

COMMUNITY MEETING REPORT  
**Petitioner: Great American Storage LLC**  
Rezoning Petition No. 2023-092

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 and time of the Community Meeting, and information on how to access 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 September 19, 2023. 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 Wednesday, October 4, 2023 at 6:30 P.M. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Josephine Hart of the Petitioner, Ken Haertel of Contineo Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2023-092.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Monday, November 20, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

John Carmichael stated that the earliest that the Zoning Committee Work Session could be held is Tuesday, December 5, 2023 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, December 18, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 4.85 acres and is located on the northwest quadrant of the I-485/Steele Creek Road interchange.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned N1-A.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the N1-A zoning district to the ML-1(CD) or the CR (CD) zoning district to accommodate a self-storage facility on the site that would contain a maximum of 127,200 square feet of gross floor area. 100,800 square feet of gross floor area would be located in a climate-controlled building.

John Carmichael reviewed the site plan. He stated that there would be a single access point into the site from Steele Creek Road. John Carmichael pointed to the large building at the front of the site and stated that this building would be a 3-story, climate controlled, self-storage building containing 100,800 square feet of gross floor area. The interior hallways in the climate controlled, self-storage building would provide access to the self-storage units in the climate controlled building. He then pointed out the five traditional self-storage buildings that would not be climate controlled. The units in these buildings would be accessed from outside and have roll-up doors. John Carmichael stated that the stormwater pond would be located on the northern edge of the site. The western portion of the site would be landscaped. John Carmichael showed slides of the proposed architectural elevations of the climate controlled, self-storage building.

The Community Meeting was then devoted to a question, answer and comment session.

The attendee did not have any questions or comments.

John Carmichael thanked the attendee for attending the meeting, and the meeting was adjourned.

**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 plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 16<sup>th</sup> day of October, 2023

**Great American Storage LLC, Petitioner**

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via e-mail)

# **EXHIBIT A-1**

2023-092	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-092	19924201		SOUTHWEST CHARLOTTE STEM ACADEMY LLC			5203 Shopton Rd		CHARLOTTE	NC	28278
2023-092	19959102		TIME WARNER CABLE SOUTHEAST LLC	ATTN: REAL ESTATE DEPT		7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	28217
2023-092	19959103		SHIVA DEVELOPMENT LLC			10432 BERE ISLAND DR		CHARLOTTE	NC	28278
2023-092	19959104		SHIVA DEVELOPMENT LLC			10432 BERE ISLAND DR		CHARLOTTE	NC	28278
2023-092	19959105		STEELE CREEK VOLUNTEER FIRE DEPARTMENT AND RESCUE SERVICE INC			13000 S TRYON ST F 318		CHARLOTTE	NC	28278
2023-092	19959106		FOOD LION LLC			PO BOX 6500		CARLISLE	PA	12013
2023-092	19959110		SHOPTON HOLDINGS LLC			6788 CHARLOTTE HIGHWAY		YORK	SC	29745
2023-092	19959111		SHOPTON ROAD LLC			5310 PROVIDENCE COUNTRY CLUB DR		CHARLOTTE	NC	28277
2023-092	19959112		VISON REAL ESTATE LLC	ATTN: VENCY THAKER		PO BOX 78963		CHARLOTTE	NC	28277
2023-092	20107228		EASTGROUP PROPERTIES LP			4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273

2023-092	full_name_neighborhood	first_name	last_name	physical_address	city	state	zip_code
2023-092	Berewick	Melinda	Lilly	10020 PERTH MOOR RD	CHARLOTTE	NC	28278
2023-092	Berewick	Tifini	Bradbury	5659 GARROW GLEN ROAD	CHARLOTTE	NC	28278
2023-092	Berewick Homeowners Association	Victor	Brown	9445 GLENBURN LANE	CHARLOTTE	NC	28278
2023-092	Clearview Acres	William	Harraman	9100 PARAGON DR	CHARLOTTE	NC	28273
2023-092	Steeleberry Acres Neighborhood	Michelle	Stone	8914 STEELEBERRY DR	CHARLOTTE	NC	28217
2023-092	Stoney Ridge Homeowners Associa	Frank	Matthews	9006 GERALD DR	CHARLOTTE	NC	28217
2023-092	Village at Prestwick HOA	Jonathan	DuBose	5649 TIPPERLINN WAY	CHARLOTTE	NC	28278

