

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Foundry Commercial**

Rezoning Petition No. 2024-021

(including follow-up discussions of related petition 2023-112 by FCA, LLC)

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on March 29, 2024. A copy of the written notice is attached hereto as Exhibit B.

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

The Virtual Community Meeting was held on Tuesday, April 9<sup>th</sup> at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner’s team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner’s team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

**MEETING PARTICIPATION:**

The Virtual Community Meeting had five (5) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Bill Simerville and Michael Cain, as well as by Petitioner’s agents, Collin Brown and Brittany Lins with Alexander Ricks PLLC.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner’s team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this is the official community meeting for Rezoning Petition 2024-021 for a 10.2-acre site along the east side of Steele Creek Road, south of Byrum Drive, east of Steele Creek Road, with a church cemetery on it (the “Cemetery” parcel). This petition is related to another rezoning petition for approximately 5.03 acres at the dead-end of Christie Lane, north of Douglas Drive, east of Steele Creek Road (the “Christie Lane” parcel). The Christie Lane parcel was further along in the rezoning process and already had an official community meeting but neighbors who did not attend the first community meeting showed interest in hearing more information on the Christie Lane rezoning request.

Foundry Commercial is interested in developing in the area where most of the property is already zoned to the Manufacturing and Logistics zoning designation and therefore does not need a rezoning. However, the parcels at Christie Lane and the Cemetery require a rezoning to better fit in with the overall development.

Mr. Brown explained that no development will be occurring and nothing will be changing on the Cemetery parcel. The parcel is currently zoned residential but is surrounded by Manufacturing and Logistics zoning. The rezoning is being pursued to align the zoning district with the surrounding parcels. The 2040 policy recommendation for the property is also Manufacturing and Logistics so a rezoning is consistent with the policy map. The cemetery will be preserved and the church building is expected to remain. The surrounding parcels are owned by the City of Charlotte and the Petitioner is working on a logistics development in coordination with the City on these parcels that do not need a rezoning.

Mr. Brown then gave an overview from the prior community meeting held for the Christie Lane rezoning. He explained that the Manufacturing and Logistics zoning designation is also being pursued here with similar existing zoning and surrounding conditions as the Cemetery parcel but with an added written commitment that Christie Lane would not be used to access any manufacturing or logistics uses on the Site. Access would instead only be permitted from other surrounding Manufacturing and Logistics-zoned parcels. The existing residential neighborhood on Christie Lane would not have commercial traffic through their neighborhood streets and the site would be adequately buffered from the adjacent residential parcels.

The Petitioner is also working in coordination with the Historic Landmarks Commission to preserve and relocate the historic Douglas House onto the historic church site and create a historic campus area. Mr. Bill Simerville spoke on behalf of Foundry Commercial to explain that the current property owner of the Christie Lane site was planning to demolish the Douglas House and had submitted a certificate of intent for the demolition. However, now that Foundry has control of the site, they will terminate the certificate of intent for demolition and instead preserve and relocate it in coordination with HLC.

The Petitioner intends to run the two rezoning requests on parallel timelines going forward with both the Christie Lane and Cemetery parcels eligible for a public hearing on May 20<sup>th</sup> at the earliest, followed by a June City Council decision. The Petitioner's team volunteered to coordinate a follow-up in-person meeting if the neighbors would be interested in discussing further or if members of the community had difficulty with the virtual format of the meetings.

The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

In response to a question about how notification was sent for the meeting, the Petitioner's team stated that they were provided a mailing list of adjacent addresses and registered neighborhood leaders from the City of Charlotte that served as the required mailing list. The Petitioner also directly contacted a neighborhood representative that did not receive notice of the prior Christie Lane meeting because the registered neighborhood leaders list for her neighborhood was outdated in the database accessible by the City.

An attendee asked whether the rezoning of the Cemetery parcel would change the buffer zone. The Petitioner's team responded that the current single-family zoning designation of the Cemetery parcel would require buffering even though the cemetery is not actually being used for residences. Rezoning it to a zoning district consistent with the surrounding parcels would create a more consistent buffer condition as required by the zoning ordinance.

An attendee questioned whether development could occur on the Cemetery parcel since there is not a condition in the zoning prohibiting it. The Petitioner's team responded that there are mechanisms outside of the zoning that will keep development from happening, including the church ownership and the historic designation. Foundry entered into an agreement with the church where the church is allowing for the rezoning and Foundry will handle the landscaping and maintenance and restoration of the headstones in perpetuity, repaving of the entrance road, and building a parking area for future services.

In response to a question about buffering for the broader logistics development, the Petitioner's team responded that they would meet ordinance requirements and this is not part of the rezoning request. Mr. Simerville responded that Foundry intends to install a fence and enhanced landscaping on the northern border to separate the logistics development from the Cemetery and the southern buffer would likely be at least seventy-five (75) feet. In response to a follow-up question, the Petitioner's team stated that they believed the buffer would be undisturbed so the existing vegetation would remain.

An attendee asked about the proposed access points, noting concern that one of the proposed access points is located close to the neighborhood entrance to the south. The Petitioner's team stated that the driveway permits are coordinated with NCDOT and two access points are required. They are avoiding secondary access roads such as Christie Lane so access must come from Steele Creek Road.

An attendee stated that she believed an in-person follow-up meeting would be desired and the Petitioner's team agreed to help coordinate one with the neighborhood leader and district representative on City Council.

In response to questions about the Douglas House and ability to tear it down, the Petitioner's team explained that the Airport and City of Charlotte went through a public process to market the site for redevelopment. The site was pursued by an entity of Trinity who submitted a certificate of intent to demolish the Douglas House as part of their redevelopment plans. Trinity is no longer moving forward now that Foundry has a contract to purchase the site from Trinity. Foundry instead intends to relocate and preserve the Douglas House and is working with HLC to do so. Foundry will provide a building pad and utilities so the house can be restored in its new location.

In response to speculation of what would be operating out of the church in the future, the Petitioner's team stated that a non-profit organization called She Built This City intends to take it over. She Built This City is a minority owned job training organization for minority women who want to enter the construction job market. They intend to restore the sanctuary and teach trades such as carpentry and plumbing to women onsite.

An attendee expressed concern with how visiting the cemetery will feel once the logistics development is constructed. In response, the Petitioner's team stated that the existing access south of the cemetery is gravel and poorly maintained but that Foundry will pave the road and build parking to improve visiting conditions as well as install a fence and landscaping to screen from the logistics development. Foundry is dedicated to preventing the disruption of the feel of the historic cemetery.

The Petitioner's team agreed to send a copy of the presentation materials to the community members who participated in the meeting.

The meeting concluded at approximately 6:30 p.m. without any further questions or discussion from the community.

