

COMMUNITY MEETING REPORT  
**Petitioner: The Maintenance Team, Inc.**  
Rezoning Petition No. 2022-137

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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-1 attached hereto by depositing such notice in the U.S. mail on January 13, 2023. A copy of the written notice is attached hereto as Exhibit A-2.

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

The Community Meeting was held on Thursday, January 26, 2023 at 6:30 PM at the Offices of The Maintenance Team, Inc. located at 4015 Shopton Road, Suite 400 in Charlotte.

**PERSONS IN ATTENDANCE AT MEETING:**

The only attendee at the Community Meeting was Kent Main of the Eagle Lake community. The sign-in sheet is attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were David Kreutzer of the Petitioner, Austin Watts of Kimley Horn and Associates and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

Since there was only one attendee, Kent Main, the meeting was very informal and brief. John Carmichael reviewed the existing approved conditional rezoning plan for the 9.7 acre portion of the site and the rezoning plan associated with this Rezoning Petition. In response to a question, David Kreutzer confirmed that The Maintenance Team, Inc. would move its office to this site in a few years when its current lease expires.

Kent Main asked if the site on Shopton Road that has been cleared is adjacent to the site subject to this Rezoning Petition, and David Kreutzer confirmed that the cleared site is adjacent to the site subject to this Rezoning Petition.

After a casual conversation regarding matters unrelated to the rezoning request, the meeting was adjourned.

John Carmichael thanked Kent Main for attending the meeting.

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

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13<sup>th</sup> day of February, 2023

**The Maintenance Team, Inc., Petitioner**

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via e-mail)

## **EXHIBIT A-1**

2022-137	TAXPID	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE
2022-137	14125107	SIRUS LANE PARTNERS LLC		600 DISCOVERY PLACE	MABLETON	GA	30126
2022-137	14125108	SIRUS LANE PARTNERS LLC		600 DISCOVERY PLACE	MABLETON	GA	30126
2022-137	14125109	THE MAINTENANCE TEAM INC		5950 FAIRVIEW RD STE 800	CHARLOTTE	NC	28210
2022-137	14125110	THE MAINTENANCE TEAM INC		5950 FAIRVIEW RD STE 800	CHARLOTTE	NC	28210
2022-137	14125111	MICHAEL S CARPENTER		4000 SHOPTON RD	CHARLOTTE	NC	28217
2022-137	14125112	MARK S COMBS		3836 SHOPTON RD	CHARLOTTE	NC	28217
2022-137	14125113	EAGLE LAKE FISHING CLUB INC		3615 EAGLE LAKE DR	CHARLOTTE	NC	28217
2022-137	14125115	THE MAINTENANCE TEAM INC		5950 FAIRVIEW RD STE 800	CHARLOTTE	NC	28210
2022-137	20146131	POOL 6 INDUSTRIAL NC LLC		101 WEST ELM ST STE 600	CONSHOHOCKEN	PA	19428
2022-137	20146133	POOL 6 INDUSTRIAL NC LLC		101 WEST ELM ST STE 600	CONSHOHOCKEN	PA	19428
2022-137	20146137	MATCH PROPERTIES LLC		5212 SHARON VIEW RD	CHARLOTTE	NC	28226
2022-137		Clearview Acres	William Harraman	9100 Paragon Dr	Charlotte	NC	28273
2022-137		Eagle Creek Homeowners Association	Larry Harbin	4209 Eagle Lake Dr N	Charlotte	NC	28217
2022-137		Edinburgh Homeowners Association	Gerald Nichols	5525 Eagle Lake Dr S	Charlotte	NC	28217
2022-137		Steeleberry Acres Neighborhood Association	Michelle Stone	8914 Steeleberry Dr	Charlotte	NC	28217
2022-137		Stoney Ridge Homeowners Association	Frank Matthews	9006 Gerald Dr	Charlotte	NC	28217

## **EXHIBIT A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2022-137** filed by The Maintenance Team, Inc. to request a site plan amendment for and the rezoning of an approximately 10.26 acre site located on the north side of Shopton Road between Sandy Porter Road and Sirona Drive

