

**COMMUNITY MEETING REPORT FOR REZONING
PETITIONS No.'s 2011-082 AND 2011-083**

Petitioner: Steele Creek 1997 Limited Partnership

Rezoning Petition No.'s: 2011-082 (Office Parcel) and 2011-083 (Retail Parcel)

Property: Approximately 11.0 acres, located on the southwest corner of the intersection of South Tryon Street and Steele Creek Road, in Charlotte NC (Petition No. 2011-082) and Approximately 22.0 acres located on the south side of the intersection of Steele Creek Road and Walker Branch Drive (Petition No. 2011-083)

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 DATES AND EXPLANATIONS 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 attached hereto by depositing the Community meeting Notice in the U.S. mail on October 25, 2011. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Wednesday, November 9th, 2011 at 7:00 p.m. at Carolinas Medical Center, 13640 Steelescroft Parkway in Charlotte, North Carolina 28273. **The meeting was scheduled as a joint meeting for Petition No.'s 2011-082 and 2011-083 which were both filed by the Petitioner and are located across Steele Creek Road from each other.** In addition, Petitioner and petitioners representatives also met with the Steele Creek Land Use Committee on November 1st to review the two proposed rezoning petitions.

PERSONS IN ATTENDANCE AT MEETING:

The individuals as indicated on the sign-in sheet attached hereto as Exhibit C attended the Community Meeting required by the Ordinance. The Petitioner's representatives at the Community Meeting were Chris Thomas, David Haggart and John Dosser with Childress Klein Properties. Also in attendance representing the Petitioner was Rhett Crocker with LandDesign and Jeff Brown and Keith MacVean of King & Spalding.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

The meeting was opened by Chris Thomas who introduced the development team. Mr. Thomas provided information and background about the Petition and described how the Petitioner had been involved in a number of the existing developments in the Steele Creek area including the first phase of the RiverGate Shopping Center. He then turned the meeting over to Jeff Brown who described the rezoning process and mentioned some of the key dates in the process. Mr. Brown also explained the significance of the conditional rezoning plans submitted and that this meeting was being held as a joint community meeting for Petitions No.'s 2011-082 and 083 since these petitions are side by side.

Mr. Brown then asked Mr. MacVean and Mr. Crocker to describe the proposed plans in more detail. A description of the proposed uses, access locations, buffers, streetscape improvements and other site improvements was provided.

The attendees were then invited to ask questions.

The attendees wanted to know when development would start if the rezoning petitions were approved. It is anticipated that the retail buildings could start within one to two years of approval, office buildings would likely be further off unless demand for office space picked up.

One of the attendees wanted to know the relationship between the proposed Steele Creek Area Plan and the proposed rezoning petitions. The proposed rezoning petitions are consistent with the recommendations of the Steele Creek Area Plan. It was also clarified that the recommendations made in the area plan do not change existing zoning, but instead are used to evaluate specific rezoning requests when they are filed.

The attendees were also informed that the Petitioner's meeting with the Steele Creek Land Use Committee was positive.

Questions about the size of the proposed retail development was asked as well as a question about the configuration of the intersection of Steele Creek Road and Old Steele Creek Road. The proposed retail development will be about the same size as the portion of the existing RiverGate Shopping Center where Best Buy is located (\pm 155,000 square feet). The intersection of old Steele Creek Road and Steel Creek Road will be reconfigured as a directional cross-over when the driveway to the retail center is constructed. In addition as part of the development of the office parcel, existing Steelescort Parkway will be extended to Steele Creek Road opposite Walkers Branch Road.

One attendee asked if market research would be done to identify possible retail tenants. General market assessments have been reviewed as well as continued efforts to identify proposed retail tenants.

The Petitioners representatives thanked everyone for attending the meeting and sharing their thoughts.

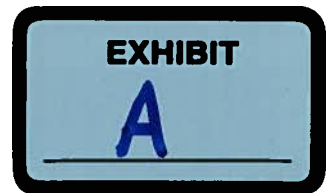
CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING:

Since there were no specific requests for changes to the Petition no such changes were made as a result of the Community Meeting.

