

## COMMUNITY MEETING REPORT

**Petitioner:** Metrolina Storage, LLC

**Meeting Date:** October 11, 2023

**Project:** SafeNest Storage, 2023-082

**Mtg. Location:** Virtual Meeting, Zoom.

**Meeting Time:** 6:00PM

**Attendees:** Nolan Groce – Urban Design Partners

Brian Smith – Urban Design Partners

Daniel Renckens – Canvass Capital

Dan Heath – Canvass Capital

The Community Meeting was coordinated, scheduled, and offered to the public as provided City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

**Purpose:** To present the Conditional Rezoning Petition 2023-082 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte Planning and Development Department pursuant to the provisions of the City of Charlotte Zoning instructions.

**Minutes:** The following items were discussed in the presentation:

Nolan began the meeting at 6:00pm. Having received no registrations for the virtual community meeting, at 6:10pm, the meeting was closed. A copy of the community meeting presentation is available on the Urban Design Partners website.

### QUESTIONS/COMMENTS BY ATTENDEES:

No members of the public were in attendance.

## Mailing Lists

### Adjacent Owners:

OWNERFIRST	OWNERLASTN	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
KNIGHT TRANSPORTATION INC				20002 N 19TH AVE		PHOENIX	AZ	85027
COMPATRIOT CAPITAL INC				PO BOX 116908		CARROLLTON	TX	75011
METROLINA STORAGE SOLUTIONS LLC				115 E PARK AVE STE B		CHARLOTTE	NC	28203
METROLINA STORAGE LLC	C/O BARINGS LLC			300 S TRYON ST STE 2500		CHARLOTTE	NC	28202
CLPF METROLINA LLC	C/O CLARION PARTNERS LLC			230 PARK AVE 12 FLR		NEW YORK	NY	10169
CLPF METROLINA LLC	C/O CLARION PARTNERS LLC			230 PARK AV 12TH FLR		NEW YORK	NY	10169
CLPF METROLINA LLC	C/O CLARION PARTNERS LLC			230 PARK AV 12TH FLR		NEW YORK	NY	10169
ROBERT R JR	RHYNE FARMS LLC			PO BOX 1596		HARRISBURG	NC	28075
EDWIN B JR	LUMPKIN			100 METRO PKWY		PELHAM	AL	35124
RUF EAST 3 LLC	C/O NORTH AMERICAN TERMINALS MANAGEMENT LLC			201 WEST ST		ANNAPOLIS	MD	21401
EDWIN B JR	LUMPKIN			100 METRO PKWY		PELHAM	AL	35124
Bahama-Havana Park Homeowners A	and/or	Alvin	Bond	5021 CASINO DR		CHARLOTTE	NC	28216
Bahama-Havana Park Homeowners A	and/or	Lonnie	Newsom	5024 CASINO DR		CHARLOTTE	NC	28216
Barclay Downs	and/or	Christian	Hunt	4937 VICTORIA AVE		CHARLOTTE	NC	28269
Beatties Ford/Trinity Park	and/or	Tiara	MahoneyPaulino	9507 FELDBANK DRIVE		CHARLOTTE	NC	28216
Belmont Community Association	and/or	Patricia	Adams	8201 BELLA VISTA CT		CHARLOTTE	NC	28216
Devongate Homeowners Associatio	and/or	Sara-Marie	Miller	4463 DEVONHILL LN		CHARLOTTE	NC	28269
Henderson Oaks HOA	and/or	Tanisha	Walker	6812 JAMISON LANE		CHARLOTTE	NC	28269
Hyde Park Estates Community Ass	and/or	Ray	Cantey	4374 LA BREA DRIVE		CHARLOTTE	NC	28216
Hyde Park Neighborhood Associat	and/or	Clayton	Reid	6008 CROSSBOW CT		CHARLOTTE	NC	28216
Lexington	and/or	Veronica	Foster	6929 SILVER GARDEN LN		CHARLOTTE	NC	28216
Milton Commons Homeowners Assoc	and/or	Eugene	Austin	6812 JAMISON LANE		CHARLOTTE	NC	28227
Oakbrooke Community Homeowners	and/or	Mario	French	5103 MINTVALE DR		CHARLOTTE	NC	28269
Rebuilding Lives in North Carol	and/or	Christian	Hunt	4937 VICTORIA AVE		CHARLOTTE	NC	28269
Rolling Hills at Parkside	and/or	Tiffany	Haskins	7400 ICON WAY		CHARLOTTE	NC	28216
Scotsborough Homeowners Associa	and/or	Michelle	Ridgley	4525 BRANDIE GLEN RD		CHARLOTTE	NC	28269
Scotsborough Homeowners Associa	and/or	Scott	Hall	4427 BRANDIE GLEN RD		CHARLOTTE	NC	28269

