

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Alliance Industrial Partners, LLC
Rezoning Petition No. 2023-035

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 July 17, 2023. 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 Thursday, August 3rd 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 one (1) attendee from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Frank Fallon, Georges Bahri, and Edwin Thurmon, as well as by Petitioner’s agents Carlton Burton with Burton Engineering and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendee and introduced the Petitioner’s team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Frank Fallon spoke on behalf of Alliance as the Petitioner to explain the company’s history and presence in Charlotte. Mr. Brown showed aerials of the approximately 10-acre site located on the north side of Shopton Road, west of Pinecrest Drive, and east of Steele Creek Road. He noted the Eagle Lake community to the north separated by a stream and natural vegetation as well as the developing industrial corridor along Shopton with surrounding industrial sites to the property in question.

Mr. Brown recognized that the attendee was a resident of the Eagle Lake community and familiar with the rezoning process so he elected for an informal presentation where he explained the site’s current zoning, recommendation, and rezoning proposal. The site is currently zoned to the N1-A low density residential zoning district and the 2040 Land Use Policy Map recognizes the same N1

recommendation however surrounding sites are zoned to industrial uses and recommended for industrial/manufacturing and logistics uses in the policy map. Adjacent sites are zoned a combination of the I-1(CD) and I-2(CD) zoning districts for warehousing, distribution, logistics and other industrial uses, which is consistent with the rezoning proposal.

Mr. Brown showed the proposed conditional rezoning plan which reflects one building of approximately 110,000 square feet for light industrial, warehousing, distribution, or logistics uses. A 100-foot Class A buffer is proposed to the rear of the site closest to the Eagle Lake community on the opposite side of the stream, which can be reduced to 75-feet with a berm. The site also commits to a minimum of 2.5 acres of tree save area and contains a list of prohibited uses consistent with other conditional zonings in the area that exclude uses that are often deemed more noxious.

Mr. Brown explained that the rezoning timeline could result in a revised plan submittal in August, public hearing in September and City Council decision in October, at the earliest. He then opened the meeting for discussion with the attendee.

The attendee pointed out the Eagle Lake community-owned property and explained their involvement in other recent industrial rezonings in the area. He stated that a nearby site had an issue with their silk fence that created runoff into the community's lake which is a cause for concern. He stated that the Eagle Lake community will be interested in how runoff will be treated to the rear of the property in light of this issue. Mr. Carlton Burton explained the ridge line and significant work that his team has conducted on surrounding properties to provide knowledge of the drainage patterns. He stated that the site drains into a channel with a singular point of discharge that will make it easier to control runoff.

The attendee asked whether the proposed building is being constructed with a user in mind or as a speculative build. Mr. Fallon said that the building is currently speculative given the proposed size. He explained that tenants for buildings of this size typically do not make leasing decisions until during the active construction phase. Given the smaller size of the building and location, he anticipates that the end user(s) would be local distribution, generally box trucks and sprinter vans servicing residential neighborhoods, or a use tied to the airport. Homebuilders, electronics, hardware or retail-oriented warehousing are also potential tenant options. He expects the building to likely contain a single tenant but potentially up to two tenants.

Mr. Brown concluded the meeting by volunteering to have follow-up meetings with the Eagle Lake community if they were interested. The attendee acknowledged that he may reach out with questions but did not think a formal meeting was necessary at this time.

The meeting concluded at approximately 5:50 p.m. without any further questions or discussion from the community.

Respectfully submitted this 14th day of August 2023.

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

2023-035	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-035	14125109	THE MAINTENANCE TEAM INC				5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2023-035	14125110	THE MAINTENANCE TEAM INC				5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2023-035	14125111	CARPENTER	MICHAEL S	GLORIA P	CARPENTER	4000 SHOPTON RD		CHARLOTTE	NC	28217
2023-035	14125112	COMBS	MARK S	SARA	MELOTT	3836 SHOPTON RD		CHARLOTTE	NC	28217
2023-035	14125113	EAGLE LAKE FISHING CLUB INC				3615 EAGLE LAKE DR		CHARLOTTE	NC	28217
2023-035	14125115	THE MAINTENANCE TEAM INC				5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2023-035	20146131	POOL 6 INDUSTRIAL NC LLC			C/O EQT EXETER	101 WEST ELM ST STE 600		CONSHOHOCKEN	PA	19428
2023-035	20146133	POOL 6 INDUSTRIAL NC LLC			C/O EQT EXETER	101 WEST ELM ST STE 600		CONSHOHOCKEN	PA	19428

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

	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-035	Ayrshire Glen	Nakia	Savage	6916 MURRAY GREY LN		CHARLOTTE NC	28273
2023-035	Eagle Creek Homeowners Associat	Larry	Harbin	4209 EAGLE LAKE DR		CHARLOTTE NC	28217
2023-035	Edinborough Homeowners Associat	Gerard	Nichols	5525 EAGLE LAKE DR		CHARLOTTE NC	28217
2023-035	Steeleberry Acres Neighborhood	Michelle	Stone	8914 STEELEBERRY DR		CHARLOTTE NC	28217
2023-035	Stoney Ridge Homeowners Associa	Frank	Matthews	9006 GERALD DR		CHARLOTTE NC	28217