STEELE CREEK (1997) LIMITED PARTNERSHIP

cc: Council Member LaWana Mayfield
Mrs. Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission
David Haggart, Childress Klein Properties
Chris Thomas, Childress Klein Properties

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COWnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2011-83	Petitioner	Childress Klein Properties		Attn: C. Thomas		301 S. College St., Ste. 2800		Charlotte	NC	28202
2011-83	Agent	King & Spalding		Attn: K. MacVean		100 N. Tryon St., Ste. 3900		Charlotte	NC	28202
2011-83	21912104	ARMSTRONG	CLYDE DOUGLAS JR	MARY	ARMSTRONG	7297 DENMARK DR		DENVER	NC	28037
2011-83	21907341	ASHER	DAWN J			12806 SLADE CASTLE CT		CHARLOTTE	NC	28273
2011-83	21907322	BAKER	CHARLES M			12804 LISMORE CASTLE CT		CHARLOTTE	NC	28273
2011-83	21912302	CARLTON & LYERLY INVESTMENTS				1215 MCDOWELL FARMS DR		CHARLOTTE	NC	28217
2011-83	21912105	CHARLOTTE MECKLENBURG HOSPITAL	AUTHORITY			PO BOX 32861		CHARLOTTE	NC	28232
2011-83	21906112	CK RIVERGATE SHOPPING CENTER	LLC % CHILDRESS KLEIN PRO		%CHILDRESS KLEIN PROPERTIES	301 SOUTH COLLEGE ST #2800		CHARLOTTE	NC	28202
2011-83	21907317	CRANE	ANGELA M			12832 LISMORE CASTLE CT		CHARLOTTE	NC	28273
2011-83	21907316	ESTRADA	BULMARO CONTRERAS			14807 JERPOINT ABBY DR		CHARLOTTE	NC	28273
2011-83	21907323	FISHER	EARLEN D	TAMMY D	FISHER	12805 LISMORE CASTEL CT		CHARLOTTE	NC	28273
2011-83	21907320	FRIECE	NED M	ELAINE H	FRIECE	5929 SALTIRE VILLAGE CT		WILMINGTON	NC	28412
2011-83	21906121	HAWTHORNE CO				PO BOX 32064		CHARLOTTE	NC	28232
2011-83	21907313	HENSON	WILLIAM J			14806 JERPOINT ABBY DR		CHARLOTTE	NC	28273
2011-83	21907101	HOOVER	JOHN K JR			14701 STEELE CREEK RD		CHARLOTTE	NC	28273
2011-83	21907318	LACEY	DAVID			12824 LISMORE CASTLE CT		CHARLOTTE	NC	28273
2011-83	21907319	MOSS	JAMES BRIAN			12820 LISMORE CASTLE CT		CHARLOTTE	NC	28273
2011-83	21907315	OROPEZA	MELIDA D	CARLOS MAURICIO	FORERO	14803 JERPOINT ABBY DR		CHARLOTTE	NC	28273
2011-83	21912152	SHUKOSKI	SONIA	DANIEL STILES	ELY	13004 ASHEFORD WOODS LN		CHARLOTTE	NC	28278
2011-83	21906110	STEELE CREEK (1997) LIMITED	PARTNERSHIP			6100 FAIRVIEW RD STE 640		CHARLOTTE	NC	28210-4258
2011-83	21906128	SUNTRUST BANK			% CORPORATE REAL ESTATE	919 E MAIN ST 14TH FL		RICHMOND	VA	23219
2011-83	21906111	TARGET CORPORATION			ATTN: PROPERTY TAX DEPT - 2182	PO BOX 9456		MINNEAPOLIS	MN	55440-9456
2011-83	21907321	THE AMERICAN HOME REAL ESTATE	LP			PO BOX 15470		ATLANTA	GA	30333
2011-83	21912106	THE CHARLOTTE-MECKLENBURG	HOSPITAL AUTHORITY		ATTN LEGAL DEPARTMENT	PO BOX 32861		CHARLOTTE	NC	28232
2011-83	21907314	THE THOMAS WILLARD LOTT		LIVING TRUST	DALLAS HOLLOWELL LOTT REVOCAB	14802 JERPOINT ABBY DR		CHARLOTTE	NC	28273
2011-83	21912301	WHITLEY	CHARLES GRADY		ANNIE RUTH	13115 YORK RD		CHARLOTTE	NC	28217



Pet. No.	FirstName	LastName	OrgLabel	OrgPositio	MailAddress	MailCity	MailState	MailZip
2011-83	D	Flynt	Bennington Place		Post Office Box 427029	Charlotte	NC	28247
2011-83			Huntington Forest HOA		Post Office Box 26844	Charlotte	NC	28221
2011-83	Richard	Frank	Pleasant Hill Rd. Resident's Assoc.		14600 Pleasant Hill Road	Charlotte	NC	28278
2011-83	David	Bloom	Steele Creek HOA	Secretary	13218 Mallard Landing Road	Charlotte	NC	28273
2011-83	Paula	Yorick	Steele Croft Place HOA		14329 Arlandes Drive	Charlotte	NC	28278
2011-83	Debbie	Jamro	Steelecroft Place HOA	President	13615 Christian Tyler Court	Charlotte	NC	28278
2011-83	Dennis	Ryan	Wiltshire Manor HOA	Vice President	13621 Kensal Green Drive	Charlotte	NC	28278
2011-83	James	Eskew	Yorkshire HOA	President	11907 Tanton Lane	Charlotte	NC	28203

