

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-019

Petitioner: Steele Trojan Properties, LLC
Rezoning Petition No.: 2017-019
Property: ± 15.48 acres located northwest of Steele Creek Road and east of Outlets Boulevard along Trojan Drive Charlotte, NC 28278 (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, January 10, 2017, 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 12/30/16. A copy of the written notice is attached as **Exhibit B**. The Petitioner also notified the management company charged with supporting Berewick neighborhoods, which helped to increase attendance from residents who live within Berewick related neighborhood associations.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on January 10, 2017 at 7:00 PM, at Berewick Recreation Center, 5910 Dixie River Road, Charlotte, NC 28278. Petitioner's representatives met previously with members of the Steele Creek Association's Land Use Committee.

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 Muhsin Muhammad and Rich Barta. Others assisting Petitioner in attendance included Glenn Morris of Burton Engineering, Randy Goddard, traffic consultant for DRG, and Jeff Brown with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Jeff Brown, on behalf of the development team, opened the meeting and thanked everyone for their attendance. Mr. Brown first inquired as to where those in attendance lived to better understand the context to assist in the presentation. Mr. Brown then introduced the development team members and reviewed the agenda for the meeting.

Mr. Brown also provided an overview of the City of Charlotte rezoning process and important dates remaining on the rezoning process, including the current public hearing date.

Mr. Brown then introduce Muhsin Muhammad, who reviewed his years of ownership and assemblage of the property, the location of the property and his vision for development of this property. Mr. Muhammad discussed his commitment to the Steele Creek area and desires to produce a high quality project. Mr. Muhammad also reviewed the types of tenants desired for the development which is expected to include several quality sit-down restaurants. Mr. Barta also reviewed certain aspects of the development.

Mr. Brown then reviewed the initial rezoning plan that contemplated more intense uses than the current plan for the rezoning. In particular, the Petitioner elected not to pursue with this rezoning a convenience store/gasoline sales facility nor fast food with drive-through window uses. This was the case even though the location of the property at the entrance to the Outlet Mall and at the I-485/Steele Creek intersection. It was explained that the elimination of these uses resulted in a substantial reduction in the overall number of vehicle trips to and from the proposed development.

Mr. Brown introduced Randy Goddard, traffic consultant, who reviewed in more detail the transportation aspects including the significant reduction in the amount of likely traffic from the initial proposed rezoning plan versus the current plan. Mr. Goddard reviewed as well the transportation improvements contemplated including the new right in turn lane on Steele Creek Road that will take trips off of Steele Creek Road to facilitate access to the Site.

Attendees were then invited to ask questions or provide comments.

II. Summary of Questions/Comments and Responses:

Nature of Development & Tenants.

Several attendees inquired as to types of uses on the site and the nature of the tenant/users. Petitioner's representatives mentioned that it is contemplated that either hotel uses or office uses are expected for the rear portion of the site and that sit-down restaurants and retail uses are anticipated for other portions of the site.

Mr. Muhammad and Mr. Barta discussed that it was too early in the development process to have identified and confirmed specific tenants/users until the rezoning, for instance, is completed. It was discussed that the objective is quality restaurant users that would add to the dining options for nearby residents.

Some attendees asked about entertainment type restaurant venues such as sports bar restaurants and many residents commented that they appreciated the mix of uses and the increased dining options that will come with the project. Another resident asked about movie theatre possibilities and it was explained that the site was not large enough and that there were other options for example at the Ayrslley project.

Another resident asked about medical office uses that would be convenient to Berewick residents and prevent them from having to drive longer distances. It was noted that medical office uses were a possibility for perhaps portions of the ground floor of the office building that may be built.

Transportation Aspects.

In response to further questions, Mr. Brown and Mr. Goddard elaborated on the traffic and transportation aspects, including the work underway with CDOT in the review of an updated traffic study with the less intense land uses that reflect elimination of the C-store/gasoline sales and fast food

with drive-through uses. The general traffic patterns were discussed as well as the proposed improvements.