**Date and Time of Meeting:** Thursday, January 26, 2023 at 6:30 p.m.

**Place of Meeting:** Offices of The Maintenance Team, Inc.  
4015 Shopton Road, Suite 400  
Charlotte, NC 28217

We are assisting The Maintenance Team, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting a site plan amendment for and the rezoning of an approximately 10.26 acre site located on the north side of Shopton Road between Sandy Porter Road and Sirona Drive. Pursuant to this Rezoning Petition, the Petitioner is requesting a site plan amendment for an approximately 9.7 acre portion of the site that is zoned I-2 (CD) and the rezoning of an approximately 0.5 acre portion of the site from the R-3 zoning district to the I-2 (CD) zoning district. The purpose of this request is to accommodate the development of a building or buildings on the site that would contain a total maximum of 120,000 square feet of gross floor area and would be devoted to office, warehouse and distribution uses and outside storage. Please see the enclosed map of the site.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department'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 the site.

**Accordingly, on behalf of the Petitioner, we give you notice that the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, January 26, 2023 at 6:30 p.m. at the Offices of The Maintenance Team, Inc. located at 4015 Shopton Road, Suite 400 in Charlotte.** The Petitioner looks forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)  
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: January 13, 2023



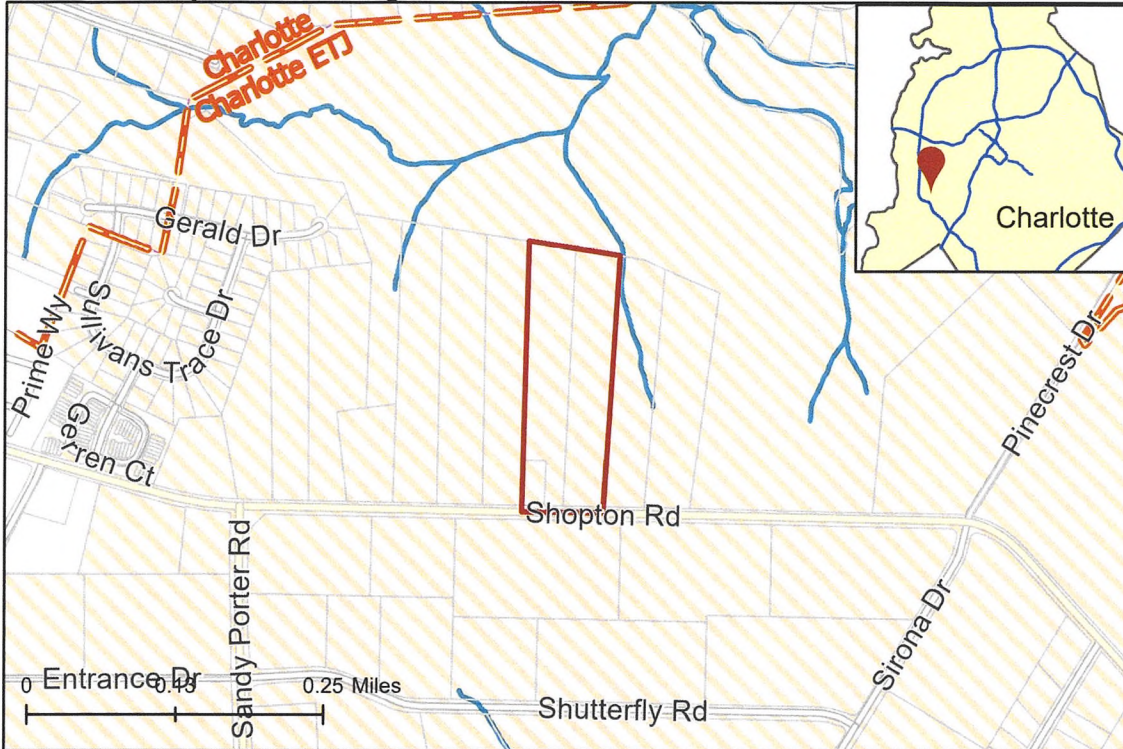
## 2022-137: The Maintenance Team, Inc.

