

## COMMUNITY MEETING REPORT

**Petitioner: Steele Creek (1997) Limited Partnership**

**Rezoning Petition No.: 2010-011**

**Property: Approximately 82.60 acres, Dixie River Road**

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 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 the Community meeting Notice in the U.S. mail on December 7, 2009. A copy of the written notice is attached hereto as Exhibit B.

### **DATES, TIMES AND LOCATIONS OF MEETINGS:**

The Community Meeting was held on Monday, December 21, 2009 at 7:00 p.m. at The Lighthouse Church, 5735 Dixie River Road, in Charlotte, North Carolina.

A meeting with the Steele Creek Land Use Committee was also held on December 3, 2009

### **PERSONS IN ATTENDANCE AT MEETINGS:**

The following individuals attended the Steele Creek Land Use Committee meeting: Al Winget, Karla Hammer Knotts, Walter Neely, Karl Froelich and Mr. and Mrs. Finch. The Petitioner's representatives at the Land Use Committee Meeting were Chris Thomas of Childress Klein, Ed Schweitzer for LandDesign and Trisha Henry for Kubilins Traffic Consulting. Also in attendance representing the petitioner were Jeff Brown and Keith MacVean of King & Spalding

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C, attended the Community Meeting required by the Ordinance. The Petitioner's representatives at the Community Meeting were Chris Thomas of Childress Klein, Ed Schweitzer for LandDesign and Trisha Henry for Kubilins Traffic Consulting. Also in attendance representing the Petitioner were Jeff Brown and Keith MacVean of King & Spalding.

### **SUMMARY OF ISSUES DISCUSSED AT MEETINGS:**

#### **Land Use Committee Meeting.**

The Steele Creek Land Use Committee, chaired by Mr. Al Winget, was convened to allow the Petitioner an opportunity to present the proposed plans for Steele Creek Corporate Park. The group was very interested in the plans and asked several questions regarding the timing of construction and how the proposed plans complemented the plans for Berewick. They also asked that the Petitioner consider starting a property owners' association that would coordinate and plan a unified streetscape treatment along Hwy. 160.

#### **Required Community Meeting.**

Chris Thomas opened meeting and those attending from the community were asked to sign in. The development team was introduced and the rezoning application process schedule and status

was reviewed by Keith MacVean and Ed Schweitzer. Chris Thomas, Ed Schweitzer and Trisha Henry presented an overview of the location, building design and specifics about the site plan.

Chris Thomas also provided a brief review of the history of the involvement of the Petitioner in the Steele Creek Community. He also described how Ms. Gambrel and Peter A. Pappas, the developer of Berewick, have coordinated their respective developments, including the extension of New Dixie River Road with the City of Charlotte.

Ed Schweitzer provided a review of the changes to the Berewick development that resulted from the redesign of the alignment of New Dixie River Road and Steele Creek Road and how those changes had influenced the site plan for Steele Creek Corporate Park. Specifically mentioned was the relocation of the Berewick Town Center to the intersection of New Dixie River Road and Steele Creek Road which has resulted in the placement complementary retail service uses on the portion of the Steele Creek Corporate Park that is also located at this intersection.

Keith MacVean provided an overview of the land use recommendations of the Dixie Berryhill Strategic Plan which recommended the creation of an employment center at this location with an emphasis on creating a focal point of high intensity employment uses.

Trisha Henry then described the findings and recommendations of the Traffic Impact Analysis that had been completed for the Steele Creek Corporate Park development. She indicated that the Traffic Impact Analysis was currently under review by both the City of Charlotte Department of Transportation as well as the North Carolina Department of Transportation.

**QUESTIONS & COMMENTS FROM THOSE IN ATTENDANCE AT COMMUNITY MEETING:**

After the overview by Mr. Thomas and others, one of the attendees wanted to know if Trojan Drive would remain open. Trojan Drive is to remain open and will be used to access Parcel A and B. In addition, the street network within Parcel C has been designed so that connectivity between Parcel C and Trojan Drive can occur. A question was asked regarding the type of uses that might be located at Steele Creek and Trojan Drive. The proposed plans would allow the construction of retail and restaurants uses with or without a drive through windows, a gas station convenience store would also be allowed.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AND THE MEETING WITH THE LAND USE COMMITTEE AS OF THE DATE HEREOF:**

No additional changes were made to the Petitioner's CC, CC(SPA) and I-1(CD) rezoning plan as a result of the community meeting.

A note regarding the formation of a property owners' association to coordinate the streetscape treatment along Hwy. 160 was added as requested by the Steele Creek Land Use Committee.

