

COMMUNITY MEETING REPORT
Petitioner: Budget Development Partners, LLC
Rezoning Petition No. 2007-113

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 25, 2007. 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, August 9, 2007 at 7:00 p.m. in the Fellowship Hall of Greater Bethel AME Church located at 201 Grandin Road.

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 and Randy Smith of Budget Development Partners, LLC, David Booth of LandDesign, the Petitioner's land planner, Russell DeVita of FMK Architects, the Petitioner's architect, 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 representatives. John Carmichael then advised that this is the Community Meeting with respect to Rezoning Petition No. 2007-113. John Carmichael then provided the following schedule of events relating to this Rezoning Petition:

Public Forum: Monday, August 13, 2007 from 5 p.m. to 6 p.m. on the 8th floor of the Government Center;

Public Hearing: Monday, September 17, 2007 at 6 p.m. at the Government Center;

Zoning Committee Work Session: Wednesday, September 26, 2007 at 4:30 p.m. on the 8th floor of the Government Center; and

City Council Decision: Wednesday, October 17, 2007 at 6 p.m. at the Government Center.

John Carmichael then discussed the site, the existing zoning and the requested rezoning. He stated that the site is located on the south side of Morehead Street adjacent to I-77, and it is approximately 1.89 acres in size. The site contains brick warehouse buildings.

The site is currently zoned B-1, which is a neighborhood business district, and it is located in the Pedestrian Overlay District. The Petitioner is seeking to rezone the site to the B-D (CD) PED

zoning district to allow the site to be re-developed with a single building that would contain a maximum of 196,000 square feet of gross floor area that would be devoted to self-storage and office uses. The building would be a maximum of six stories and 75 feet in height.

A minimum of 20,000 square feet and a maximum of 28,000 square feet of the building would be devoted to office uses, and the office uses would be located on exterior portions of the first and sixth floors of the building. The purpose of placing the office uses in these locations is to have more active uses visible from the exterior of the building. The remainder of the building would be devoted to self storage uses.

Direct access to the individual self storage units located in the building would not be provided from the exterior of the building, as access would be provided by internal hallways. A central covered unloading and loading area into the building would be provided on the ground floor of the building facing Interstate 77. Outside storage would not be permitted, and the storage of hazardous materials would be prohibited.

The primary exterior building materials to be utilized would be masonry with pre-cast accents on the first five stories of the building and stucco on the sixth story of the building. The windows on the sixth floor would be a storefront system with steel or aluminum cornice. Architectural renderings of each facade of the building have been submitted to the Planning Commission and are a part of this Rezoning Petition. Each facade would be required to be substantially similar in appearance to the corresponding architectural rendering.

Roof mounted mechanical equipment would be screened from view at grade from adjoining rights of way and abutting properties, and dumpsters and trash handling areas would also be screened.

The maximum height of the light source on any freestanding light fixture installed on the site would be 20 feet, and wall pack style light fixtures would not be permitted. Exterior lighting would be capped and fully shielded.

A plaza area would be constructed at the front of the building and a large planting strip would be installed on the site along West Morehead Street. Sidewalks with accent pavers would be installed along West Morehead Street and the western side of the building.

CDOT estimates that 1,900 daily vehicular trips could be generated from the site under its existing zoning, and 900 daily vehicular trips could be generated from the site under the proposed zoning.

The floor was then opened to questions from the individuals in attendance at the meeting. Set out below is a summary of the responses to and the information provided as a result of those questions.

- Russell DeVita stated that the design of the building is similar to an old mill building.
- Russell DeVita stated that he thought that the loading area was accessible to 18 wheelers.

- The color of the glass for the building has not been chosen yet, and the mortar would be traditional.
- Windows would not be located on the exterior portions of the storage areas. Masonry panels with brick would be located on the exterior portions of these areas.
- Retail uses would not be located in the building. Retail uses are not allowed in the B-D zoning district.
- There would be sufficient parking on the site.
- The site would not be fenced in.
- The easement for access to the rear of the site would remain.
- Budget is the oldest climate controlled storage operator on the East Coast. This would be Budget's 54th or 55th location.
- This facility would serve condominium owners downtown and office users.
- This facility would not be open 24 hours per day.
- 64% of Budget's customers are female.
- This would be an approximately \$20 million dollar development.
- This facility would have a good mix of business and private users.
- The facility would be managed by a full time manager. Would be a secure facility with an effective security system.
- The facility would open early in the morning for its customers.
- Access to the individual storage units would be by internal hallways.
- The office space would be key-man office space. This office concept has been successful at other locations.
- Budget has not determined the rental rate yet for the office space, but it would be fairly high on a per square foot basis.
- If this Rezoning Petition is approved and the facility is constructed, would have to rezone the site to allow the building to be converted to another use because of the conditional rezoning plan.
- The existing building would be demolished to construct the new building.