**NOTICE TO INTERESTED PARTIES OF REZONING PETITIONS
(RETAIL PARCEL)**

Subject: Rezoning Petition No. 2011-083 (Retail Parcel)

Petitioner: Steele Creek (1997) Limited Partnership

Property: Approximately 22.0 acres located at the intersection Steele Creek Road and Walker Branch Drive in Charlotte, NC

Existing Zoning: R-17MF(CD)

Rezoning Requested: CC

Date and Time of Community Meeting: November 9th, 2011 at 7:00 p.m.

Location of Community Meeting: 13640 Steelecroft Parkway
Charlotte, NC 28273 (CMC-Steele Creek Community Room)
Phone Number 704-512-5500
Corner of Steele Creek Road (Hwy. 160) and S. Tryon Street (Hwy. 49)

Date of Notice: October 25, 2011

We are assisting Steele Creek (1997) Limited Partnership (the "Petitioner") on a Rezoning Petition it recently filed regarding a zoning change for approximately 22.0 acres located at the intersection of Steele Creek Road and Walker Branch Drive. 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. The Petitioner wants to ensure that residents and business owners in the area have a chance to learn about the Petition.

This Community Meeting will be a joint meeting held in conjunction with a meeting regarding Rezoning Petition No. 2011-082 (for 11 acres across Steele Creek Road from this Petition) also filed by Steele Creek (1997) Limited Partnership.

Because the proposal for this Petition as well as the proposal for Petition No. 2011-082 will be part of the RiverGate mixed use center and are both owned by Steele Creek (1997) Limited Partnership, it is appropriate that a joint Community Meeting be held to review both proposals.

Background and Summary of Request:

This Petition involves a request to rezone the 22.0 acres involved in this Petition from R-17MF(CD) to the CC zoning district to allow the Site to be developed with up to 155,000 square feet of retail, restaurant and some office uses. The proposed buildings will be arranged along the existing public streets as well as two new internal private drives. As part of the development of the Site an open space plaza area will be constructed between the buildings, and this plaza area will be connected to a multi-use trail that will be constructed along the stream at the rear of the Site. Access to the Site will be from Steele Creek Road and Walker Branch Drive.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission'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 November 9th, 2011 at 7:00 p.m. at 13640 Steelescroft Parkway (CMC-Steele Creek) in Charlotte.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

The Petitioner may later amend the conditional rezoning plans as a result of comments received at the Community Meeting, comments from the Planning Staff, comments from the Charlotte Department of Transportation, or as a result of modifications deemed appropriate by the Petitioner.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-503-2637).

King & Spalding, L.L.P.

cc: Mayor Anthony Foxx, and Members of Charlotte City Council
Chris Thomas, Childress Klein Properties
Larry Estridge, Womble Carlyle Sandridge & Rice PLLC
Loy Thompson, Gambrell Properties
Rhett Cocker, LandDesign, Inc.
Tammie Keplinger, Charlotte-Mecklenburg Planning Commission
Jeff Brown, King & Spalding LLP

Steele Creek 1997 Ltd. Ptsp - Rivergate Office & Rivergate Retail

Rezoning Petition Nos. 2011-082 & 2011-083

Community Meeting Sign In Sheet

Wednesday, November 9, 2011

7:00 p.m.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Cecil + Bob Runde	16026 Kiki Cr Tega Cay SC	548-0725	(Please send copy of map.) bobrunde@comporium.net
2	David Wiggins	13938 Dingess Rd SW 28273	704-504- 5403	info@stalecreekresidents.org
3	Jim Barber	14037 Hutton Cross 28278	704-504-2308	JLBARB2000@yahoo.com
4	David + Annabelle Suddeth	16105 Langston Dr. 28278	704-777-2889	asuddeth@bellsouth.net
5	JACK & DARA GOMM	16001 Riverpointe Dr	1.954.383.9489	DARA CRUISES@yahoo.com
6				
7				
8				
9				
10				
11				
12				

EXHIBIT

C