STEELE CREEK (1997) LIMITED PARTNERSHIP

cc: Councilmember: Warren Turner

Mr. Tom Drake, Charlotte-Mecklenburg Planning Commission  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission  
Mr. Chris Thomas, Childress Klein  
Mr. Larry Estridge, Womble Carlyle Sandridge & Rice

Pet. No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRST	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2010-11	Agent	King & Spalding, LLP		Attr: K. MacVean		227 W. Trade St., Ste. 600		Charlotte	NC	28202
2010-11	14117109	AVERITT	CHARLES E	FRANCES B	AVERITT	5500 DIXIE RIVER RD		CHARLOTTE	NC	28208
2010-11	14117102	BYRUM	E MAE			13466 PINE HARBOR RD		CHARLOTTE	NC	28278
2010-11	14117105	BYRUM	RICHARD M			8128 MAUDE STEWART RD		FUQUAY VARINA	NC	27526-7755
2010-11	20107314	CATHEY	WILLIAM G		NANCY BYRUM	9105 STEELE CREEK RD		CHARLOTTE	NC	28278
2010-11	19924124	CLAPHAM PROPERTIES I LLC			C/O BRADLEY LOUIS CLAPHAM	14600 MAJESTIC OAK DR		CHARLOTTE	NC	28278
2010-11	19924125	DEPT OF TRANSPORTATION			% DIVIS OF RIGHT OF WAYS	716 W MAIN ST		ALBEMARLE	NC	28001-4626
2010-11	19925166	DIXIE RIVER LAND CO LLC			%PAPPAS PROPERTIES LLC	6000 FAIRVIEW RD STE 125		CHARLOTTE	NC	28210
2010-11	20109104	DOWLING	DEBORAH			9417 STEELE CREEK RD		CHARLOTTE	NC	28273-3299
2010-11	20109107	FREEMAN	GERTRUDE H			9501 STEELE CREEK RD		CHARLOTTE	NC	28273
2010-11	20109114	FREEMAN	ROBERT HENRY JR		LOUISE FERRELL	9315 STEELE CREEK RD		CHARLOTTE	NC	28273
2010-11	20109116	JARRELL	DAVID E	RENAE J	JARRELL	13420 RIGSBY RD		CHARLOTTE	NC	28273
2010-11	14117107	KALES	MARTHA B		(ET-AL)	8105 HEMBY WOOD DR		INDIAN TRAIL	NC	28079
2010-11	19923106	LIJ LAND LLC				7620 BALTUSROLL LN		CHARLOTTE	NC	28210
2010-11	20107313	MCCORMICK	JOAN B		(ET-AL)	9100 PARAGON DR		CHARLOTTE	NC	28273
2010-11	20107310	MCNEIL	WILLIAM GARY	MITZI I	MCNEIL	13421 RIGSBY RD		CHARLOTTE	NC	28273
2010-11	19924134	MOODY	DAVID F	DONNA C	MOODY	4928 TROJAN DR		CHARLOTTE	NC	28278
2010-11	19924302	MUHAMMAD DEVELOPMENT GROUP INC	INC			9450 MOSS PLANTATION AVE # 204		CONCORD	NC	28027
2010-11	19924122	MUHAMMAD DEVELOPMENT GROUP INC				6420 A1 REA RD STE 367		CHARLOTTE	NC	28226
2010-11	19924301	PATTERSON	SAMUEL M JR			198 WILLWOOD CR		ROCK HILL	SC	29730
2010-11	20107307	SOSEBEE	JAMES LEE	DELORES B	SOSEBEE	9111 STEELE CREEK RD		CHARLOTTE	NC	28210
2010-11	14117110	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD SUITE 640		CHARLOTTE	NC	28210
2010-11	19925115	STEELE CREEK BAPTIST	CHURCH INC		%DAVID MORRISON	9526 SHOPTON RD W		CHARLOTTE	NC	28210
2010-11	20107311	STEELEBERRY UNITED	METHODIST CHURCH TRUSTEES			PO BOX 38128		CHARLOTTE	NC	28278
2010-11	19925174	TATE FAMILY LLC I	JEAN BROWN	LEIGHTON PEGRAM	BROWN	6700 FAIRVIEW RD		CHARLOTTE	NC	28210
2010-11	20109103	WARD				11924 SPRINGPOINT LN		CHARLOTTE	NC	28278
2010-11	19923126	WATERS CONSTRUCTION CO INC				7620 BALTUSROLL LN		CHARLOTTE	NC	28210
2010-11	19925101	WILSON	ROBERT PHILLIPS JR			5301 DIXIE RIVER RD		CHARLOTTE	NC	28278
2010-11	20109102	YALUS	CARL WILLIAM		BENNIE MULL	13428 RIGSBY RD		CHARLOTTE	NC	28273