**EXHIBIT A-2**

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

**Subject:** Virtual Community Meeting - **Rezoning Petition No. 2023-092** filed by Great American Storage LLC to request the rezoning of an approximately 4.85 acre site located on the northwest quadrant of the I-485 – Steele Creek Road interchange (see the enclosed map)

**Date and Time of Meeting:** Wednesday, October 4, 2023 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

We are assisting Great American Storage LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 4.85 acre site located on the northwest quadrant of the I-485 – Steele Creek Road interchange (see the enclosed map) from the N1-A zoning district to the ML-1 (CD) zoning district. The purpose of this rezoning request is to accommodate a self-storage facility on the site that would contain a maximum of 127,200 square feet of gross floor area.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning request with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’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 invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, October 4, 2023 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review after the virtual Community Meeting. The presentation will be posted on the Planning Department’s webpage for this Rezoning Petition (Rezoning Petition No. 2023-092), and the link to this webpage is: <https://www.charlottenc.gov/Growth-and-Development/Planning-and-velopment/Rezoning/2023/2023-092>. You can also continue to contact us with questions and comments after the virtual Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)  
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: September 19, 2023



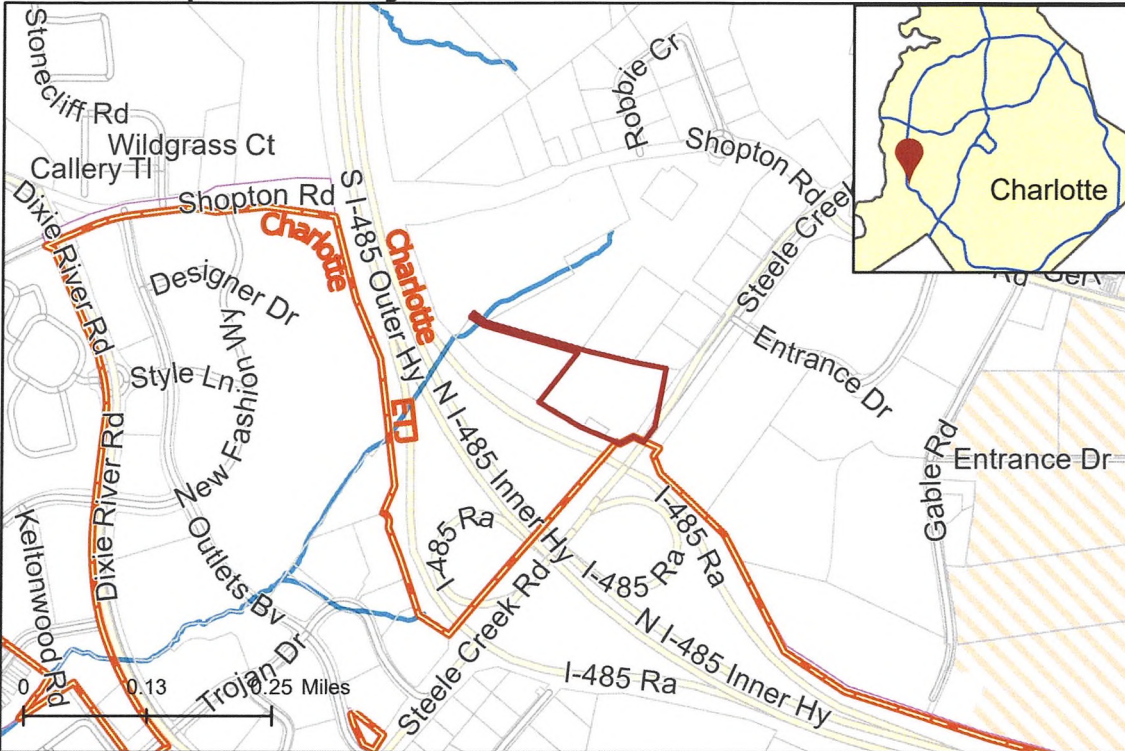
# 2023-092: Great American Storage LLC

# Rezoning Map



**Current Zoning** N1-A (Neighborhood 1-A)  
**Requested Zoning** ML-1(CD) (Manufacturing and Logistics-1, Conditional)

Approximately 4.85 acres  
**Location of Requested Rezoning**

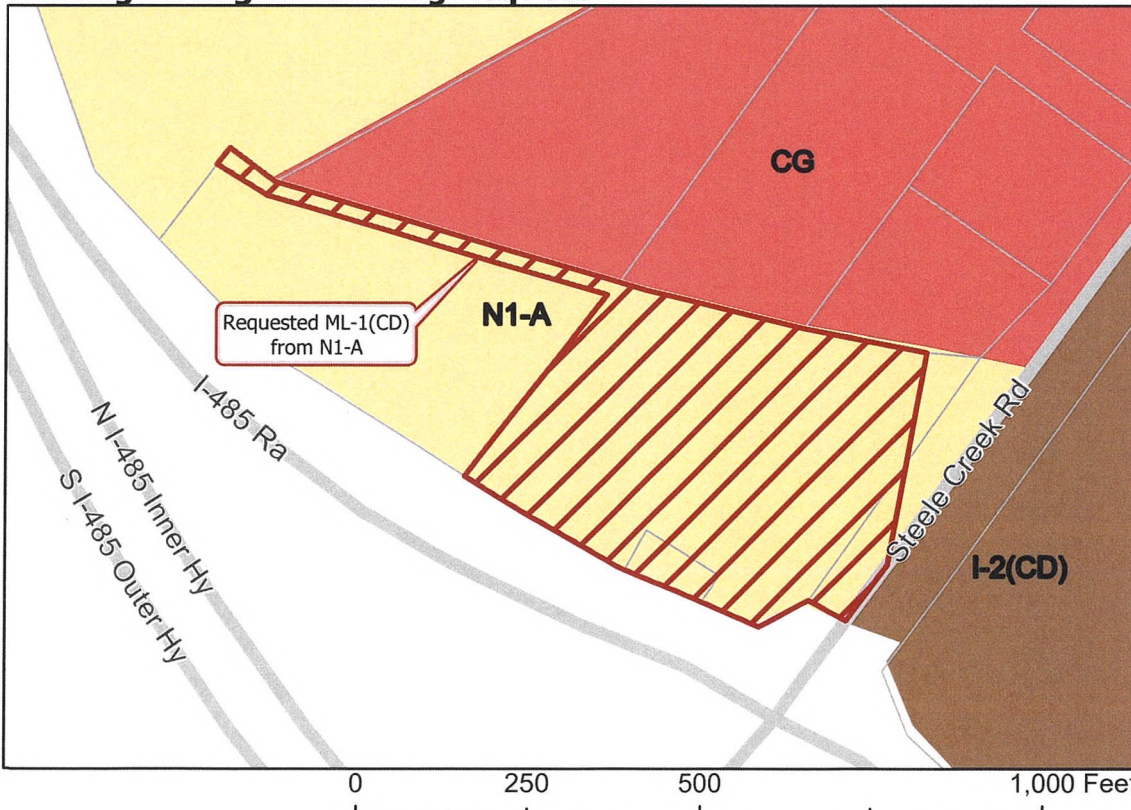


- 2023-092
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

- Adjacent to City Council District**
- 3-Victoria Watlington
- County Commissioner**
- 2-Vilma D. Leake



