

COMMUNITY MEETING REPORT  
**Petitioner: Eastgroup Properties, L.P.**  
Rezoning Petition No. 2018-109

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 September 28, 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 Wednesday, October 10, 2018 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 as Exhibit B. The Petitioner's representatives at the Community Meeting were Nick Jones of Eastgroup Properties, L.P., and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

Mr. Jones and Mr. Shaffer introduced themselves. Mr. Jones gave an overview of Steele Creek Commerce Park and identified the area that is the subject of this site plan amendment. He explained that the rezoning site currently is approved for two buildings, not to exceed 255,750 SF (combined). The Petitioner is requesting an amendment to that approved site plan to provide the option to build a single building or two buildings. Under either option, the total square footage permitted on the site would be 255,750 SF.

The attendee asked whether the Petitioner knows who will be moving into the completed buildings; Mr. Jones said that the Petitioner does not have a tenant for that phase of the Park, but that the use would be similar to what currently exists elsewhere in the Park (warehouse, distribution, and some office component). Mr. Shaffer noted that there are some specifically prohibited uses in the notes to the approved site plan, and that those excluded uses have been carried over in the notes to this site plan amendment. Mr. Shaffer gave a brief overview of the existing approved site plan.

The attendee noted concerns about traffic on Sandy Porter Road, and the challenges presented by truck traffic to the intersection of Sandy Porter Road and Shopton Road. Mr. Jones noted that he is not aware of any plans to signalize the intersection. Mr. Jones also explained how truck traffic will enter and flow through the Park, once the road network is completed; he also noted that the site plan amendment does not request any increase in size over what is currently approved for the rezoning site. The attendee noted that trucks have an especially difficult time turning left from Sandy Porter Road onto Shopton Road during rush hour periods, which creates backups on Sandy Porter Road.

Mr. Shaffer explained the rezoning schedule, and that the Public Hearing on November 19 at the Charlotte-Mecklenburg Government Center is an opportunity for members of the public to speak for or against rezoning petitions.

There being no further questions, or attendees, the meeting 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 14<sup>th</sup> day of October, 2018.

**Eastgroup Properties, L.P., Petitioner**

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

2018-109	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-109	20105106	STEELE CREEK (1997) LP				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2018-109	20105301	STEELE CREEK (1997) LP				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2018-109	20107109	WEST	MAURICIO W	ROMAN CATHOLIC D/CHLT	DIOCESAN ADMINISTRATOR OF THE	PO BOX 36776		CHARLOTTE	NC	28236
2018-109	20107110	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR STE 450		ORLANDO	FL	32819
2018-109	20107201	EASTGROUP PROPERTIES LP			ATTN: CHRIS KIRBY	4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273
2018-109	20107230	EASTGROUP PROPERTIES LP				4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273
2018-109	20108201	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR	SUITE 450	ORLANDO	FL	32819
2018-109	20108202	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR SU 450		ORLANDO	FL	32819
2018-109	20146114	PHAM	HIEP	PHUNG PHI	HUYNH	4317 HORSE SHOE BEND		MATTHEWS	NC	28104
2018-109	20146115	JUGIS	PETER J (BISHOP) R/C/D/C			PO BOX 36776		CHARLOTTE	NC	28236
2018-109	20146116	DINH	VIEH	VY	DINH	4832 SANDY PORTER RD		CHARLOTTE	NC	28273
2018-109	20146117	DINH	VIEH	VY	DINH	4832 SANDY PORTER RD		CHARLOTTE	NC	28273
2018-109	20146118	PHAM	HEIP	PHUNG PHI	HUYNH	4317 HORSE SHOE BEND		MATTHEWS	NC	28104



2018-109	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-109	Clearview Acres	William	Harraman	9100 Paragon Dr		Charlotte	NC	28273
2018-109	Steeleberry Acres Neighborhood Association	Michelle	Stone	8914 Steeleberry Dr		Charlotte	NC	28217
2018-109	Stoney Ridge Homeowners Association	Frank	Matthews	9006 Gerald Dr		Charlotte	NC	28217
2018-109	Sullivan's Trace Homeowners Association	Alex	Taylor	8849 Gerrin Ct		Charlotte	NC	28217

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2018-109** filed by Eastgroup Properties, L.P. requesting an amendment to the approved I-1 (CD) conditional rezoning plan for an approximately 24.23 acre parcel of land located on the west side of Sandy Porter Road, south of Shopton Road and immediately north of Interstate 485

**Date and Time of Meeting:** Wednesday, October 10, 2018 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-1 (CD) conditional rezoning plan for an approximately 24.23 acre parcel of land located on the west side of Sandy Porter Road, south of Shopton Road and immediately north of Interstate 485. The currently approved I-1 (CD) conditional rezoning plan for the site allows a single building on the site that could contain up to 255,750 square feet of gross floor area and could be devoted to office, warehouse and distribution uses. The purpose of this site plan amendment request is to allow the site to be developed either with a single building that could contain up to 255,750 square feet of gross floor area and could be devoted to office, warehouse and distribution uses, or two buildings that together could contain a total maximum of 255,750 square feet of gross floor area and could be devoted to office, warehouse and distribution uses.

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, October 10, 2018 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.**

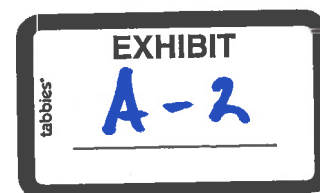
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

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

Date Mailed: September 28, 2018

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Community Meeting Sign-in-Sheet

Eastgroup Properties, L.P. -- Rezoning Petition No. 2018-109

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

Wednesday, October 10, 2018 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Debbie Crandall	7809 Sullivans Trace		DCrandall527@gmail
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