Exhibit B

July 20, 2023

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, August 3rd at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Alliance Industrial Partners, LLC
Petition No.: 2023-035

Dear Charlotte Neighbor:

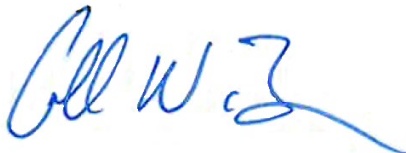
Our firm represents Alliance Industrial Partners, LLC (the "Petitioner") in its proposal to rezone an approximately 10.34-acre site located on the north side of Shopton Road, west of Pinecrest Drive, and east of Steele Creek Road. The Petitioner is requesting a rezoning from the N1-A zoning district to the I-1(CD) zoning district to accommodate its development plans. A property map is 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 this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. 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 the Property.

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 **Thursday, August 3rd 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 and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner ("Alliance") or the property location ("Shopton") 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 or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

Exhibit C

Participants (9)

Find a participant




























-  Brittany Lins (Host, me)   
-  collin brown 
-  Collin Brown  
-  Carlton Burton  
-  Edwin Thurmon  
-  Frank Fallon  
-  Frank Fallon  
-  Georges Bahri  
-  Kent Main  

Exhibit D



ALLIANCE
INDUSTRIAL COMPANY

SHOPTON ROAD REZONING

(REZONING #2023-035)

ALLIANCE INDUSTRIAL PARTNERS, LLC

Official Community Meeting

August 3, 2023

Alexander
Ricks
PLLC

MEETING AGENDA

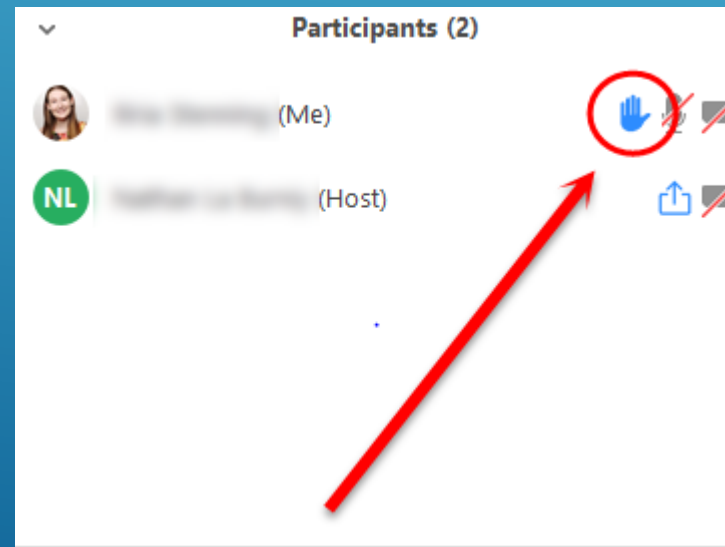
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Potential Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owners: Michael and Gloria Carpenter;
Mark Combs and Sara Melott