**Current Zoning** R-3 AIR (Single Family Residential, Airport Noise Overlay),  
I-2 (CD) AIR (General Industrial, Conditional, Airport Noise Overlay)

**Requested Zoning** I-2 (CD) Air (General Industrial, Conditional, Airport Noise Overlay),  
I-2 (CD) SPA AIR (General Industrial, Conditional, Site Plan Amendment, Airport Noise Overlay)

Approximately 10.262 acres

### Location of Requested Rezoning



## Rezoning Map



- 2022-137
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay
- Lower Lake Wylie - Protected Area

### Adjacent to City Council District

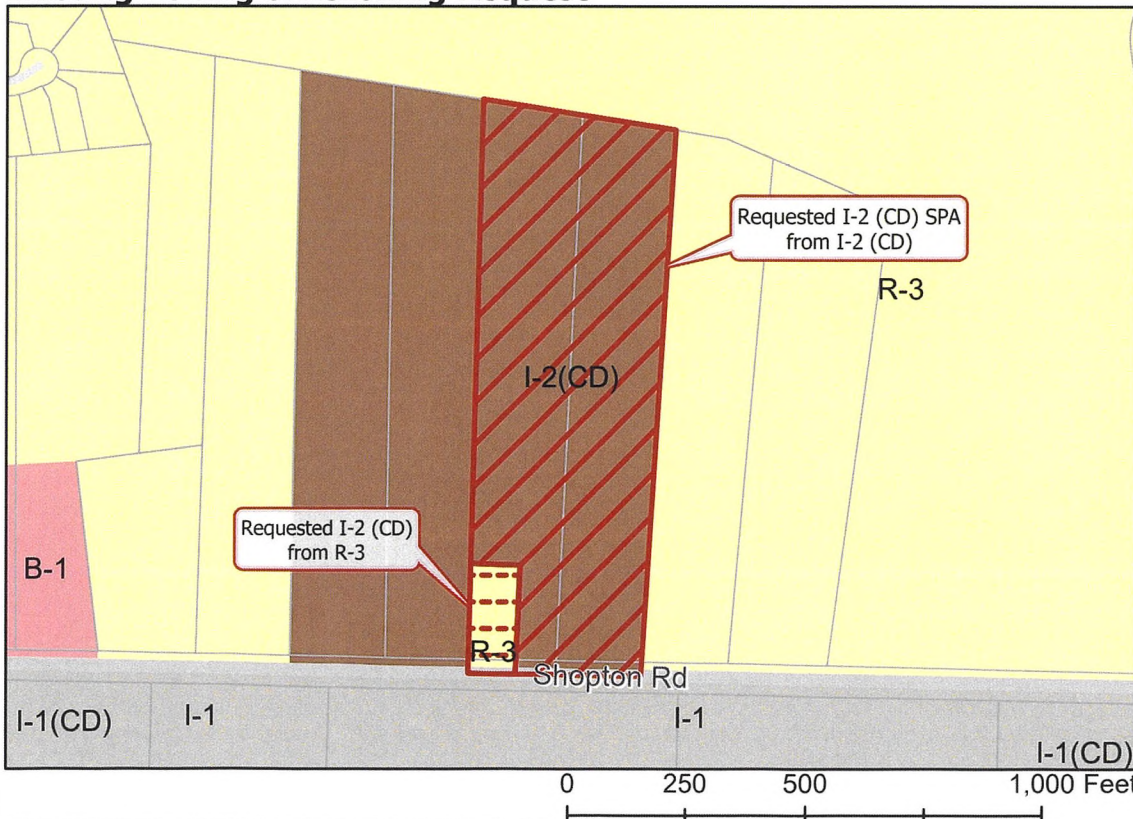
- 1-Dante Anderson

### County Commissioner

- 2-Vilma D. Leake



### Existing Zoning & Rezoning Request



- Requested I-2 (CD) SPA from I-2 (CD)
- Requested I-2 (CD) from R-3

### Zoning Classification

- Single Family
- Business
- Light Industrial
- General Industrial



Map Created 1/5/2023

## **EXHIBIT B**

# Community Meeting Sign-In Sheet

Petitioner: The Maintenance Team, Inc.

Rezoning Petition No. 2022-137

Thursday, January 26, 2023 at 6:30 P.M.

Offices of The Maintenance Team, Inc.  
4015 Shopton Road, Suite 400  
Charlotte, NC 28217

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	KENT MAIN	5509 EAGLE LAKE DR	704-241-3078	MAINMNA@BELLSOUTH.NET
2.				
3.				
4.				
5.				
6.				
7.				
8.				