

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-028**

**Petitioner:** Pollack Shores  
**Rezoning Petition No.:** 2018-028  
**Property:** ± 27.62 acres located on the north side of Shopton Road between Dixie River Road and I-485 (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Wednesday, April 4th, 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 3/23/18. 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 Wednesday, April 4<sup>th</sup>, 2018 at 7:00 PM, at Steele Creek Presbyterian Church – Billie Watt Classroom.

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

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Palmer McArthur and Michael Oliver with Pollack Shores, Brandon Plunckett with McAdams, and Dave Kelley with Poole & Poole Architects. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

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

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

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

Palmer McArthur opened the meeting and introduced their representatives. Mr. McArthur then gave a brief overview of Pollack Shores and the developments they have in the Charlotte area. Notable projects in the Charlotte community include developments along Park Road, Central Avenue, and Tremont Ave in the South End. They are a southeast development company with an Atlanta, GA base.

Keith MacVean went over the site location and the surrounding area as well as the proposed rezoning plan. The new development will be flanked by a business park and an age-restricted community.

This Petition involves a request to rezone the ±27.62 acre Site from MX-1, R-3, and CC to R-17MF(CD)(LLWPA). The portion of the Site zoned CC and MX-1 was rezoned in 2001 as part

of the master plan for Berewick. This previously approved conditional plan allows the portion of the Site zoned CC to be developed with multi-family uses, and single-family and attached dwelling units on the portion of the Site zoned MX-1. This original master plan for Berewick anticipated relocating Dixie River Road and Shopton Road to create a new town center. This re-alignment was ultimately not pursued, and the Berewick Town Center was relocated to the intersection of Dixie River Road and Steele Creek Road and later Charlotte Premium Outlet was rezoned and built across Shopton Road from the Site.

The proposed site plan associated with this petition proposes to develop the 27.62 acre Site with a multi-family residential community with up to 330 residential dwelling units. The proposed residential community will be accessed from Shopton Road via a new public street. A network of public and private streets will be extended throughout the Site. The proposed residential dwelling units will be arranged along this network of streets.

The Site has a number of large open space areas. A formal grand lawn is located adjacent to the proposed clubhouse, and a larger open space composed of existing trees is located along the northeast corner of the property. The Site is also adjacent to the Berewick Regional Park. The Petitioner will work with Mecklenburg County Park and Recreation to provide the Site pedestrian and bike access to Berewick Regional Park.

The Site's frontage along Shopton Road will be improved with curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk.

The meeting was quickly opened up to questions.

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

LaWana Mayfield asked about access to the Site and if a left turn lane or signal would be provided to service the community. Currently the Site has a one-way in and one-way out. She then asked if there would be any pedestrian improvements for access to the outlets across the street and how they plan to mitigate the overflow of parking that occurs at the outlets and its effect on the Site. Councilwoman Mayfield emphasized the need for safe walkability in and around the community. The Petitioner is working with CDOT to evaluate the traffic and improvements that may be needed in the area.

Attendees then asked how many units would be constructed and their composition. The development will include 330 units, 1, 2, and 3 bedroom, at market rate.

Attendees then wanted to know the timeframe for the development. They anticipate the first units being available for occupation 18 months after completion of the rezoning process.

Keith MacVean thanked everyone in attendance and the meeting was adjourned.

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

There were no changes to the petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Palmer McArthur, Pollack Shores

