

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-121**

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

**Rezoning Petition No.:** 2018-121

**Property:** ±265 acres located off of Arrowood Road near I-485 (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Tuesday, November 13<sup>th</sup>, 2018. 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 11/2/2018. 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 Tuesday, November 13<sup>th</sup>, 2018 at 6:30 PM, at Drury Inn & Suites Arrowood – Lure Meeting Room, 8925 Red Oak Blvd, Charlotte, NC 28217.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting was Chris Thomas of Childress Klein Properties. Also in attendance was Jeff Brown with Moore & Van Allen, PLLC.

### **SUMMARY OF ISSUES DISCUSSED AT MEETING:**

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

##### **Introduction and Overview of Development Plan.**

Jeff Brown of Moore & Van Allen, assisting the Petitioner, opened the meeting and welcomed those in attendance. Mr. Brown introduced Chris Thomas, who was in attendance on behalf of the Petitioner, and then asked those in attendance to introduce themselves and if they felt comfortable where they lived or their interest in the Rezoning.

Mr. Brown and Mr. Thomas then provided an overview presentation (see attached images presented at the meeting), which dealt with the history of the area and the rezoning site, the current zoning of the site, the overall rezoning process and timeline, and the proposed rezoning plan.

It was explained that the rezoning site is located off of I-485 and Arrowood Road and Sandy Porter Road. It is located across Arrowood Road from the Top Golf facility. 40% of the property was rezoned in 2013 for a combination of office and industrial/distribution uses and the remainder of the property still has the residential zoning that is left over from the old zoning for the property of many years ago.

Mr. Brown explained that at a high level the rezoning seeks to expand the amount of the existing previously approved distribution uses onto the adjacent property to the east and create closer to I-

485/Arrowood Road a mixed use retail, small scale office and residential development. Mr. Thomas mentioned that this type of land use plan has been successful in other areas such as the Afton Ridge in Cabarrus County.

Mr. Brown highlighted the significant SWIM buffer and tree save areas along the northern part of the site that provide a very large separation from the properties located adjacent to that boundary. The nature of the access and the benefits, for instance in the new road that will connect Arrowood Road and Sandy Porter Road were also reviewed.

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

After the presentation by Petitioner, Mr. Brown and Mr. Thomas opened the meeting up to questions and discussions summarized generally below.

### **Access to the Site.**

Some asked that Petitioner review in more detail the proposed access to the site. Petitioner showed the access locations along Arrowood Road, and the new connector road that will connect Arrowood to Sandy Porter Rd. Mr. Tran, who is affiliated with the Church located near the intersection with Sandy Porter, asked about the way that intersection at Sandy Porter would function. Petitioner said it would be mindful of ensuring coordination in that regard with the Church and any other nearby development along Sandy Porter.

### **Types of Uses.**

Several in attendance asked about the types of uses to be developed as part of the rezoning. It was explained that most of the site would be developed for distribution uses and other uses permitted under I-1 and these would be located on the northern side of the new connector road to be built within the property. There will be a mixed use retail, small scale office and apartment development in a smaller town center type of format at the corner formed by Arrowood Road and I-485. This would likely include restaurants and some small scale office uses. Also a well-designed pedestrian friendly apartment development is planned.

One individual expressed strong support for the benefits of the proposed distribution uses as a good nearby use but also some concern with the proposed apartments. It was noted that the apartments are located a long distance from the nearby properties to the north and separated by the proposed distribution uses and SWIM buffer/creek areas.

One resident liked the mixed use village component of the rezoning and its benefits for sustainability and property values. Others expressed interest in quality restaurants since there is very little retail of that kind in this area. It was noted that a limited # of drive-through window facilities is permitted.