Storm Water & Environmental Features.

A few residents inquired about the storm water drainage facility on the site and if there may be opportunities for incorporating some nature feature at the rear of the site. It was explained that the site will comply with the Post Construction Ordinance requirements and that it may be possible to encourage some bird or other wildlife features in a portion of the storm detention area.

Construction & Development Timeline.

Several attendees expressed enthusiasm for the project and asked what the overall timeline is for the project. It was explained that upon the rezoning approval, hopefully to take place by spring of this year, the design development plans would be completed and project permitting would proceed. During this time the developer will pursue tenants and users and construction will gear up soon thereafter. While timeline is still subject to further refinement, it anticipated that uses will be in place within the next 18 months or thereabouts.

Miscellaneous.

A few residents asked if there was going to be a certain architectural theme involved in the development. Mr. Muhammad indicated that there is a strong commitment to quality and that the types of architectural treatments would add value to the community.

There was a generally positive response from residents as to the benefit of having more quality but not too expensive dining options nearby and that the development would complement the area.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner has adjusted the rezoning plan with the elimination of certain more intensive uses, and such adjustments were applauded by several residents in attendance. Other modifications to the rezoning plan from Staff input and otherwise are contemplated.

- cc: Mayor and Members of Charlotte City Council
- Tammie Keplinger, Charlotte Mecklenburg Planning Department
- Muhsin Muhammad, Steele Trojan Properties, LLC
- Rich Barta, Core Properties
- Carton Burton, Burton Engineering
- Randy Goddard, Design Resource Group
- Jeff Brown, Moore & Van Allen, PLLC
- Keith MacVean, Moore & Van Allen, PLLC

**Steele-Trojan Properties Rezoning Petition 2017-019
Community Meeting -January 10, 2017 @ 7:00p**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1 *	SOE GATER	9107 SEAMILL RD	412-841-6824	SOE.GATER@GMAIL.COM
2	Lannie Parker	5806 Eleanor Luping Rd	412-260-6485	parklx@yahoo.com
3	Loren & Renee Schofield	7425 Hamilton Bridge Rd	609-605-0849	loren.schofield@gmail.com
4	RONNA KIRKLAND	6615 GLENVIEW	412-480-0685	RK.KIRKLAND@AOL.COM
5	Elizabeth Godfrey	7315 Hamilton Bridge Rd	970-946-8588	
6	NANCI DE FELIPE	12311 CHERRYBARK LN	312 575578	ORTHONAN@YAHOO.COM
7	Jeanie Norman	10001 Barrands LN	704-968-4112	jeanie.norman@hotmail.com
8	James Sosebee	9111 Steele Creek Rd.	704-976-3932	jim_sosebee@yahoo.com
9	Dave Wiggins	13938 Dingess Rd	704-504-5463	info@steelecreekincidents.org
10	Judy O'Connell	5749 Mossdale Ln	336-512-9869	judybell46e carolina.rr.com
11	Brian Roth	4777 Shrew Rd	704-942-5695	1BRIANROTH@GMAIL.COM
12	DOUG & LINDA WYER	9715 GLENBURN LN		
13	JERRY MANLEY	11023 GARRAMOND WOOD DR	980-257-6829	gmanley@verizon.net
14	JANICE & GARY RITTER	7015 EVANTON LOCH RD CT	704-564-9038-G 704-564-9039-J	janiceritter@yahoo.com Gary.ritter@yahoo.com
15	Chris Mueller	6024 LANGWELL LN	704-681-0220	ang698@OUTLOOK.COM

