# Community Meeting Report

COMMUNITY MEETING REPORT
**Petitioner: Steele-Trojan Properties, LLC**
Rezoning Petition No. 2022-134

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 DATE AND EXPLANATION 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 such notice in the U.S. mail and via electronic mail on February 10, 2023. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on February 21, 2023, at 6pm EST at The Residence Inn by Marriott Charlotte Steele Creek, 110 Trojan Drive, Charlotte, NC 28278.

**PERSONS IN ATTENDANCE AT MEETING** (see **attached copy of sign-in sheet**)**:**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Rich Barta, Muhsin Muhammad and Jordan Muhammad, and Mike Thompson.

**SUMMARY OF PRESENTATION/DISCUSSION:**

A video containing drone footage and photos of the project played continuously on a video monitor, and two posters were displayed showing the projected opening dates of tenants and the 2022-134 conceptual site plan submitted to the City. There were three attendees that attended the meeting, arriving at staggering times. Thus, the presentation of the rezoning was given to each attendee individually.

Sharon Campbell and Henry Schmidlin asked the purpose of the rezoning. Jordan explained that the Petitioner wants the ability to construct a new building on Outparcel E and to allow for financial services or business services with a drive-thru on Outparcel G. He explained, the Petitioner needs to create a new parcel with a building envelope and change the drive-thru restrictive language in the Zoning Notes.

James "Jim" Sosebee lives directly across from our project at 9111 Steele Creek Road. He stated that his attendance was due to the desire to have an update on who the tenants are and their opening dates. Jim, then asked, why the Petitioner needs to request for rezoning if the buildings are already constructed. Jordan explained the restrictive language in the Zoning Notes that prohibits financial services and business services with a drive-thru on the remaining NS parcel. Jordan also explained that in order to construct the building on Outparcel E, the Petitioner needed to create a parcel with a building envelope. Jim asked for a copy of the video displayed, so Jordan uploaded it to is thumb drive.

Respectfully submitted, this 24 day of February, 2023.

