

COMMUNITY MEETING REPORT FOR REZONING
PETITION No. 2013-002 – STEELE CREEK BUSINESS PARK

Petitioner: Steele Creek (1997) Limited Partnership

Rezoning Petition No.: 2013-002

Property: ± 114 acres, located east of I-485 between Sandy Porter Road and W. Arrowood Road in Mecklenburg County NC

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 28th, 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 6:00 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.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representative at the Community Meeting was Chris Thomas with Childress Klein Properties. Also in attendance was Rhett Crocker and Shaun Tooley with LandDesign and Randy Goddard with Design Resource Group as well as 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. He provided background information on Steele Creek (1997) Limited Partnership. He mentioned that Ms. Sarah Belk Gambrell has been the driving force behind the partnership for many years. The partnership has been a long term investor, promoter and developer of the Steele Creek Community.

Jeff Brown gave a quick overview of the rezoning process and mentioned the upcoming dates for the City Council public hearing and the Zoning Committee meeting. He also provided a description of how the conditional rezoning process worked and how it allows Petitioners to provide details about the development that provide requirements greater than contained in the Zoning Ordinance.

A description of the proposed plan was then provided. The property involved in the rezoning request is located off of Sandy Porter Road, is adjacent to I-485 and is currently vacant. Access to the Site will be from Sandy Porter Road, and a future connection to the Shopton Ridge Industrial Park and eventually a connection to Arrowood Road are also possible. The property is being zoned to a combination of Office and Industrial zoning districts to allow primarily general office uses and a limited amount of warehouse flex space. The development intensity is fairly light due to the

topography of the Site and various regulatory requirements. The rezoning of this Site to allow office warehouse flex space will help serve as a substitute location for the office and light industrial uses originally proposed for the property on Dixie River Road which is now under consideration as the site for a retail outlet center. The portion of this Site being zoned to the industrial zoning district will also be used to allow the construction of two outdoor advertising signs. These signs may be used to identify the location of the retail outlet center that is planned for Steele Creek at the intersection of Dixie River Road and Hwy. 160.

Questions and Answers

There were very few questions - one regarding the number of outdoor advertising signs and the other regarding roadway improvements. The Petitioner is working with CDOT to determine what type of roadway improvements should be completed as part of the development of the Site. There will be no more than two outdoor advertising signs on the property.

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 given the limited comments at the meeting.

STEELE CREEK (1997) LIMITED PARTNERSHIP

cc: Mayor Anthony Foxx, and Members of Charlotte City Council
Chris Thomas, Childress Klein Properties
Tammie Keplinger, Planning Commission
Claire Lyte-Graham, Planning Commission
Jeff Brown & Keith MacVean, Moore & Van Allen

Steele Creek (1997) Limited Partnership/Rezoning Petition #2013-002)

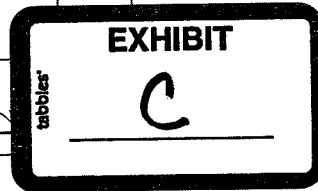
I-485 Business Park

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	5910 Kelyn Hills Drive Charlotte, NC	704-649-5221	creedfan4ever@hotmail.com
2	Gray Johnson	8736 ORANSAY WAY	980 355-5680	GJOHNSON72@MSN.COM
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Steele Creek (1997) Limited Partnership/Rezoning Petition #2013-002)

I-485 Business Park

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>
27	Susan Dean	7125 Kinley Commons		susandean1955@gmail.com
28	Sarah Amador	7125 Kinley Commons		sarahrose.amador@gmail.com
29	Chris & Debbie Sutton	8912 Dixie Dr. 28278		chsutton@bellsouth.net
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