## Existing Zoning & Rezoning Request



- Requested ML-1(CD) from N1-A
- Zoning Classification**
- Neighborhood 1
  - Commercial
  - General Industrial



Map Created 9/6/2023

## **EXHIBIT B**

**Attendee Report**

Report Generated:

10/12/2023 13:33

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registered	# Cancelled	Unique Viewers	Total Users	Max Concurrent View	Enable Registration
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Virtual Community Meeting for  
Rezoning Petition No. 2023-092

915 5487 6047

10/4/2023 18:16

40

2

0

2

6

2

Yes

**Host Details**

Attended

User Name (Original Name)

Email

Join Time

Leave Time

Time in Session (minutes)

Is Guest

Country/Region Name

Yes

Nina Speed

NSpeed@robinsonbradshaw.com

10/4/2023 18:25

10/4/2023 18:56

32

No

United States

**Panelist Details**

Attended

User Name (Original Name)

Email

Join Time

Leave Time

Time in Session (minutes)

Is Guest

Country/Region Name

Yes

John Carmichael

jcarmichael@robinsonbradshaw.com

10/4/2023 18:16

10/4/2023 18:56

40

No

United States

Yes

Josephine Hart

josie@jhfla.com

10/4/2023 18:28

10/4/2023 18:56

29

Yes

United States

Yes

Ken Haertel

kenh@thecontineogroup.com

10/4/2023 18:30

10/4/2023 18:56

27

Yes

United States

**Attendee Details**

Attended

User Name (Original Name)