Pet. No.	ORG_LABEL	FIRST_NAME	LAST_NAME	MAIL_ADDRE	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2010-11	Sullivan's Trace HOA	Bailey	Dunmire	9006 Gerald Dr	Charlotte	NC	28217
2010-11	Sullivan's Trace HOA	Alex	Taylor	8849 Gerrin Ct	Charlotte	NC	28217

## NOTICE TO INTERESTED PARTIES OF REZONING PETITIONS

Subject: Rezoning Petition No. 2010-011

Petitioner: Steele Creek (1997) Limited Partnership

Property: Approximately 82.60 acres located at the intersection of New Dixie River Road and Steele Creek Road, Charlotte, NC

Existing Zoning: R-3, CC, BP and O-2(CD)

Rezoning Requested: **CC, CC (SPA) and I-1(CD)**

Date and Time of Community Meeting: December 21, 2009 at 7:00 p.m.

Location of Community Meeting: Lighthouse Church  
5735 Dixie River Road  
Charlotte, North Carolina 28278  
(704) 588-0801

Date of Notice: December 7, 2009

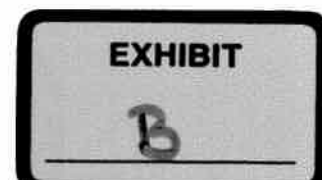
We are assisting Steele Creek 1997 Limited Partnership (the "Petitioner") on a Rezoning Petition it recently filed regarding a development project located at the intersection of New Dixie River Road and Steele Creek Road as shown on the attached site locator map. We take this opportunity to furnish you with the following basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it. The Petitioner wants to ensure that residents and business owners in the area have a chance to learn about the development plans.

### **Background and Summary of Request:**

This rezoning relates to a request to rezone from R-3, CC, BP and O-2(CD) all within Lower Lake Wylie Watershed District to CC, CC (SPA) and I-1(CD) all within Lower Lake Wylie Watershed District for the 82.60 acres generally located North of Steele Creek Road and West of New Dixie River Road. The site is currently vacant. The development plans would allow the site to be developed with a corporate office park with support retail, restaurant and hotel uses.

### **Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on December 21, 2009 at 7:00 p.m. at Lighthouse Church located at 5735 Dixie River Road, Charlotte, North Carolina.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.



The Petitioner may later amend the conditional rezoning plans as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-503-2637).

King & Spalding, L.L.P.

cc: Mayor Anthony Foxx, Members of Charlotte City Council  
Warren Turner, City Council District 3  
R. Chris Thomas, Childress Klein  
Larry D. Estridge, Womble Carlyle Sandridge & Rice, PLLC  
Tom Drake, Charlotte-Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission

