

COMMUNITY MEETING REPORT
Petitioner: Eastgroup Properties, LP
Rezoning Petition No. 2014-051

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 DATE AND EXPLANATION 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-1 attached hereto by depositing such notice in the U.S. mail on September 25, 2014. 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 Tuesday, October 7, 2014 at 7:00 PM at Steele Creek Presbyterian Church located at 7407 Steele Creek Road, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were John Coleman and Chris Kirby of the Petitioner, and John Carmichael of Robinson Bradshaw & Hinson, P.A. Council Member Mayfield also attended the Community Meeting.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2014-051.

John Carmichael stated that this proposed development would be Phase 2 of Steele Creek Commerce Park. Steele Creek Commerce Park is a 43.3 acre site located at the intersection of Steele Creek Road and Shopton Road. This 43.3 acre site was rezoned to the I-2 (CD) zoning district by the Charlotte City Council on March 18, 2013 to allow the development of Steele Creek Commerce Park. Steele Creek Commerce Park is an office/warehouse/distribution park that can contain up to 525,000 square feet of gross floor area under its existing zoning. The existing zoning allows 6 buildings to be constructed in Phase 1 of Steele Creek Commerce Park, and 4 buildings have been constructed.

Steele Creek Commerce Park has been successful, and Eastgroup Properties, LP desires to develop a second phase of the business park. When this Rezoning Application was originally filed on March 24, 2014, the Rezoning Application covered 63 acres of land that is located on both sides of Gable Road. The original Rezoning Application requested the approval of 1,400,000 square feet of office/warehouse/distribution space.

The Rezoning Application was amended on September 19, 2014, and the amended Rezoning Application reduced the acreage to 47.84 acres and the amount of office/warehouse/distribution space to 600,000 square feet.

Eastgroup Properties, LP will be amending the Rezoning Application once again to remove all of the property located on the east side of Gable Road from the rezoning request. Eastgroup Properties, LP will only be requesting the rezoning of two new parcels of land located on the west side of Gable Road, which total 12.49 acres, and a site plan amendment for a portion of Phase 1 of Steele Creek Commerce Park.

The purpose of this rezoning request is to enlarge Building 6 in Phase 1 and to allow the development of 1 new building.

John Coleman showed pictures depicting the architectural style and character of the buildings proposed to be built pursuant to this Rezoning Application.

John Carmichael then provided the schedule of events. He stated that the Public Hearing will be held on Monday, October 20, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, October 29, 2014 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, November 17, 2014 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

An individual asked if this proposed development would add a lot of traffic to the area streets. John Carmichael stated that typically, these types of buildings are not large traffic generators because they contain approximately 20% office space and the remainder is warehouse space. John Carmichael stated that CDOT did not require a traffic impact analysis in connection with this Rezoning Application, even when Eastgroup Properties, LP was seeking the approval of 600,000 square feet of space. John Coleman added that warehouse space is typically not a large traffic generator.

An individual asked if this proposed development would add a lot of truck traffic to the area. John Coleman stated that there would be more trucks visiting the area as a result of this proposed development, but most of the trucks should use Interstate 485 for access to the site.

An area resident stated that she has seen large trucks using Interstate 485 for access to the site. Another individual stated that the intermodal facility would add truck traffic to the area.

John Coleman stated that Eastgroup Properties, LP is a long-term owner of the real estate it develops. This project would have high quality architecture, and it would not be a heavy industrial use.

An area resident stated that her questions would have concerned the property on the east side of Gable Road, which property is being dropped from the Rezoning Application. John Coleman stated that he would be happy to discuss any issues relating to that property after the meeting. It is possible that Eastgroup Properties, LP could pursue the rezoning of the property on the east side of Gable Road in the future.

An individual asked about the development schedule for the site. John Coleman stated that the rezoning will hopefully be completed in November of this year, and that the construction of the 2 buildings would depend on the market. However, Charlotte has a strong market, and the buildings could be constructed within the next 12 to 24 months.

In response to a question, John Coleman stated that typically, the buildings are leased to multiple tenants rather than to 1 tenant. Tenant spaces within the buildings are of various sizes.

An individual asked if the Zoning Committee had any thoughts on this rezoning request. John Carmichael stated that he did not know whether the Zoning Committee members had any thoughts on this rezoning request at this time.

A neighbor who lives across Gable Road from the site discussed the construction dust generated by the development of Phase 1 of Steele Creek Commerce Park and the adverse impact of the dust on her home, property and pet. This individual also stated that the construction activities in Phase 1 of Steele Creek Commerce Park had started far too early in the morning. This individual asked if it would be possible to keep the trees on the Gable Road edge of Phase 2 of the development. John Coleman stated that he would look into this matter and follow up with this neighbor.

This neighbor also asked if it would be possible to prohibit construction traffic from using Gable Road to access Phase 2, and John Coleman stated that Eastgroup Properties, LP would agree to that prohibition. John Coleman also stated that he would look into whether or not the hours of construction activities could be limited in connection with the development of Phase 2.

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

No changes have been made to the conditional 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 10th day of October, 2014.

Eastgroup Properties, LP, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Coleman, Eastgroup Properties, LP (via email)

Eastgroup Properties, LP, Petitioner
Rezoning Petition No. 2014-051

Community Meeting Sign-in Sheet

Steele Creek Presbyterian Church
7407 Steele Creek Road
Charlotte, NC 28217

Tuesday, October 7, 2014
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Roger PALMER	9800 Shopton Rd W 28278	704-588-9482	
2.	Beverly Reep	4600 Rwendala Dr 28223	704 588-0189	
3.	Naomi Johnson	8810 Gerreke Ct 28218	704-588-5075	
4.	William D. Westfall	5101 Sandy Porter 28273	704-588-1736	
5.	Kim Sherrill	4912 Gable Pl. Ct 28273	828-606-3057	
6.	Ferri Harnub	4928 Gable Rd. Ct. 28273	704-965-1812	
7.	JACKIE & MIKE WOLL	4830 GABLE RD 28273	704-650-9810	
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