Petitioner: Alliance Industrial Partners, LLC



Frank Fallon, Edwin Thurmond, Georges Bahri



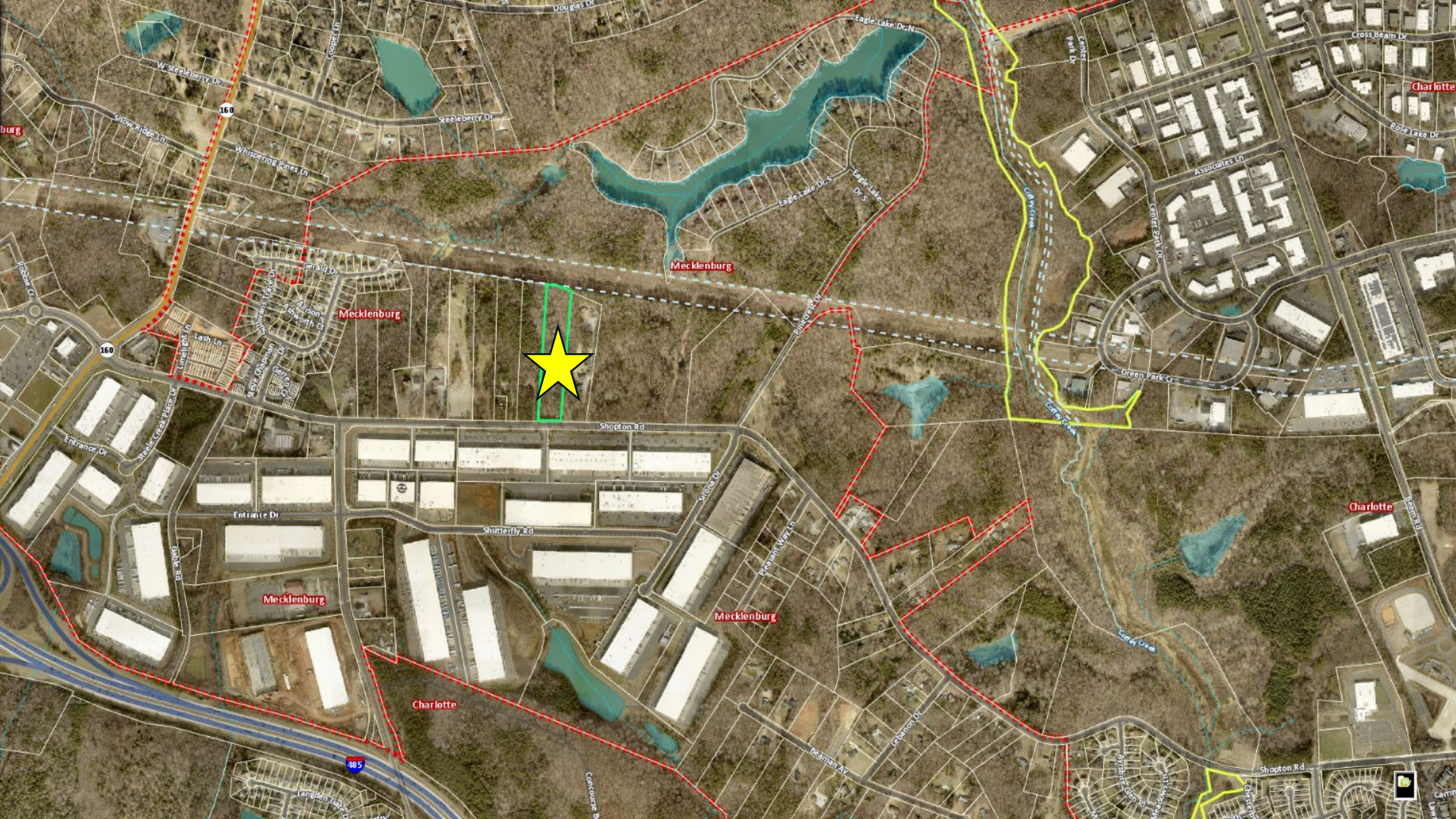
Carlton Burton



Collin Brown &
Brittany Lins

PROPERTY LOCATION







Mecklenburg

Mecklenburg

Mecklenburg

