

COMMUNITY MEETING REPORT
Petitioner: Eastgroup Properties, L.P.
Rezoning Petition No. 2017-148

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 October 27, 2017. 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 Wednesday, November 8, 2017 at 6:30 PM at the Offices of Eastgroup Properties, L.P. located in Steele Creek Commerce Park, 4725 Entrance Drive, Suite G, in 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 Nick Jones of Eastgroup Properties, L.P. and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since only one area property owner attended the Community Meeting, the meeting was very informal. The only attendee was Ms. Kim Sherrill.

John Carmichael introduced himself and Nick Jones to Ms. Sherrill.

John Carmichael stated that the site subject to this Rezoning Petition is an approximately 3.96 acre parcel of land located in Steele Creek Commerce Park adjacent to Gable Road. The site is a portion of an approximately 43.3 acre site that was rezoned to the I-2 (CD) zoning district on March 18, 2013 to accommodate the development of Steele Creek Commerce Park on the 43.3 acre site.

John Carmichael stated that the Petitioner is seeking an amendment to the approved conditional rezoning plan for the site to allow a revision to the orientation and layout of Building 5 and to eliminate the 37.5 foot Class A buffer with a 4 foot berm between Building 5 and Gable Road due to a change in the zoning classification of the parcels of land located across Gable Road from Building 5. These parcels have been rezoned to the I-1 (CD) zoning district.

John Carmichael shared the currently approved conditional rezoning plan for the site, which depicts Building 5. Under the currently approved conditional rezoning plan, the truck court for Building 5 is located at the rear of Building 5 (i.e., on the other side of Building 5 from Gable Road), and a 37.5 foot Class A buffer with a 4 foot berm is located between Building 5 and

Gable Road because the parcels of land located across Gable Road from the Building 5 site at the time of the 2013 rezoning were zoned R-3.

John Carmichael then shared the conditional rezoning plan relating to this site plan amendment request. John Carmichael stated that the Petitioner desires to locate the truck court on the Gable Road side of Building 5, and to replace the 37.5 foot Class A buffer with a 4 foot berm located between Building 5 and Gable Road with a 20 foot wide setback and landscaped area that would contain small maturing trees planted 30 feet on center.

John Carmichael then shared the schedule of events relating to this site plan amendment request. He stated that the Public Hearing will be held on Monday, December 18, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center, the Zoning Committee Work Session will be held on Thursday, January 4, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center and City Council is currently scheduled to render a decision on this site plan amendment request on Tuesday, January 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

In response to a question, John Carmichael stated that Gable Road from Entrance Drive to Shopton Road would be improved prior to the issuance of a certificate of occupancy for the second and final building in Phase 4 of Steele Creek Commerce Park. Phase 4 is adjacent to Interstate 485.

Mr. Jones and Ms. Sherrill discussed Steele Creek Commerce Park in general.

Ms. Sherrill expressed disappointment that the Petitioner did not and has not acquired her property located across Gable Road from Steele Creek Commerce Park. Mr. Jones and Ms. Sherrill discussed that matter and the history of her dealings with the Petitioner in general regarding her property. Mr. Jones and Ms. Sherrill agreed to stay in touch.

Ms. Sherrill stated that she is okay with the proposed site plan amendment request. However, she did express some concern with how the 20 foot wide landscape area would be planted and whether her property would be exposed to workers. She desires visual privacy. Ms. Sherrill stated that there is nothing that she desires to do to stop this site plan amendment request.

Mr. Jones advised Ms. Sherrill that her property is located across Gable Road and approximately 200 feet to the south of the Building 5 site.

After more casual conversations, the meeting was adjourned.

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

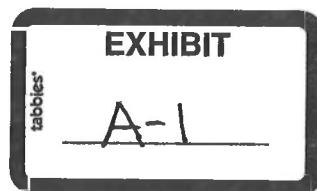
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13th day of November, 2017.

Eastgroup Properties, L.P., Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-148	Clearview Acres	William	Harraman	9100 Paragon Dr		Charlotte	NC	28273
2017-148	Stoney Ridge Homeowners Association	Frank	Matthews	9006 Gerald Dr		Charlotte	NC	28217
2017-148	Sullivan's Trace Homeowners Associatlon	Alex	Taylor	8849 Gerrin Ct		Charlotte	NC	28217



Pet_No	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-148	20107104	GABLE	REBECCA	MOORE		2521 RIVERFORK RD		CLOVER	SC	29710
2017-148	20107107	EASTGROUP STEELE CREEK LLC				2966 COMMERCE PARK DR STE 450		ORLANDO	FL	32819
2017-148	20107111	5110 GABLE ROAD LLC				5110 GABLE RD		CHARLOTTE	NC	28273
2017-148	20107113	SHERRILL	KIMBERLY	J		PO BOX 224		CHIMNEY ROCK	NC	28720

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2017-148** filed by Eastgroup Properties, L.P. requesting an amendment to the approved I-2 (CD) conditional rezoning plan for an approximately 3.96 acre parcel of land located on the east side of Steele Creek Place Drive and the west side of Gable Road

Date and Time of Meeting: Wednesday, November 8, 2017 at 6:30 PM

Place of Meeting: Offices of Eastgroup Properties, L.P.
Steele Creek Commerce Park
4725 Entrance Drive, Suite G
Charlotte, NC 28273

We are assisting Eastgroup Properties, L.P. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting an amendment to the approved I-2 (CD) conditional rezoning plan for an approximately 3.96 acre parcel of land located on the east side of Steele Creek Place Drive and the west side of Gable Road. The purposes of this request are to allow a revision to the orientation and layout of Building 5 in Steele Creek Commerce Park and the elimination of a buffer due to a change in the zoning classification of an adjacent parcel of land.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

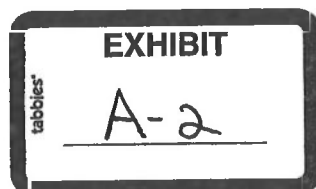
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, November 8, 2017 at 6:30 PM at the Offices of Eastgroup Properties, L.P. located at 4725 Entrance Drive, Suite G in Steele Creek Commerce Park. Entrance Drive is located off of Steele Creek Road. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: October 27, 2017



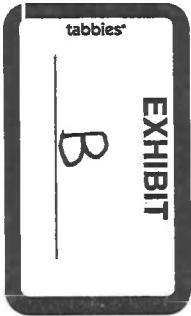
Eastgroup Properties, L.P., Petitioner
Rezoning Petition No. 2017-148

Community Meeting Sign-in Sheet

Offices of Eastgroup Properties, L.P.
Steele Creek Commerce Park
4725 Entrance Drive, Suite G
Charlotte, NC 28273

Wednesday, November 8, 2017

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Kim Shemil	P06 224 Cherry Rd N	828-625-1175	
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				