First Name

Last Name

Email

Registration Time

Approval Status

Join Time

Leave Time

Time in Ses Is Guest

Country/Region Name

Yes

Sushma Patel

Sushma

Patel

sushma1905@aol.com

10/4/2023 18:23

approved

10/4/2023 18:48

10/4/2023 18:55

8

Yes

United States

Yes

Sushma

Sushma

Patel

dipaksush90@aol.com

10/4/2023 18:36

approved

10/4/2023 18:47

10/4/2023 18:48

2

Yes

United States

# **EXHIBIT C**

# Rezoning Petition No. 2023-092

Great American Storage LLC, Petitioner

Community Meeting

October 4, 2023

ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

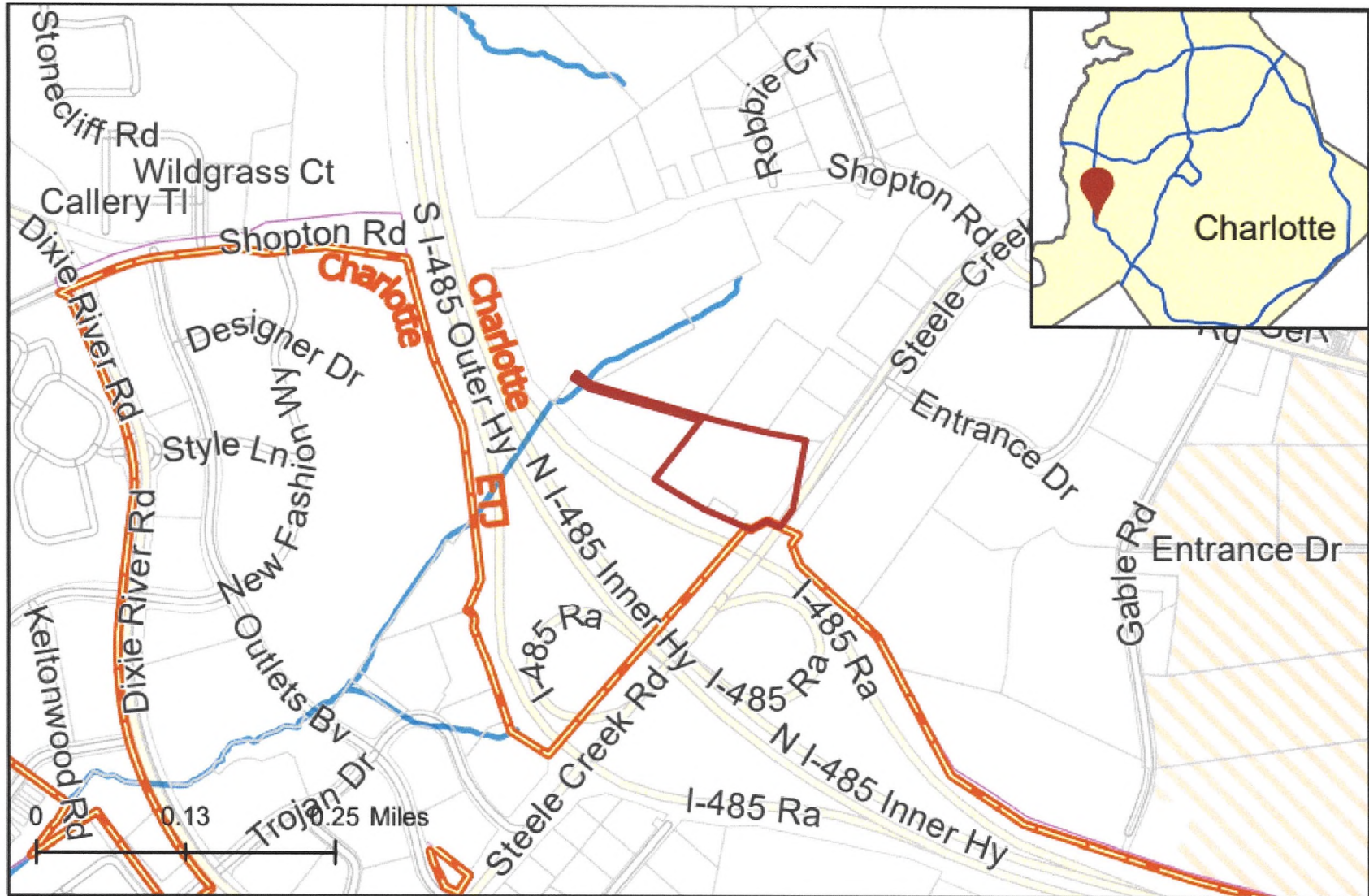
# Team

- Josephine Hart, Great American Storage LLC
- Ken Haertel, Contineo Group
- John Carmichael, Robinson, Bradshaw & Hinson
- Nina Speed, Robinson, Bradshaw & Hinson

## Current Rezoning Schedule

- Public Hearing: Monday, November 20, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, December 5, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, December 18, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