Mecklenburg

Mecklenburg

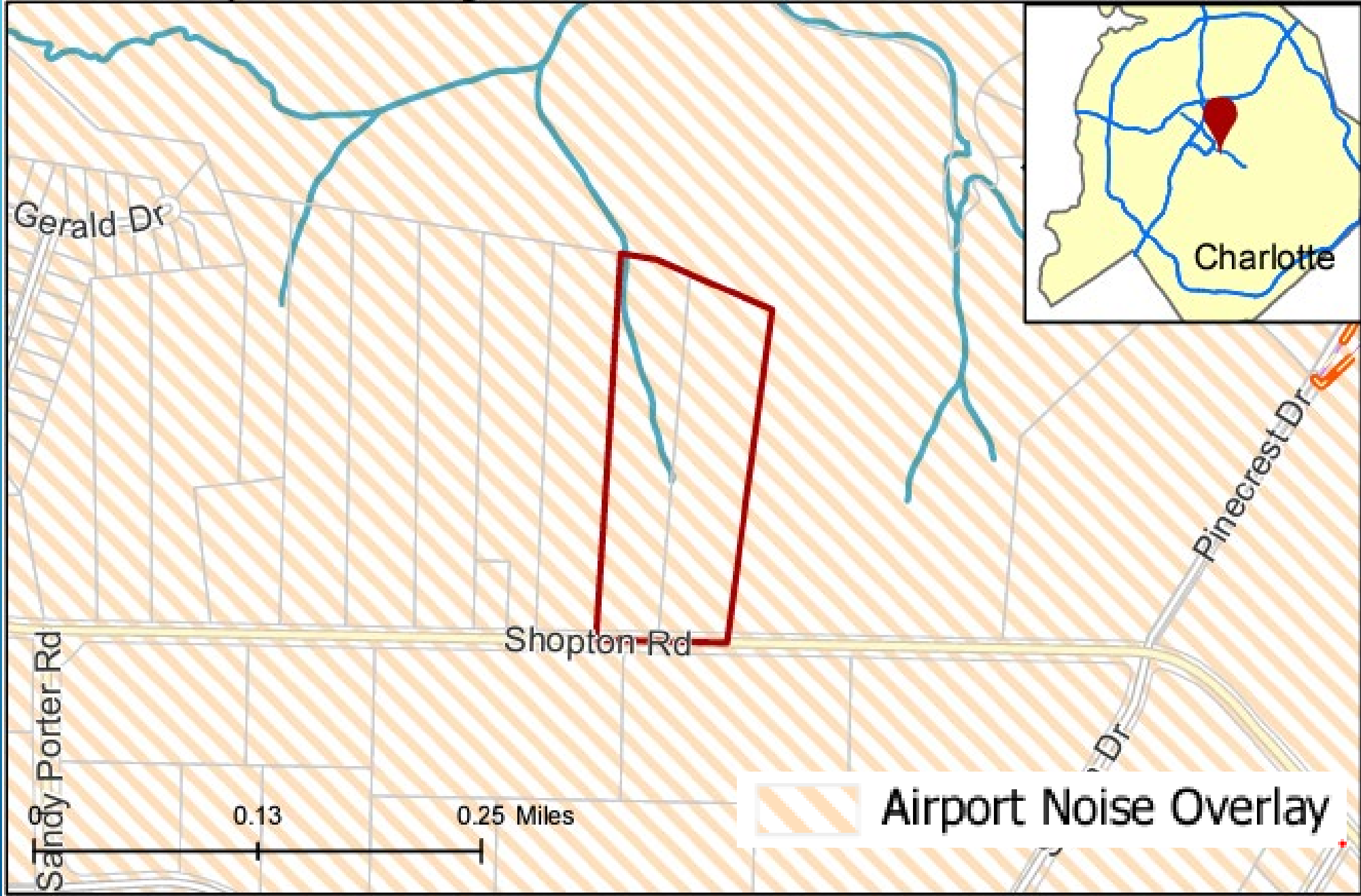
Mecklenburg

Mecklenburg

Mecklenburg

Approximately 10.34 acres

Location of Requested Rezoning



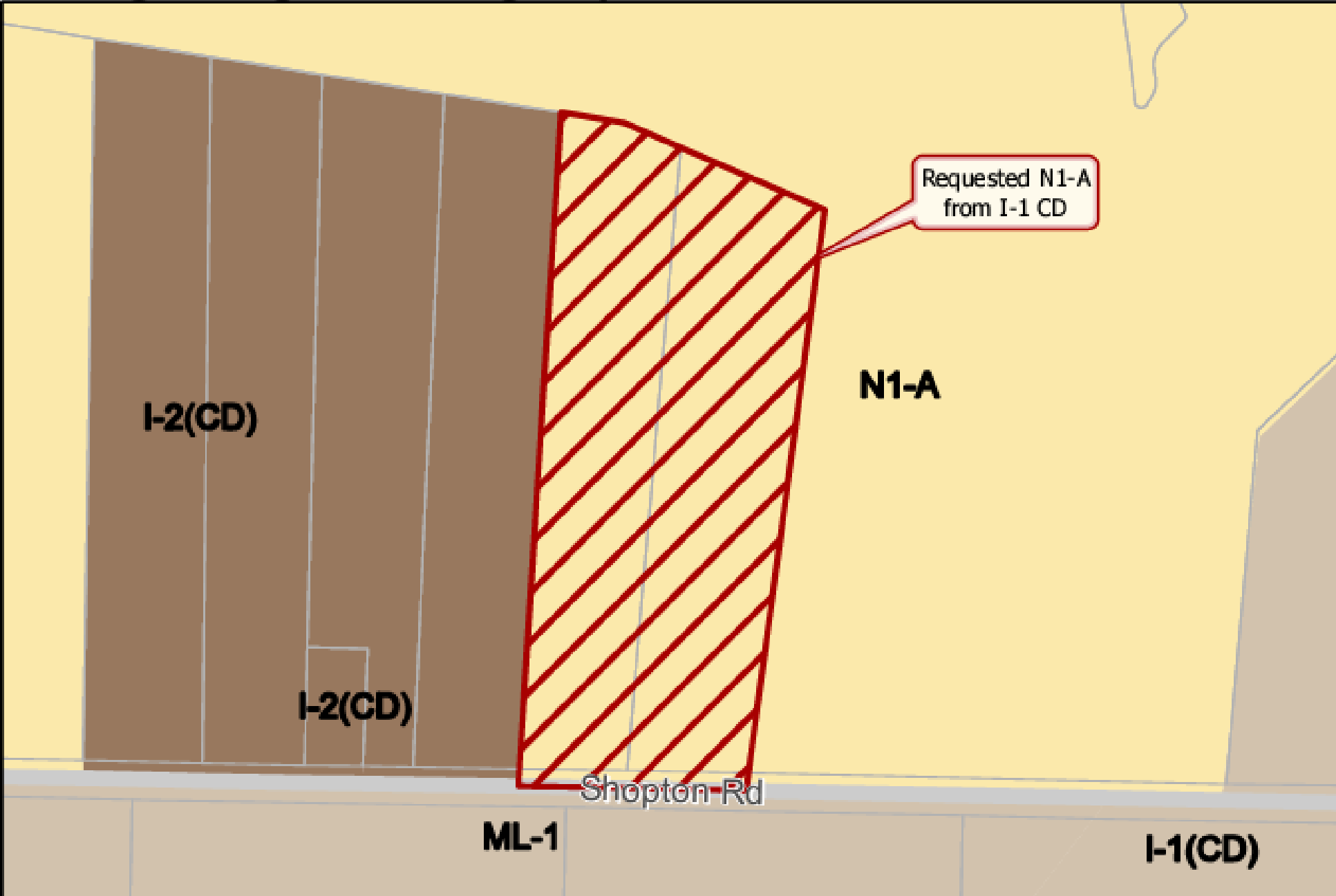
DEVELOPMENT CONSIDERATIONS


- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



EXISTING ZONING

Existing Zoning & Rezoning Request

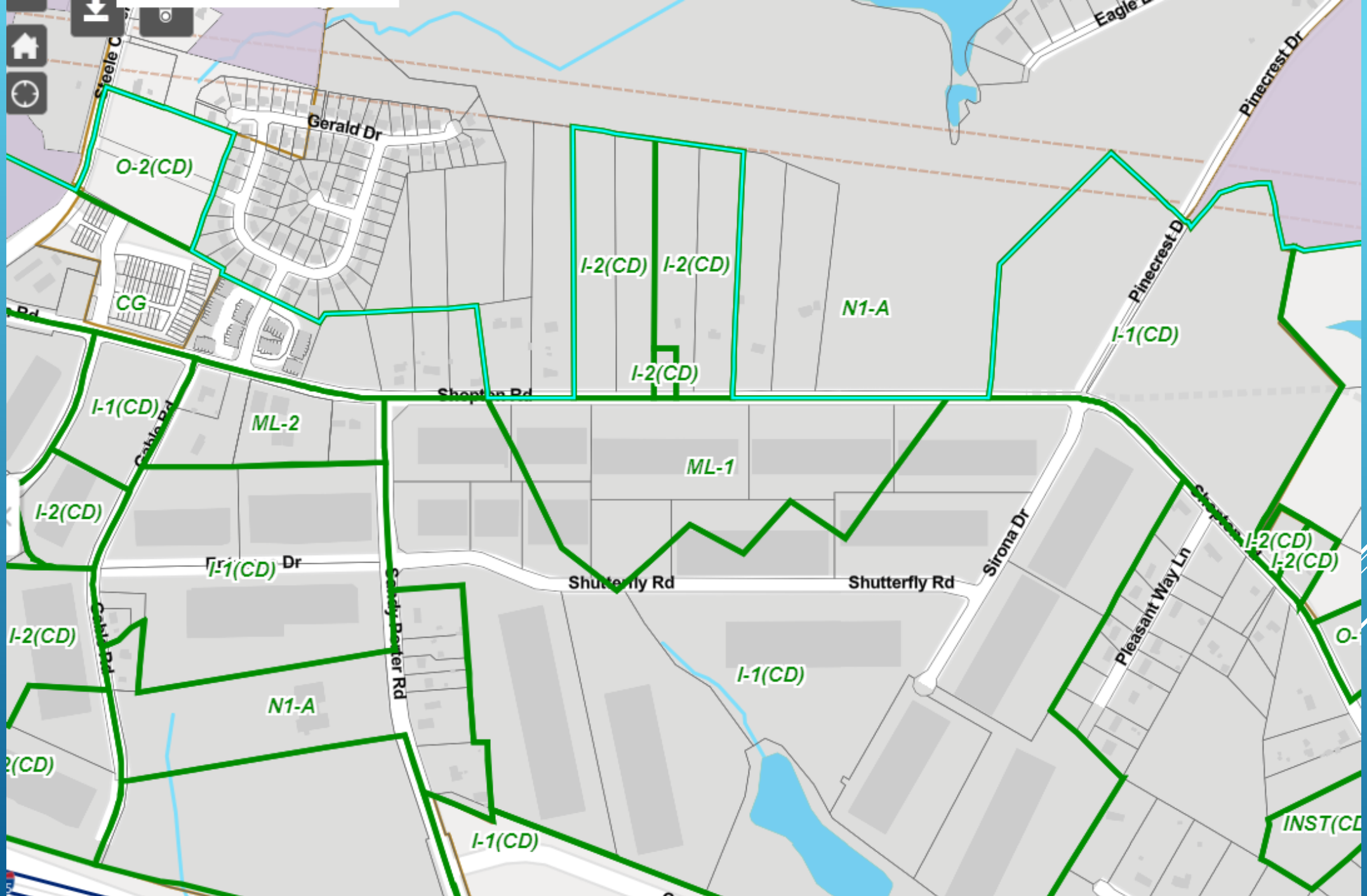


 Requested N1-A from I-1 CD

Zoning Classification

-  Neighborhood 1
-  Light Industrial
-  General Industrial