Respectfully submitted this 15<sup>th</sup> day of April 2024.

cc: Joe Mangum, Charlotte-Mecklenburg Planning Department

# Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK

	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2024-021	Eagle Creek Homeowners Associat	Larry	Harbin	4209 EAGLE LAKE DR.		CHARLOTTE NC	28217
2024-021	Edinborough Homeowners Associat	Gerold	Nichols	5525 EAGLE LAKE DR.		CHARLOTTE NC	28217
2024-021	Steeleberry Acres Neighborhood	Michelle	Stone	8914 STEELEBERRY DR.		CHARLOTTE NC	28217
2024-021	Stoney Ridge Homeowners Associa	Frank	Matthews	9006 GERFALD DR.		CHARLOTTE NC	28217

**PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!**

2024-021	TAXPID	OWNERLASTN	OWNERFIRST	OWNERFIRS	OWNERLAST	MALADDR1	MALADDR2	CITY	STATE	ZIPCODE
2024-021	14104123	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202-2816
2024-021	14121111	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2024-021	14121129	STEELE CREEK PRESBYTERIAN	CHURCH			7407 STEELE CREEK RD		CHARLOTTE	NC	28217
2024-021	14126146	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E FOURTH ST		CHARLOTTE	NC	28202
2024-021	14126147	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2024-021	14126148	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH STREET		CHARLOTTE	NC	28202
2024-021	14126149	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202
2024-021	14126185	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 EAST FOURTH ST		CHARLOTTE	NC	28202

# Exhibit B



March 29, 2024

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Tuesday, April 9<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** FCA, LLC / Foundry Commercial  
**Petition No.:** 2023-112 and 2024-021

Dear Charlotte Neighbor:

Our firm represents FCA, LLC and Foundry Commercial (the “Petitioners”) in the proposals to rezone two properties to accommodate development plans:

- The Christie Lane Property: approximately 5.03 acres located at the dead-end of Christie Lane, north of Douglas Drive, east of Steele Creek Road.
- The Steele Creek Property: approximately 10.2 acres located along the east side of Steele Creek Road, south of Byrum Drive, and north of Douglas Drive.

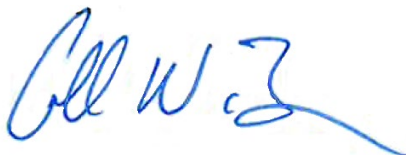
The Petitioner is requesting rezonings from the N1-A (ANDO) zoning district to the ML-2 (ANDO) zoning district. Property maps are included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on the Rezoning Petition for the purpose of discussing the rezoning proposal with nearby property owners and organizations. An official meeting was previously held for the Christie Lane property on November 28, 2023. This is the first meeting to discuss the Steele Creek Property. Both Properties will be addressed during this meeting. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near one or both of the Properties.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, April 9, 2024 at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Foundry”) or property (“Christie Lane/Steele Creek”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact [Lisa@alexanderricks.com](mailto:Lisa@alexanderricks.com) or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

# Exhibit C

🔍 Find a participant



Brittany Lins (Host, me)



Collin Brown



Stephanie Lasne



Collin Brown



Bill Simerville



Bill Simerville



Courtney Brown



Courtney Brown



Judy Phillips



Lisa Blackwood-McElyea



Michael Cain



Paul Rauch



# Exhibit D

# STEELE CREEK REZONING

(REZONING #2024-021)

## FOUNDRY COMMERCIAL

Official Community Meeting

April 9, 2023

**Including Follow-up Meeting for  
#2023-112 Christie Lane Rezoning**

Alexander  
Ricks  
PLLC

# MEETING AGENDA

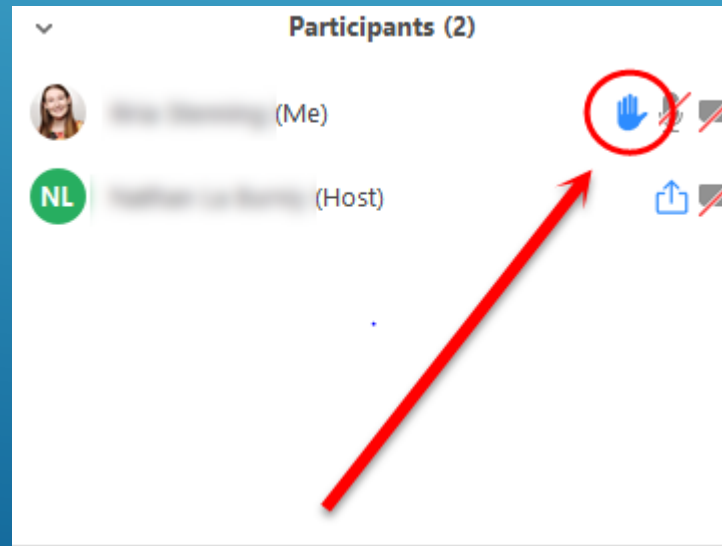
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Proposed Rezoning Potential Timeline**
  - **Review of Christie Lane Rezoning Request**
  - **Questions/Discussion**
- 

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:**

**Steele Creek Presbyterian Church**

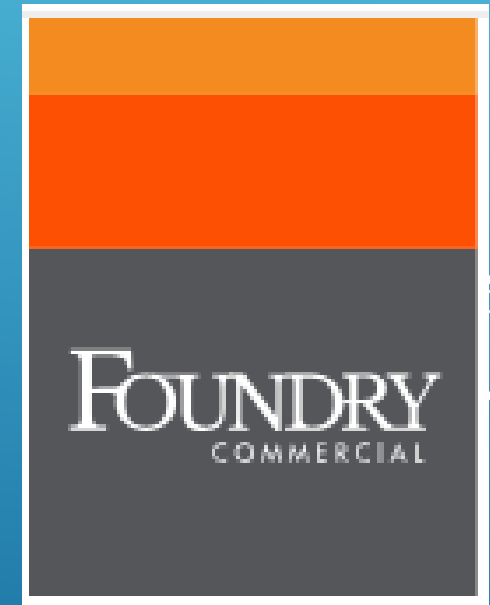
**Petitioner:**

**Foundry Commercial**

Bill Simerville, Michael Cain, Mark Holoman,  
Clay Coyle

**Alexander  
Ricks  
PLLC**

Collin Brown,  
Brittany Lins, & Lisa Arnold





# PROPERTY LOCATION





**SUPPLEMENTAL LANDSCAPING**  
 DEVELOPER TO SUPPLEMENT NATURAL VEGETATION  
 w/ A MIX OF EASTERN RED CEDAR, ARBOR VITAE, BURFORD HOLLY,  
 MAGNOLIA, AND LARGE-MATURING OAK OR MAPLE. TREES TO BE  
 PLANTED WITHIN 10' OF PRESERVATION AREA BOUNDARY

**DOUGLAS HOUSE PRESERVATION**  
 DEVELOPER TO COORDINATE WITH OWNER AND HISTORIC LAND  
 COMMISSION THE PRESERVATION AND RELOCATION OF THE  
 "DOUGLAS HOUSE" WITHIN THE HISTORIC PRESERVATION AREA

**HISTORIC  
 PRESERVATION  
 AREA**  
 14.25 ACRES

**NEW PARKING**  
 DEVELOPER TO GRADE, INSTALL DRAINAGE,  
 PAVE AND STRIPE APPROXIMATELY 18 PARKING  
 SPACES ALONG EXISTING ENTRANCE  
 DRIVE. NO EXISTING TREES WILL BE REMOVED.