Steele-Trojan Properties Rezoning Petition 2017-019
Community Meeting - January 10, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
16	Kelly Edouazine	8848 Sedgoburn Dr.	917-957-1062	mourningstall@yahoo.com
17	STUART HALL	6217 CASTLECOVE RD		STUARTHALL@TAWOO.COM
18	KEITH FRANKLIN	6213 BRECKFIELD CT	704-724-6254	KMFRANK100@YAHOO.COM
19	Donnie & Tonga Newsome	9018 INVERNESS BAY	704-707-5020	TLSNewsome@gmail.com
20	Cynthia Pollard	8942 Inverness Bay		smile4babygirl@yahoo.com
21	Sam Patterson	2983 Camp Creek Rd. ^{Lancaster} SC 29720		driver30b@yahoo.com
22	Chris & Debbis Sutton	8912 DIXIE DR	704-394-9753	cdsutton@bellsouth.net
23	Rick & Erley	9925 Barrands Lane		Rderley@hotmail.com
24	Mimi + Steve Lewis	9727 Glenburn Lane	804-357-3535	Mimster0509@gmail.com
25	Moses Fox III	10141 Holkirk Manor Lane	704-506-0773	mosesfox3@gmail.com
26	Jerome + Melissa Isle	10107 Loch Comand Dr	864-713-1215	jerome.isle@gmail.com
27	Jackie Rodriguez	3539 Ethrick place	186-201-0997	ajrodriguez2008@yahoo.com
28	Melissa + Vinnie Morris	9015 Inverness Bay Rd	215-688-2169	mjmorris001@yahoo.com
29	Naome Pascal	9515 Darnes DR	917 825-3516	Nyla30@hotmail.com
30	NAOMEN GAYAM	9135 Inverness Bay Rd	484-213-4690	naomengayam@gmail.com
31	Shawna Heun	6017 Trailwater Rd.	(262) 366-5786	shawnheun@gmail.com
32	UNDINE ZOEGER	10623 BEDLINGTON RD	201 680 1803	UNDINE.ZOEGER@GMAIL.COM

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-019 – Steele-Trojan Properties, LLC

Subject: Rezoning Petition No. 2017-019

Petitioner/Developer: Steele Trojan Properties, LLC

Current Land Use: Vacant

Existing Zoning: R-3 (LLWPA) and CC (LLWPA)

Rezoning Requested: O-2(CD)(LLWPA) and NS (LLWPA)

Date and Time of Meeting: **Tuesday, January 10th at 7:00 p.m.**

Location of Meeting: Berewick Recreation Center
5910 Dixie River Road
Charlotte, NC 28278

Date of Notice: 12/30/16

We are assisting Steele-Trojan Properties, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a mix of retail, and restaurant uses, a gasoline service station, and office uses or a hotel on 16.30 acres located northwest of Steele Creek Road and east of Outlets Boulevard along Trojan Drive (the “Site”). 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 ±16.37acre Site from R-3 (LLWPA) and CC (LLWPA) to O-2 (CD) (LLWPA) and NS (LLWPA). The Rezoning Petition will allow the portion of the Site to be rezoned to NS to be developed with a mix of retail, and restaurant uses including a gasoline service station with a convenience store, the portion of the Site to be zoned O-2(CD) may be developed with either office uses or a hotel.

Access to the Site will be from a new public street extending from Steele Creek Road to Outlets Boulevard, this new public street will have right in only access from Steele Creek Road. The Site will also have access to Outlets Boulevard. Existing Trojan Drive and Gold Medal Circle are to be abandoned.

A 50 foot setback will be provided along I-485. A 16 foot setback as measured from the future and existing back of curb will be provided along Steele Creek Road, the new public street, and Outlets Boulevard. An eight (8) foot sidewalk will be provided along Steele Creek Road and on both sides of new public street, the existing sidewalk along Outlets Boulevard will be maintained. A tree save area is proposed between the Site and the existing Charlotte Premium Outlets.