LAND USE PLAN RECOMMENDATION



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020



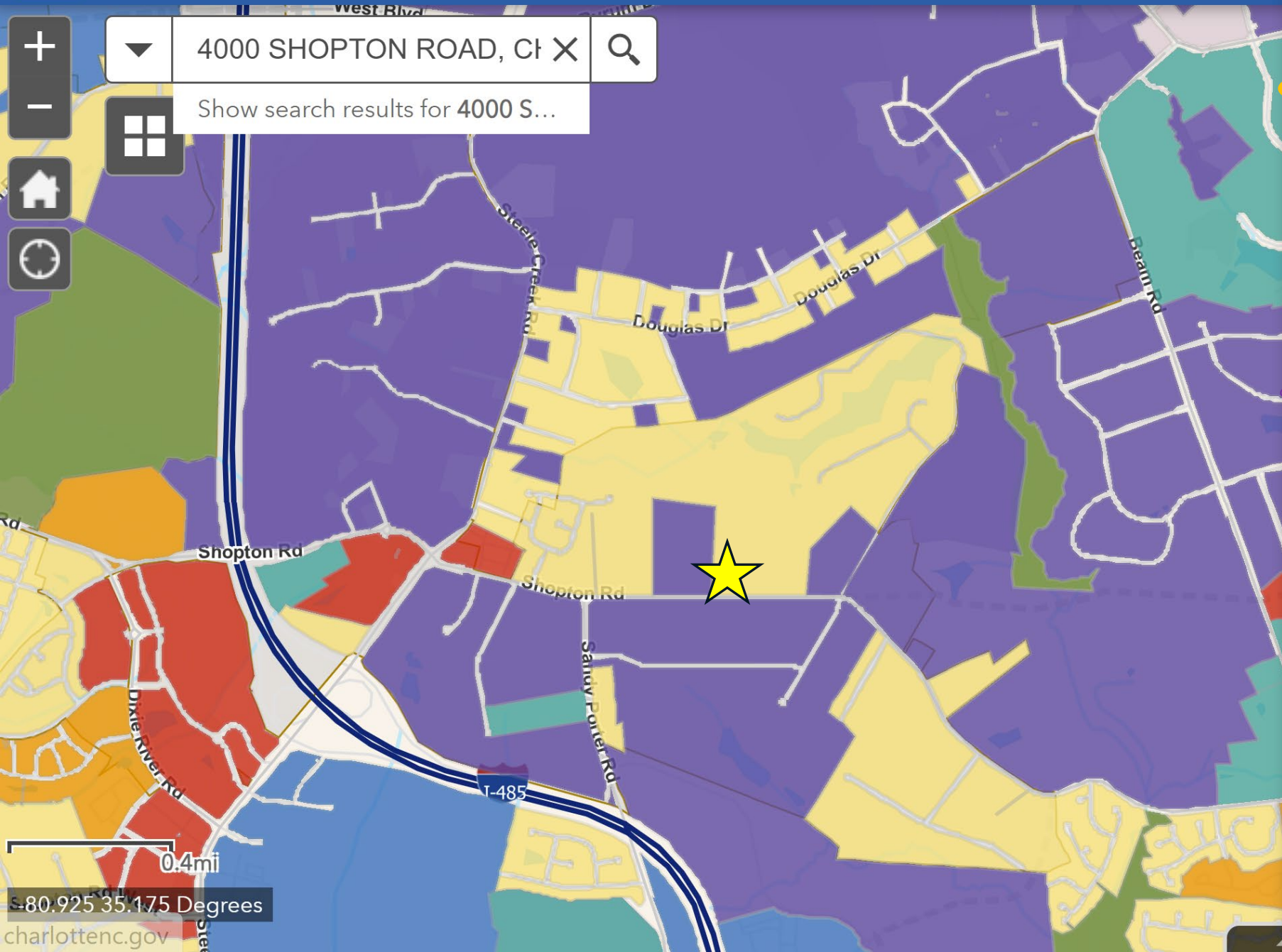


Charlotte Future 2040 Policy Map

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



0.4mi