**OAK**  
 ENGINEERING & ARCHITECTURE  
 1000 W. 10TH STREET, SUITE 200  
 CHARLOTTE, NC 28202  
 TEL: 704.375.1000  
 WWW.OAKENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF NORTH CAROLINA  
 NO. 48898

REGISTERED PROFESSIONAL ARCHITECT  
 STATE OF NORTH CAROLINA  
 NO. 22887

SCALE: 1" = 100'

**FOUNDRY STEELE CREEK**  
 1300  
 CHARLOTTE, NORTH CAROLINA  
 FOUNDRY COMMERCIAL  
 HISTORIC PROPERTY EXHIBIT



14121129

PID: 14121129

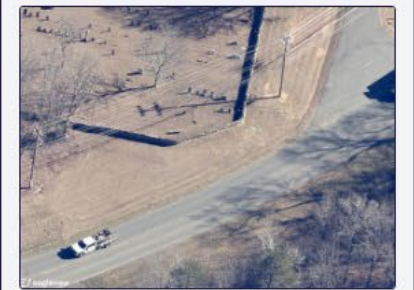
Parcel ID	GIS ID
14121129	14121129

Address located on Property (Postal City)  
7311 STEELE CREEK RD CHARLOTTE NC 28208

Owner Name	Mailing Address
CHURCH STEELE CREEK PRESBYTERIAN	7407 STEELE CREEK RD CHARLOTTE NC 28217

- Prop Report
- Buffer Srch
- Zoom To
- Unselect

- Report Issues
- [Wrong Property Information or Map](#)
  - [Wrong Mailing Address](#)
  - [Address or Road Issues](#)
  - [Other Website Issues](#)



East View (1/1)  
Photo Date: 1/2/2024

Link To  
[Google Street View](#) (Use for recent building photos)

