

COMMUNITY MEETING REPORT FOR REZONING
PETITION No. 2013-001 – TANGER/STEELE CREEK PROJECT

Petitioner: Steele Creek (1997) Limited Partnership

Rezoning Petition No. 2013-001

Property: 82.0 acres located on the west side of I-485 and surrounded by Shopton Road, Dixie River Road, Steele Creek Road and Trojan Drive in Mecklenburg County NC (ETJ).

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 November 27th, 2012. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting required by the Ordinance was held on December 11th, 2012 at 7:30 p.m. at Steele Creek Presbyterian Church 7407 Steele Creek Road, Charlotte, North Carolina 28217. The sign in sheet from the required, Community Meeting is attached as Exhibit C. Because this Community Meeting was held in the same location as the Community meeting for Rezoning Petition No. 2013-002, and many of the attendees of that Community Meeting were interested in a presentation about the proposed Outlet Center so the Petitioner agreed to give a presentation on this rezoning petition (2013-001) at 6:30. Then at 7:30 p.m. Petitioner held the required Community Meeting at 7:30 as originally scheduled. We also note that a representation of the Petitioner met several times with leaders of the Steele Creek Land Use Committee and several resident lenders of the Berewick Community. The summary of the issues discussed below is a summary of these meetings that occurred on December 11th.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representative at the Community Meeting was Chris Thomas with Childress Klein Properties. Also in attendance representing the Petitioner was Charles Worsham with Tanger Factory Outlet Centers, Inc. as well as John Martin and Ross Adams with Adams and Associates, the architects for the Outlet Mall, Rhett Crocker and Shaun Tooley with LandDesign, Randy Goddard with Design Resource Group and Jeff Brown and Keith MacVean.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

Overview of Site and Project Plan

Chris Thomas opened the meeting by introducing the development team and thanking everyone for their attendance and interest in the development proposal. Charlotte City Councilmember LaWana Mayfield was recognized and introduced to the attendees.

The location of the proposed Outlet Mall was described including which properties were included in the rezoning petition. With the exception of two parcels the property included in this Petition is the same property that was rezoned in 2010 to allow the development of an office park with associated retail uses.

The representatives of Tanger Factory Outlet Centers discussed that their company had been looking for a location for an outlet center in the Charlotte area for sometime. The Charlotte market offered the type of demographics and growth the company looks for. Currently, Tanger and Simon are working in joint venture with respect to the Outlet Center portion of the project. An outlet center is a pedestrian friendly open air center similar in design to a regional mall but without a roof. The average stay of a customer at an outlet center is four hours. The design of this outlet center plans to use the architectural styles and themes similar to Berewick and the nearby area. If the rezoning petition is approved it is anticipated that construction would start in third quarter of this year with the goal of opening center in August of 2014.

In addition to the outlet center the proposed rezoning would allow the development of complimentary restaurant, hotel and retail uses along Dixie River Road and Steele Creek Road.

As part of the rezoning process the Petitioner was required to perform a traffic study for the Site. The traffic study is reviewed by CDOT and NCDOT. The traffic study looked at the surrounding roadways and intersections and recommends that certain roadway improvements are made as part of the development of the Site.

Mr. Thomas also commented that Ms. Sarah Belk Gambrell, the owner of the property, has been a big supporter and promoter of the Steele Creek Community and has joint ventured the developed of several high quality developments in Steele Creek. The proposed development is the type of development Ms. Gambrell has been patiently waiting for and is happy to support. It is envisioned that this development will create a gateway to Steele Creek and will be a catalyst for additional first rate development in the Steele Creek area.

Questions and Answers

The attendees had the following questions.

Several questions about how the outlet mall would fit with the Berewick town center retail development were asked. The development team has discussed the proposed outlet mall with the developer of Berewick as well as representatives of Harris Teeter. They are in agreement that the types of retail uses proposed for each development would be complimentary and would not create unwanted competition.