### Neighborhood Organizations:

2023-082	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-082	Bahama-Havana Park Homeowners A	Alvin	Bond	5021 CASINO DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-082	Bahama-Havana Park Homeowners A	Lonnie	Newsom	5024 CASINO DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-082	Barclay Downs	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-082	Beatties Ford/Trinity Park	Tiara	MahoneyPaulino	9507 FELDBANK DRIVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-082	Belmont Community Association	Patricia	Adams	8201 BELLA VISTA CT, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-082	Devongate Homeowners Associatio	Sara-Marie	Miller	4463 DEVONHILL LN, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-082	Henderson Oaks HOA	Tanisha	Walker	6812 JAMISON LANE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-082	Hyde Park Estates Community Ass	Ray	Cantey	4374 LA BREA DRIVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-082	Hyde Park Neighborhood Associat	Clayton	Reid	6008 CROSSBOW CT, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-082	Lexington	Veronica	Foster	6929 SILVER GARDEN LN, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-082	Milton Commons Homeowners Assoc	Eugene	Austin	6812 JAMISON LANE, CHARLOTTE, NC, 28227		CHARLOTTE	28227
2023-082	Oakbrooke Community Homeowners	Mario	French	5103 MINTVALE DR, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-082	Rebuilding Lives in North Carol	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-082	Rolling Hills at Parkside	Tiffany	Haskins	7400 ICON WAY, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-082	Scotsborough Homeowners Associa	Michelle	Ridgley	4525 BRANDIE GLEN RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269
2023-082	Scotsborough Homeowners Associa	Scott	Hall	4427 BRANDIE GLEN RD, CHARLOTTE, NC, 28269		CHARLOTTE	28269

## Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject: Rezoning Petition 2023-082  
Petitioner/Developer: Metrolina Storage, LLC  
Current Land Use: Storage Facility  
Existing Zoning: I-2 (CD) (City of Charlotte)  
Rezoning Requested: ML-1  
Parcel Numbers: 037-203-41

**Virtual Presentation will be online:**

**October 11, 2023, 6:00pm-7:00pm, with 10 day  
open comment period following meeting**

**To register for the meeting:**

**email [info@urbandesignpartners.com](mailto:info@urbandesignpartners.com) for the link to register**

**Access to Hard Copy of Presentation:**

**Email [info@urbandesignpartners.com](mailto:info@urbandesignpartners.com) (please put 2023-082 in subject line) or call 704-334-3303**

### Summary of Request

We are assisting rezoning petitioner – Metrolina Storage, LLC (the “Petitioner”) with a Rezoning Petition that has been filed with the Charlotte Planning Department seeking to rezone an approximately 7.54-acre site (the “Site”) located 7000 Statesville Road from the I-2 (CD) zoning district to the ML-1 zoning district (Parcel ID 037-203-41). The proposed rezoning will be to accommodate the development of indoor climate-controlled storage buildings. A map of the property is included in this mailing for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a “Virtual” 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. City of Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition’s parcel boundaries.

The official community meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the official community meeting virtually via Zoom on Wednesday, October 11th at 6:00pm. If you are interested in attending the live virtual presentation at the scheduled time, please RSVP by sending an email to [Info@urbandesignpartners.com](mailto:Info@urbandesignpartners.com). You will be provided with a link to register for the virtual meeting and once registered you will be provided with a meeting link to attend. Please reference the petition number, petitioner, or site location in your RSVP/email so we can send you the proper link.

In the meantime, should you have any questions or comments, please call me, Nolan Groce, at (704) 334-3303 or email me at [info@urbandesignpartners.com](mailto:info@urbandesignpartners.com) (please put **2023-082** in the subject line).

Respectfully,  
Nolan Groce, MPA  
Urban Design Partners

Cc: Mr. Malcom Graham, Charlotte City Council District 2 (via email)  
Mr. Maxx Oliver, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: September 29, 2023

Site Location