### **Phasing/Timeline of Development.**

Some in attendance asked when the development would start and the overall timing. Mr. Thomas mentioned that assuming a successful rezoning in the first half of 2019, the project would go into design development prior to starting any grading work. Petitioner anticipates that some amount of distribution/industrial based uses would start in the first phase along with possible some of the uses along Arrowood Road but a phasing plan has not been fully developed at this point. It was noted that the overall project development would involve a build-out over 10 to 15 years.

### **Annexation.**

One person asked if the rezoning site would be annexed into the City. The Petitioner indicated that it was anticipated that the property would be annexed into the City but the timeframe was not known at this time.

### **Transportation Aspects.**

A portion of the discussion part of the meeting related to transportation aspects. It was explained that a Traffic Study was underway and will be reviewed with CDOT and NCDOT. It was noted that NCDOT & CDOT support the access locations off of Arrowood Road including the “left-over” access into the mixed use component.

The Traffic Study will identify some transportation improvements that may be needed to mitigate the impact of traffic from the new development. These could include turn lanes for possible extensions of lanes. It was noted that the new connector road from Arrowood to Sandy Porter Road should provide for a community benefit.

It was also noted that new sidewalks and streetscape along Arrowood Road along the development frontage will be installed as well as significant pedestrian walkability features within the site. One individual asked about improved sidewalks on the bridge over I-485. Petitioner’s representatives felt that this would be a difficult item to add given complexity and cost considerations.

Some discussion took place regarding the desired long term connectivity sought from the rezoning site to the property to the north that would allow access someday to Shopton Road. Petitioner mentioned that the creek and SWIM buffer areas make such a connection very challenging. It did mentioned that it has agreed to provide a stub street to the southern edge of the creek/SWIM buffer area and is willing to consider making right of way available beyond the creek to the boundary on a timeline to be determined.

Petitioner indicated that it would reach out to Mr. Tran in connection with the Church and connection to Sandy Porter once the Traffic Study aspects and design items were better determined.

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

Petitioner plans to continue discussions on the Petition during the rezoning process. The residents & stakeholders in attendance appreciated that a number of commitments and protections have already been incorporated into the rezoning plan.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Phil Norwood, Steele Creek (1997) LLC  
Matt Porter, Steele Creek (1997) LLC  
Chris Thomas, Childress Klein  
Landon Wyatt, Childress Klein  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

# **STEELE CREEK (1997), LLC**

*Rezoning Petition 2018-121*

# Conditional Zoning & Schedule

- Provides commitments greater than Ordinance requirements
- Opportunities to design for context/site
- **Tentative Schedule:**
  - Public Hearing: January 22, 2019
  - Zoning Committee: February 5, 2019
  - Council Decision: February 18, 2019