cc Charlotte Planning, Design Development Department - Rezoning staff

**Exhibit A: Mailing List RZP-2022-134_REV**

| 2022-134 | OWNERLASTN | OWNERFIRST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|---|---|---|---|---|---|---|---|
| 2022-134 | CHARLOTTE OUTLETS LLC | | PO BOX 6120 | | INDIANAPOLIS | IN | 46206 |
| 2022-134 | SXCW PROPERTIES II LLC | | 7935 COUNCIL PL | | MATTHEWS | NC | 28105 |
| 2022-134 | CHARLOTTE OUTLETS LLC | | PO BOX 6120 | | INDIANAPOLIS | IN | 46206 |
| 2022-134 | STEELE CREEK HOTEL HOLDINGS LLC | | 5720 CREEDMOOR RD STE 205 | | RALEIGH | NC | 27612 |
| 2022-134 | THE STEELE CREEK RETAIL PARK PROPERTY OWNERS ASSOCIATION INC | | 301 S COLLEGE ST STE 2800 | ATTN: R CHRISTOPHER THOMAS | CHARLOTTE | NC | 28202 |
| 2022-134 | THE STEELE CREEK RETAIL PARK PROPERTY OWNERS ASSOCIATION INC | | 301 S COLLEGE ST STE 2800 | ATTN: R CHRISTOPHER THOMAS | CHARLOTTE | NC | 28202 |
| 2022-134 | STEELE CREEK (1997) LIMITED | PARTNERSHIP | 6100 FAIRVIEW RD STE 640 | | CHARLOTTE | NC | 28210 |
| 2022-134 | STEELE CREEK HOTEL LLC | | 8632 WILKINSON BLVD | | CHARLOTTE | NC | 28214 |
| 2022-134 | SOSEBEE | JAMES LEE | 9111 STEELE CREEK RD | | CHARLOTTE | NC | 28210 |
| 2022-134 | HARRAMAN | WILLIAM L | 9100 PARAGON DR | | CHARLOTTE | NC | 28273 |
| 2022-134 | CATHEY | WILLIAM GRAHAM III | 1016 SWAYING OATS DR | | YORK | SC | 29745 |
| 2022-134 | HARRAMAN | BETTY B | 9100 PARAGON DR | | CHARLOTTE | NC | 28273 |
| 2022-134 | PRICE | STEPHEN W | 16215 HANES BEE LANE | | CHARLOTTE | NC | 28278 |
| 2022-134 | COASTAL STEELE CREEK LLC | | 100 CLEARBROOK RD 2ND FLOOR | | ELMSFORD | NY | 10523 |
| 2022-134 | JARRELL | DAVID E | 13420 RIGSBY RD | | CHARLOTTE | NC | 28273 |
| 2022-134 | Berewick | Melinda Lilly | 10020 Perth Moor Rd | | Charlotte | NC | 28278 |
| 2022-134 | Berewick | Tifini Bradbury | 5659 Garrow Glen Road | | Charlotte | NC | 28278 |
| 2022-134 | Berewick | Valerie McWilliams | 8202 Kelburn Lane | | Charlotte | NC | 28273 |
| 2022-134 | Berewick Homeowners Association | Victor Brown | 9445 Glenburn Lane | | Charlotte | NC | 28278 |
| 2022-134 | Berewick Neighborhood Association | Beverly Berglass | 6327 Breckfield Court | | Charlotte | NC | 28278 |
| 2022-134 | Clearview Acres | William Harraman | 9100 Paragon Dr | | Charlotte | NC | 28273 |
| 2022-134 | Stoney Ridge Homeowners Association | Frank Matthews | 9006 Gerald Dr | | Charlotte | NC | 28217 |
| 2022-134 | Village at Prestwick HOA | Jonathan DuBose | 5649 Tipperlinn Way | | Charlotte | NC | 28278 |
| 2022-134 | Wildwood Meadows | Jose Flores | 13228 Brown Grier Rd. | | Charlotte | NC | 28273 |
| 2022-134 | City of Charlotte District 3 | Victoria Watlington | 600 E. Fourth St. | | Charlotte | NC | 28202 |

| Exhibit A: Community Meeting Additional Invitees List (via e-mail) | | | |
|---|---|---|---|
| **2022-134** | **Name(s)** | **Email** | **Organization** |
| 2022-134 | Abdul Sihlangu | scra.abdul@gmail.com | Steele Creek Board of Directors, Land Use Committee |
| 2022-134 | Al Winget | al.winget@wellsfargoadvisors.com | Emeritus, Steele Creek Land Use Committee |
| 2022-134 | Amy Hills | berewick@wmdouglas.com | Berewick Neighborhood |
| 2022-134 | Andrea Uhlir | uhlir.family@gmail.com | Steele Creek Land Use Committee |
| 2022-134 | Becky Bryson | becky.bryson@yahoo.com | Berewick Area Vision Committee |
| 2022-134 | Brenda DiModungo | bldimodugno@gmail.com | Berewick Area Vision Committee |
| 2022-134 | Brian Malec | brian.malec@siemens.com | Steele Creek Trail Committee |
| 2022-134 | Brian Roth | 1brianroth@gmail.com | Steele Creek Residents Association |
| 2022-134 | Carla Brazzell | csilva_usa@hotmail.com | Steele Creek Board of Directors, Land Use Committee |
| 2022-134 | Chaz Beasley | chaz.beasley@gmail.com | Emeritus, Steele Creek Land Use Committee |
| 2022-134 | Chris & Debbie Sutton | rsutton@bellsouth.net | Steele Creek Residents Association |
| 2022-134 | Chris Mueller | ang698@outlook.com | Steele Creek Residents Association |
| 2022-134 | Chuck | chuckm@solsouthwestkitchen.com | 37 Sol Southwest Grill & Kitchen |
| 2022-134 | Courtney Gendron | ortney@gmail.com | Berewick Area Vision Committee |
| 2022-134 | Cynthia Pollard | smile4babygirl@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Daniel MacRae | Daniel@danielmacrae.com | Steele Creek Land Use Committee |
| 2022-134 | Danielle Lim | dtuchfe1@gmail.com | Steele Creek Land Use Committee |
| 2022-134 | Dave Wiggins | info@steelecreekresidents.org | Steele Creek Board of Directors, Land Use Committee |
| 2022-134 | Dee Meyerink | dee.meyerink@yahoo.com | Berewick Area Vision Committee |
| 2022-134 | Deepak Jadeja | store6939@theupsstore.com | The UPS Store |
| 2022-134 | Diana Quin | dquin@carolina.rr.com | Berewick Area Vision Committee |
| 2022-134 | Donnie & Tonga Newsome | tlsnewsome@gmail.com | Steele Creek Residents Association |
| 2022-134 | Eric Saleet | s003mgr001@harristeeter.com | Harris Teeter |
| 2022-134 | Erik Hodges | ehodges@midashospitality.com | Courtyard by Marriott |
| 2022-134 | Gary Colbert | gary.colbert@hilton.com | Hampton Inn & Suites |
| 2022-134 | Gary Ritter | garyritter@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Henry Martinat | hmartinat2@gmail.com | Steele Creek Land Use Committee |
| 2022-134 | Henry Schmidlin | hschmidlin@genuinehospitalitygroup.com | Residence Inn |
| 2022-134 | Jackie Rodriguez | ajrodriguez2008@yahoo.com | Steele Creek Residents Association |
| 2022-134 | James Sosebee | jim_sosebee@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Jameson Owens | jameson@solsouthwestkitchen.com | 37 Sol Southwest Grill & Kitchen |
| 2022-134 | Janice Ritter | janiceritter@yahoo.com | Steele Creek Residents Association |

