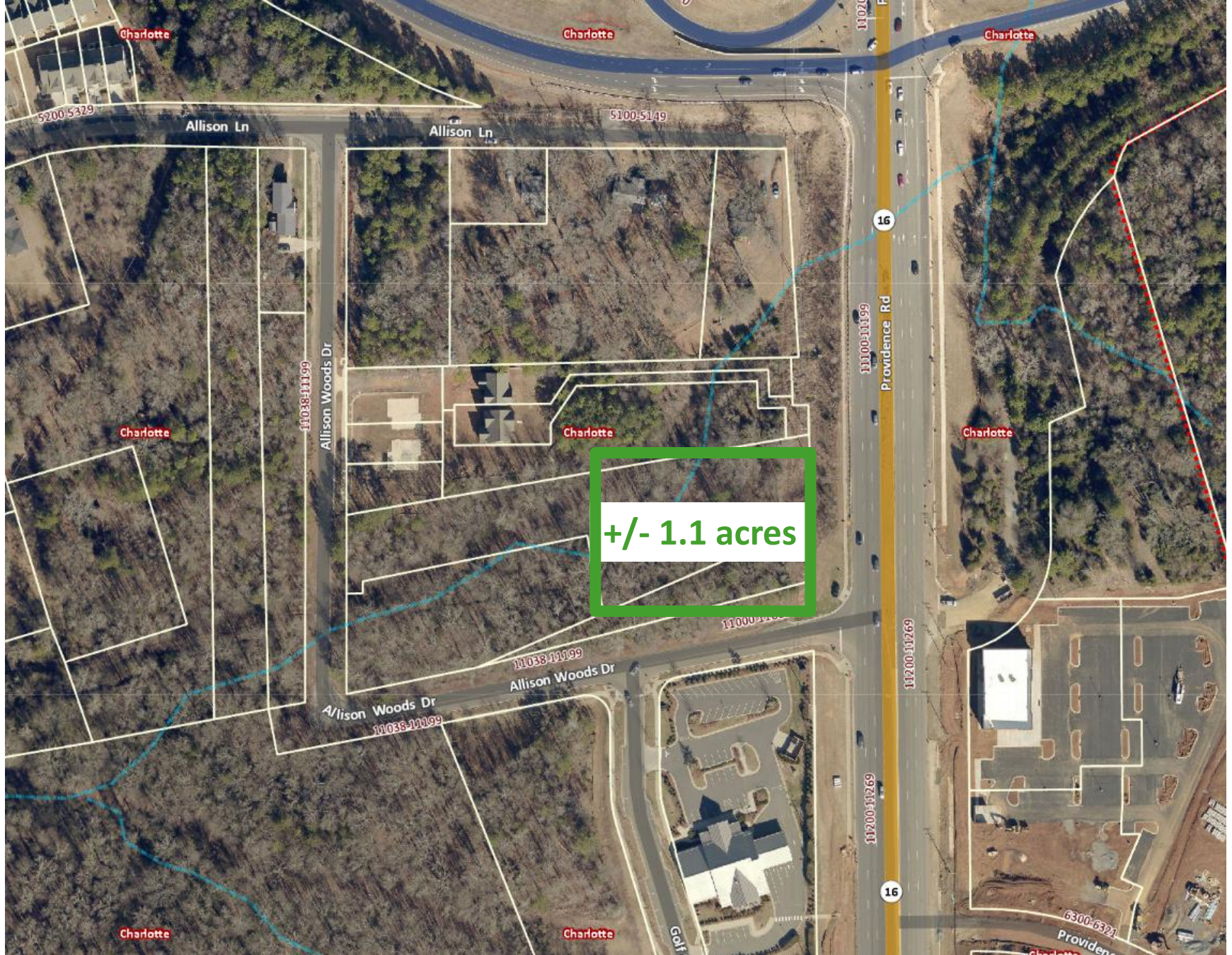
Collin Brown & Brittany Lins

The image features a vibrant blue background with a bokeh effect, consisting of numerous out-of-focus light spots in various shades of blue and white. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the text.