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

2018-028	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-028	14117102	BYRUM	E MAE			13406 PINE HARBOR RD		CHARLOTTE	NC	28278
2018-028	14117104	DIXIE RIVER LAND COMPANY LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2018-028	14117105	BYRUM	RICHARD M			5756 SAINT JAMES LN		YORK	SC	29745
2018-028	14117106	BYRUM	RICHARD MARTIN		BY WILL	8128 MAUDE STEWART RD		FUQUAY VARINA	NC	27526
2018-028	14117107	KALES	MARTHA B		(ET-AL)	8105 HEMBY WOOD DR		INDIAN TRAIL	NC	28079
2018-028	14117108	KALES	MARTHA B			8105 HEMBY WOOD DR		INDIAN TRAIL	NC	28079
2018-028	14117109	AVERITT	CHARLES E	FRANCES B	AVERITT	5500 SHOPTON RD		CHARLOTTE	NC	28278
2018-028	14117110	PARTNERSHIP	STEELE CREEK (1997) LIMITED			6100 FAIRVIEW RD SUITE 640		CHARLOTTE	NC	28210
2018-028	14117111	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-028	14117112	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-028	14117120	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-028	14117122	PARTNERSHIP	STEELE CREEK (1997) LIMITED			6100 FAIRVIEW RD # 640		CHARLOTTE	NC	28210
2018-028	14117129	BEREWICK SENIORS LLC				511 EAST BOULEVARD		CHARLOTTE	NC	28203
2018-028	14117130	EDUCATION	THE CHARLOTTE-MECKLENBURG BOARD OF			600 E FOURTH ST 5TH FL		CHARLOTTE	NC	28202
2018-028	19924113	CHARLOTTE OUTLETS LLC				PO BOX 6120		INDIANAPOLIS	IN	46206
2018-028	19924157	PARTNERSHIP	STEELE CREEK (1997) LIMITED			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2018-028	19925102	BES BEREWICK FUND XI LLC			BES BEREWICK FUND XII LLC	400 SKOKIE BOULEVARD STE 200		NORTHBROOK	IL	60062
2018-028	19925115	CHARLOTTE	STEELE CREEK CHURCH OF			1929 W ARROWOOD RD		CHARLOTTE	NC	28217
2018-028	19925166	DIXIE RIVER LAND CO LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210

2018-028	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-028	Berewick Neighborhood Association	Beverly	Berglass	6327 Breckfield Court		Charlotte	NC	28278
2018-028	Clearview Acres	William	Harraman	9100 Paragon Dr		Charlotte	NC	28273
2018-028	Stoney Ridge Homeowners Association	Frank	Matthews	9006 Gerald Dr		Charlotte	NC	28217
2018-028	Sullivan's Trace Homeowners Association	Alex	Taylor	8849 Gerrin Ct		Charlotte	NC	28217

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-028 – Pollack Shores**

Subject: Rezoning Petition No. 2018-028

Petitioner/Developer: Pollack Shores

Current Land Use: Vacant/residential/cell tower

Existing Zoning: MX-1, R-3, and CC

Rezoning Requested: R-17MF(CD)(LLWPA)

**Date and Time of Meeting:** **Wednesday, April 4<sup>th</sup>, 2018 at 7:00 p.m.**

Location of Meeting: Steele Creek Presbyterian Church – Billie Watt Classroom  
7407 Steele Creek Road  
Charlotte, NC 28217

Date of Notice: 3/23/18

We are assisting Pollack Shores (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located on the north side of Shopton Road between Dixie River Road and I-485 (the “Site”). The Site is also adjacent to the Berewick Regional Park. 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 ±27.62 acre Site from MX-1, R-3, and CC to R-17MF(CD)(LLWPA). The portion of the Site zoned CC and MX-1 was rezoned in 2001 as part of the master plan for Berewick. This previously approved conditional plan allows the portion of the Site zoned CC to be developed with multi-family uses, and single-family and attached dwelling units on the portion of the Site zoned MX-1. This original master plan for Berewick anticipated relocating Dixie River Road and Shopton Road to create a new town center. This re-alignment was ultimately not pursued, and the Berewick Town Center was relocated to the intersection of Dixie River Road and Steele Creek Road and later Charlotte Premium Outlet was rezoned and built across Shopton Road from the Site.

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The Site’s frontage along Shopton Road will be improved with curb and gutter, an eight (8) foot planting strip and a six (6) foot sidewalk.

## 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 Wednesday, April 4<sup>th</sup>, 2018 at 7:00 p.m. at Steele Creek Presbyterian Church, 7407 Steele Creek Road, Charlotte, NC 28217.** 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 Department  
Palmer McArthur, Pollack Shores  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location





Pollack Shores Rezoning Petition No. 2018-028  
 Community Meeting – April 4, 2018 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
57	Loren Schofield	7425 Hamilton Bridge Rd	609-605-0849	loren.schofield@gmail.com
58	ANDY MILLER		704.561.5234	amiller@laurelstreetres.com
59	Lawana Mayfield		754-336-3435	lawana.mayfield@gmail.com
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**Pollack Shores Rezoning Petition No. 2018-028  
Community Meeting – April 4, 2018 @ 7:00pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
43	Kathleen Smits	4777 Sharon Rd CLT NE 28226	704-716-3932	Kathleen@pappasproperties.com
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