

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-155

Petitioner: North State Development
Rezoning Petition No.: 2018-155
Property: ± 8.39 acres located at the current end of Dixie River Road just east of Steele Creek Road (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 Thursday, January 31st, 2019, 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 1/18/2019. 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 Thursday, January 31st, 2019 at 7:00 PM, at Berewick Recreation Center, 5910 Dixie River Road, Charlotte, NC 28278.

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 were Shane Seagle and David Dupree with North State Development. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and introduced the audience to the development team. Mr. MacVean then reviewed the site conditions and proposed site plan. This rezoning petition will allow for the development of the site with a mix of non-residential uses.

The meeting was then opened for questions.

II. Summary of Questions/Comments and Responses:

Attendees inquired about the proposed zoning and what was envisioned to be built on the site. The Petitioner explained that the site will be rezoned to I-1(CD) and MUDD(CD). The I-1(CD) portion of the site proposes to construct a two-story building used for assembly of small electronics, office flex space, and other office-like uses allowed in the I-1 zoning district. The MUDD(CD) portion of the site proposes a mixture of office/retail and hotel uses.

One attendee asked about the status of the NCDOT/Steele Creek roadway improvements and the width of the proposed streets for the new development. The proposed roadway improvement plans have been delayed slightly by NCDOT. The proposed plans, we believe, are calling for a six (6) lane Steele Creek Road as it approaches I-485.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

There were no changes as a result of this meeting.

cc: Mayor and Members of Charlotte City Council
David Pettine, Charlotte Mecklenburg Planning Department
Shane Seagle, North State Development
David Dupree, North State Development
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

2018-155	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-155	20109114	MARK OIL COMPANY INC				1115 NORTH CHURCH ST		CHARLOTTE	NC	28232
2018-155	20109116	JARRELL	DAVID E	RENAE J	JARRELL	13420 RIGSBY RD		CHARLOTTE	NC	28273
2018-155	20107310	MCNEIL	WILLIAM GARY	MITZI I	MCNEIL	13421 RIGSBY RD		CHARLOTTE	NC	28273
2018-155	20109102	YAUS	CARL WILLIAM		BENNIE MULL	13428 RIGSBY RD		CHARLOTTE	NC	28273
2018-155	20107503	HOOVER	JOAN H	JANET H	LOWERY	13500 RIGSBY RD		CHARLOTTE	NC	28273
2018-155	20109101	HOOVER	RICHARD DALE		JOAN HELMS	13500 RIGSBY RD		CHARLOTTE	NC	28273
2018-155	20109103	KASHYAP	SUSHIL K	VEENA	KASHYAP	2910 PROVIDENCE VIEW LN		CHARLOTTE	NC	28270
2018-155	20109108	STEELE CREEK (1997)LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210
2018-155	20109104	CASALINO CARTING INC				66-00 LONG ISLAND EXPRESSWAY STE 102		MASPETH	NY	11378
2018-155	20109115	MAZZIOTTA	LILLIAN		(BY ENTIETY)	7214 BEDFORDSHIRE DR		CHARLOTTE	NC	28226
2018-155	20109119	KNCT DIXIE RIVER LLC				8415 SANSFIELD CT		WAXHAW	NC	28173
2018-155	20107307	SOSEBEE	JAMES LEE	DELORES B	SOSEBEE	9111 STEELE CREEK RD		CHARLOTTE	NC	28210
2018-155	20109107	FREEMAN	GERTRUDE H			9501 STEELE CREEK RD		CHARLOTTE	NC	28273
2018-155	20107504	HARPER CAPITAL I LLC			%JEFFREY A HARPER	9935-D REA RD #231		CHARLOTTE	NC	28277

2018-155	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-155	Berewick HOA	Victor	Brown	9445 Glenburn Lane		Charlotte	NC	28278
2018-155	Berewick Neighborhood Association	Beverly	Berglass	6327 Breckfield Court		Charlotte	NC	28278
2018-155	Cedar Brook	Shirley	Lee	10201 Illoria Drive		Charlotte	NC	28273
2018-155	Clearview Acres	William	Harraman	9100 Paragon Dr		Charlotte	NC	28273
2018-155	Stoney Ridge Homeowners Association	Frank	Matthews	9006 Gerald Dr		Charlotte	NC	28217
2018-155	Sullivan's Trace Homeowners Association	Alex	Taylor	8849 Gerrin Ct		Charlotte	NC	28217
2018-155	Village at Prestwick HOA	Jonathan	DuBose	5649 Tipperlinn Way		Charlotte	NC	28278

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2018-155 – North State Development

Subject: Rezoning Petition No. 2018-155
Petitioner/Developer: North State Development
Current Land Use: vacant
Existing Zoning: R-3
Rezoning Requested: I-1(CD) and MUDD(CD)

Date and Time of Meeting: **Thursday, January 31st, 2019 at 7:00 p.m.**

Location of Meeting: Berewick Recreation Center
5910 Dixie River Road
Charlotte, NC 28278

Date of Notice: 1/18/2019

We are assisting North State Development (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the current end of Dixie River Road just east of Steel Creek Road (the “Site”). 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 ± 8.39 acre Site from R-3 to I-1(CD) and MUDD(CD). The proposed site plan extends Dixie River Road through the Site to the eastern property line and will also build a new north south public street. The extension of Dixie River Road and the new north south public street break up the Site into four (4) parcels. Three of the parcels will be zoned MUDD(CD) to allow them to be developed with a variety of non-residential uses allowed in the MUDD zoning district such as office, retail, restaurants, indoor recreational uses and hotels. The portion of the Site to be zoned I-1(CD) may be developed with office uses, office/flex uses that may do some light assembly, along with some warehousing and distribution of products.

The proposed buildings will front on Dixie River Road and the new north south public street. Parking areas will be located to the rear or the side of the proposed buildings. The new public streets will be improved with eight (8) foot planting strips and eight (8) foot sidewalks.

The conditional plan also contains a set of architectural standards that will guide how the proposed building address the streets.

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 Thursday, January 31st, 2019, at 7:00 p.m. at Berewick Recreation Center, 5910 Dixie River Road, Charlotte, NC 28278.** 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 Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Shane Seagle, North State Development
David Dupree, North State Development
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



**North State Development – Dixie River Road Rezoning Petition No. 2018-155
Community Meeting – January 31, 2019 @ 7:00pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Sandy Thomas		704-995-7423	Sandy.thomas@robyhome.com
2	BRAD BRADLEY		704-287-4818	
3	B. Thapar			
4	Joy Mappala		704-902-5594	m33m3aj@bellSouth.net
5	Phyllis Ann		704-236-2573	fillists@gmail.com
6				
7				
8				
9				
10				
11				
12				
13				
14				