

## **COMMUNITY MEETING REPORT**

Subject: Rezoning Petition No. 2012-059

Petitioner: SBG Properties, Inc.

Property: Approximately 5.46 acres located on the east side of Steele Creek Rd. at the intersection of Dixie River Rd. and Steele Creek Rd.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions set forth by 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 provided by Penelope Cothran of the Charlotte-Mecklenburg Planning Department as shown on Exhibit "A". The written notice was deposited in the U.S. Mail on May 11, 2012. A copy of the written notice is attached hereto as Exhibit "B".

### **DATES, TIMES AND LOCATIONS OF THE MEETING:**

The Community Meeting was held on Wednesday May 30, 2012 from 6:30 p.m. to 7:30 p.m. at Steele Creek Volunteer Fire, 13225 S Tryon Street, Charlotte, North Carolina 28203.

In addition to the Community Meeting there were several other meetings held with regards to this zoning petition. On May 17, 2012 at 7:00 p.m. a meeting was held with the Steele Creek Residents Association at Winget Art Studio located at 13735 Steele Creek Road, Charlotte, North Carolina.

A meeting was held on May 29, 2012 at 11:00 a.m. with the Petitioner and a couple of land owners with interest and property within the vicinity of the rezoning petition. The meeting was held at Belk Enterprises located at 6100 Fairview Avenue, Suite 640, Charlotte, North Carolina

Although this meeting has not been held, we believe it to be noteworthy that a meeting is to be held with Council Representative, Ms. Lawana Mayfield. This meeting is to be held on June 12, 2012 at the Charlotte-Mecklenburg Government Center on the 15<sup>th</sup> floor.

### **PERSONS IN ATTENDANCE AT MEETINGS:**

The individuals as indicated on the sign-in sheet attached hereto as Exhibit "C" attended the Community Meeting required by the City Ordinance. It should also be noted that several residents could not attend the Community Meeting but expressed support for the development. The 24 support letters are attached hereto as per Exhibit "D". The Petitioner's representative at

the Community Meeting was Wes Smith of EMH&T. Also in attendance was the Petitioner Stephen Goodman with SBG Properties, Inc.

The following attended the May 17, 2012 meeting: Members of the Steele Creek Residents Association, various residents throughout the Steele Creek Area and Mr. Peter Pappas. The Petitioner's representative at the meeting was Wes Smith of EMH&T. Also in attendance was the Petitioner, Stephen Goodman of SBG Properties, Inc. It is estimated that approximately 15 to 20 people were in attendance at the meeting overall, including the Petitioner and the Petitioner's representative.

The following attended the May 29, 2012 meeting: Ms. Sarah Gambrell and Mr. Chris Thomas with Childress Klein. Also in attendance was the Petitioner, Stephen Goodman of SBG Properties, Inc.

### **SUMMARY OF QUESTIONS AND ISSUES DISCUSSED AT MEETINGS:**

#### **Required Community Meeting:**

Stephen Goodman of SBG Properties, Inc. opened the meeting and those attending were asked to sign in. Mr. Goodman provided a brief overview of the history of his development experience and gave an overview of the planned development. Wes Smith, with EMH&T, provided an overview of the rezoning petition discussing some of the main points of the development such as, proposed uses, transportation considerations, landscape features and architectural features. The following is a list of questions and answers which came of the open discussions with regards to the Rezoning Petition:

Q1: Why are there bike lanes on the Dixie River Extension?

A1: Wes Smith of EMH&T explained that this is a requirement of CDOT.

Q2: Why is there such a large roadway for such a small project?

A2: Wes Smith of EMH&T explained that the proposed roadway section that is shown is the ultimate build-out for the roadway and that as per this development only 4 lanes of what was shown would be constructed.

Q3: Can the proposed screening be discussed

A3: Wes Smith of EMH&T explained the screening and buffer requirements as set forth within the rezoning.

Q4: What will the landscape walls look like.

A4: Wes Smith of EMH&T went through the landscape walls as set forth by the rezoning plan.

Q5: Will there be continuity between the appearance of the landscaping and architectural requirement between all four corner of Steele Creek Road and Dixie River Road.