Help

ID

+

-



Map navigation icons: Home, Layers, Full Screen, Print, Measure, Search, Refresh

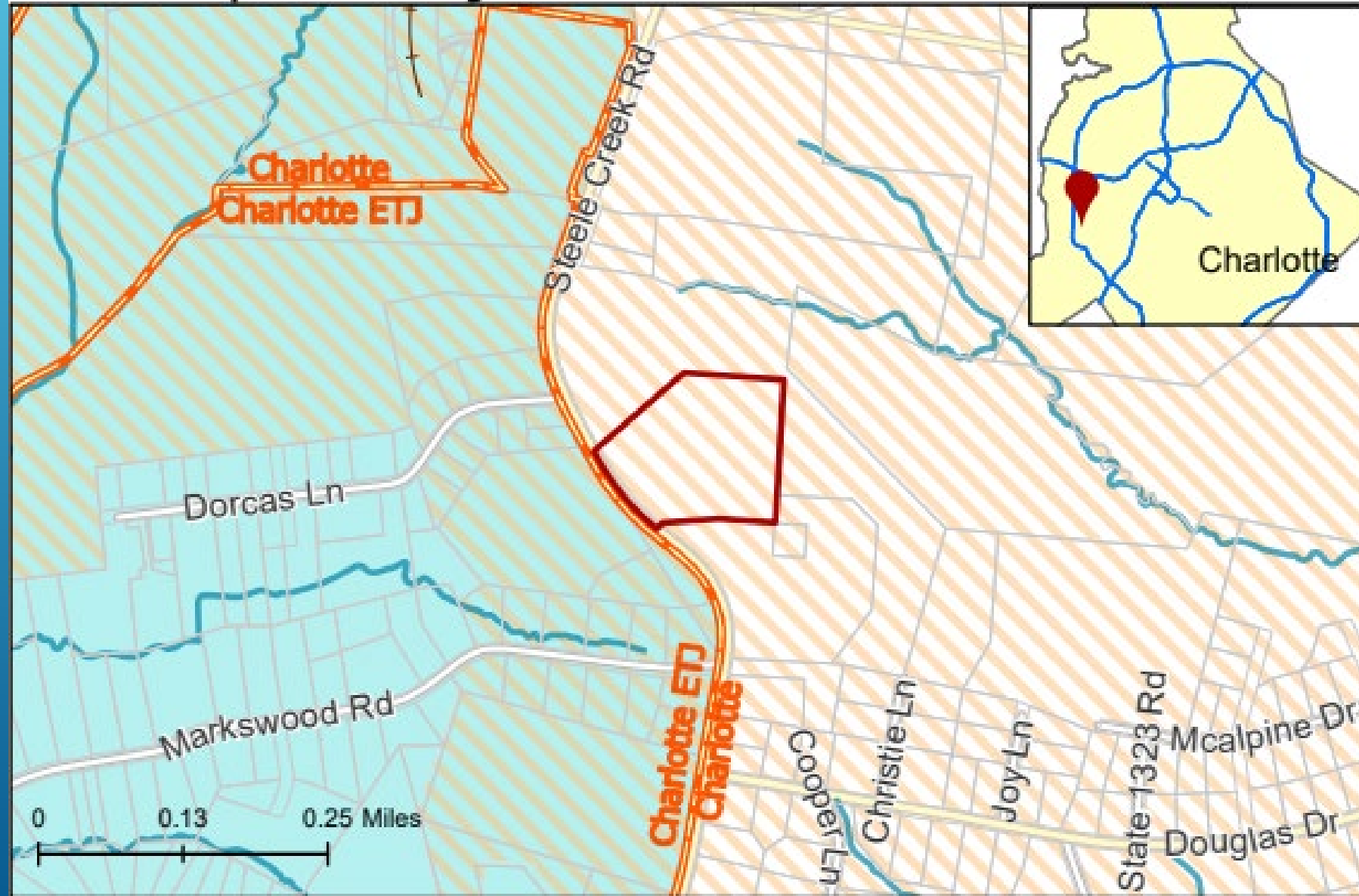


**Current Zoning** N1-A ANDO (Neighborhood 1-A, Airport Noise District Overlay)

**Requested Zoning** ML-2 ANDO (Manufacturing and Logistics-2, Airport Noise District Overlay)

Approximately 10.198 acres

**Location of Requested Rezoning**



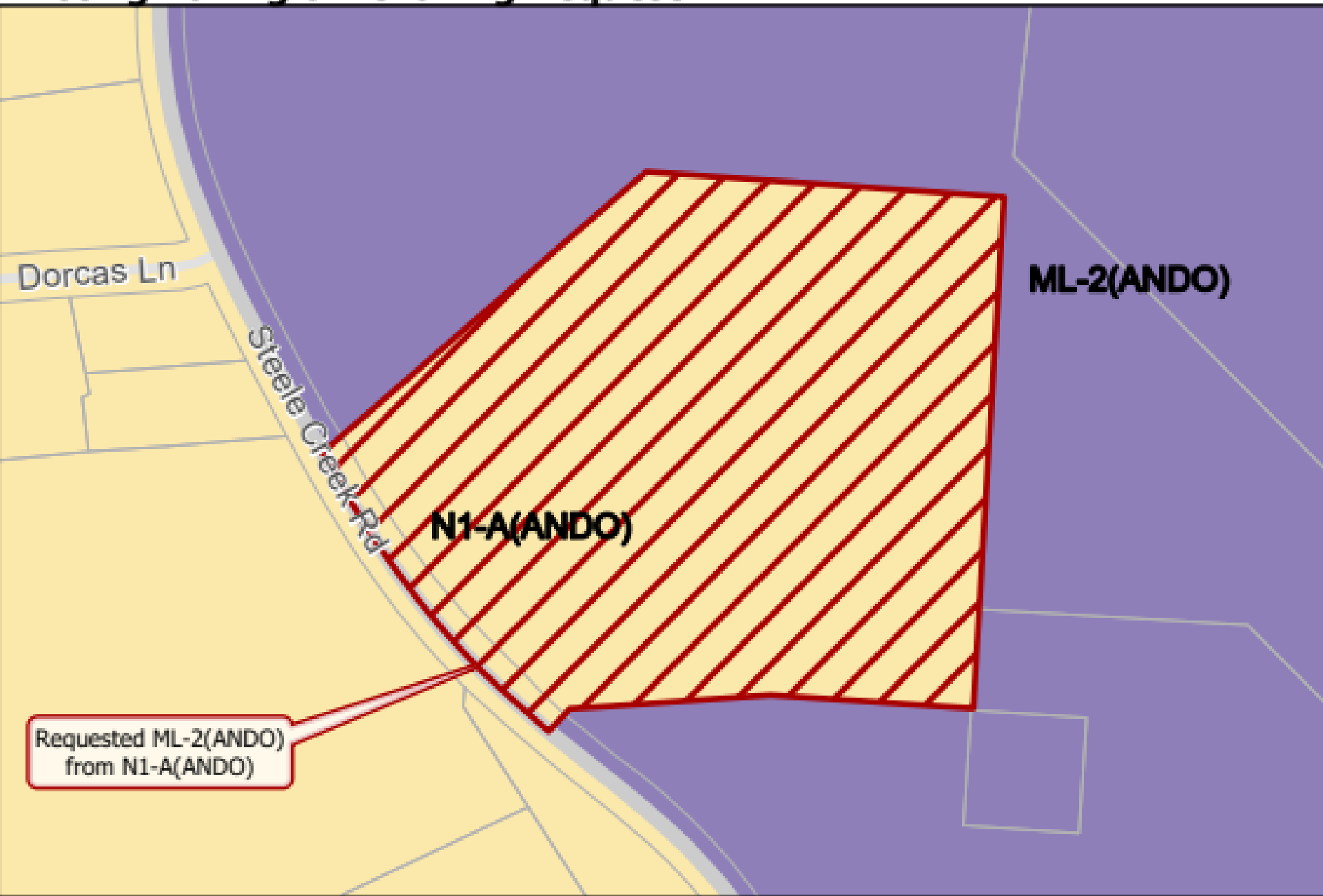
- 2024-021
- Inside City Limits
- Parcel
- Railway
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

**City Council District**

- 3-Tiawana Brown

# EXISTING ZONING

# Existing Zoning & Rezoning Request



 Requested ML-2(ANDO)  
from N1-A(ANDO)

## Zoning Classification

 Neighborhood 1

 Manufacturing & Logistics

**ML-2(ANDO)**

**N1-A(ANDO)**

Requested ML-2(ANDO)  
from N1-A(ANDO)



0 125 250 500 Feet

Map Created 3/4/2024

# LAND USE PLAN RECOMMENDATION





# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft  
Published October 31, 2020





### NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



### NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



### NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



### PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



### COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



### COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



### CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



### INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



### MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



### REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.



# Charlotte Future 2040 Policy Map



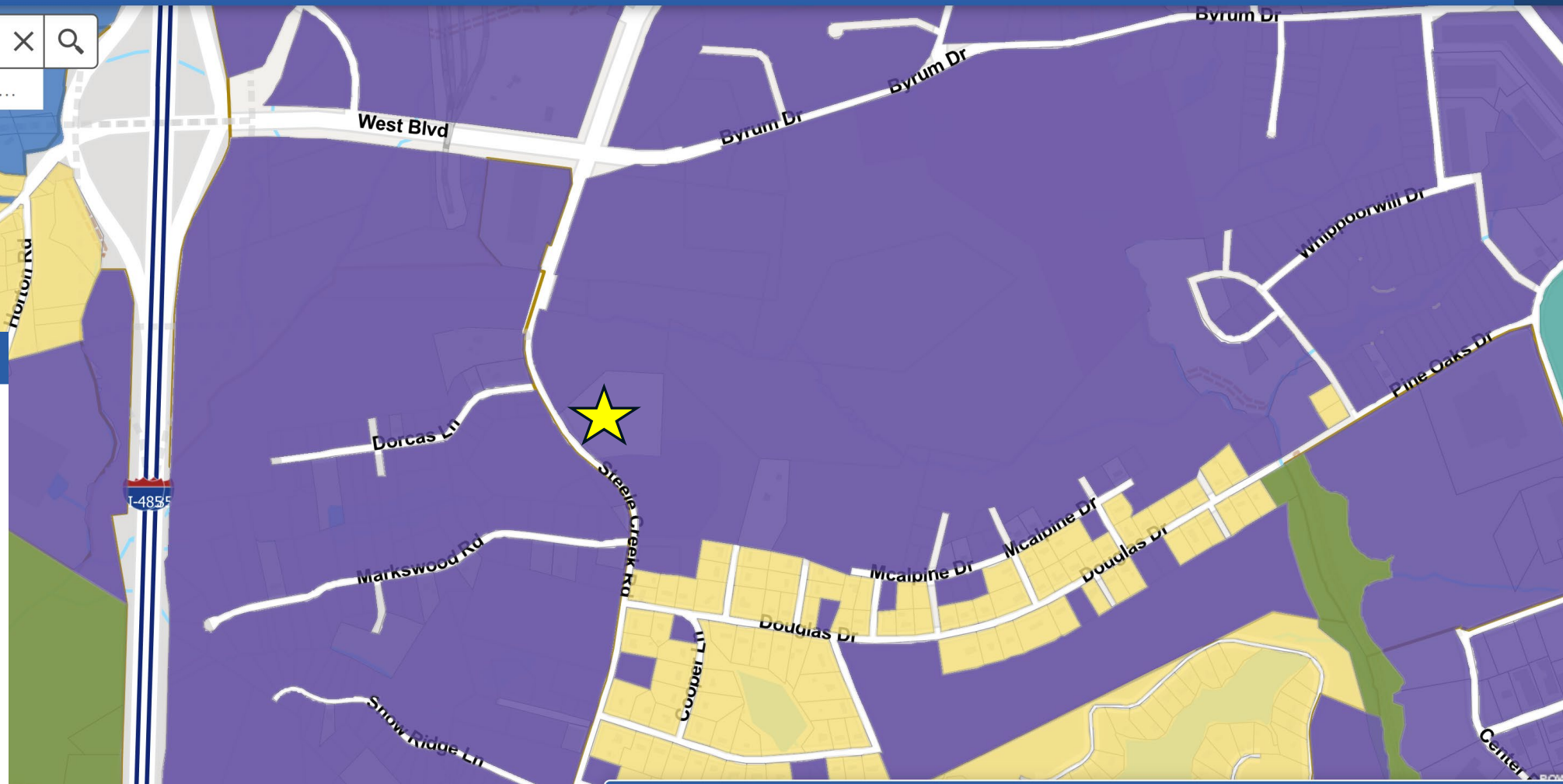
7311 STEELE CREEK RD X Q

Show search results for 7311 S...