# Site and Vicinity Context





# Site and Vicinity Context





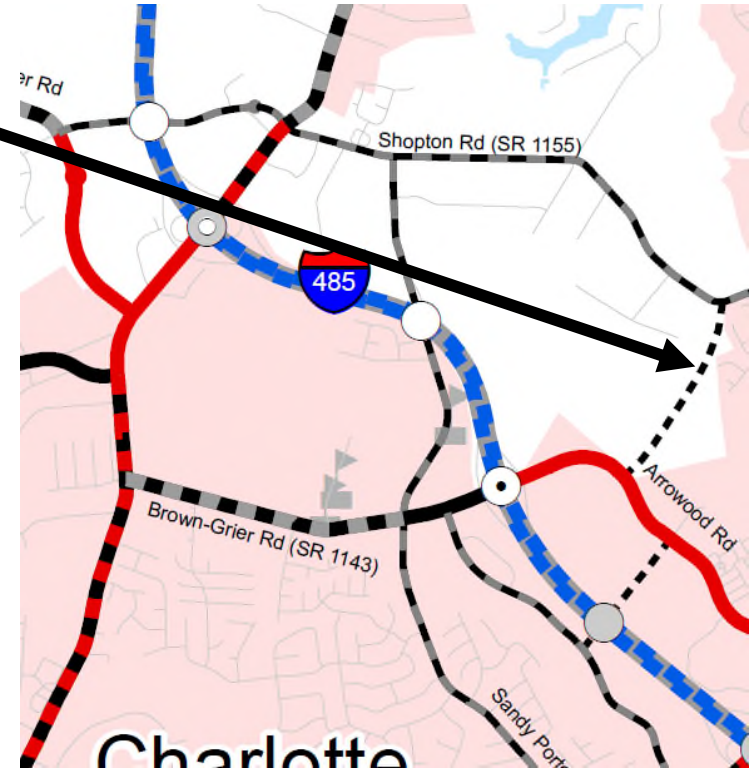
# Site Plan



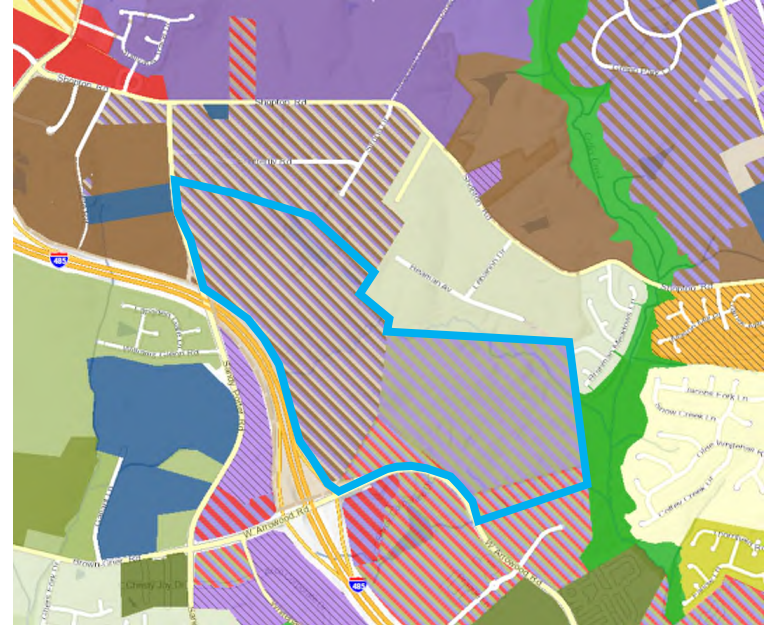


# Thoroughfare Plan

Proposed Connection between  
Arrowood & Shopton



# Land Use Consistency



2018-121	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-121	20101335	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E. 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-121	20101343	MCGOWAN	CYNTHIA D	DARRAL H	POOLE	2929 BRAHMAN MEADOWS LN		CHARLOTTE	NC	28273
2018-121	20101344	LOFTON	TERRENCE A	CHRISTIE K	LOFTON	2933 BRAHMAN MEADOWS LN		CHARLOTTE	NC	28273
2018-121	20101345	CASTRO	JOHANNA			2939 BRAHMAN MEADOWS LN		CHARLOTTE	NC	28273
2018-121	20101346	FULLMAN	MATTHEW J			2947 BRAHMAN MEADOWS LN		CHARLOTTE	NC	28273
2018-121	20101347	GOODMAN	KENNETH D			2951 BRAHMAN MEADOWS LN		CHARLOTTE	NC	28273
2018-121	20101348	PATRICK	TERESA SUE			2948 BRAHMAN MEADOWS LN		CHARLOTTE	NC	28273
2018-121	20101349	MAGRAW	KELSEY ANN			2944 BRAHMAN MEADOWS LN		CHARLOTTE	NC	28273
2018-121	20101350	CALDAS	JUAN C	WENDY	CALDAS	7118 SIMBRAH WAY		CHARLOTTE	NC	28273
2018-121	20101351	BRUFLODT	SHANNA			7112 SIMBRAH WY		CHARLOTTE	NC	28208
2018-121	20101352	MENENDEZ	OSCAR	JENNIFER	BENITEZ	7106 SIMBRAH WY		CHARLOTTE	NC	28273
2018-121	20101353	LOVETT	AARON NEIL			7102 SIMBRAH WY		CHARLOTTE	NC	28273
2018-121	20101354	SANDOVAL	EUCLIDES M	ORFILIA S	SANDOVAL	7107 SIMBRAH WY		CHARLOTTE	NC	28273
2018-121	20101355	ROSADO	MARVIN	GRISSELL	DELGADO	7111 SIMBRAH WY		CHARLOTTE	NC	28273
2018-121	20101356	DOBY	THOMAS			7115 SIMBRAH WY		CHARLOTTE	NC	28273
2018-121	20101357	BARWICK	PATRICK			7119 SIMBRAH WAY		CHARLOTTE	NC	28273
2018-121	20101359	CORDERO	MARGARITA A			7038 BLITHE LOW PL		CHARLOTTE	NC	28273
2018-121	20101360	RIVERA	ANABEL	THOMAS	RIVERA	7034 BLITHE LOW PL		CHARLOTTE	NC	28273
2018-121	20101361	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS	CA	91301
2018-121	20101362	MCCAIN	RONALD R	MARNITA L	MCCAIN	7016 BLITHE LOW PL		CHARLOTTE	NC	28273