Property Location





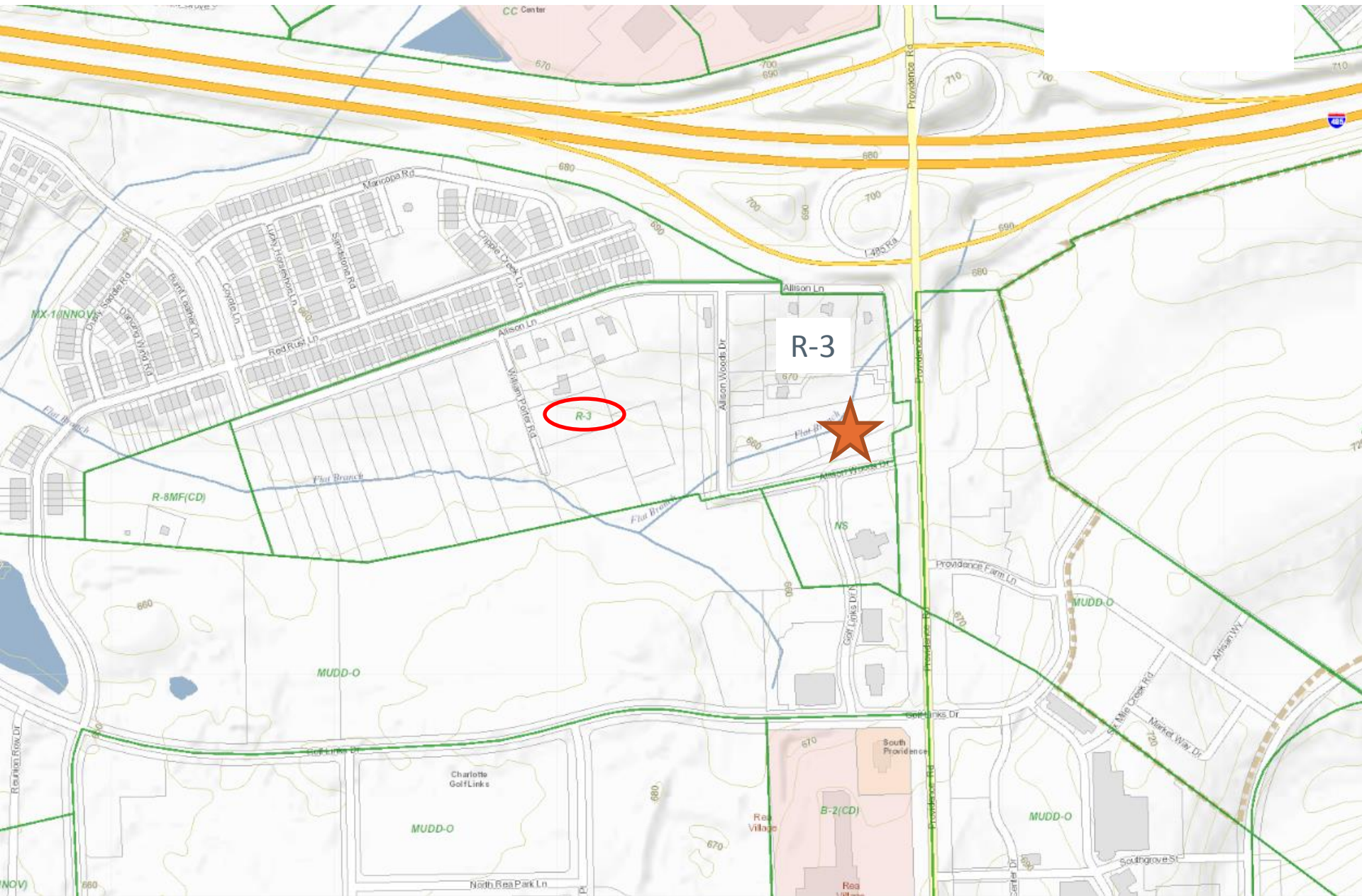






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Existing Zoning



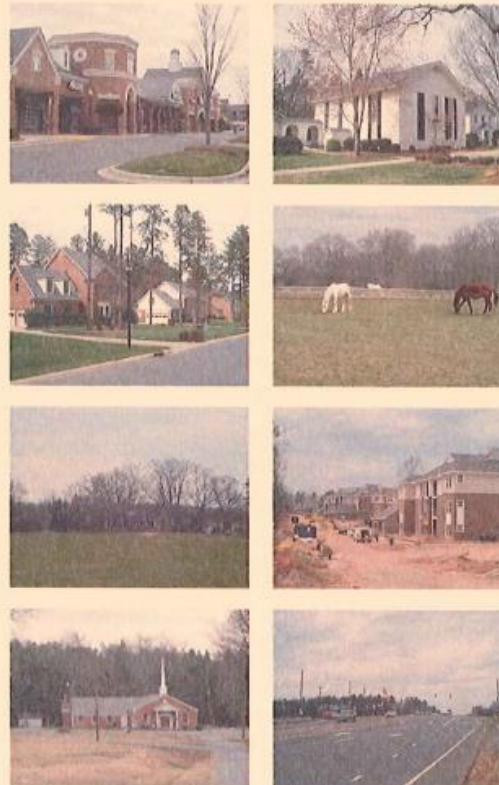
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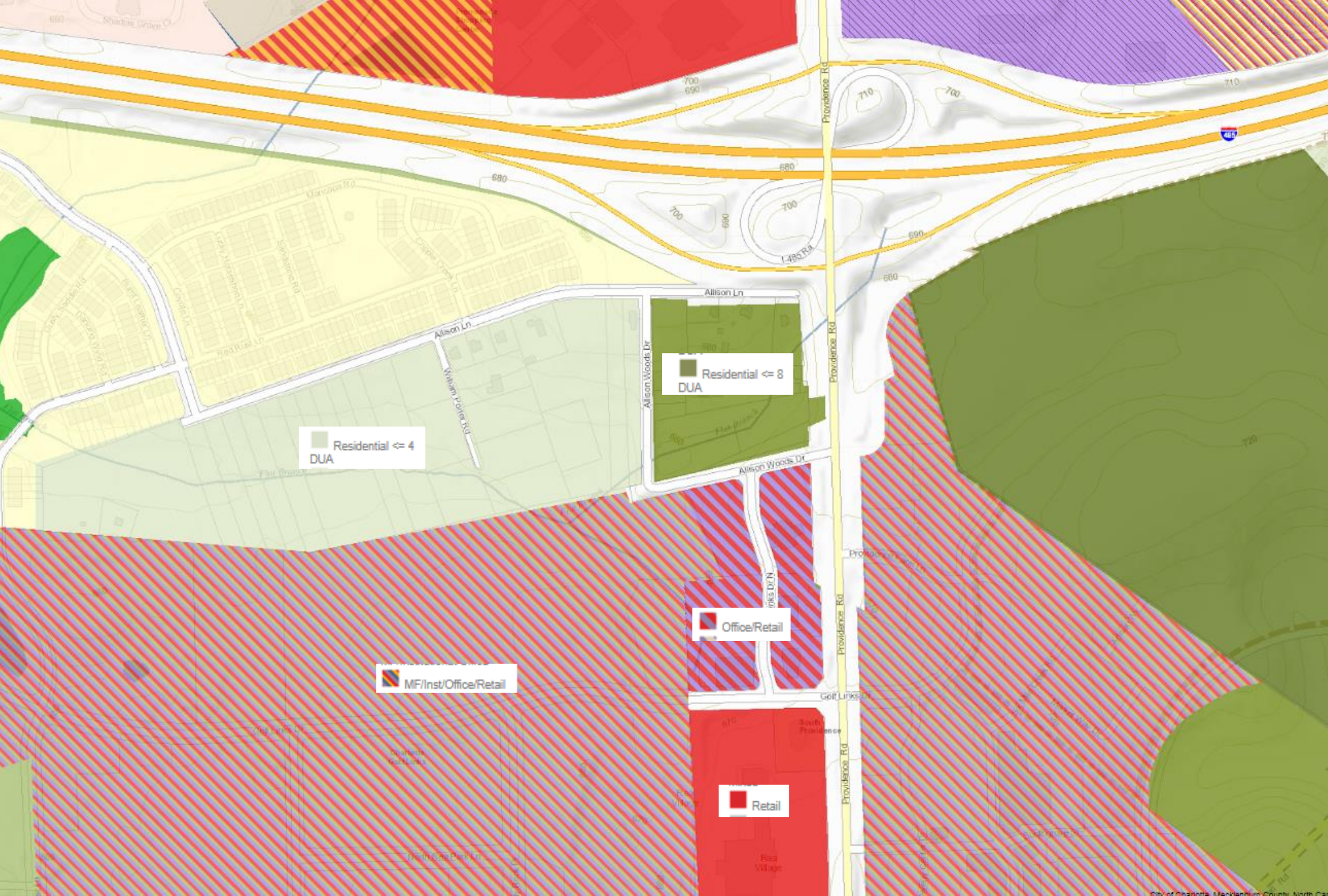
Adopted Area Plan

Providence Road / I-485 Area Plan Update

Volume 1: Concept Plan

- ◆ APPROVED BY
Charlotte-Mecklenburg Planning Commission, April 20, 1999
- ◆ ADOPTED BY
Mecklenburg Board of County Commissioners, August 17, 1999
- ◆ ADOPTED BY
Charlotte City Council, July 24, 2000