A5: Wes Smith of EMH&T explained that City staff is giving particular attention so that there is a cohesive feeling to all four corners of the intersection and that it is the Petitioners intention to

assure that there is cohesiveness within this development as far as architectural and landscape features are concerned.

Jeff Harper, who was in attendance, stated that he understood that there was a concern given by the Steele Creek Residents Association that this was a spot zoning. Mr. Harper has provided a support letter for this particular rezoning and his thoughts on this particular concern are voiced in this letter. Please refer to Exhibit "D" to view Mr. Harper's support letter.

Overall there appeared to be overwhelming support for this rezoning petition from the attendees. This is reflected by the 24 support letters which have been provided.

May 17, 2012 Meeting:

This meeting was requested by Mr. Al Winget of the Steel Creek Residents Association. Mr. Winget contacted Wes Smith of EMH&T to set up this meeting. The meeting was directed by the Steele Creek Residents Association. Mr. Stephen Goodman of SBG Properties Inc. was given an opportunity to introduce himself. In doing so, Mr. Goodman gave a brief history of his development experience and a brief explanation of the development and its intentions. This meeting did include various questions and answers in regards to the development. It is our understanding that the Steele Creek Residents Association has been in contact with the City to voice their position on the proposed project.

May 29, 2012 Meeting:

This meeting was requested by the Petitioner to meet with Ms. Gambrell and Mr. Thomas because it is understood that there is an invested interest in the area by both parties. The Petitioner took the time to explain his development history and background. Both Ms. Gambrell and Mr. Thomas were complimentary of the Petitioner's background. The Petitioner went through the submittal in detail including all building considerations and the transition of the uses from Lots A and D to Lots B and C. It was noted by the Petitioner that City staff is requiring that the landscaping and architectural requirements be cohesive at the four corners of the intersection of Steele Creek Road and Dixie River Road. Ms. Gambrell and Mr. Thomas indicated at this point in time they are unaware of what the intentions will be for the 200 +/- acres adjacent to the subject Petition to the east. There were no major questions or concerns presented by Ms. Gambrell or Mr. Thomas on the Petition at the time of this meeting.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE VARIOUS MEETINGS:**

As part of the Community Meeting and other meetings held there have been no changes made. The Petitioner feels that with the efforts made to meet the requirements set forth by the staff that this development meets the intentions of the Steele Creek Small Area Plan and will be a good fit for the area for what future development may bring.

Sincerely,  
EMH&T

Cc: Mayor Anthony Foxx, Member of Charlotte City Council  
Ms. LaWana Mayfield, Charlotte City Council, District 3  
Mr. Shad Spencer, Charlotte-Mecklenburg Planning Commission

BEREWICK COMMONS  
COMMUNITY MEETING  
MAY 30, 2012 AT 6:30 PM

	NAME	MAILING ADDRESS	PHONE	EMAIL
1	Cooper Freeman	9605 Steele Creek Rd	704-588-6862	fluffmeister1@bellsouth.net
2	Linda Freeman	" "	" "	" "
3	Bob Freeman	9315 Steele Crk Rd	704 588-3893	rfreeman 9174@aol.net
4	Leighton Brown	11924 Springpoint Ln	704-588-0190	brown667@bellsouth.net
5	Martha Brown	" "	" "	
6	Tim Heline	4261 Walnut Ridge	803-242-8953	tim.heline@gmail.com
7	STEPHEN GOODMAN	8206-1200 Providence Rd #327 CHARLOTTE, NC 28217	704-321-0516	SGOODMAN@PROVIDENCEGROUP.NET
8	WES SMITH	<del>1355 HUNTER</del> 301 McCullough Dr, St 109 CHARLOTTE, NC	704-280-5170	wsmith@emht.com
9	Jeff Harper		704 804 5765	Jeff.Harper@Am.JLL.com
10	James Soschbee	9111 Steele Creek Rd	704 588 3544	jim_soschbee@yahoo.com
11	Dave Jarrell	13420 Rigsby Rd	704-583-7394	Djarrell90@gmail.com
12	Marian Black	11828 Post Ridge Ct	704-491-5929	md264@bellsouth.net
13	Graham O'Leary	9101 Steele Creek Rd	704-301-6082	
14	Bill Cather	9105 STEELE CR. RD	704-588-4154	