2018-121	20101363	VARNEY	RAMONA RENEA	ERIC LEMONT	BROWN	7010 BLITHE LOW PL		CHARLOTTE	NC	28273
2018-121	20101364	COCHRAN	TIASHEENA L			1916 COUNTRYMAN CT APT 10		CHARLOTTE	NC	28210
2018-121	20101401	SMITH	JAMES NORFLEET			7005 BLITHE LOW PL		CHARLOTTE	NC	28273
2018-121	20101402	ANDINO	WILLIAM B TREJO			7011 BLITHE LOW PL		CHARLOTTE	NC	28273
2018-121	20101403	VERDREE	RAYMOND EARL	CHERRISSE GEORGE	VERDEE	7017 BLITHE LOW PL		CHARLOTTE	NC	28273
2018-121	20101404	ROMERO	MARCO T			7023 BLITHE LOW PLACE		CHARLOTTE	NC	28273
2018-121	20101405	GONZAGA	FROILAN B			7027 BLITHE LOW PL		CHARLOTTE	NC	28273
2018-121	20101406	ASSAEL	IAN ROBERT			703 I BLITHE LOW PLACE		CHARLOTTE	NC	28273
2018-121	20105106	STEELE CREEK (1997) LP				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2018-121	20105108	GAMBRELL	SARAH BELK		C/O BELK GROUP STORES	6100 FAIRVIEW RD UNIT 640		CHARLOTTE	NC	28210
2018-121	20105301	STEELE CREEK (1997) LP				6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2018-121	20105404	OLYMPIC CORPORATE CENTER III LLC				4200 SANDY PORTER RD		CHARLOTTE	NC	28273
2018-121	20106113	EVERETT	ANNA PEGRAM	TRUST	ANNA PEGRAM EVERETT REVOCABLE LIVING	2900 BEAMAN AVE		CHARLOTTE	NC	28273
2018-121	20106114	SABRINSKY	ELIZABETH MARLO	ODLANYER PEREZ	LOYOLA	2901 BEAMAN AV		CHARLOTTE	NC	28273
2018-121	20106115	REID	JOSEPH WARNER	LORETTA H	REID	2915 BEAMAN AVE		CHARLOTTE	NC	28273
2018-121	20106116	KNAPP	DENNIS P	KELLY R	KNAPP	2933 BEAMAN AV		CHARLOTTE	NC	28273
2018-121	20106117	FISHER	JAMES C JR			3009 BEAMAN AVE		CHARLOTTE	NC	28273
2018-121	20106118	BRUCE	WILLIAM E	ELIZABETH R	BRUCE	3025 BEAMAN AVE		CHARLOTTE	NC	28273
2018-121	20106119	CROCKETT	GARY W			3101 BEAMAN AVE		CHARLOTTE	NC	28273
2018-121	20106120	JURNIK	PETR	DINA M	JURNIK	3117 BEAMAN AVE		CHARLOTTE	NC	28273
2018-121	20106121	MCKEON	BRIAN A	NORA	MCKEON	4620 PIEDMONT ROW DR UNIT 407		CHARLOTTE	NC	28210
2018-121	20106122	PERRY	CATHERINE A			22608 MIDDLETON DR		BOCA RATON	FL	33428
2018-121	20106123	BISHOP	MICHAEL R			3226 BEAMAN AVE		CHARLOTTE	NC	28273