# Site – 4.85 Acres

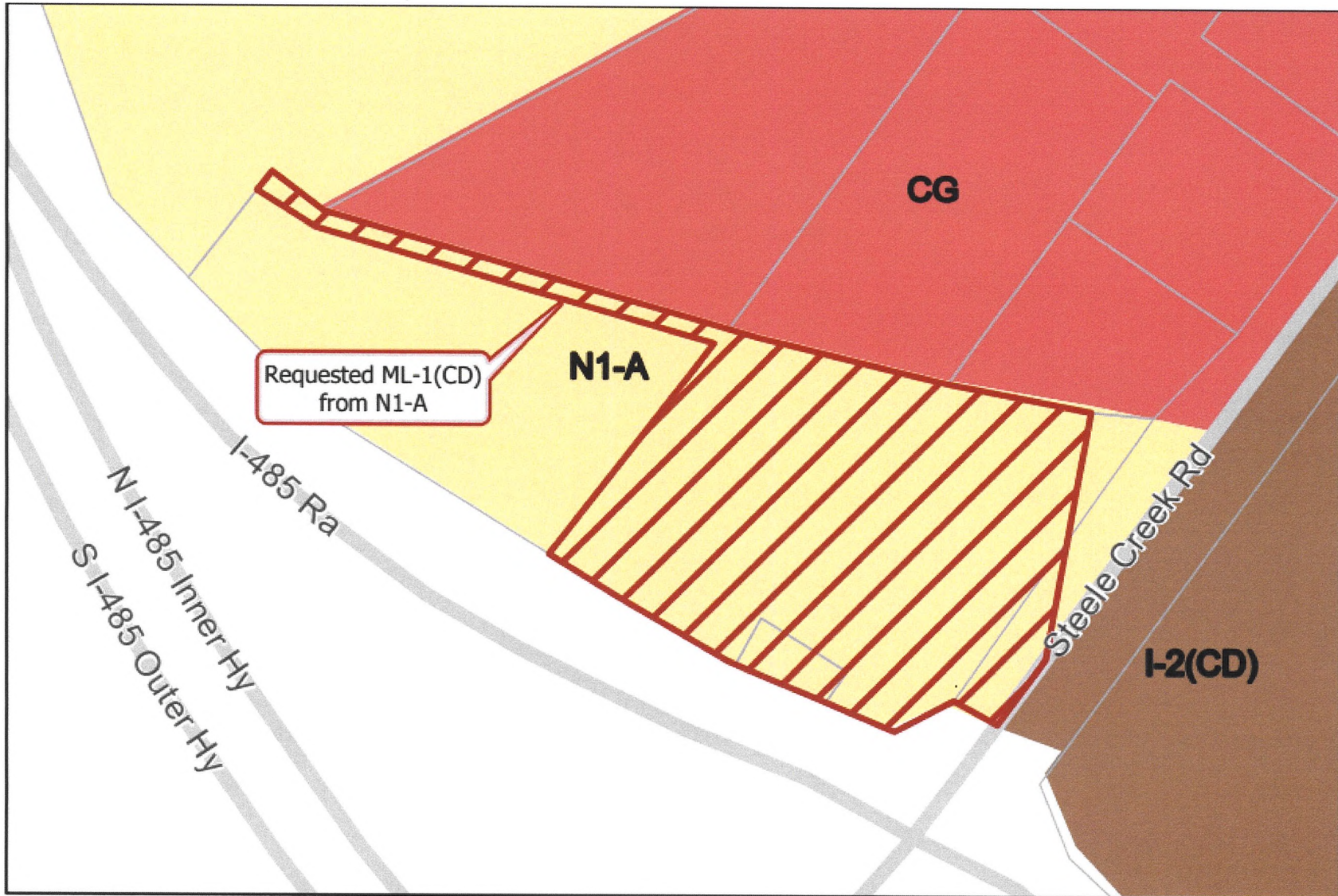




# Site



# Current Zoning of the Site and Nearby Parcels





## Rezoning Request

Requesting that the site be rezoned from the N1-A zoning district to the ML-1(CD) or the CR (CD) zoning district to accommodate a self-storage facility on the site that would contain a maximum of 127,200 square feet of gross floor area

100,800 square feet of gross floor area would be located in a climate controlled building.