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Rezoning Overview

Conventional vs. Conditional Rezoning

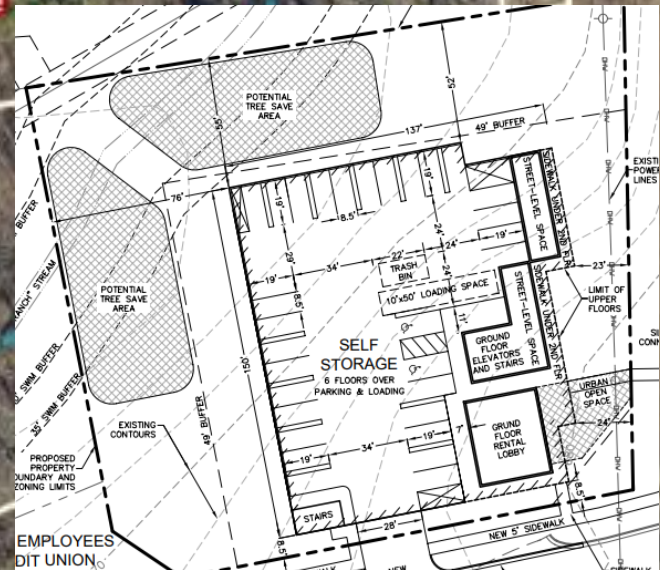
Conventional	Conditional
Property owner signature not required	Property owner signature required by State Law
No site plan submittal	Site plan submittal required
No community meeting required	Community meeting and report required
Not tied to specific uses/proposal	Commitment to specific uses and proposal

REZONING CONSIDERATIONS

- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Requirements
- Adjacent Owner Concerns
- Adopted Area Plans (Steele Creek Area Plan)
- City Priorities
- Community Concerns
- Market Realities

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Rezoning Proposal



The image features a bokeh background with out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the image, serving as a background for the text.

Design

C. DEVELOPMENT LIMITATIONS

1. DIRECT ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS LOCATED IN THE BUILDINGS TO BE CONSTRUCTED ON THE SITE WILL NOT BE PROVIDED FROM THE EXTERIOR OF THE BUILDINGS, AS ACCESS TO THE INDIVIDUAL SELF-STORAGE UNITS WILL BE PROVIDED BY INTERNAL HALLWAYS.



E. ARCHITECTURAL STANDARDS

1. TO PROMOTE VISUAL COMPATIBILITY WITH SURROUNDING COMMERCIAL AND RESIDENTIAL DEVELOPMENTS, THE BUILDING SHALL INCORPORATE CONTEXTUAL ARCHITECTURAL AND DESIGN FEATURES COMMON TO THE SURROUNDING STRUCTURES. EXAMPLES OF SUCH ARCHITECTURAL AND DESIGN FEATURES THAT MAY BE UTILIZED INCLUDE: MASSING, PROPORTION, FAÇADE MODULATION, EXTERIOR BUILDING MATERIALS AND DETAILING, VARIED ROOF-LINE, PEDESTRIAN SCALE AND FENESTRATION.
2. THE PROPOSED 7 STORY BUILDING WILL HAVE ARCHITECTURAL ARTICULATION AND DETAILING FOR THE FACADES TO APPEAR AS A 4 STORY BUILDING. THE BUILDING SHALL NOT EXCEED 80' IN HEIGHT, MEASURED FROM THE AVERAGE GRADE ON ANY STREET-FACING FAÇADE. AS THE BUILDING WILL APPEAR AS A 4 STORY BUILDING, EACH OF THE "VISUAL FLOORS" 2, 3 AND 4 SHALL HAVE WINDOWS THAT COVER 25% OF THE LENGTH OF ANY STREET-FACING FAÇADE. ANY ALLOWABLE SPRANDREL GLASS MUST NOT EXCEED 36% REFLECTIVITY. SPRANDREL GLASS IS NOT ALLOWED ON THE FIRST FLOOR.
3. THE BUILDING WILL BE CONSTRUCTED OF BRICK, STONE, STUCCO, OR SYNTHETIC STUCCO OR SMOOTH METAL PANELS. MINIMUM MASONRY REQUIREMENT WILL BE 30%, CUMULATIVE OF ALL SIDES. ANY SLOPING METAL ROOFS TO BE STANDING SEAM METAL.
4. NO SOLID WALLS WILL BE LONGER THAN 20' IN LENGTH WITHOUT AN OFFSET IN THE BUILDING OR ARTICULATION, EITHER HORIZONTAL OR VERTICAL.



The background of the slide features a blue bokeh effect with out-of-focus light spots in shades of blue and white. A solid orange horizontal band spans the middle of the image.

Height

Comparable to Rea Farms Hotel height...



The image features a background of blue bokeh lights, with a solid orange horizontal band across the middle. The text "Low Traffic & No School Impact" is centered within this band.

Low Traffic & No School Impact

Storage: Only +/- 27 trips during peak hour...

That's less
than an
office
building that
is 1/5 the
size of the
proposed
storage
building



The background of the slide features a blue bokeh effect with out-of-focus light spots in shades of blue and white. A solid orange horizontal band runs across the middle of the image.

Timeline

ROUGH TIMELINE

- September 10th: Revised Site Plan Submitted
- October 15th: Earliest Possible Public Hearing
- November 19th: Earliest Possible City Council Decision
- 2019/2020: Permitting and Groundbreaking

The image features a blue background with a bokeh effect of out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the word "Discussion" in white text.

Discussion

K&L GATES