2018-121	20106124	BISHOP	PATRICIA W		WYLIE THEODORE BISHOP JR F/T	10601 OLD CAMDEN RD		MIDLAND	NC	28107
2018-121	20106125	CASTILLO	NUBIA	MACARIO	VALLE	146622 ASHETON CREEK DR		CHARLOTTE	NC	28273
2018-121	20106126	FERGUSON	JAMES R JR	MELISSA C	FERGUSON	2909 SHOPTON RD		CHARLOTTE	NC	28217
2018-121	20106128	KARCHASKE	JANELLE			512 READING CT		AIKEN	SC	29803
2018-121	20107110	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR STE 450		ORLANDO	FL	32819
2018-121	20108201	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR	SUITE 450	ORLANDO	FL	32819
2018-121	20108202	EASTGROUP PROPERTIES LP				2966 COMMERCE PARK DR SU 450		ORLANDO	FL	32819
2018-121	20145101	WHITEHALL DEV LP			C/O MERRIFIELD PATRICK	2400 SOUTH BLVD STE 300		CHARLOTTE	NC	28203
2018-121	20145102	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2018-121	20145105	WHITEHALL CORPORATE CENTER DEVELOPMENT LP				5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2018-121	20145110	GPT ARROWOOD OWNER LP			C/O GRAMMERCY PROPERTY TRUST	C/O NATIONAL TAX SEARCH LLC	130 SOUTH JEFFERSON ST STE 300	CHICAGO	IL	60661
2018-121	20145113	CABOT IV-NC1W01 LLC			ATT: CHRISTOPHER MANOCCHIO	ONE BEACON ST	SUITE 1700	BOSTON	MA	02108
2018-121	20145114	WHITEHALL CORPORATE CENTER DEVELOPMENT LP				5950 FAIRVIEW RD	STE 800	CHARLOTTE	NC	28210
2018-121	20145118	30 WEST PERSHING LLC				PO BOX 56607		ATLANTA	GA	30343
2018-121	20145119	VINTA WHITEHALL LLC			C/O MILESH PATEL	2120 SAVOY PL		FORT MILL	SC	29707
2018-121	20146115	JUGIS	PETER J (BISHOP) R/C/D/C			PO BOX 36776		CHARLOTTE	NC	28236
2018-121	20146116	DINH	VIEN	VY	DINH	4832 SANDY PORTER RD		CHARLOTTE	NC	28273
2018-121	20146117	DINH	VIEN	VY	DINH	4832 SANDY PORTER RD		CHARLOTTE	NC	28273
2018-121	20146132	LIBERTY PROPERTY LP				1900 SOUTH BLVD STE 302		CHARLOTTE	NC	28203
2018-121	20146142	LIBERTY PROPERTY LP				1900 SOUTH BLVD STE 302		CHARLOTTE	NC	28203
2018-121	20146144	LIBERTY PROPERTY LP				1900 SOUTH BLVD STE 302		CHARLOTTE	NC	28203
2018-121	20146145	LIBERTY PROPERTY LP				1900 SOUTH BLVD STE 302		CHARLOTTE	NC	28203