-80.925 35.175 Degrees

charlottenc.gov



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

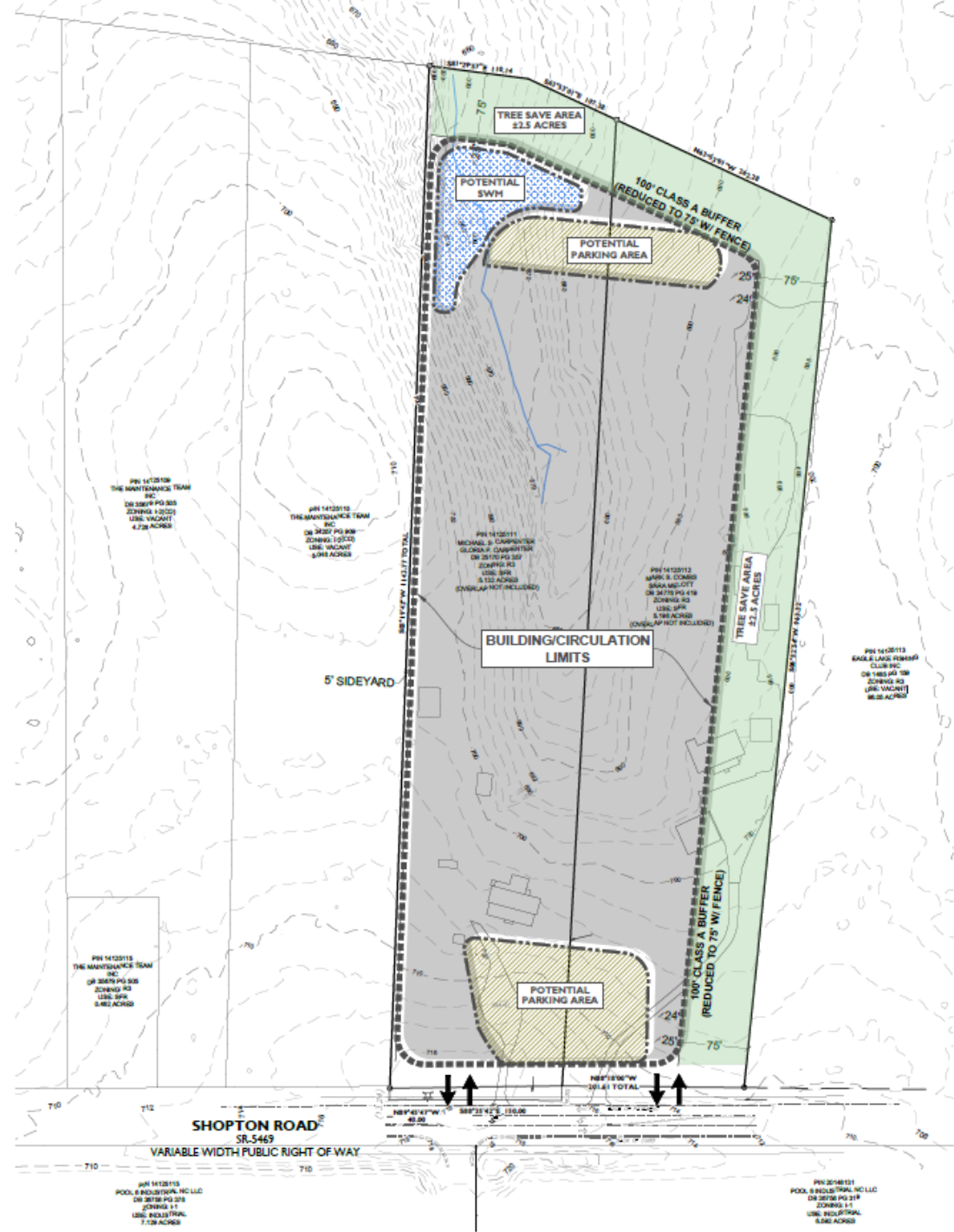
Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



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.