- In response to comments by several area property owners that they would like to see retail uses on this site as well, Randy Smith stated that the site is not a viable retail location in his view. Retail uses would also consume more parking.
- Several area residents stated that the PED zoning district encourages retail uses, and they reiterated that they would like to see some retail uses on the site. Reade DeCurtins stated that this site is his fifth land deal on Morehead Street and he is of the firm opinion that retail will not work at this site.
- Reade DeCurtins commented on the attractive design of the proposed building and the development costs associated with the proposed building.
- The office space does not wrap around the entire building on the first and sixth floors.
- Budget tried to tie the design of the building to the West Morehead Street area.
- One area resident questioned why Budget preferred to lease key-man offices rather than leasing the office space to one or two larger users.
- One or two area residents expressed a concern that if Radio Road cannot be utilized for access to the site, that the access easement at the top of the site could be blocked by vehicles.
- Reade DeCurtins stated that Budget would try to keep Radio Road open as a driveway.
- Reade DeCurtins stated that Budget hopes to use Radio Road for the construction entrance.
- A general discussion regarding development in the area then took place.

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

No changes were made to the Rezoning Petition or to the Petitioners' Conditional Rezoning Plan solely as a result of the Community Meeting. However, changes have been made as a result of the Planning Staff's comments.

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

BUDGET DEVELOPMENT PARTNERS, LLC, Petitioner

cc: Mr. Keith H. MacVean, Charlotte-Mecklenburg Planning Commission
 Ms. Brenda Freeze, Clerk to City Council
 Mr. Reade DeCurtins, Budget Development Partners, LLC
 Mr. Randy Smith, Budget Development Partners, LLC

**Budget Development Partners, LLC, Petitioner
Rezoning Petition No. 2007-113**

**Community Meeting Sign-in Sheet
Greater Bethel AME Church
Thursday, August 9, 2007
7:00 P.M.**

| | NAME | ADDRESS | TELEPHONE | EMAIL ADDRESS |
|-----|------------------|-------------------------------------|--------------|------------------------------|
| 1. | Michael Garvey | 420 Hickok Ct. / Charlotte | 704 519-9593 | mgarvey@fmkarchitects.com |
| 2. | Dunbar DeVita | FMK APT 1627 | 704 375-9950 | DEVITA@FMKAPARTMENTS.COM |
| 3. | Jim Ponderly | 1235 W. Morehead St / 28208 | 704 335 1555 | jim@ponderly.com |
| 4. | Logan Abrams | 1235 W. Morehead St. | 704-239-8763 | logan@israelhy.com |
| 5. | Chris Wannamaker | 333 W 7th St | 704-373-1191 | |
| 6. | Scott Campbell | 3501 CASTLE AINE DR. | 704-996-6755 | SCOTT.CAMPBELL@AUSINTATE.COM |
| 7. | Andy Smith | 7400 Carmel Exec. Pkwy | 704-540-1100 | as@industrialpark.com |
| 8. | DAVID BOOTH | 2233 N. GRAFTON ST. | 704-333-6325 | dbooth@LONNEDS.COM |
| 9. | Bernie Johnson | P.O. BOX 3305 / Charlotte, NC 28232 | 704 376-0018 | |
| 10. | STEPHEN JONES | 7400 CARMEL EXEC. PKWY | 704/540-7400 | |
| 11. | CRAIG GOODSON | 1401 W. MOREHEAD ST | 704-332-0900 | CGOODSON@EDIFICEINX.COM |
| 12. | Lawrence Shaw | 212 S. Tryon St Ste 375 28208 | 704 409 9933 | Lshaw@claruspro.com |
| 13. | THOM PERKINS | 2433 GREENLAND AVE 28208 | 704-651-8981 | ontaph@netzero.net |
| 14. | BRIAN FINCHER | 2216 Monument St. 28208 | 704-506-8036 | CampGREENENA@yahoo.com |
| 15. | CHRIS OGUNRINDE | 1230 W. Morehead Street - 28202 | 704 374 0916 | chris@neighboring.com |
| 16. | Tom Auer | 539 MAIN ST OAKS DR. 28270 | 704-231-2762 | TAuer@CENTDEV.COM |
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