

COMMUNITY MEETING REPORT
Petitioner: Eastgroup Properties, LP
Rezoning Petition No. 2013-021

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PLANNING DEPARTMENT

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 January 10, 2013. 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, January 24, 2013 at 7:00 PM in the Chapel at Steele Creek Presbyterian Church located at 7407 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 as well as Council Member Mayfield. The Petitioner's representatives at the Community Meeting were Matt Cochrane of the Petitioner, Jim McGovern, the Petitioner's engineer, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since only three area property owners were in attendance at the beginning of the Community Meeting, the Community Meeting was informal. John Carmichael opened the meeting by introducing Matt Cochrane of the Petitioner, Jim McGovern, the Petitioner's engineer, and himself.

John Carmichael advised that this is the Community Meeting relating to Rezoning Petition No. 2013-021. John Carmichael advised that this Rezoning Petition relates to an approximately 43.29 acre site located on the southwest corner of the intersection of Steele Creek Road and Shopton Road.

John Carmichael stated that the Petitioner is seeking to rezone the site from the I-1(CD) and R-3 zoning districts to the I-2 (CD) zoning district to allow the development of an industrial, flex, office park with limited retail uses. The maximum size of the development would be 525,000 square feet of floor area.

Prior to sharing the rezoning plan, John Carmichael provided the schedule of events. He stated that the City Open House Forum was held on Monday, January 7, 2013 at 5 PM at the Government Center. The Public Hearing before City Council and the Zoning Committee will be held on Monday, February 18, 2013 at 6 PM at the Government Center. The Zoning Committee Work Session will be held on Wednesday, February 27, 2013 at 4:30 PM at the Government Center, and City Council will render a decision on this rezoning request on Monday, March 18, 2013 at 6 PM at the Government Center.

John Carmichael then shared the rezoning plan and the building elevations that depict the front elevation of Building 1 and the rear elevations of Buildings 4 and 5. John Carmichael stated that the development could contain up to 8 principal buildings and 3 accessory buildings. A maximum of 525,000 square feet of floor area could be developed on the site under this rezoning plan.

Access into the site would be from Steele Creek Road and Shopton Road. Entrance Drive would be extended to Gable Road, but it would not connect to Gable Road until such time that Gable Road is improved from the site to Shopton Road.

The permitted uses on the site would be those uses permitted by right and under prescribed conditions in the I-1 zoning district that are also allowed in the I-2 zoning district and any accessory uses relating to such uses.

Matt Cochrane then discussed the building elevations in more detail and discussed the overall quality of the proposed buildings and the development. Matt Cochrane also provided information on Eastgroup Properties, LP.

John Carmichael stated that the Petitioner believes that this development would be a quality development that could bring quality jobs to the area. John Carmichael stated that bringing employees to the site could help the struggling retail developments in the area.

With respect to the impacts of the proposed development, John Carmichael advised that CDOT estimates that the development of the site under the existing zoning would generate approximately 12,700 vehicular trips per day, and the development proposed under this rezoning request would generate approximately 3,300 vehicular trips per day. Therefore, from a traffic standpoint, the proposed development would be less impactful than the development of the site under its existing zoning.

John Carmichael advised that this proposed development was the subject of a previous rezoning request (Rezoning Petition No. 2012-086) that was denied by City Council on November 12, 2012. The Planning Staff and the Zoning Committee had recommended the approval of Rezoning Petition No. 2012-086.

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 and the comments that were received at the meeting.

- Matt Cochrane stated that the percentage of office space in Building 2 would be approximately 30%.

- In response to a question, Jim McGovern stated that he did not know if a traffic signal would be installed at the I-485 ramp. He stated that maybe a signal will be installed when the Tanger Outlet Center is developed.
- In response to a question, Matt Cochrane stated that there would not be a hotel on the site if the site is rezoned as requested.
- In response to a question, Matt Cochrane stated that Buildings 2 and 3 would likely be built first and maybe Building 1 as well. Buildings 4 and 5 would likely be the last buildings constructed on the site.
- In response to a question, Jim McGovern advised that screening would be provided along I-485. Matt Cochrane stated that visibility from I-485 is not important for this proposed development.
- An area property owner stated that he thought that the proposed development was beautiful. All three of the area property owners who attended the Community Meeting stated that they are supportive of the rezoning request and the proposed development. They thought the proposed development would be beneficial to the area.
- In response to a question, Matt Cochrane stated that the building elevations were developed for this particular site.
- In response to a question, Jim McGovern described the buffers, berms and landscaping proposed for the site.
- In response to a question, Matt Cochrane stated that Buildings 4 and 5 would be front loaded buildings.

Council Member Mayfield arrived at the meeting, and Matt Cochrane shared and discussed the rezoning plan with Council Member Mayfield.

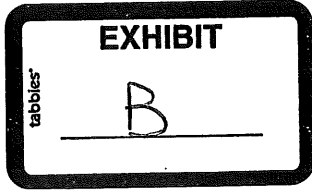
CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

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

Respectfully submitted, this 7th day of February, 2013.

EASTGROUP PROPERTIES, LP, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission (via email)
Mr. Matt Cochrane, Eastgroup Properties, LP (via email)



Eastgroup Properties, LP, Petitioner
Rezoning Petition No. 2013-021

Community Meeting Sign-in Sheet

Chapel at Steele Creek Presbyterian Church
7407 Steele Creek Road
Charlotte, NC 28217

Thursday, January 24, 2013
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Wilson Jones & Olivia	6619 Wheeler Dr Char 28211	704-3668891	band.mane@juno.com
2.	Calhoun Prines Inc.	5201 Monroe Rd. Char 28205	704-567-9820	
3.	Jeff Harper	3220 (Rutland)	704-804-5765	Jeff.Harper@car.ill.com
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