EXHIBIT "C"

May 29, 2012

RE: Rezoning case # 2012-059

Dear Mayor Foxx and City Council members,

As a Steele Creek property owner I have been involved in this area for many years. For the past two and a half years I have served on the Citizen Advisory Group helping to shepherd the necessary changes to the Steele Creek Small Area Plan, which was adopted by the City Council earlier this year.

During that time we have worked to preserve the *already designated* commercial and residential future land-use for a particular cluster of multiple parcels *which contains this particular parcel with rezoning requested* (Please see sub-area **6c** on the attached copy of the adopted plan). During that prolonged multi-year process, many of us worked to achieve balance and fairness in this overall plan to benefit everyone directly affected by rezonings.

Some have falsely labeled this a “spot-zoning” and asserted that this rezoning should be denied and that these property owners (many having been here for generations), would not be able to pursue a market sale without becoming part of a much larger coordinated and complicated plan that could take many, many years to ever come to fruition. This does not make logical sense for a small handful of parcels which obviously lend themselves to commercial use as confirmed by the recently adopted Small Area land-use plan!

To further skew the facts, certain opponents assert that this subject intersection of the realigned Dixie River road and Steele Creek Road is the “gateway” of a major future development of the much larger parcels behind. To the contrary, the county has recently considered this intersection as a “side door” entry at best, to whatever happens on the larger parcels behind those that front on Hwy 160.

From personal experience, in informal efforts over the last few years to try to persuade planners to in fact create a main entry either at Dixie River, or, at Riggsbee Road, I was repeatedly denied by county planners/engineers and told that the primary entry to such a large future development would necessarily be at

a further enlarged, 4-way intersection of Shopton Road West and Steele Creek Road, which are both heavily used roads/thoroughfares and already facilitate access to 485 and the airport for thousands of people.

According to engineers, this would move future traffic congestion and stacking away from the intersection of I-485. Additionally, from that large designated intersection, this true “Gateway” road (Shopton West; extended) would *enter into the **middle** of the largest mass of rear land parcels, totaling 250+ acres* – allowing a much more efficient and balanced internal road system to be built over time. Ultimately I acknowledged that these specific recommendations made the most logical overall, and I accepted this conclusion of planning experts.

In conclusion, this particular rezoning is by no means a spot-zoning and is not at a gateway intersection and as such should not be viewed from that perspective.

Please support this rezoning as being completely fair according to city/county guidelines, and reasonable to the small families who may have much of their future security at stake. Thank you very much for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Harper". The signature is fluid and cursive, with the first name "Jeff" being more prominent than the last name "Harper".

Jeff Harper

May 26, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning Petition 2012-059  
Petitioner: SBG Properties  
Steele Creek @ Dixie River Rd.

Dear Mayor Foxx and Council Members,

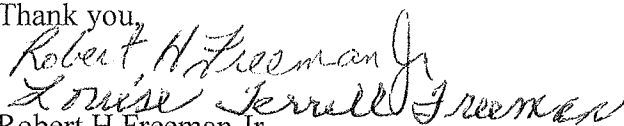
I am writing you today to let you know I/ we are in favor of Petition 2012-059. The land is being planned and developed following all the City of Charlotte guidelines and specifications. This intersection was created a year ago with the opening of the new section of Dixie River Rd. With intersections and traffic signals comes growth and progress along with business. The plan for this property is for a convenience store / gas station and a fast food restaurant. The developer done roadway will allow for orderly flow of traffic both in and out of the location. There will be a wall separating the commercial from the residential areas. The land behind these businesses will be for office and institution only – no retail stores. This will allow transition for residential use behind this parcel. The buildings will have a pitched roof design and will be limited to a certain size.

