

COMMUNITY MEETING REPORT
Petitioner: Eastgroup Properties, LP
Rezoning Petition No. 2016-009

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 December 4, 2015. 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 Tuesday, December 15, 2015 at 6:45 p.m. in the Billie Watt Classroom 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. The Petitioner's representatives at the Community Meeting were John Coleman (Eastgroup Properties, LP), Nick Jones (Eastgroup Properties, LP), John Carmichael (Robinson, Bradshaw & Hinson, P.A.) and Ty Shaffer (Robinson, Bradshaw & Hinson, P.A.).

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

John Carmichael stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2016-009. Eastgroup Properties, LP is the Petitioner under this Rezoning Petition.

John Carmichael stated that the site subject to this Rezoning Petition is an approximately 48 acre site located on the west side of Sandy Porter Road between Shopton Road and Interstate 485. He explained that this project would be Phase 3 of Steele Creek Commerce Park, and he identified Phases 1 and 2 of Steele Creek Commerce Park on the conditional rezoning plan. He explained that the buildings proposed for Phase 3 would look like the buildings currently existing in Phases 1 and 2. John Carmichael referred the attendees to the renderings of the existing buildings in Phases 1 and 2 of Steele Creek Commerce Park brought to the meeting by the Petitioner.

John Carmichael stated that the site currently is zoned R-3 and that the Petitioner is seeking to have the property rezoned to I-1(CD), which would accommodate warehouse, distribution and some office uses. He also explained that the (CD) indicates a conditional rezoning, which means that the use and development of the site would be governed by the conditional rezoning plan.

John Carmichael outlined the schedule related to the Rezoning Petition:

- Tuesday, January 19, 2016 at 6:00 PM—Public Hearing
- Wednesday, January 27, 2016 at 4:30 PM—Zoning Committee Work Session
- Monday, February 15, 2016 at 6:00 PM—City Council decision

John Carmichael gave an overview of the conditional rezoning plan and proposed development, and he noted that the Petitioner has received staff comments and would submit a revised conditional rezoning plan to the City. He stated that the site would have four buildings and a maximum of 525,000 square feet of gross floor area. The conditional rezoning plan calls for a 90%-10% split of warehouse-to-office uses. He noted that the plan calls for continuing the internal park drive to Sandy Porter Road, and this drive would be a private street built to public street standards and open to the public. This private street would be maintained by the Petitioner.

John Carmichael explained the buffering from surrounding parcels depicted on the conditional rezoning plan. He also explained that the Petitioner was expecting that it would have to make some improvements to Gable Road, although it still is possible that it will be abandoned.

John Carmichael introduced John Coleman of Eastgroup Properties, LP. John Coleman discussed Eastgroup Properties, LP, which is a publicly traded REIT with a focus on building quality parks and leasing them to quality tenants. John Coleman explained that the Petitioner is a long-term owner of its developments. He also stated that Phase 3 would not be developed for any heavy manufacturing. John Coleman also introduced his colleague, Nick Jones, the Petitioner's local representative.

John Carmichael added some additional details regarding the conditional rezoning plan and renderings. He stated that the plan calls for a 40 foot maximum building height, just like the current buildings in Phases 1 and 2. John Carmichael also noted that the Petitioner's proposed use is consistent with the Steele Creek Area Plan.

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 and concerns that were expressed at the meeting.

- An individual asked about the likely timing for closing the real estate purchases. John Coleman said that February 15, 2016 is the decision date, and if all goes well, he is hopeful that closings will follow by the end of March 2016. John Coleman stated that most of the Petitioner's due diligence has been completed and the rezoning process is the final contingency at the moment. If the rezoning decision is delayed, then closings would be pushed back. John Coleman added that property owners selling to the Petitioner will be given plenty of notice prior to closing, and also that the Petitioner will work to give

ample time for sellers to relocate following closing (including remaining on the property for some period following closing). John Coleman stated that he is not sure when construction on Phase 3 would begin, as that decision would be market driven. John Coleman also offered to answer any additional questions about this process, going forward.

