

COMMUNITY MEETING REPORT
Petitioner: SCBP Developer, LLC
Rezoning Petition No. 2018-091

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 August 20, 2018. 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 Thursday, August 30, 2018 at 6:00 P.M. in the Community Room at the Steele Creek Branch of the Charlotte-Mecklenburg Library located at 13620 Steele Creek Road 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 Aaron Ligon of the Petitioner, Matt Langston of Landworks Design Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since there were only two attendees other than the Petitioner's representatives, the Community Meeting was very informal.

John Carmichael welcomed the attendees to the Community Meeting. John Carmichael introduced the Petitioner's representatives.

John Carmichael stated that the site subject to this rezoning request is an approximately 8.645 acre site located on the east side of Steele Creek Road, north of the intersection of Steele Creek Road and Steelecroft Parkway. The site in fact is located right across Steele Creek Road from the Steele Creek Branch Library.

A new childcare center is being constructed on the site.

John Carmichael stated that the site is currently zoned O-1 (CD), having been rezoned to that zoning district in 1998.

John Carmichael then shared the currently approved Conditional Rezoning Plan for the site. John Carmichael stated that the currently approved rezoning plan allows an office park development that can contain a maximum of 82,000 square feet of gross floor area to be developed on the site. As you can see, the approved Conditional Rezoning Plan contemplates multiple buildings being located on the site.

John Carmichael stated that when the site was rezoned in 1998, the adjacent parcel of land located to the north was zoned R-3. As a result, a larger buffer was required along the northern boundary line of the site as shown on the currently approved Conditional Rezoning Plan for the site. More specifically, the approved Conditional Rezoning Plan requires an undisturbed 75 foot wide Class B buffer along the northern boundary line of the site next to the parcel that was zoned R-3.

After the 1998 rezoning of the site, the adjacent parcel of land to the north was rezoned to the Institutional (CD) zoning district, and this parcel of land is currently utilized as a Masonic Lodge. As a result, a larger Class B buffer is no longer required under the zoning ordinance.

However, since the larger buffer is shown on the currently approved Conditional Rezoning Plan for the site, it must remain unless a site plan amendment is obtained that reduces the size of this buffer.

Accordingly, the Petitioner is requesting a site plan amendment to change the buffer located along the northern boundary line of the site from an undisturbed 75 foot wide Class B buffer to a 33 foot wide Class C buffer with a fence.

John Carmichael stated that the maximum allowed gross floor area on the site would continue to be 82,000 square feet. The maximum height of the buildings on the site would continue to be two stories and forty feet.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question about the types of uses that would be allowed on the site, Aaron Ligon stated that the uses would be office-type uses. There would be no retail or restaurant uses located on the site. This would generally be small office and medical office uses. Additionally, a childcare center is currently under construction on the site. The childcare center would contain approximately 16,000 square feet of gross floor area. Aaron Ligon stated that this would be an excellent facility. Aaron Ligon then described the childcare center in more detail.
- Aaron Ligon added that a general contractor is looking at the site for a potential office. A small insurance company could also be located on the site. Aaron Ligon stated that an orthodontist is currently considering the site.
- Aaron Ligon stated that if this site plan amendment request is approved, the building located on the northwest corner of the site next to Steele Creek Road would get a little larger. Aaron Ligon stated that the architecture of the buildings on the site would be attractive. Aaron Ligon stated that most of the occupants of the site will own their own building.
- In response to a question, Matt Langston stated that the storm water pond would be located at the rear of the site.
- John Carmichael stated that he has made the Steele Creek Residents Association aware of this site plan amendment request, and a representative of the Steele Creek Residents Association has advised that the Steele Creek Residents Association has no issues with this site plan amendment request.
- In response to a question, John Carmichael stated that the Public Hearing on this rezoning request is currently scheduled for Monday, October 15, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. The Zoning Committee Work

Session is currently scheduled for Tuesday, October 30, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center, and City Council is currently scheduled to render a decision on this rezoning request on Monday, November 19, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

- Matt Langston then discussed the streetscape that would be located along Steele Creek Road.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

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

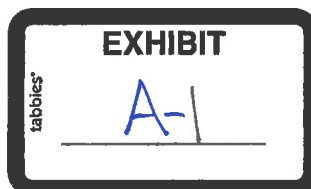
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 10th day of September, 2018.

