

SECOND COMMUNITY MEETING REPORT

Petitioner: Madison Capital Group, LLC

Rezoning Petition No. 2017-023

This Second 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 Second Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on July 31, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Thursday, August 9th at 6:00 p.m. at the Steele Creek Presbyterian Church, 7407 Steele Creek Road, Charlotte, North Carolina 28217.

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

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Second Community Meeting by Dan Gualtieri and Evan Stephens, as well as by Petitioner's agents, Brian Miller and Rad Hudson with Bohler Engineering, Brady Finklea with Kimley-Horn, and Collin Brown and Brittany Lins with K&L Gates. Multiple members of the Freeman family, who are the current owners of the property, were also in attendance to show their support for the petition.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team. Mr. Brown explained that a previous Official Community Meeting was held about a year prior by developer Leon Capital Group, LLC. Since then, one of the main drivers of the deal (Lidl Grocery) fell through. Now, a new developer, Madison Capital Group, LLC, has the opportunity to present a similar site plan and revive the rezoning request.

Mr. Brown used a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown began the presentation by explaining the long process that has led to the status of the petition today. The Petitioner began community outreach in November of 2016 during a Steele Creek Residents Association meeting, then with hosting a meeting with the Berewick Neighborhood Association in December 2016. Since that time, the Petitioner has been involved in the City's Developer Response Process for the Steele Creek area. The Petitioner has updated the rezoning plan to be responsive to those community outreach initiatives and the Developer Response results.

Mr. Brown explained that the property is approximately 16 acres and located on the east side of Steele Creek Road, in between Dixie River Road and the future extension of Shopton Road West. The property has been owned by generations of the Freeman family for over 300 years and the family has seen first-hand the area's transformation from expansive farmland to a busy commercial center. The encroaching

development and increased traffic, along with health and aging family concerns, has been difficult for the family and they now wish to sell their land.

Mr. Brown continued by explaining the current zoning at the property is the R-3 (residential) zoning district. The Steele Creek Area Plan recommends residential uses up to six dwelling units per acre for this property, however, the plan recognizes that consideration should be given to retail, office and higher density development along Steele Creek Road.

Based on the rapid anticipated redevelopment of the Steele Creek area, the City initiated a Developer Response process to evaluate a broader view of potential rezoning areas rather than each rezoning petition on its own. Mr. Brown explained the Developer Response process undertaken by the City and the involvement of various interested parties. Mr. Brown said that the feedback ranged from those who wanted denser development to those who wanted no new development. Mr. Brown then explained the City's results from the process, including the desired density and street infrastructure.

Mr. Brown explained that the Petitioner intends to follow the results of the Developer Response process, including building expensive street infrastructure across the property. The Petitioner will also design the buildings along Shopton Road to create a "main street" feel, as requested by the City as a result of the Developer Response process. The Petitioner will also provide a wide setback along Steele Creek Road to be consistent with the Berewick streetscape. Mr. Brown explained that the Petitioner also must take many other factors into account, including the desires of the property owner, the City, market realities, transportation requirements, and concerns of adjacent property owners.

Mr. Brown then showed the current conceptual site plan for the property. The Petitioner is currently requesting the NS (Neighborhood Services) zoning district for the front parcels of the property fronting Steele Creek Road, to accommodate commercial uses, which may include restaurant, grocery, office, or personal service uses, among others. Additionally, the Petitioner has agreed to limit the number of drive-through uses at the site to one accessory drive through for only neighborhood service uses (not fast food) or financial institutions (i.e., banks) and to adequately screen the view of the drive-through window. The Petitioner is requesting MUDD (Mixed Use Development District) for the back portion of the site to accommodate multi-family residential uses. The Petitioner also intends to provide amenitized pocket parks and a large tree save area in the site plan.

Mr. Brown explained that the Petitioner is sensitive to the community feedback against multi-family housing. Due to various site constraints and competing interests, the Petitioner believes that multi-family residential uses are appropriate for this site whereas single family is more appropriate in other areas to be developed around the Steele Creek area. Mr. Brown noted that the site is within a short walking distance from various employment opportunities and amenities, making it desirable as a location for multi-family housing. Noise concerns related to airport traffic can be better insulated in multi-family developments rather than single family housing.

Mr. Brady Finklea walked through the transportation considerations and emphasized that the proposed project would create 1,000 less trips than the original plan by Leon Capital. Mr. Finklea demonstrated that several off-site mitigation measures would be implemented by the Petitioner to help alleviate traffic congestion at the surrounding intersections. In response to attendees' concerns about the timing of the traffic signal at the intersection of Shopton Road and Steele Creek Road, Mr. Finklea stated that he would look into the issue with CDOT and try to find a solution.

The Petitioner is committing to high-quality building materials in the conditional rezoning plan. Mr. Brown showed several renderings to demonstrate the Petitioner's vision for the multi-family portion of the site.

The Petitioner hopes that this petition will go to public hearing in September and receive a City Council decision in October of this year but Mr. Brown stated that an October public hearing and November City Council decision is more likely. Mr. Brown then opened the meeting up to attendee questions and discussion.

Several attendees expressed their concern with the proposed multi-family development and school overcrowding. Mr. Brown stated that CMS would provide an official memo of the projected number of students that this development would add. He also stated that several new schools are proposed for the area as part of the bond referendum that will help alleviate some of the school overcrowding.

In response to a question regarding the feasibility of condominium ownership rather than apartments, the Petitioner's agents responded that the condo market is not as strong and lending is difficult.

An attendee commented that she would like to see more restaurants and bars, such as a place to watch sports games. Another attendee pointed out that better restaurants come with additional rooftops.

Several members of the Freeman family spoke in favor of this rezoning petition, stating that it's the "best plan they've seen" and echoing the desire to sell the property to the Petitioner.

The meeting concluded at approximately 7:00 p.m. and the Petitioner's agents departed shortly thereafter.

Respectfully submitted, this 13th day of August, 2018.

cc: Council Member LaWana Mayfield
Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department