- John Carmichael delivered his introductory remarks again for the benefit of late arriving attendees, and noted that the Petitioner is still working with CDOT regarding transportation improvements.
- An individual asked whether Gable Road would remain as part of the proposed project. John Carmichael stated that at this point, it would remain. He also noted that the Subdivision Ordinance would require some improvements to Gable Road.
- The same individual asked who will maintain berms near Gable Road. John Coleman stated that any berm on the Petitioner's property would be maintained by the Petitioner.
- With respect to Phases 1 and 2 of Steele Creek Commerce Park, the same individual expressed concerns about the removal of trees intended for buffering, riprap left in the right-of-way and rocks and weeds in the berms across from her house. John Coleman committed to checking with the contractor working on that project (not part of this rezoning request) regarding these issues.
- The same individual asked what would happen to the area behind her house, whether trees behind the house would be removed, and what would happen to Steele Creek. John Coleman explained the buffering proposed on the conditional rezoning plan behind her house. John Coleman also explained that the trees behind her home located in the buffer would be undisturbed. He also stated that the Petitioner would not do anything to Steele Creek.
- John Carmichael informed the attendees that a revised conditional rezoning plan would be submitted by noon on Friday, December 18, 2015, and that it would incorporate changes in response to comments from the City. John Coleman noted that the City likely would require some paving of Gable Road, down to the Sherrill parcel just north of the Wall property.
- John Carmichael thanked everyone for attending the meeting, as many of the attendees left at this time.
- An individual raised concerns about dust created by construction in Phases 1 and 2, and she stated that the dust harmed the health of her dog and adversely impacted her property. John Coleman reiterated the Petitioner's ongoing efforts to address concerns and to try to solve any problems.
- The same individual stated that she does not want any traffic on the internal street that would cross Gable Road. John Carmichael pointed out that the Steele Creek Area Plan

calls for that street to be connected through to Sandy Porter Road. John Coleman offered to discuss ways to help keep traffic from going down Gable Road to this resident's property.

- The same individual again raised concerns about tree buffering. John Coleman explained the undisturbed tree buffer proposed for the project.
- John Carmichael asked the individual who raised this line of questions whether she had invited Mr. Coleman or any other representative of the Petitioner to her property to view any of the issues she identified. The individual confirmed that she had never done so. John Coleman committed to visiting the individual's property if she would allow him to do so. He also committed to looking into the issues she raised (riprap, berms, tree lines and buffers).
- John Carmichael adjourned the meeting and thanked the remaining attendees for their time.

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

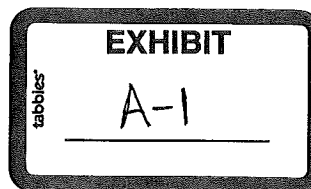
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 8th day of January, 2016.

Eastgroup Properties, LP, Petitioner

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via e-mail)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via e-mail)
Mr. John Coleman (via e-mail)
Mr. Nick Jones (via e-mail)

Pet_No	TaxPID	ownerlastn	ownerfrist	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-009	20107101	5127 SANDY PORTER ROAD LLC				9225 PROVIDENCE RD		CHARLOTTE	NC	28277
2016-009	20107103	BOWEN	ELIZABETH H			4433 SHOPTON RD		CHARLOTTE	NC	28217
2016-009	20108202	CONSTANCE	DANIEL SALVATORE			4829 SANDY PORTER RD		CHARLOTTE	NC	28273
2016-009	20146116	DINH	VIEN	VY	DINH	4832 SANDY PORTER RD		CHARLOTTE	NC	28273
2016-009	20146117	DINH	VIEN	VY	DINH	4832 SANDY PORTER RD		CHARLOTTE	NC	28273
2016-009	20107201	EASTGROUP PROPERTIES LP			ATTN: CHRIS KIRBY	4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273
2016-009	20107204	EASTGROUP PROPERTIES LP			EDWARDS	4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273
2016-009	20109201	EASTGROUP PROPERTIES LP			ATTN CHRIS KIRBY	4725 ENTRANCE DR STE G		CHARLOTTE	NC	28273
2016-009	20107107	EDWARDS	TONY ANDREW	JONATHAN LEE	EDWARDS	1647 MERRY OAKS RD		CHARLOTTE	NC	28205
2016-009	20107102	FAITH INCREASE LLC			C/O WITHERSPOON ROSE CULTURE	3312 WATKINS RD		DURHAM	NC	27707
2016-009	20107104	GABLE	REBECCA MOORE			2521 RIVERFORK RD		CLOVER	SC	29710
2016-009	20107112	HARRAH	TERRI F			4928 GABLE RD		CHARLOTTE	NC	28273
2016-009	20146115	JUGIS	PETER J (BISHOP) R/C/D/C			PO BOX 36776		CHARLOTTE	NC	28236
2016-009	20146106	LIBERTY PROPERTY LIMITED PARTNERSHIP				500 CHESTERFIELD PY		MALVERN	PA	19355
2016-009	20107111	MCCORKLE	DEBORAH A	KENNETH	MCCORKLE	917 WOODBURY PL		GARDEN CITY	SC	29576
2016-009	20146118	PHAM	HEIP	PHUNG PHI	HUYNH	4317 HORSE SHOE BEND		MATTHEWS	NC	28104
2016-009	20146119	PHAM	HIEP	PHUNG PHI	HUYNH	4317 HORSE SHOE BEND		MATTHEWS	NC	28104
2016-009	20146114	PHAM	HIEP	PHUNG PHI	HUYNH	4317 HORSE SHOE BEND		MATTHEWS	NC	28104
2016-009	20108201	PORTER	BARBARA G			5004-B ROSEBORO CT		LOWELL	NC	28098
2016-009	20107227	PUBLIC LIBRARY OF CHARLOTTE AND MECKLENBURG	COUNTY			310 NORTH TRYON ST		CHARLOTTE	NC	28202
2016-009	20146112	S H MARIA INC				4317 HORSESHOE BEND		MATTHEWS	NC	28104
2016-009	20107113	SHERRILL	KIMBERLY J			PO BOX 224		CHIMNEY ROCK	NC	28720
2016-009	20146110	SHOPTON DEVELOPMENT LLC				440 SOUTH CHURCH ST #800		CHARLOTTE	NC	28202
2016-009	20107106	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-009	20107110	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-009	20105106	STEELE CREEK (1997) LP				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-009	20105301	STEELE CREEK (1997) LP				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-009	20109301	STEELE CREEK (1997) LP				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-009	20107105	WALL	MICHAEL	JACQUELINE	WALL	4830 GABLE RD		CHARLOTTE	NC	28273
2016-009	20107109	WEST	MAURICIO W	ROMAN CATHOLIC D/CHLT	DIOCESAN ADMINISTRATOR OF THE	PO BOX 36776		CHARLOTTE	NC	28236
2016-009	20107108	WESTALL	WILLIAM D	JOYCE B	WESTALL	5101 SANDY PORTER RD		CHARLOTTE	NC	28273