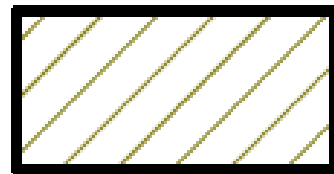
REZONING PROPOSAL



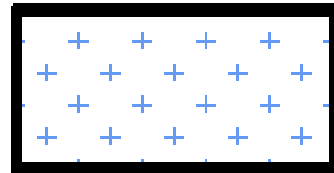
LEGEND



BUILDING/CIRCULATION LIMITS



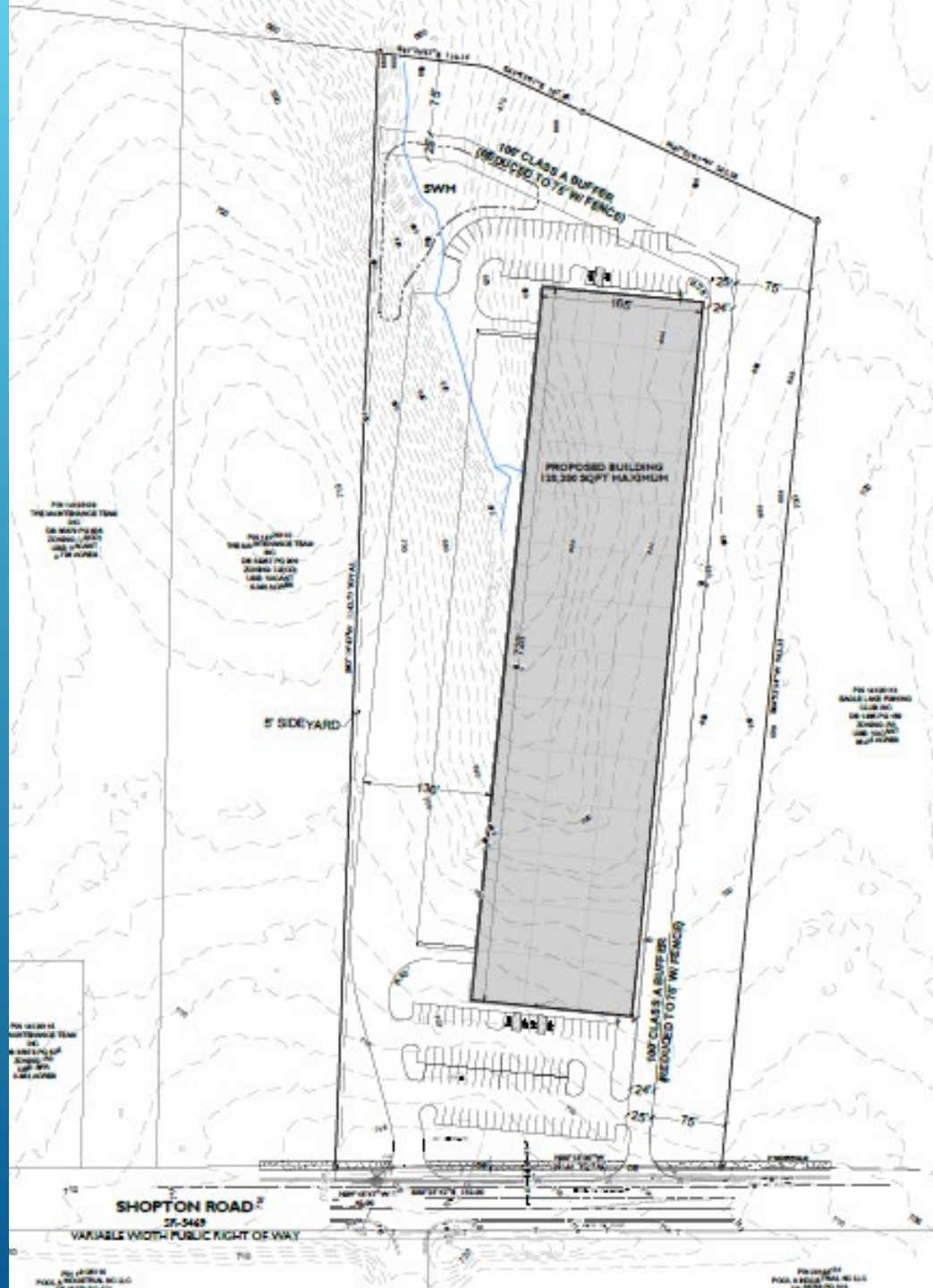
POTENTIAL PARKING AREA



POTENTIAL STORMWATER MANAGEMENT AREA



TREE SAVE



I-1(CD) Zoning District 120,200 sf

One building proposed

100' Class A Buffer

2.5 acres tree save

Prohibited uses including adult establishments, etc. consistent with other recent industrial rezonings on Shopton



Mecklenburg

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Mecklenburg

3700

Shopton Rd

5024-5199

4600-4631

Entrance Dr

Mecklenburg

Mecklenburg

3800-4099
Shutterfly Rd

Mecklenburg

Sirona Dr

Pleasant Way Ln

POTENTIAL REZONING SCHEDULE

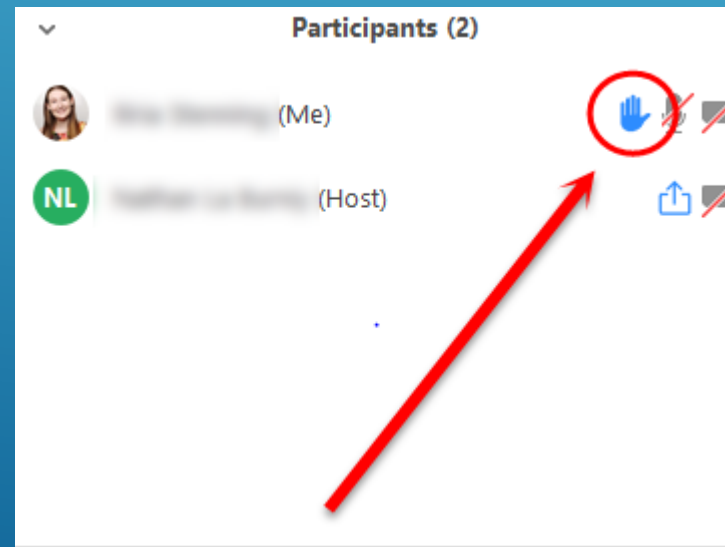
- ▶ **Application Filed:** Jan 31, 2023
- ▶ **Application Processed:** June 2023
- ▶ **Official Community Meeting:** Today, August 3rd
- ▶ **Revised Plan Submittal:** August 14th
- ▶ **Earliest Public Hearing:** September 18th
- ▶ **Zoning Committee:** October 3rd
- ▶ **City Council Decision:** October 16th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud





Mecklenburg

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Mecklenburg

Shopton Rd

Mecklenburg

Mecklenburg

Mecklenburg

3800-4099
Shutterfly Rd

9018-90331 9000-9015

8910-8965
Gerald Dr

8900-8979

1830-7845

1700-7723
Allison Ashworth Ct

Red Spring Dr

7800-7825

1220-1220

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4600-4631

Entrance Dr

3800-4099
Sirona Dr

3500-3599

Pleasant Way Ln

3700-3799



160

Mecklenburg

Mecklenburg

160

Shopton Rd

Mecklenburg

Mecklenburg

Charlotte

Charlotte

485



THANK YOU!