2018-121	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-121		Keniah	Robinson	2419 Silverthorn Dr		Charlotte	NC	28273
2018-121	Arrowood Crossing	Daniel	MacRae	2000 Arrowcreek Dr Apt 301		Charlotte	NC	28273
2018-121	Ayrshire Glen	Nakia	Savage	6916 Murray Grey Ln		Charlotte	NC	28273
2018-121	Cedar Run Homeowners Association	Stephen	Perkin	8822 Cedar Runs Way		Charlotte	NC	28273
2018-121	Clearview Acres	William	Harraman	9100 Paragon Dr		Charlotte	NC	28273
2018-121	Mcdowell Meadows Homeowners Association	Elizabeth	Stroud	1011 Yorkdale Dr		Charlotte	NC	28217
2018-121	Steele Creek Residents Association	Dave	Wiggins	13938 Dingess Rd		Charlotte	NC	28273
2018-121	Steele Creek Residents Association	Faith	Triggs	6905 Culloden More Ct		Charlotte	NC	28217
2018-121	Steeleberry Acres Neighborhood Association	Michelle	Stone	8914 Steeleberry Dr		Charlotte	NC	28217
2018-121	SteeleCHASE HOA	Fela	Babb	3222 Silver Spur Court		Charlotte	NC	28273
2018-121	Stoney Ridge Homeowners Association	Frank	Matthews	9006 Gerald Dr		Charlotte	NC	28217
2018-121	Sullivan's Trace Homeowners Association	Alex	Taylor	8849 Gerrin Ct		Charlotte	NC	28217
2018-121	Twelve Oaks	James	Canup	12005 Charing Grove Ln		Charlotte	NC	28210