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| 2022-134 | Javier Lopez | jlopez739@yahoo.com | Steele Creek Board of Directors, Land Use Committee |
| 2022-134 | Jeanie Norman | jeanienorman@hotmail.com | Steele Creek Residents Association |
| 2022-134 | Jerome & Melissa Igle | jerome.igle@gmail.com | Steele Creek Residents Association |
| 2022-134 | Jerry Manley | gpmanley@verizon.net | Steele Creek Residents Association |
| 2022-134 | Jim Hovis | jimhovis@mvalaw.com | Emeritus, Steele Creek Land Use Committee |
| 2022-134 | Joe Gater | joe.gater@gmail.com | Berewick Area Vision Committee |
| 2022-134 | Judy O'Connell | judybell46@carolina.rr.com | Steele Creek Residents Association |
| 2022-134 | Justin McDonald | ncjustin@gmail.com | Steele Creek Board of Directors, Land Use Committee |
| 2022-134 | Karl Froelich | kfroelich1@gmail.com | Steele Creek Board of Directors, Land Use Committee |
| 2022-134 | Karla Knotts | karlahk@knottsdevelopment.net | Emeritus, Steele Creek Land Use Committee |
| 2022-134 | Kathryne Johnson | kjohnson2@bellpartnersinc.com | Solis Keltonwood at Berewick |
| 2022-134 | Keith Franklin | kmfrank100@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Kettly Edouarzin | morningstroll@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Laurie Parker | parklx@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Loren & Renee Schofield | loren.schofield@gmail.com | Steele Creek By-Laws Committee |
| 2022-134 | Lynne Ingersol | lynne@xplorleadership.com | Steele Creek Land Use Committee |
| 2022-134 | Maurice Falls | falls8019oct@gmail.com | Emeritus, Steele Creek Land Use Committee |
| 2022-134 | Melissa & Vinnie Morris | mjmorris001@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Michelle Cipriano | michelle.m.cipriano@gmail.com | Berewick Area Vision Committee |
| 2022-134 | Mimi & Steve Lewis | mimster0509@gmail.com | Steele Creek Residents Association |
| 2022-134 | Moses Fox, III | mosesfox3@gmail.com | Steele Creek Residents Association |
| 2022-134 | Naieema Jackson | youngnurse347@aol.com | Berewick Area Vision Committee |
| 2022-134 | Nanci De Felippe | orthonan@yahoo.com | Berewick Area Vision Committee |
| 2022-134 | Naomie Pascal | nyla30@hotmail.com | Steele Creek Residents Association |
| 2022-134 | Nate Baum | nbaum@appleretail.net | Apple Retail |
| 2022-134 | Naveen Gayam | naveengayan@gmail.com | Steele Creek Residents Association |
| 2022-134 | Nick Clift | nickclift@prodigy.net | Steele Creek Land Use Committee |
| 2022-134 | Nik Savage | nsavage_007@yahoo.com | Berewick Area Vision Committee |
| 2022-134 | Renato De Felipe | renatodefelippe@yahoo.com | Berewick Area Vision Committee |
| 2022-134 | Richard Exley | rdexley@hotmail.com | Steele Creek Residents Association |
| 2022-134 | Rodger Nolden | RodgerNolden@yahoo.com | Steele Creek By-Laws Committee |
| 2022-134 | Ronna Kirkland | rkkirkland@aol.com | Steele Creek Residents Association |
| 2022-134 | Sam Patterson | driver30b@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Scott Anderson | Scott.Anderson@simon.com | Charlotte Premium Outlets |