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	M: MailZip
2016-009	Lad	Ackerman	Eagle Lake Fishing Club, Inc.	5525 Eagle Lake Drive South	Charlotte	NC 28217
2016-009	Bailey	Dunmire	Sullivan's Trace HOA	9006 Gerald Drive	Charlotte	NC 28217
2016-009	Alex	Taylor	Sullivan's Trace HOA	8849 Gerrin Court	Charlotte	NC 28217
2016-009	William	Harraman	Clearview Acres	9021 Steele Creek Road	Charlotte	NC 28217
2016-009	William	Harraman	Clearview Acres	9100 Paragon Drive	Charlotte	NC 28273

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2016-009** filed by Eastgroup Properties, LP to request the rezoning of an approximately 47 acre site located on the west side of Sandy Porter Road, north of I-485 and east of Gable Road, from the R-3 zoning district to I-1 (CD) zoning district

Date and Time of Meeting: Tuesday, December 15, 2015 at 6:45 p.m.

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

We are assisting Eastgroup Properties, LP (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 47 acre site located on the west side of Sandy Porter Road, north of I-485 and east of Gable Road, from the R-3 zoning district to I-1 (CD) zoning district. The purpose of the rezoning request is to accommodate the development of an additional phase of Steele Creek Commerce Park that could contain up to 525,000 square feet of gross floor area.

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.

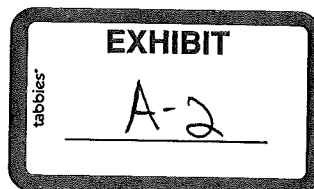
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, December 15, 2015 at 6:45 p.m. in the Billie Watt Classroom at Steele Creek Presbyterian Church located at 7407 Steele Creek Road 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.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)
Mr. John Coleman, Eastgroup Properties, LP (via email)

Date Mailed: December 4, 2015

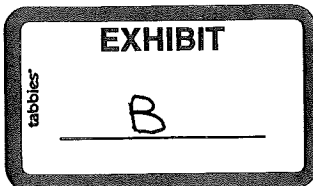


**Eastgroup Properties, LP, Petitioner
Rezoning Petition No. 2016-009**

Community Meeting Sign-in Sheet

**Steele Creek Presbyterian Church
Billie Watt Classroom
7407 Steele Creek Road
Charlotte, NC 28217**

**Tuesday, December 15, 2015
6:45 P.M.**



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	William Webster	5101 Sandy Porter	704 588 1736	None
2.	Terri Hannah	4928 Gable Rd.	704-965-7812	terrihannah7@gmail.com
3.	REV. TRI TRUONG	4929 Sandy Porter	704 - 504 - 0807	jeffreyward@gmail.com
4.	Marshall Williamson	ii	704-258-2244	Marshall.Williamson@Lincoln.org
5.	JACKIE WALL	4830 GABLE RD	704-588-7348	XXXXXXXXXXXXXXXXXXXX
6.	MIKE WALL	4830 Gable Rd.	11 11 11	Lied out 50' Tree Buffer
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