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-121 – Steele Creek (1997), LLC**

Subject: Rezoning Petition No. 2018-121

Petitioner/Developer: Steele Creek (1997), LLC

Current Land Use: Vacant

Existing Zoning: I-1(CD); O-1(CD); and R-3

Rezoning Requested: MUDD-O and I-1(CD)SPA

**Date and Time of Meeting:** **Tuesday, November 13<sup>th</sup> at 6:30 p.m.**

Location of Meeting: Drury Inn & Suites Arrowood – Lure Meeting Room  
8925 Red Oak Blvd  
Charlotte, NC 28217

Date of Notice: 11/2/18

We are assisting Steele Creek (1997), LLC on a Rezoning Petition recently filed to allow the development of the ±265 acre site located on off of Arrowood Road near I-485 (the “Site”), as shown on the attached locator map. 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 the ±265 acre Site from I-1(CD); O-1(CD); and R-3 to MUDD-O and I-1(CD)SPA. The rezoning will allow the development of the Site for a high quality mix of retail, residential and distribution uses. The proposed plan will include road network improvements and opportunities for restaurants and retail consistent with the community plan for the area. Vehicular access to the Site will be from Arrowood and Sandy Porter Road.

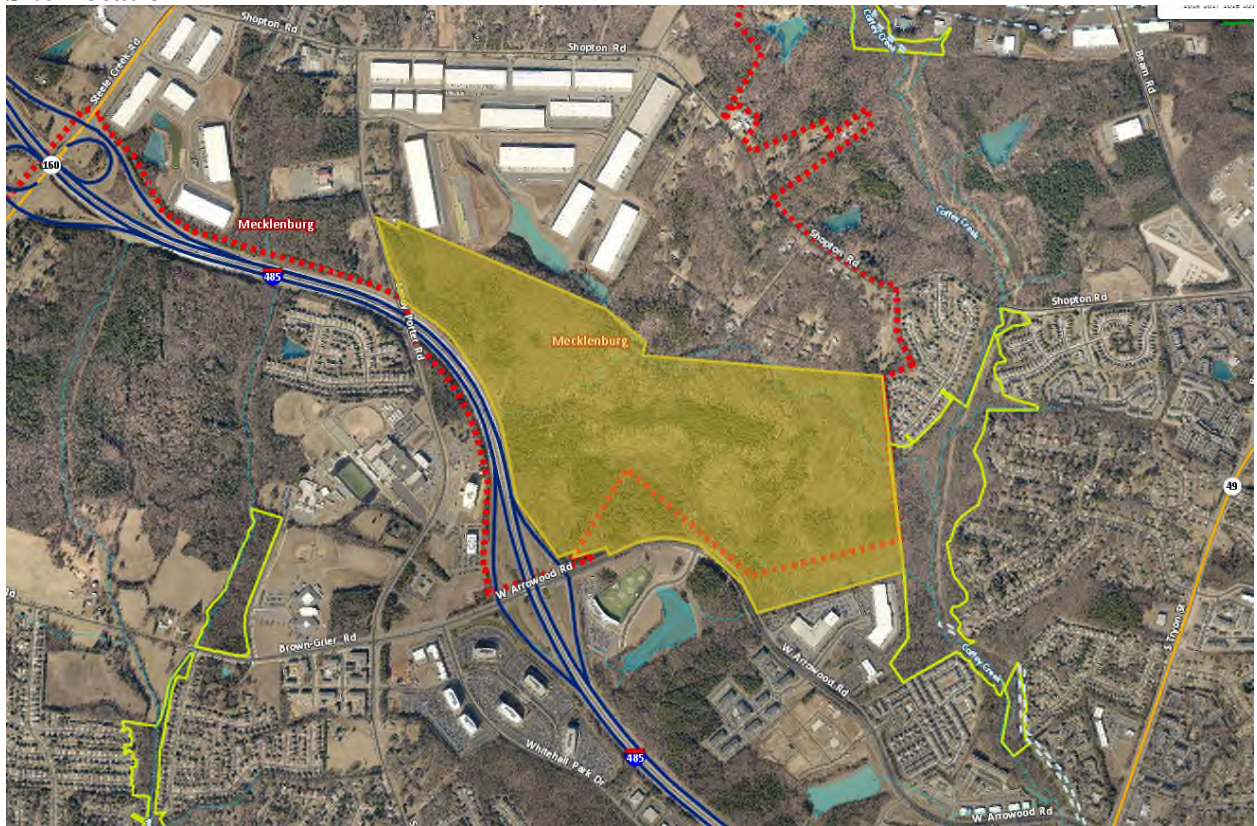
**Community Meeting Date and Location:**

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, November 13<sup>th</sup>, 2018, at 6:30 p.m. at Drury Inn & Suites Arrowood – Lure Meeting Room, 8925 Red Oak Blvd, Charlotte, NC 28217.** 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 Grant (704-331-2379) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Phil Norwood, Steele Creek (1997) LLC  
Matt Porter, Steele Creek (1997) LLC  
Chris Thomas, Childress Klein  
Landon Wyatt, Childress Klein  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location





Steele Creek (1997) LLC – Arrowood Rezoning Petition No. 2018-121  
Community Meeting – November 13, 2018 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Justin McDonald	2100 O'Hara Drive, CLT, 28273	704-957-6353	acjustin@gmail.com
2	VIEN DINH	4832 SANDY PORTER RD 28273	(704) 807-4091	
3	SANDRA FRANCIS	12128 CHARING GROVE LN	704-724-0312	SANDRA.FRANCIS@REAGAN.COM
4	Nora McKeon	4620 Piedmont Row unit 407		
5	BRIAN McKEON	3133 BEAMAN AVE	980-989-3744	BRIAN_McKeon@yahoo.com
6	GARY CROCKETT	3101 BEAMAN AVE	704 622 3116	GCROCKETT@Carolina.PR.com
7	Sue Tanner	2914 Beaman Ave	704-488-4192	sue.tanner721@gmail.com
8	PAUL TRAN	4929 Sandy Porter Rd	704-576-7956	ptran@cabe carolinas.com
9	Kelsey Magraw	2944 Brahman Meadows Ln	585-698-3240	kelsey magraw@gmail.com
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