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, January 10th, at 7:00 p.m. at Berewick Recreation Center, 5910 Dixie River 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 call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Muhsin Muhammad, Steele Trojan Properties, LLC
Carlton Burton, Burton Engineering Associates
Chase Burton, Burton Engineering Associates
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-019	19924113	CHARLOTTE OUTLETS LLC				PO BOX 6120		INDIANAPOLIS	IN	46206
2017-019	19924122	MUHAMMAD DEVELOPMENT GROUP INC				6100 FAIRVIEW RD SUITE 1156		CHARLOTTE	NC	28210
2017-019	19924123	MUHAMMAD DEVELOPMENT GROUP INC				6100 FAIRVIEW RD	SUITE 1156	CHARLOTTE	NC	28210
2017-019	19924124	STEELE TROJAN PROPERTIES LLC				831 EAST MOREHEAD ST	SUITE 445	CHARLOTTE	NC	28202
2017-019	19924125	STEELE-TROJAN PROPERTIES LLC				831 EAST MOREHEAD ST SUITE 445		CHARLOTTE	NC	28202
2017-019	19924126	STEELE-TROJAN PROPERTIES LLC				831 EAST MOREHEAD ST SUITE 445		CHARLOTTE	NC	28202
2017-019	19924154	SAM'S INVESTMENTS II INC LLC				7935 COUNCIL PLACE STE 200		MATTHEWS	NC	28105
2017-019	19924155	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2017-019	19924164	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2017-019	19924301	PATTERSON MUHAMMAD DEVELOPMENT GROUP	SAMUEL M JR			198 WILLWOOD CR		ROCK HILL	SC	29730
2017-019	19924302	DEPT OF TRANSPORTATION	INC			6100 FAIRVIEW RD	SUITE 1156	CHARLOTTE	NC	28210
2017-019	19924306	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2017-019	19924307	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2017-019	19924308	MUHAMMAD DEVELOPMENT GROUP	INC			6100 FAIRVIEW RD	SUITE 1156	CHARLOTTE	NC	28210
2017-019	19924309	DIXIE RIVER LAND CO LLC			C/O PAPPAS PROP	4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2017-019	19959109	STEELE-TROJAN PROPERTIES LLC				831 EAST MOREHEAD ST SUITE 445		CHARLOTTE	NC	28202
2017-019	20107307	SOSEBEE	JAMES LEE	DELORES B	SOSEBEE	9111 STEELE CREEK RD		CHARLOTTE	NC	28210
2017-019	20107309	HARRAMAN	WILLIAM L	BETTY B	HARRAMAN	9100 PARAGON DR		CHARLOTTE	NC	28273
2017-019	20107312	CATHEY	WILLIAM GRAHAM III			9101 STEELE CREEK RD		CHARLOTTE	NC	28273
2017-019	20107313	HARRAMAN	BETTY B	NANCY B	CATHEY	9100 PARAGON DR		CHARLOTTE	NC	28273
2017-019	20107314	CATHEY	WILLIAM G		NANCY BYRUM	9105 STEELE CREEK RD		CHARLOTTE	NC	28278
2017-019	20109103	KASHYAP JEFF BROWN & KEITH MACVEAN	SUSHIL K	VEENA	KASHYAP MOORE VAN ALLEN, PPLC	2910 PROVIDENCE VIEW LN		CHARLOTTE	NC	28270
2017-019						100 N. TRYON STREET	SUITE 4700	CHARLOTTE	NC	28202

Pet_No	FirstName	LastName	OrgLabel	MailAddres	MailCity	MailState	MailZip
2017-019	Alex	Taylor	Sullivan's Trace HOA	8849 Gerrin Court	Charlotte	NC	28217
2017-019	Bailey	Dunmire	Sullivan's Trace HOA	9006 Gerald Drive	Charlotte	NC	28217
2017-019	Beverly	Berglass	Berewick NA	6327 Breckfield Court	Charlotte	NC	28278
2017-019	William	Harraman	Clearview Acres	9100 Paragon Drive	Charlotte	NC	28273