By approving this project, there will be jobs during construction as well as post-construction. This will mean property and sales taxes for the City, County and State. There is a need for small business in our neighborhood. Near this site there is one gas station/ convenience store and one general store and a drug store. The only fast food is the one location in the planning stage directly across the street from this site. Businesses located here will allow customers headed into Charlotte to shop before reaching I-485 with an easy right hand turn. Customers headed out of town can use the traffic signal to turn in as well as continue on their route after purchases.

The site has two parcels with firm construction plans and interest in one of the rear parcels.

Please vote in favor of Petition 2012-059. It will bring progress to this part of Steele Creek and will be a well planned, properly developed property. It can and will be an entrance to a community with great history, and a bright future. Let businesses open and grow as the area grows. Don't wait and then flood the area with construction and congestion.

Thank you,

  
Robert H Freeman Jr  
Louise F Freeman  
9315 Steele Creek Rd.  
Charlotte, NC 28273



May 26, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning Petition 2012-059  
Petitioner: SBG Properties  
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Thank you,

*Deborah Dowling*

Deborah Dowling  
9417 Steele Creek Rd  
Charlotte, NC 28273



May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

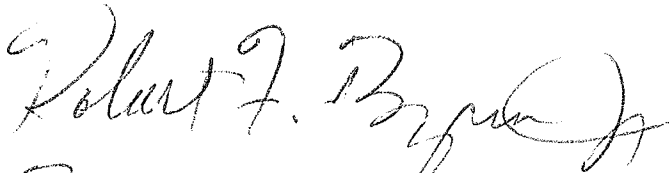
Re: Rezoning petition 2012-059

Dear Mayor Foxx and Council Members,

I am writing to encourage you to approve Rezoning Petition 2012-059.

The construction will be done in an appealing manner and will fit in and compliment the neighborhood. The construction will be done in accordance and approval of the standards of the City of Charlotte. The new roadway will be to DOT specifications and will allow orderly flow of traffic.

Thank you,

  
Robert F. Byrum Jr.  
Byrum's General Store  
2570 Steele Creek Rd  
Charlotte NC 28273  
704 607 0382

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

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Thank you,

*Bryon D. Tucker*  
BRYAN D TUCKER  
7645. BUCKLAND. RD

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning petition 2012-059  
Steele Creek Rd & Dixie River Rd

Dear Mayor Foxx and Council Members,

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Thank you,

*Joe Mazzotta*

*Joe Mazzotta*

*7214 Balfordshire Dr.*

*Charlotte NC 28216*

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

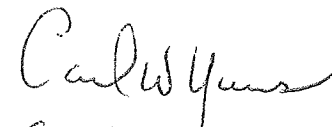
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Thank you,

  
Carl W Yaus  
13428 Rigsby Rd

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning petition 2012-059  
Steele Creek Rd & Dixie River Rd

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Thank you,

A handwritten signature in black ink, appearing to read "David Jarrell".

David Jarrell  
13420 Rigsby Rd

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning petition 2012-059

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Thank you,

*Butt M. Smith*

3833 CEDAR HILL DR  
CHARLOTTE, NC 28273

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

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Thank you,

A handwritten signature in black ink, appearing to read "Phillip Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Phillip Williams  
5803 Newmill way  
Charlotte, NC 28278



May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

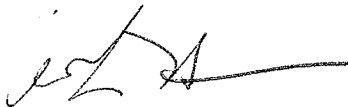
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Thank you,

A handwritten signature in dark ink, appearing to read 'W. L. Harriman', with a long horizontal stroke extending to the right.

W. L. HARRIMAN  
9100 PARAGON DR.

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

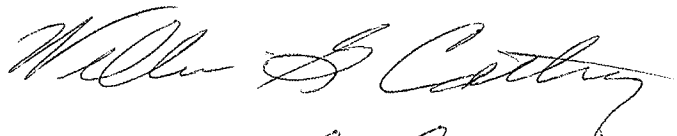
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Thank you,



WILLIAM G. CATHEY

9105 STEEL CREEK ROAD

CHARLOTTE, NC 28273

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning petition 2012-059

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Thank you, S. WAYNE Whiteside  
10450 SHOPTON RD W.  
CHART, N.C. 28278

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

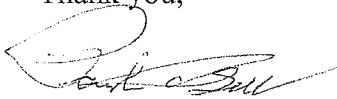
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Thank you,

A handwritten signature in black ink, appearing to read "Paul A. Bell". The signature is fluid and cursive, with a large loop at the beginning.