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| 2022-134 | Sharon Campbell | scampbell@simon.com | Charlotte Premium Outlets |
| 2022-134 | Shawna Heun | shawnaheun@gmail.com | Steele Creek Residents Association |
| 2022-134 | Shelly Jo Eck | berewickpointe@rkprop.com | Berewick Pointe |
| 2022-134 | Stu Finch, Becky Finch | stufinch@bellsouth.net | Emeritus, Steele Creek Land Use Committee |
| 2022-134 | Stuart Hall | stuarthall@yahoo.com | Steele Creek Residents Association |
| 2022-134 | Sue Wing | SWing@genuinehospitalitygroup.com | Residence Inn |
| 2022-134 | Tom Martin | trmartin2472@gmail.com | Emeritus, Steele Creek Land Use Committee |
| 2022-134 | Undine Zoeger | undine.zoeger@gmail.com | Steele Creek Residents Association |
| 2022-134 | Virginia Keogh | VWKEOGH@CAROLINA.RR.COM | Steele Creek Board of Directors, Land Use Committee |
| 2022-134 | Walter Neely | Wlewneemoo@aol.com | Steele Creek Land Use Committee |

**Exhibit B - NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

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|---|---|
| Subject: | Community Meeting - Rezoning Petition filed by Steele-Trojan Properties, LLC to rezone approximately 15.481 acres located at 4923 Trojan Drive, Charlotte, NC 28287 to allow development of an additional building/parcel and a low traffic impact use with a drive-thru. |
| Date and Time of Meeting: | Tuesday, February 21, 2023 at 6:00 p.m. EST |
| Place of Meeting: | The Residence Inn by Marriott Charlotte Steele Creek, 5110 Trojan Drive, Charlotte, NC 28278 |
| Petitioner: | Steele-Trojan Properties, LLC |
| Petition No.: | RZP-2022-134 |

Steele-Trojan Properties, LLC (the "Petitioner") has filed a Rezoning Petition with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 15.481-acre site (the "Site") located at 4923 Trojan Drive, Charlotte, NC 28287. The purpose of the rezoning is to permit the development of an additional building/parcel and a low traffic impact use with a drive-thru.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, as the Petitioner, we give you notice that the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, February 21, 2023 at 6:00 p.m. EST in The Residence Inn by Marriott Charlotte Steele Creek, 5110 Trojan Drive, Charlotte, NC 28278. The Petitioner looks forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Jordan Muhammad at (704) 332-0842.

cc: Victoria Watlington

Date Mailed: Friday, February 10, 2023

## Exhibit C - Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Steele-Trojan Properties, LLC

Rezoning Petition Number 2022-134

February 21, 2023

| Name | Address | Phone | Email |
|---|---|---|---|
| [illegible] | 9111 Steele Creek | 7045763932 | jim_sasebor@yahoo.com |
| Shaun Campbell | 5404 New Fashion Way | 7048378100 | SCampbell@Simon.com |
| Henry Schmidlin | 5110 Trojan Drive | 704264-2000 | hschmidlin@genuinehospitality group.com |
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