# Rezoning Plan



1106  
DN LLC  
PG. 972  
B-1

PID: 19959111  
N/F FOOD LION LLC  
D.B. 27470, PG. 972  
ZONED B-1

PID: 19959110  
N/F SHOFTON  
HOLDING LLC  
D.B. 25188, PGL 146  
ZONED B-1

N/F  
STEELE CREEK  
VOLUNTEER FIRE  
DEPARTMENT AND  
RESCUE SERVICE INC  
PARID: 19959105  
ZONED: R-9

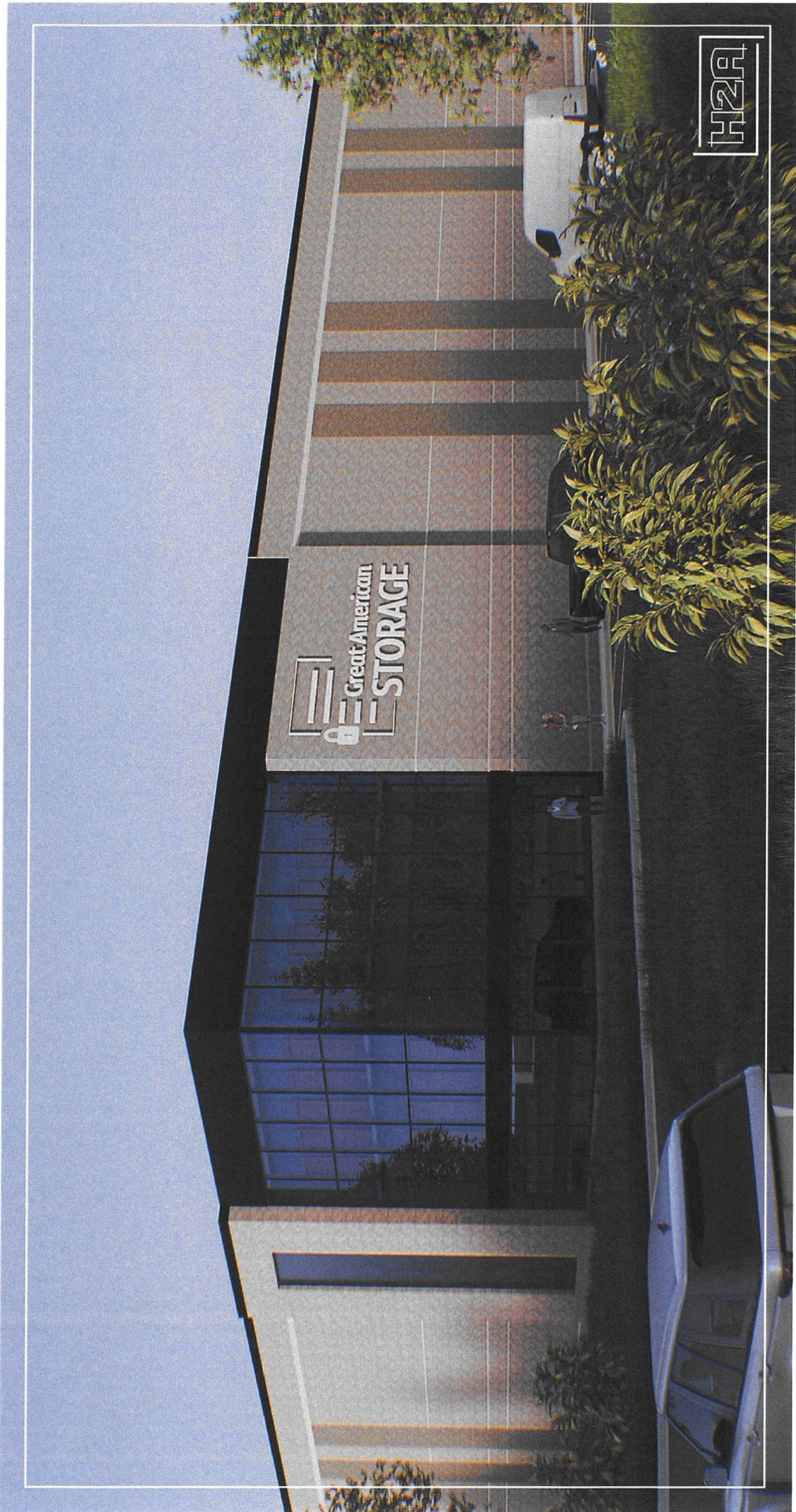


**STEEL CREEK ROAD**  
(EX. VARIABLE WIDTH PUBLIC R/W)  
(MAJOR THOROUGHFARE)

**I-485 ON RAMP**  
(EX. VARIABLE WIDTH CONTROLLED  
ACCESS PUBLIC R/W)



# Proposed Elevations of the Climate Controlled Self-Storage Building



H2A



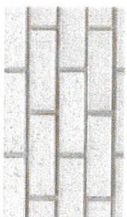
**SEE REVISION MATERIALS**



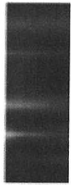
CLAY BRICK  
 CHESTNUT/RED  
 1 1/2" x 3 1/2" x 8"