PAUL A BELL  
8929 STEELEBERRY DR  
CHARLOTTE, N.C. 28217

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

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Thank you,

*Ralph Neely*  
Ralph Neely  
15408 SHOPTON Rd W  
CHARLOTTE, NC 28278

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

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Thank you,

*Ben Slubert*  
*9617 SPKLE CK R6*  
*CHP.*

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

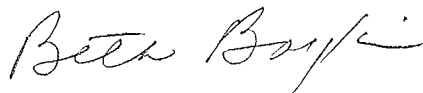
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Thank you,

A handwritten signature in cursive script that reads "Beth Boykin".

Beth Boykin  
9101 Paragon Dr



May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

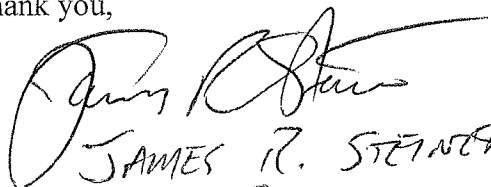
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Thank you,

  
JAMES R. STEINER  
6824 SWANTON CIRCLE RD  
CHARLOTTE, NC 28278

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

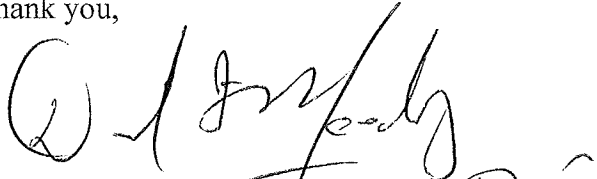
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Thank you,

  
4928 Trojan Drive  
Charlotte, N.C.  
28278  
David Moody

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

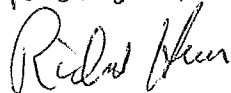
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Thank you,

Richard Hoover 13500 Rigsby Rd 28273  


May 27, 2012

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600 East Fourth Street  
15<sup>th</sup> Floor  
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Thank you,

Leighton P. Brown

Martha P. Brown

Leighton P Brown

Martha P Brown

11924 Spring point Ln

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning petition 2012-059  
Steele Creek Rd & Dixie River Rd

Dear Mayor Foxx and Council Members,

I am writing to encourage you to approve Rezoning Petition 2012-059.

The construction will be done in an appealing manner and will fit in and compliment the neighborhood. The construction will be done in accordance and approval of the standards of the City of Charlotte. The new roadway will be to DOT specifications and will allow orderly flow of traffic.

Thank you,

*Shirley Strawn*  
Shirley Strawn  
10009 Shopton Rd W

May 27, 2012

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600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning petition 2012-059  
Steele Creek Rd & Dixie River Rd

Dear Mayor Foxx and Council Members,

I am writing to encourage you to approve Rezoning Petition 2012-059.

The construction will be done in an appealing manner and will fit in and compliment the neighborhood. The construction will be done in accordance and approval of the standards of the City of Charlotte. The new roadway will be to DOT specifications and will allow orderly flow of traffic.

Thank you, *Roy Freeman*

*Roy Freeman*  
*9500 Steele Creek Rd*

May 27, 2012

Mayor Anthony Foxx and City Council Members  
600 East Fourth Street  
15<sup>th</sup> Floor  
Charlotte, NC 28202

Re: Rezoning petition 2012-059  
Steele Creek Rd & Dixie River Rd

Dear Mayor Foxx and Council Members,

I am writing to encourage you to approve Rezoning Petition 2012-059.

The construction will be done in an appealing manner and will fit in and compliment the neighborhood. The construction will be done in accordance and approval of the standards of the City of Charlotte. The new roadway will be to DOT specifications and will allow orderly flow of traffic.

Thank you,

*Laura + Kevin Whitby*  
9111 Paragon Dr.  
Charlotte, NC 28273