Several questions regarding several of the adjoining roadways, access locations and proposed roadway improvements were asked. It was explained that Trojan Drive would be extended as a street through the Site to Shopton Road. Access to Trojan Drive from Steele Creek Road would be limited to right-in right-out. One nearby resident asked about access restriction to Trojan Drive from Steele Creek and about how the other access points would be designed. One resident wanted to know how Shopton Road would be improved. Shopton Road along the Site's frontage will be widened to accommodate left and right turn lanes as well as curb, gutter and a sidewalk. Another attendee wanted to know if the design of Dixie River Road could accommodate the proposed development. It was noted that as part of the development of the Site Dixie River Road will be improved to a four lane median divided roadway with traffic signals at the major intersections. The roadway improvements identified by the traffic study as being needed as part of the development of the Site will be completed substantially about the time of the outlet mall opening.

The attendees also wanted to know if the architectural renderings provided as part of the rezoning Petition were representative of what would be built on the Site. The Petitioner commented that the architectural drawings included in the rezoning petition are generally representative of what will be constructed at the outlet center, however, some changes will occur as specific tenants are identified and their specific requirements are implemented. A question about the design of open space areas and plazas within the outlet mall was asked. It was explained that these areas would be designed with seating areas, landscaping and/or fountains and would serve as amenities and gathering areas for the customers of the outlet center.

A question about why Tanger had joined up with Simon Properties to develop the outlet mall was asked. It was explained that two outlet malls likely could not be supported by the regional market place.

The attendees were thanked for their time and comments and the meeting was adjourned.

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

No changes to the Petition were made as a result of the Community Meeting.

STEELE CREEK (1997) LIMITED PARTNERSHIP

cc: Mayor Anthony Foxx, and Members of Charlotte City Council
Chris Thomas, Childress Klein Properties
Charles Worsham, Tanger
Kevin Jennings, Tanger
Tammie Keplinger, Planning Department
Shad Spencer, Planning Department
Randy Goddard, Design Resource Group
Rhett Crocker, LandDesign
Jeff Brown & Keith MacVean, Moore & Van Allen

Steele Creek (1997) Limited Partnership/Rezoning Petition #2013-001

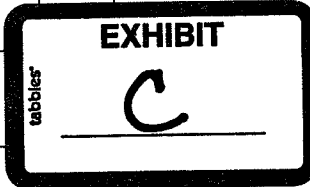
Charlotte Premium Outlets

Community Meeting Sign In Sheet

Tuesday, December 11, 2012

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Jarrod Pafford	Charlotte 28278 5910 Kelyn Hills Drive	704-649-5221	creedfan4ever@hotmail.com
2	Gary Johnson	8936 ORANSAY WAY Charlotte 28278	910-644-4870	Gjohnson72@MSN.COM
3	Sarah Amador	7125 Kente Commons Ln Charlotte 28278		sarah.rose.amador@gmail.com
4	Susan Dean	705 Kinley Commons Ln Charlotte NC 28278		susan.dean1955@gmail.com
5	Vien Dinh	4832 Sandy Porter Rd. Charlotte, NC 28273		vdinh04@yahoo.ca
6	LEIGH ANN BAWENS	7900 TROJAN DR CHARLOTTE, N.C. 28228	704) 588-2528	
7	David F. Moady	4928 Trojan Dr	704-588-4928	
8	Chuck & Francessa Averitt	5500 Shopton Rd	704-907-9903	ChuckAveritt@yahoo.com
9	MAE McCLAMME	13406 Pine Harbor Rd.	704-340-6041	moeclamme@gmail.com
10	James Sosebee	9111 Steele Creek Rd	704 598 3544	jim_sosebee@ramoore.com
11	David Wiggins	13938 Dings Rd	704-504-5483	inf@steelecreekresidents.org
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Community Meeting Sign In Sheet

Tuesday, December 11, 2012

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14	Marguerite Bygott	8075 Douglas Dr.	704-588-	1684
15	Dale Thompson	8105 Robbie Circle	704-588-0268	- Sanderson map -
16	Robert Freeman	9315 Steele Crk Rd	704 588-3893	
17	Amelia Chapman	14600 majestic Oak Dr	704-588-0219	
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Tuesday, December 11, 2012

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
27	Chris & Debbie Sutton	8112 Dixie Dr. 28278	7043949758	dhsutton@bellsouth.net
28	Melissa Ferguson	2909 Shapton Rd ²⁸²¹⁷	704-587-7432	fergusonmelissac@bellsouth.net
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