## Legend

### Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics**
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



# REZONING PROPOSAL = ML-2

**Rezoning to align with ML Place Type**

# POTENTIAL REZONING SCHEDULE

- ▶ **Application Filed:** February 21<sup>st</sup>
- ▶ **Official Community Meeting:** Today, April 9<sup>th</sup>
- ▶ **Earliest Public Hearing:** May 20<sup>th</sup>
- ▶ **Zoning Committee:** June 4<sup>th</sup>
- ▶ **City Council Decision:** June 17<sup>th</sup>

# CHRISTIE LANE REZONING REVIEW



# TEAM INTRODUCTIONS

**Property Owner:**

**TCA - CHRISTIE LANE LLC**

**Petitioner:**

**Foundry Commercial**

Bill Simerville, Michael Cain, Mark Holoman,  
Clay Coyle



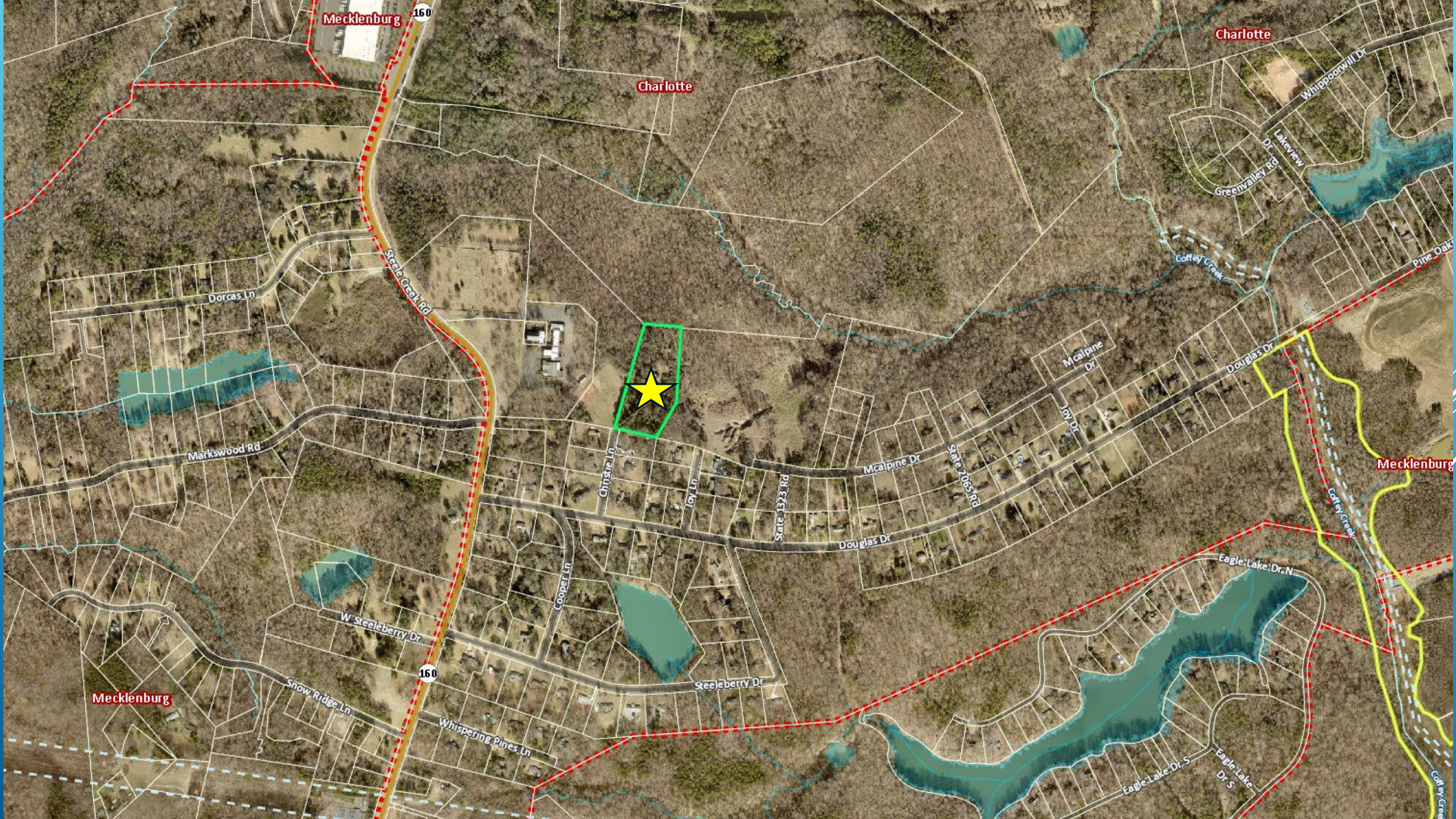
**Alexander  
Ricks  
PLLC**

Collin Brown,  
Brittany Lins, & Lisa Arnold

# PROPERTY LOCATION







Mecklenburg

160

Charlotte

Charlotte

Dorcas Ln

Steele Creek Rd

Markwood Rd

Chrisie Ln

Joy Ln

State 1323 Rd

McAlpine Dr

State 2065 Rd

McAlpine Dr

Joy Dr

Douglas Dr

