

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-149**

**Petitioner:** Steele Creek (1997) LLC  
**Rezoning Petition No.:** 2016-149  
**Property:** ± 11.723 acres located along Steele Creek Road, Charlotte, NC 28226 (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on Tuesday, November 15<sup>th</sup>, 2016, 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** by depositing the Community Meeting Notice in the U.S. mail on 11/04/2016. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETING:**

The **Community Meeting required by the Ordinance was held on November 15, 2016 at 6:30 PM**, at Pleasant Hill Presbyterian Church, Charlotte, NC 28278.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting were Chris Thomas and John Dosser with Childress Klein. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

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

#### **I. Overview of Petitioner's Presentation.**

##### **Introduction and Overview of Development Plan.**

The Petitioner's representatives provided a brief overview of the minor technical modifications requested on the proposed Site Plan Amendment and offered to answer attendee questions.

#### **II. Summary of Questions/Comments and Responses:**

Attendees asked if specific tenant information was available and discussed overall planning and transportation efforts in the area. The Petitioner's representatives responded that they are not at liberty to discuss specific tenant at this point in the process. Attendees were thanked for their time and the meeting was adjourned.

### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No changes were made as a result of the meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
*[Petitioner's rep]*  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet. No.	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-149	21912302	ANTEZANA MANAGEMENT LLC				4620 PIEDMONT ROW UNIT 413		CHARLOTTE	NC	28210
2016-149	21906110	ARC RGCHRNC001 LLC			C/O AMERICAN REALTY CAPITAL IV LLC	405 PARK AVE 14TH FLOOR		NEW YORK	NY	10022
2016-149	21912104	ARMSTRONG	CLYDE D R/LIVING/TRUST	MARY C R/LIVING/TRUST	ARMSTRONG	2535 ROLING VIEW DR		DUNEDIN	FL	34698
2016-149	21912304	BRIGANTINO	DANITA A	KITRA J	LEACH	PO BOX 206		PAICINAS	CA	95043
2016-149	21906129	CALM III LLC			ATTN ANDREW SLATTERY	8000 TOWER POINT DR		CHARLOTTE	NC	28277
2016-149	21912105	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 36022		CHARLOTTE	NC	28236
2016-149	21912203	CHARLOTTE-MECKLENBURG HOSPITAL	AUTHORITY %LEGAL DEPT			PO BOX 32861		CHARLOTTE	NC	28232
2016-149	21912202	CHARLOTTE-MECKLENBURG HOSPITAL	AUTHORITY %LEGAL DEPT			PO BOX 32861		CHARLOTTE	NC	28232
2016-149	21906130	CK RIVERGATE EXPANSION LLC				301 SOUTH COLLEGE ST STE 2800		CHARLOTTE	NC	28202
2016-149	21906113	CVS 75159 NC LLC			C/O CVS CORPORATION	ONE CVS DRIVE		WOONSOCKET	RI	02895
2016-149	21906133	DRE HOLDINGS-SW CHARLOTTE LLC				1985 TATE BOULEVARD SE SUITE 756		HICKORY	NC	28602
2016-149	20123112	FS STEELE CREEK LLC			C/O WESTWOOD FINANCIAL CORP	11440 SAN VICENT BLVD STE 200		LOS ANGELES	CA	90049
2016-149	21906121	HAWTHORNE CO				PO BOX 32064		CHARLOTTE	NC	28232
2016-149	21907101	HOOVER	JOHN K JR			14701 STEELE CREEK RD		CHARLOTTE	NC	28273
2016-149	21906112	IPERS RIVERGATE INC			C/O RREEF MANAGEMENT L L C	PO BOX 4900 DEPT 207		SCOTTSDALE	AZ	85261
2016-149	19955125	NC STEELCROFT VENTURE LLC				31 TIDEWATER WAY		SAVANNAH	GA	31411
2016-149	21906127	RIVERGATE INVESTMENTS LLC				9837 HARRISBURG RD		INDIAN LAND	SC	29707
2016-149	21912303	SICILIAN LLC				13105 S TRYON ST		CHARLOTTE	NC	28278
2016-149	21906105	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2016-149	21906109	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2016-149	19955117	STEELECROFT VILLAGE PROPERTY OWNERS ASSOCIATION				521 EAST MOREHEAD ST #400		CHARLOTTE	NC	28202
2016-149	21906128	SUNTRUST BANK			% CORPORATE REAL ESTATE	919 E MAIN ST 14TH FL		RICHMOND	VA	23219
2016-149	21912106	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY			ATTN LEGAL DEPARTMENT		CHARLOTTE	NC	28232
2016-149	21912201	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY			ATTN LEGAL DEPARTMENT		CHARLOTTE	NC	28232
2016-149	19955198	WATERS CONVIENCE STORES				PO BOX 32861		CHARLOTTE	NC	28232
2016-149	19955109	WFC STEELCROFT FUND ILLC				101 N TRYON ST		CHARLOTTE	NC	28255
2016-149		BRIDGET DIXON AND JEFF BROWN				10013 STRIKE THE GOLD LN		WAXHAW	NC	28173
2016-149		CHRIS THOMAS			MOORE & VAN ALLEN, PLLC	100 N. TRYON ST	SUITE 4700	CHARLOTTE	NC	28202
2016-149					STEELE CREEK (1997) LLC	301 SOUTH COLLEGE ST		CHARLOTTE	NC	28202