SCBP Developer, LLC, Petitioner

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

2018-091	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-091	19951101	PUBLIC LIBRARY OF CHARLOTTE &	MECKLENBURG COUNTY			310 NORTH TRYON ST		CHARLOTTE	NC	28202
2018-091	19951102	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2018-091	19951103	CHARLOTTE-MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2018-091	19951104	MCALISTER	RUBY H			13608 STEELE CREEK RD		CHARLOTTE	NC	28278
2018-091	19951105	WHITLEY	CLAIRE WOLFE	MELANIE C	WOLFE	4158 AMARILLO DR		CONCORD	NC	28027
2018-091	19955126	BRIDGESTONE RETAIL OPERATIONS LLC				333 E LAKE ST		BLOOMINGDALE	IL	60108
2018-091	20123103	CCC TRYON PARK AT RIVERGATE LLC				3605 GLENWOOD AVE STE 445		RALEIGH	NC	NC
2018-091	20123106	STEELE CREEK LODGE NO 737	A F & A M			PO BOX 7171		CHARLOTTE	NC	28241
2018-091	20123115	WF ARBORS LLC				C/O WESTWOOD FINANCIAL CORP	11440 SAN VICENT BLVD STE 200	LOS ANGELES	CA	90049
2018-091	20123116	CK STEELE CREEK PHASE II LLC				301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202
2018-091	20123118	GOODWILL INDUSTRIES OF THE	SOUTHERN PIEDMONT INC			2127 FREEDOM DR		CHARLOTTE	NC	28202
2018-091	20123121	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FL		CHARLOTTE	NC	28202
2018-091	20123122	SCBP DEVELOPER LLC				333 W TRADE ST STE 370		CHARLOTTE	NC	28202
2018-091	20123123	SCBP DEVELOPER LLC				333 W TRADE ST STE 370		CHARLOTTE	NC	28202
2018-091	20123124	TFW ENTERPRISES LLC				11320 JACK JAMES LN		CHARLOTTE	NC	28277
2018-091	20123125	SCBP DEVELOPER LLC				333 W TRADE ST STE 370		CHARLOTTE	NC	28202
2018-091	20123126	SCCA LANDLORD LLC				333 W TRADE ST STE 580		CHARLOTTE	NC	28202
2018-091	20123611	WGH NORTH CAROLINA LLC				103 FOULX RD STE 900		WILMINGTON	DE	19803
2018-091	20123612	PROPERTY OWNER 1 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
2018-091	20123613	AMAMH 2014-3 BORROWER LLC				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2018-091	20123689	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202
2018-091	20123699	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202



		FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-091	ORGANIZATI							
2018-091	Bennington Place II Homeowners Association, Inc.	Andrew	Page	14221 Tranters Creek Ln		Charlotte	NC	28273
2018-091	Foxboro Neighborhood Association	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2018-091	Huntington Forest	Jenifer	Abubakari	12717 Swann Branch Dr		Charlotte	NC	28273
2018-091	Huntington Forest Community	Crystal	Ramseur	12736 Swann Branch Dr		Charlotte	NC	28273
2018-091	Ramblewood Neighborhood Association	Bertha	Fee	12301 Port Rush Ln		Charlotte	NC	28273
2018-091	Ramblewood Neighborhood Association	Patricia	Jefferson	12301 Portrush Ln		Charlotte	NC	28273
2018-091	Reunion/Enclave	Stephen	Massa	14626 Brotherly Lane		Charlotte	NC	28278
2018-091	South Charlotte-The Crossings	Christopher	Cathcart	12503 Ivey Creek Dr		Charlotte	NC	28273
2018-091	Southwest Area Neighborhood Coalition	Virginia	Keogh	12301 Port Rush Lane		Charlotte	NC	28273
2018-091	Steele Creek Residents Association	Curtisia Renee	Jarrett	12962 Sickles Dr		Charlotte	NC	28273
2018-091	Steele Croft Place HOA	Paula	Yorick	14329 Arlandes Drive		Charlotte	NC	28278
2018-091	Yorkshire HOA	Jim	Obi	13607 Stephendale Dr.		Charlotte	NC	28273

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2018-091** filed by SCBP Developer, LLC to request a site plan amendment for an approximately 8.645 acre site located on the east side of Steele Creek Road, north of the intersection of Steele Creek Road and Steelescrot Parkway (across Steele Creek Road from the Steele Creek Branch Library)

Date and Time of Meeting: Thursday, August 30, 2018 at 6:00 p.m.

Place of Meeting: Community Room
Steele Creek Branch, Charlotte-Mecklenburg Library
13620 Steele Creek Road
Charlotte, North Carolina 28273

We are assisting SCBP Developer, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting a site plan amendment to the approved O-1 (CD) rezoning plan for an approximately 8.645 acre site located on the east side of Steele Creek Road, north of the intersection of Steele Creek Road and Steelescrot Parkway (across Steele Creek Road from the Steele Creek Branch Library).

The primary purpose of this site plan amendment request is to change the 75 foot undisturbed Class B buffer located along the northern boundary line of the site to a 33 foot wide Class C buffer with a fence as a result of the parcel located to the north of the site now being zoned Institutional rather than R-3 and being used for non-residential purposes. Reducing the buffer would allow a building to be constructed on the northwest corner of the site.

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 Thursday, August 30, 2018 at 6:00 p.m. in the Community Room at the Steele Creek Branch of the Charlotte-Mecklenburg Library located at 13620 Steele Creek Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

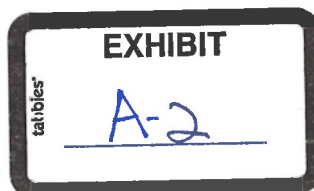
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

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

Date Mailed: August 20, 2018

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Community Meeting Sign-in-Sheet

SCBP Developer, LLC -- Rezoning Petition No. 2018-091

Community Room at the Steele Creek Branch of the Charlotte-Mecklenburg Library
13620 Steele Creek Road, Charlotte, NC 28273

Thursday, August 30, 2018 at 6:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Jon Eastman	11305 Huntington Meadow Ln	949 370 5347	spartans1998@hotmail.com
2.	Kellianne Nagy	11311 Huntington Meadow Ln	313-618-8251	Kellianne.Nagy@gmail.com
3.	ARN LIGON			
4.	MATT LANGSTON			
5.				
6.				
7.				
8.				
9.				