CLAY BRICK  
 DARK BROWN/TAN  
 1 1/2" x 3 1/2" x 8"



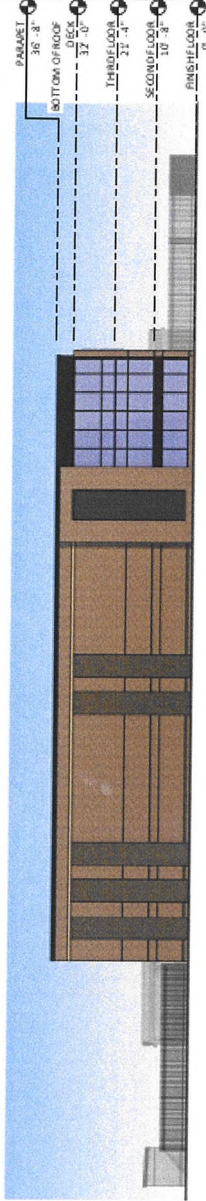
CLAY BRICK  
 LIGHT TAN  
 1 1/2" x 3 1/2" x 8"



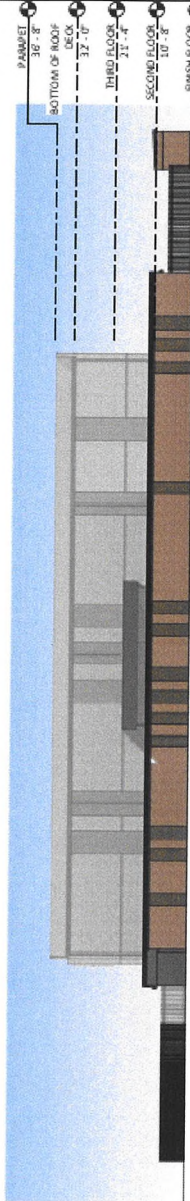
ALUMINUM  
 SLATS



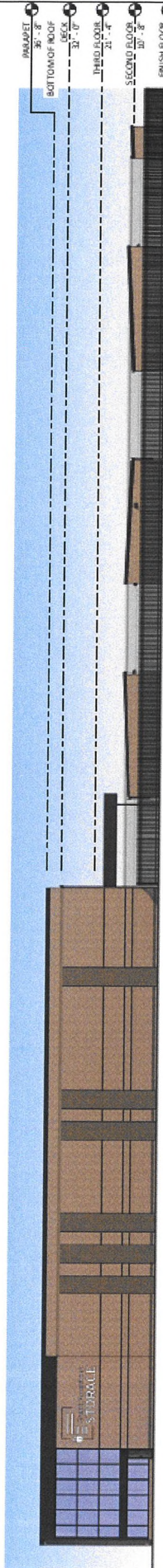
RAMBLER  
 ALUMINUM PANELS TO BE INSTALLED AND CLIMB WALL TO BE  
 BLACK POWDER COATED GALVALUM & BRASSING



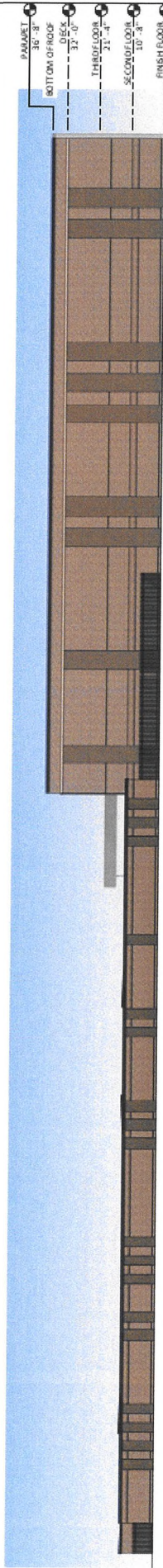
EXTERIOR WALL PANEL



EXTERIOR WALL PANEL



EXTERIOR WALL PANEL



EXTERIOR WALL PANEL