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-149	Dennis	Ryan	Wiltshire Manor HOA	13621 Kensal Green Drive	Charlotte	NC 28278
2016-149	Debbie	Jamro	Steelecroft Place HOA	13615 Christian Tyler Court	Charlotte	NC 28278
2016-149	David	Bloom	Steele Creek HOA	13218 Mallard Landing Road	Charlotte	NC 28273
2016-149	D	Flynt	Bennington Place	Post Office Box 427029	Charlotte	NC 28247
2016-149	Management		Huntington Forest HOA	Post Office Box 26844	Charlotte	NC 28221
2016-149	Curtisia	Jarrett	Steele Creek Residents Assoc.	12962 Sickles Drive	Charlotte	NC 28273
2016-149	Virginia	Keogh	South West Area Neighborhood Coalition	12301 Portrush Lane	Charlotte	NC 28273
2016-149	Ted	Flor	Hamilton Lakes Homeowners Association	12704 Cumberland Cove Drive	Charlotte	NC 28273
2016-149	Phillip	Davis	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2016-149	Al	Winget	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278
2016-149	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273
2016-149	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-149 – Steele Creek (1997) LLC**

Subject: Rezoning Petition No. 2016-149  
Petitioner/Developer: Steele Creek (1997) LLC  
Current Land Use: Vacant/Retail/Office  
Existing Zoning: CC  
Rezoning Requested: CC SPA  
**Date and Time of Meeting:** **Tuesday, November 15, 2016 at 6:30 p.m.**  
Location of Meeting: Pleasant Hill Presbyterian Church  
15000 York Road  
Charlotte, NC 28278  
Date of Notice: 11/4/2016

We are assisting Steele Creek (1997) LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow a modification on the 11.723 acre site (the “Site”) located at along Steele Creek Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the ±11.723 acre Site from CC to CC SPA. The current CC zoning for the site was approved in 2011. The approved site plan associated with CC rezoning petition allows the Site to be developed with up to 100,000 square feet of office and retail uses with limitations on the maximum building size and accessory drive-through uses.

The new rezoning request for the Site proposes to rezone the property to decrease the total allowable square footage to 90,000, increase the maximum building size from 20,000 square feet to 25,000 square feet for restaurant uses; retail establishments and business; personal and recreation services as allowed in the B-1 and NS district, and to allow an accessory drive through use on the Site. The 25,000 square foot building is proposed for the corner of Highway 49 and Steele Creek Road. The accessory drive through use is proposed for the corner of Old Steele Creek Road and Steele Creek Road.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Department’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 Tuesday, November 15, 2016, at 6:30 p.m. at Pleasant Hill Presbyterian Church, 15000 York Road, Charlotte, NC 28278.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may contact or call Bridget Grant (704-331-2379; [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com)) or Jeff Brown (704-331-1144; [jeffbrown@mvalaw.com](mailto:jeffbrown@mvalaw.com)). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Chris Thomas, Steele Creek Limited Partnership

Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



**Rivergate Rezoning Petition 2016-149**  
**Community Meeting –November 15, 2016 @ 6:30p**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
57	Karl Froehel	13822 Pt. Lookout Road	704.621.8105	KFroehel1@gmail.com
58	Dave Wiggins	13938 Dingess Rd Ct 23273	704-504-5403	info@stedecreekresidents.org
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