

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-127**

**Petitioner:** Steele Creek (1997) LLC

**Rezoning Petition No.:** 2016-127

**Property:** ± 6.02 acres located along Dixie River Road (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission 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 September 6, 2016, 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 August 25, 2016. 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 September 6, 2016 at 7:00 PM**, at Central Steele Creek Presbyterian Church, 9401 South Tryon Street, Charlotte, NC 28273.

**PERSONS IN ATTENDANCE AT MEETING:**

There were no attendees, therefore there is no sign-in sheet attached. The Petitioner's representative at the required Community Meeting was Chris Thomas with Childress Klein Properties. Also in attendance was Bridget Dixon with Moore & Van Allen, PLLC.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

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

**Introduction and Overview of Development Plan.**

Not applicable

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

There were no attendees in attendance.

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

Not applicable

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Chris Thomas, Childress Klein  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-127	19925102	ALTA BEREWICK LLC				1001 MOREHEAD SQUARE DR	SUITE 250	CHARLOTTE	NC	28203
2016-127	19923706A	BEREWICK APARTMENTS LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2016-127	19923706B	BEREWICK APARTMENTS LLC				4777 SHARON RD STE 550		CHARLOTTE	NC	28210
2016-127	19924113	CHARLOTTE OUTLETS LLC				PO BOX 6120		INDIANAPOLIS	IN	46206
2016-127	19924162	CUSTOM OUTLOTS LLC			ATTN: TONY D TOWNLEY	1040 FOUNDERS BLVD STE 100		ATHENS	GA	30606
2016-127	19924309	DIXIE RIVER LAND CO LLC			C/O PAPPAS PROP	1111 METROPOLITAN AVE	SUITE 325	CHARLOTTE	NC	28204
2016-127	19924149	DIXIE RIVER LAND COMPANY				1111 METROPOLITAN AVE SUITE 325		CHARLOTTE	NC	28204
2016-127	19923720	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923721	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923723	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923796	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923707A	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923707B	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923708A	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923708B	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923709A	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923709B	DIXIE RIVER LAND COMPANY LLC				1111 METROPOLITAN AVE STE 325		CHARLOTTE	NC	28204
2016-127	19923718	DIXIE RIVER ROAD REALTY LLC				13024 BALLANTYNE CORPORATE PL	SUITE 250	CHARLOTTE	NC	28277
2016-127	19923722	FC BEREWICK LLC				8040 ARROWRIDGE BLVD SUITE 100		CHARLOTTE	NC	28273
2016-127	19923713	HT BEREWICK LLC			C/O PAPPAS PROPERTIES LLC	1111 METROPOLITAN AVE #325		CHARLOTTE	NC	28204
2016-127	19923715	HT BEREWICK LLC			C/O PAPPAS PROPERTIES LLC	1111 METROPOLITAN AVE #325		CHARLOTTE	NC	28204
2016-127	19923719	HT BEREWICK LLC			C/O PAPPAS PROPERTIES LLC	1111 METROPOLITAN AVE #325		CHARLOTTE	NC	28204
2016-127	19923797	HT BEREWICK LLC			C/O PAPPAS PROPERTIES LLC	1111 METROPOLITAN AVE #325		CHARLOTTE	NC	28204
2016-127	19923798	HT BEREWICK LLC			C/O PAPPAS PROPERTIES LLC	1111 METROPOLITAN AVE #325		CHARLOTTE	NC	28204
2016-127	19924153	MCDONALD'S REAL ESTATE COMPANY		(L/C: 032-1517)	C/O MCDONALD'S CORPORATION	PO BOX 182571		COLUMBUS	OH	43218
2016-127	19924301	PATTERSON	SAMUEL M JR			198 WILLWOOD CR		ROCK HILL	SC	29730
2016-127	19924154	SAM'S INVESTMENTS II INC LLC				7935 COUNCIL PLACE STE 200		MATTHEWS	NC	28105
2016-127	19924158	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2016-127	19924159	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2016-127	19924160	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2016-127	19924161	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2016-127	19924163	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2016-127	19924164	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD	SUITE 640	CHARLOTTE	NC	28210
2016-127	19924166	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-127	19924167	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-127	19924168	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2016-127	19924165	STEELE CREEK HOTEL HOLDINGS LLC				5700 CREEDMOOR RD STE 205		RALEIGH	NC	27612
2016-127	19924137	WATERS CONSTRUCTION CO INC				7620 BAULTUSROL LN		CHARLOTTE	NC	28210
2016-127		JEFF BROWN, KEITH MACVEAN, & BRIDGET DIXON			MOORE & VAN ALLEN, PLLC	100 N. TYRON ST., SUITE 4700		CHARLOTTE	NC	28210

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	M: MailZip							
2016-127	Alex	Taylor	Sullivan's Trace HOA	8849 Gerrin Court	Charlotte	NC 28217							
2016-127	William	Harraman	Clearview Acres	9100 Paragon Drive	Charlotte	NC 28273							
2016-127	Beverly	Berglass	Berewick NA	6327 Breckfield Court	Charlotte	NC 28278							
2016-127	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273	13938	DINGESS	RD	CHARLTOT	NC	28273	13938 Dingess Rd
2016-127	Al	Winget	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278	12238	WINGET	RD	CHARLOTT	NC	28278	12238 Winget Rd

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-127 – Steele Creek (1997) LLC**

Subject: Rezoning Petition No. 2016-127  
Petitioner/Developer: Steele Creek (1997) LLC  
Current Land Use: Vacant  
Existing Zoning: CC(LLW-PA) and MUDD-O(LLW-PA)  
Rezoning Requested: CC SPA(LLW-PA) and MUDD-O SPA(LLW-PA)

**Date and Time of Meeting:** **Tuesday, September 6, 2016 at 7:00 p.m.**

Location of Meeting: Central Steele Creek Presbyterian Church  
9401 South Tryon Street  
Charlotte, NC 28273

Date of Notice: **August 25, 2016**

We are assisting Steele Creek (1997) LLC (the “Petitioner”) on a Rezoning Petition recently filed to amend the permitted uses among the development areas (the “Site”) located on along Dixie River Road. 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 ±6.02 acres from CC(LLW-PA) and MUDD-O(LLW-PA) to CC SPA(LLW-PA) and MUDD-O SPA(LLW-PA). The proposed site plan amendment includes a proposed hotel use at the intersection of Shopton Road and Dixie River Road as well as an additional use with a drive thru at Trojan Drive and Dixie River Road (see attached). This amended plan eliminates a previously approved convenience store and gas station.

**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 Tuesday, September 6, 2016 at 7:00 p.m. at Central Steele Creek Presbyterian Church, 9401 South Tryon Street, Charlotte, NC 28273.** 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 Bridget Dixon (704-331-2379) or Keith McVean (704-331-3531). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Chris Thomas, Childress Klein Properties  
Shaun Tooley, Land Design  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

# Site Location