Mecklenburg

W Steeleberry Dr

Cooper Ln

Steeleberry Dr

Mecklenburg

Whispering Pines Ln

160

Snow Ridge Ln

Eagle Lake Dr N

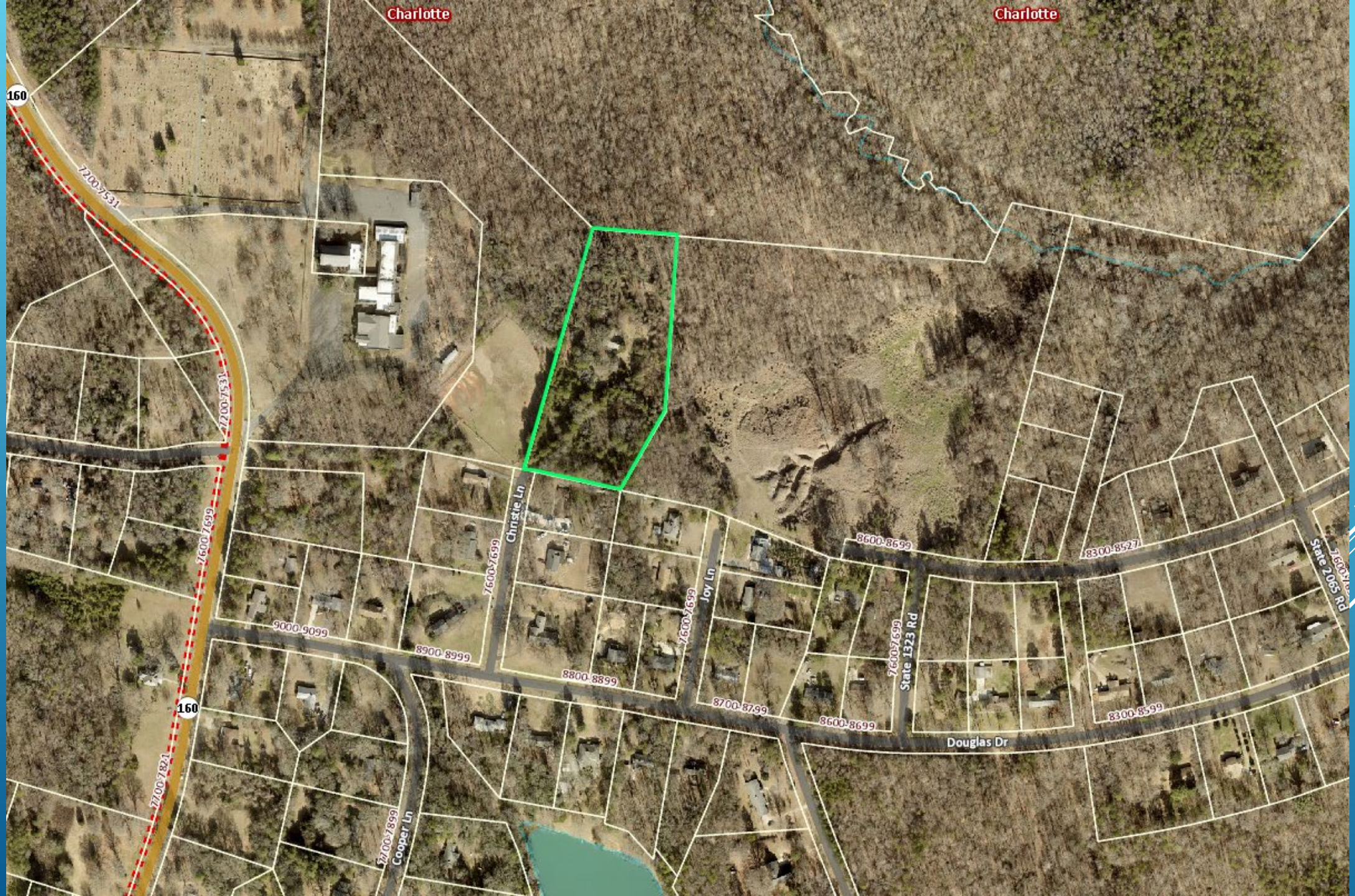
Eagle Lake Dr S

Eagle Lake Dr S

Coffey Creek

Charlotte

Charlotte



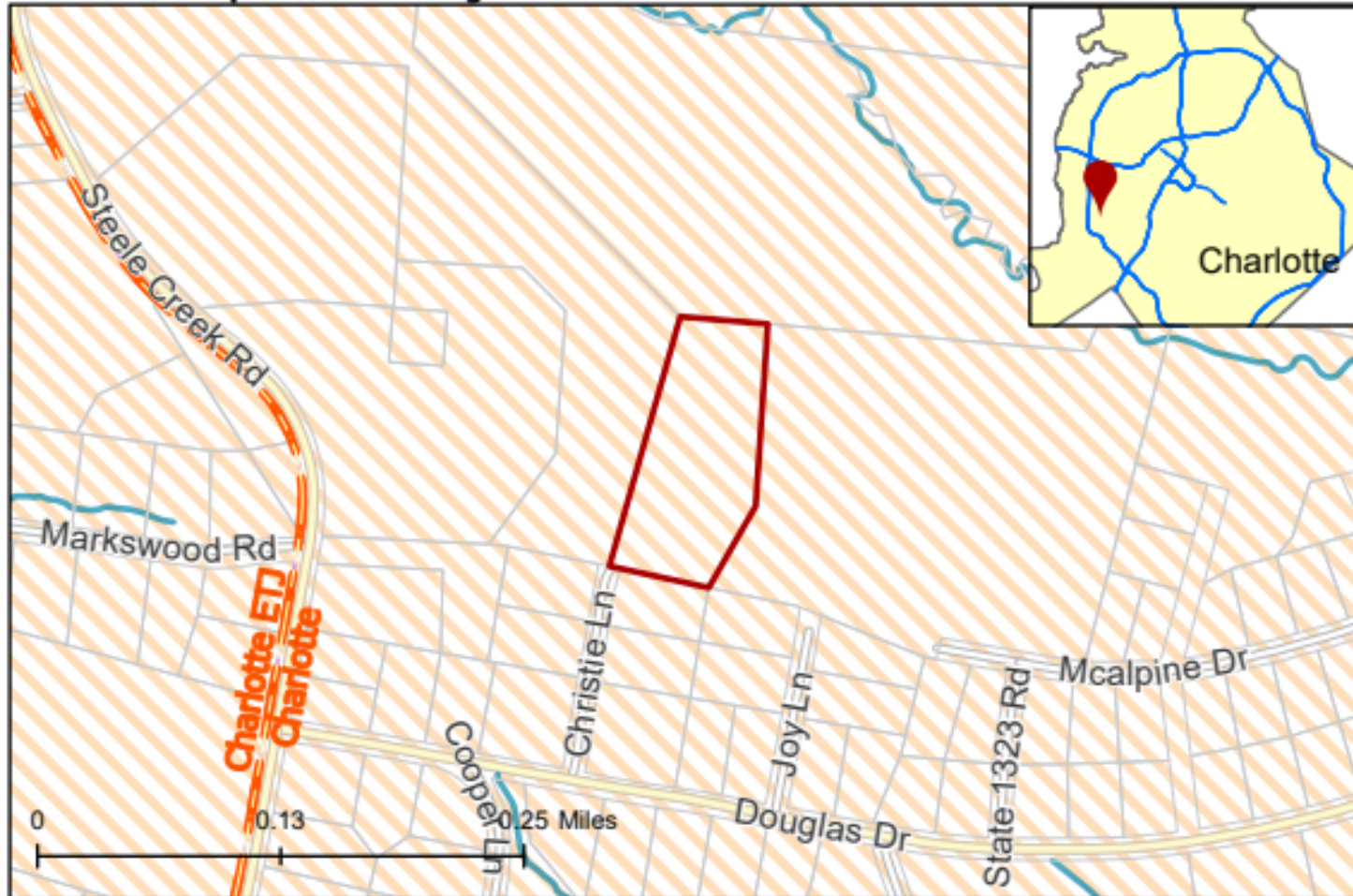
# 2023-112: FCA, LLC

**Current Zoning** N1-A ANDO (Neighborhood 1-A, Airport Noise District Overlay)

**Requested Zoning** ML-2(CD) ANDO (Manufacturing and Logistics, Conditional, Airport Noise District Overlay)

Approximately 5.03 acres

## Location of Requested Rezoning



## Rezoning Map



**CHARLOTTE.**

PLANNING, DESIGN  
& DEVELOPMENT

- 2023-112
- Inside City Limits
- Parcel
- Streams
- Airport Noise Overlay

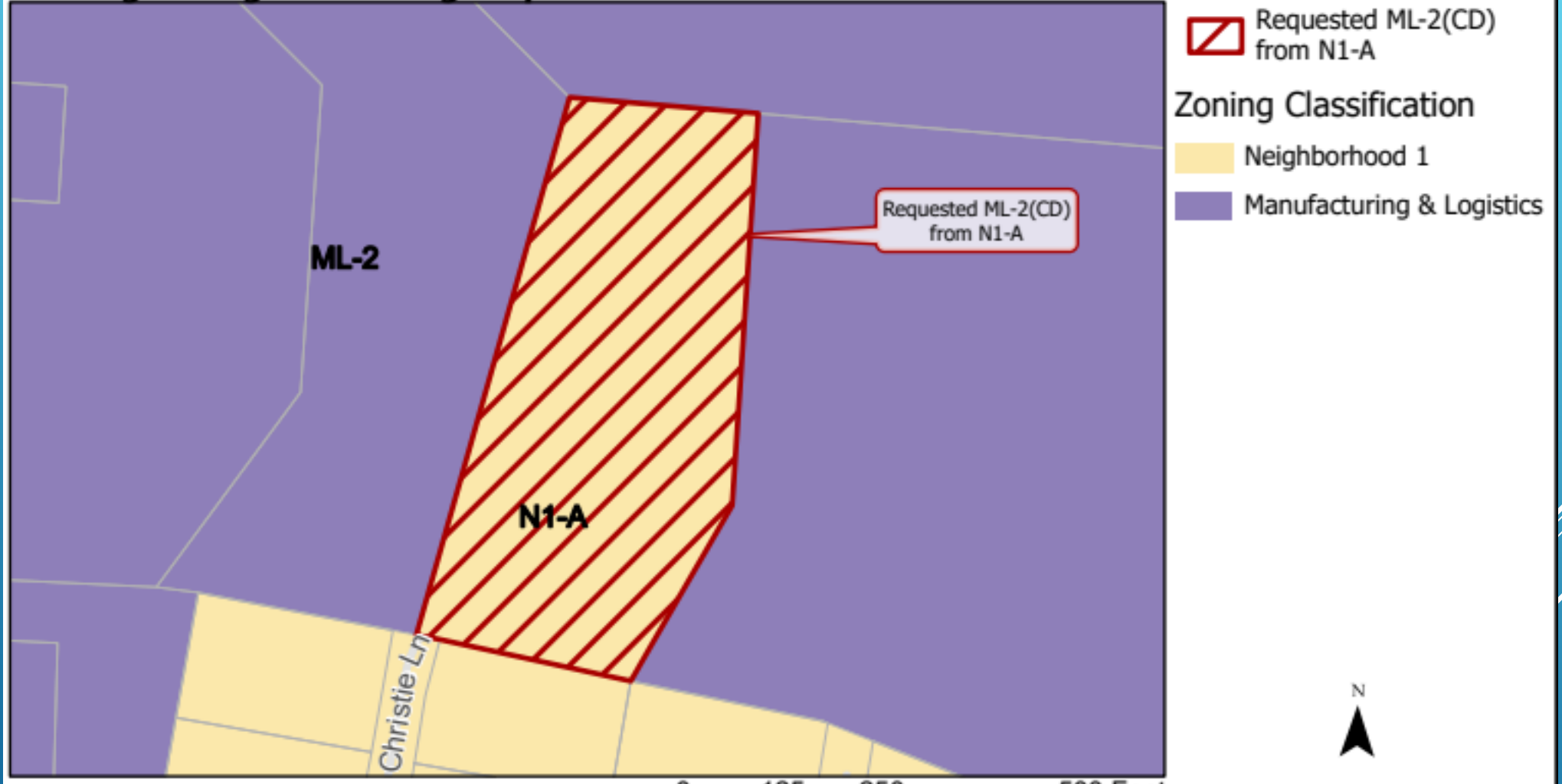
### City Council District

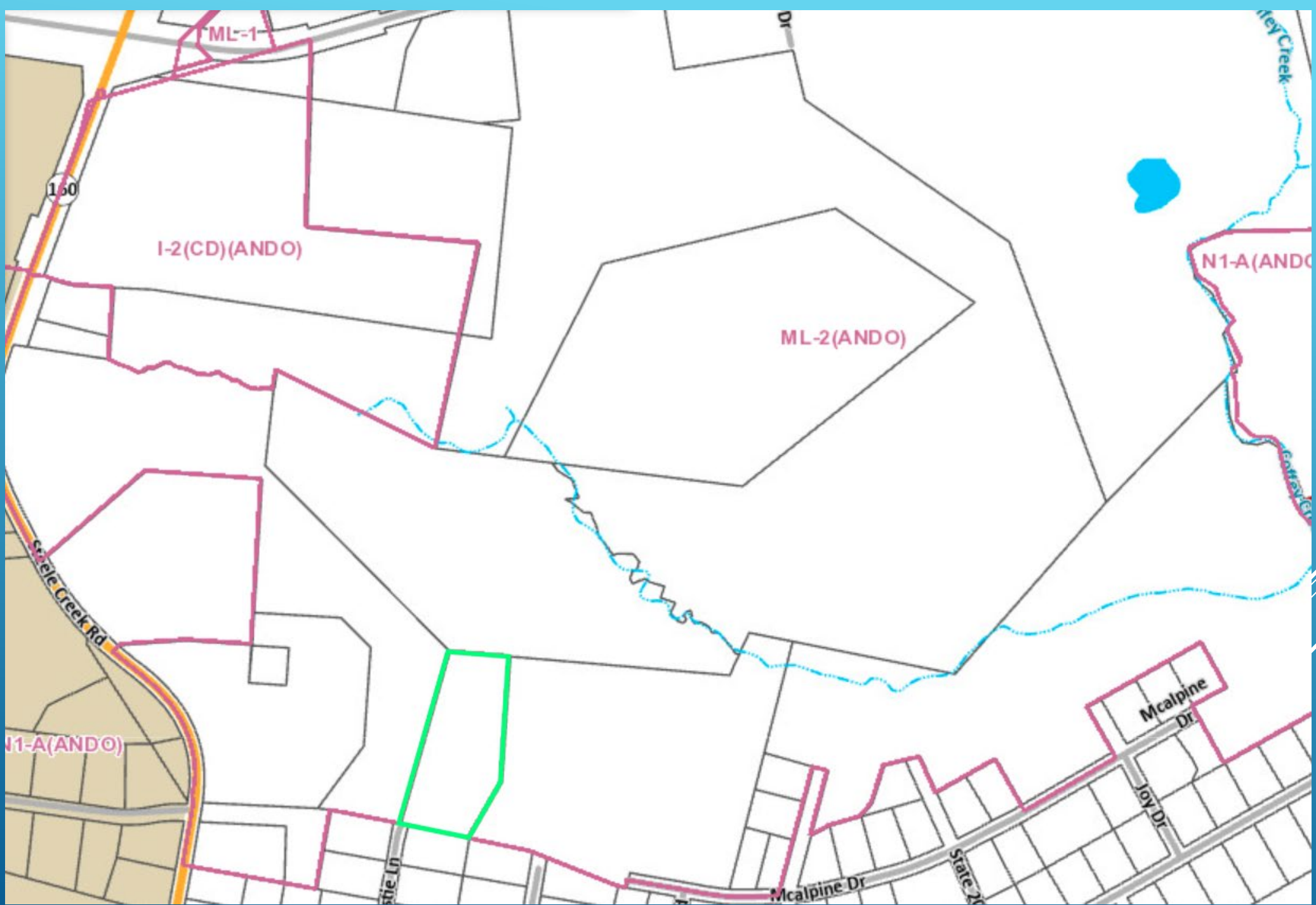
- 3-Victoria Watlington



# EXISTING ZONING

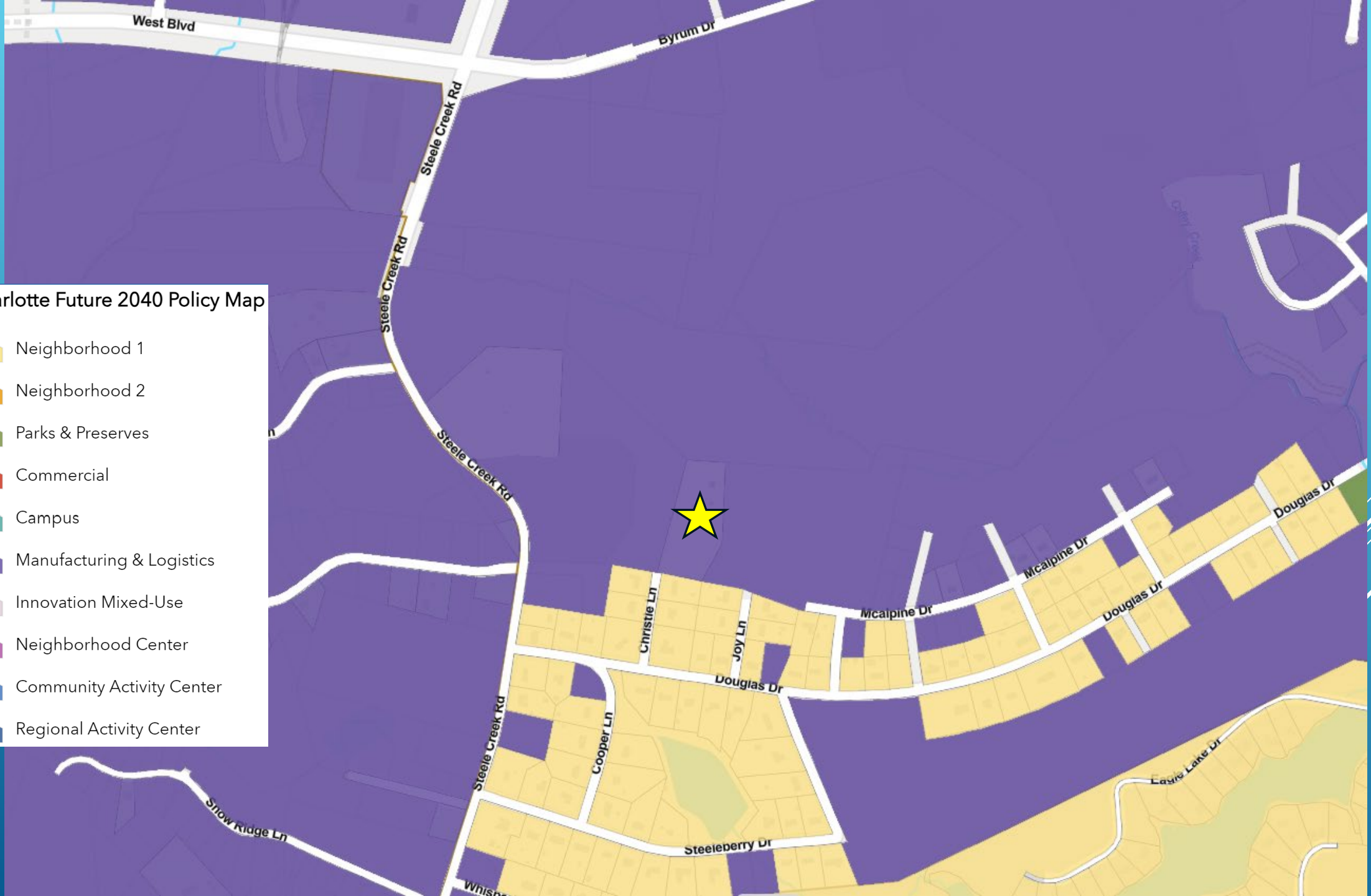
## Existing Zoning & Rezoning Request





### Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