Petition #: **2010-011**

Petitioner: **Steele Creek (1997) Limited Partnership**

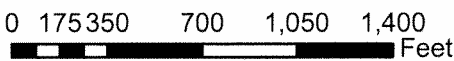
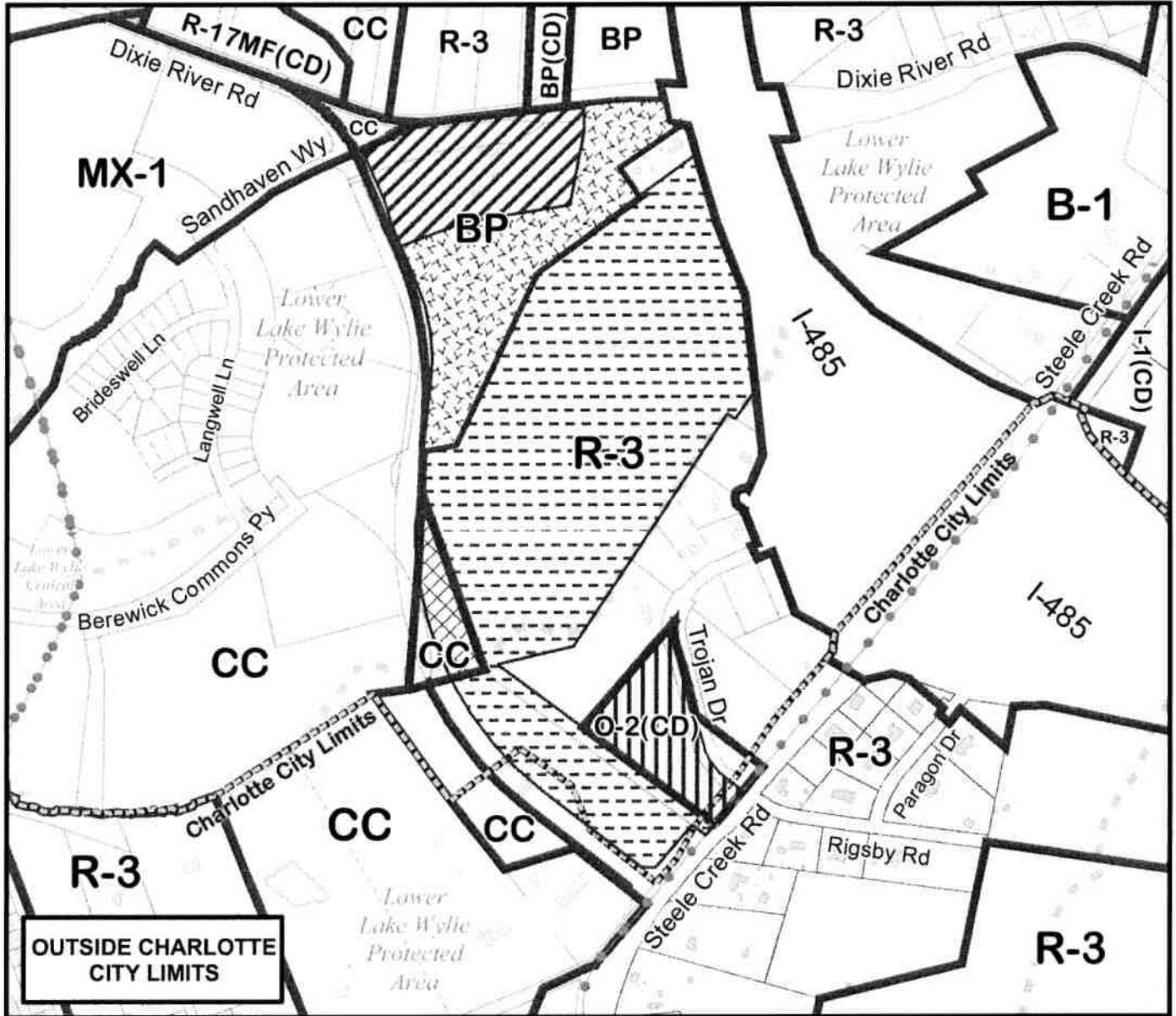
Zoning Classification (Existing): **R-3(LLWPA), BP(LLWPA), CC(LLWPA), O-2(CD)(LLWPA)**

(Single Family, Residential, up to 3 dwelling units per acre, Lower Lake Wylie Protected Area; Business Park, Lower Lake Wylie Protected Area; Commercial Center, Lower Lake Wylie Protected Area; Office, Conditional, Lower Lake Wylie Protected Area)

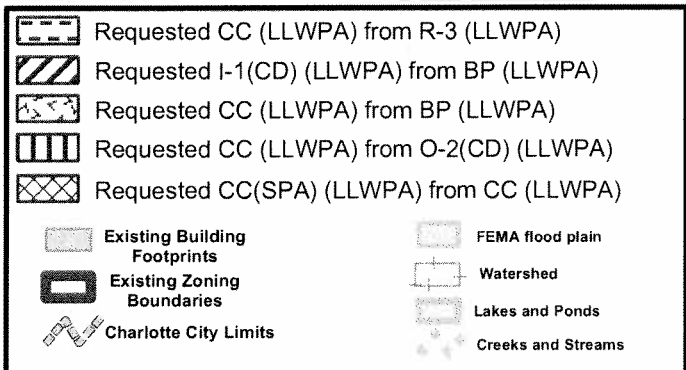
Zoning Classification (Requested): **CC (LLWPA), CC(SPA) (LLWPA) and I-1(CD) (LLWPA) 5 Year Vested Rights**

(Commercial Center, Lower Lake Wylie Protected Area; Commercial Center, Site Plan Amendment, Lower Lake Wylie Protected Area; Light Industrial, Conditional, Lower Lake Wylie Protected Area - Five Year Vested Rights)

Acres & Location : Approximately 82.60 acres located on the south side of Dixie River Road and north of Steele Creek Road.



Zoning Map #(s) **128, 132**





Steele Creek (1997) Limited Partnership  
 Rezoning Petition No. 2010-011  
 Community Meeting Sign-in Sheet  
 Lighthouse Church  
 5735 Dixie River Road, Charlotte, NC  
 December 21, 2009  
 7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	David/Dorinda Moody	4928 Trejan Drive	704-588-4928	2dmody@bellsouth.net
2	Walter + Gail Hinson	3026 Scarlett C. 28273	704-588-2949	gailhinson@bellsouth.net
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