# REZONING PROPOSAL = ML-2(CD)

**Rezoning to align with ML Place Type**



# Requesting conditional note to limit access to the site.

**FCA LLC**  
**REZONING PETITION NO. 2023-112**  
**9/26/2023**

**Development Data Table:**

Site Area:	+/- 5.03 acres
Tax Parcel:	141-211-12
Existing Zoning:	N1-A
Proposed Zoning:	ML-2(CD)
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses as allowed in ML-2 zoning district, as applicable

**Transportation/Access Commitment:**

Petitioner shall not use Christie Lane to access manufacturing and logistics uses on the Site. Site access shall be provided through adjacent ML-2 zoned parcels.

# POTENTIAL REZONING SCHEDULE

- ▶ **Application Filed:** September 2023
- ▶ **Application Processed:** October 2023
- ▶ **Official Community Meeting:** November 28<sup>th</sup>
- ▶ **Public Hearing:** March 18<sup>th</sup>
- ▶ **Zoning Committee:** April 30<sup>th</sup>
- ▶ **City Council Decision:** May 20<sup>th</sup>

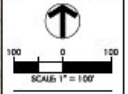
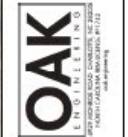


**SUPPLEMENTAL LANDSCAPING**  
 DEVELOPER TO SUPPLEMENT NATURAL VEGETATION  
 w/ A MIX OF EASTERN RED CEDAR, ARBOR VITAE, BURFORD HOLLY,  
 MAGNOLIA, AND LARGE-MATURING OAK OR MAPLE. TREES TO BE  
 PLANTED WITHIN 10' OF PRESERVATION AREA BOUNDARY

**DOUGLAS HOUSE PRESERVATION**  
 DEVELOPER TO COORDINATE WITH OWNER AND HISTORIC LAND  
 COMMISSION THE PRESERVATION AND RELOCATION OF THE  
 "DOUGLAS HOUSE" WITHIN THE HISTORIC PRESERVATION AREA

**HISTORIC  
 PRESERVATION  
 AREA**  
 14.25 ACRES

**NEW PARKING**  
 DEVELOPER TO GRADE, INSTALL DRAINAGE,  
 PAVE AND STRIPE APPROXIMATELY 18 PARKING  
 SPACES ALONG EXISTING ENTRANCE  
 DRIVE. NO EXISTING TREES WILL BE REMOVED.



**FOUNDRY STEELE CREEK**

130  
 TID  
 CHARLOTTE, NORTH CAROLINA  
 FOUNDRY COMMERCIAL

**HISTORIC PROPERTY EXHIBIT**

BY/DATE:  
 ENGINEER: GW  
 CHECKED BY: VA  
 PROJECT #: 623-018

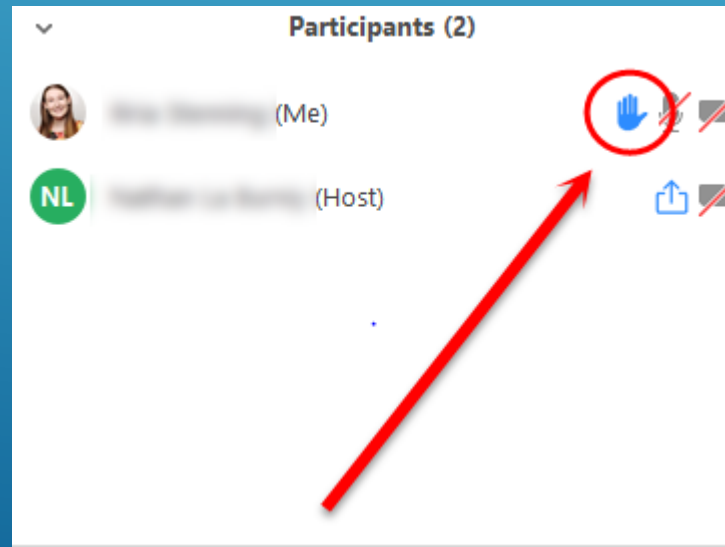
SHEET  
**SP-3**  
 SHEET 1 OF 3

# QUESTIONS & DISCUSSION

Type your  
questions



Or ask out loud



THANK YOU!

