

**COMMUNITY MEETING REPORT**  
**Petitioner: Sirius Lane Partners, LLC Rezoning Petition**  
**No. RZP-2021-042**

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:**

R. Joe Harris and Associates, Inc. (A representative of the Petitioner) mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations listed on **Exhibit A** attached hereto by depositing such notice in the U.S. mail on March 31, 2021. A copy of the written notice is attached hereto as **Exhibit B**.

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

The Community Meeting was held on April 12, 2021 from 5:30 to 6:00 PM via a Zoom webcast.

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

The Community Meeting was attended by those individuals identified below. The Petitioner was represented at the Community Meeting by the following:

Mr. Doug Timbrell, Lead Project Engineer – R. Joe Harris & Associates, Inc.  
Mr. Mark Bonenfont, Project Engineer – R. Joe Harris & Associates, Inc.  
Mr. Jason Owen, President – Brooks Berry Haynie & Associates, Inc.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The community meeting began at 5:30 PM via zoom webcast. The Rezoning Plan that was submitted to the City of Charlotte with the original petition was made available to the public for viewing. Mr. Kent Main of the Eagle Lake Fishing Club and several members of the Club were in attendance. Mr. Kent is acting Club representative and has volunteered to disseminate updates to his group in regards to this Rezoning Petition 2021-042. His contact information is as follows:

- Eagle Lake Fishing Club, Mr. Kent Main, 3615 Eagle Lake Drive, Charlotte, NC 28217

Representatives with both Brooks Berry & Haynie Electrical and R. Joe Harris & Associates, Inc. made introductions and provided an overview of the request for rezoning. It was indicated that the request was being presented to the City of Charlotte to rezone a currently I-1 zoned piece of property to I-2 zoning. It was further explained as a condition of the rezoning request, a community meeting is mandatory to allow for interested parties to ask questions and obtain information about the rezoning request. Residents were informed that the I-2 rezoning request would facilitate an industrial project that would include an office, warehouse, and outdoor storage yard.

Members of the Eagle Lake Fishing Club were in attendance mainly to see what the proposed project looked like and to verify what type of industrial development would be constructed near their home

sites. The Club members were concerned about the potential for a heavy industrial manufacturing business being allowed within the requested I-2 industrial zoned property. Mr. Main of the Eagle Lake Fishing Club asked if some of the more intensive industrial uses be omitted from the allowable uses for this property since the stormwater from this site drains to Eagle Lake.

Mr. Owen discussed the intent of his company's use of the property is for light industrial uses such as his current facility located at 4900 Sirius Lane, Charlotte. The petition to rezone this property will allow his company "outdoor equipment storage" on their property. Mr. Owen stated that the main reason for developing the new facilities on Shopton Road is because BBH Electric has outgrown their current building. Mr. Owen described the current Industrial Park where BBH Electrical is located has regarded their property as one of the best looking and maintained properties in the Park. It is the intent of BBH Electric to mimic the quality appearance of their current facilities to their property on Shopton Road.

The zoom meeting concluded at approximately 6:00 pm when there were no additional questions from the neighbors. No additional residents other than those listed above came to the meeting.

Respectfully submitted, this 20th day of April, 2021.

cc: Jennifer Frixen, Charlotte-Mecklenburg Zoning Department  
Anna Aliotti

**EXHIBIT A**  
**ADJACENT PROPERTY OWNERS LIST**

**Exhibit A**

**Community Meeting - Rezoning Petition 2021-042 Adjacent Owner Property List**

2021-042	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-042	14110532	CARDONA	CAMILO	LINA	LIEVANO	8903 GERALD DR		CHARLOTTE	NC	28217
2021-042	14110533	ESPARZA	DAVID HERNADEZ	CLAUDIA F.	GONZALEZ	8907 GERALD DR		CHARLOTTE	NC	28217
2021-042	14110534	MACKEY	DONNA R.			8911 GERALD DR		CHARLOTTE	NC	28217
2021-042	14110535	HERNANDEZ	AVA PERALTA	BERNARDO PERALTA	NUNEZ	8915 GERALD DR		CHARLOTTE	NC	28217
2021-042	14125104	SMITH	HAROLD C.			PO BOX 775		WADESBORO	NC	28170
2021-042	14125106	BROWN	DARREN E.			4829 MT OLIVE CHURCH RD		CHARLOTTE	NC	28278
2021-042	14125107	SIRUS LANE PARTNERS, LLC				600 DISCOVERY PLACE		MABLETON	GA	30126
2021-042	14125108	SIRUS LANE PARTNERS, LLC				600 DISCOVERY PLACE		MABLETON	GA	30126
2021-042	14125109	THE MAINTENANCE TEAM INC				5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2021-042	14125110	THE MAINTENANCE TEAM INC				5950 FAIRVIEW RD STE 800		CHARLOTTE	NC	28210
2021-042	14125111	CARPENTER	MICHAEL S.	GLORIA P.	CARPENTER	4000 SHOPTON RD		CHARLOTTE	NC	28217
2021-042	14125113	EAGLE LAKE FISHING CLUB				3615 EAGLE LAKE DR		CHARLOTTE	NC	28217
2021-042	14125116	SMITH	HAROLD C.			PO BOX 775		WADESBORO	NC	28170
2021-042	20146133	EXETER 4015 SHOPTON LLC			ATTN: TIMOTHY J. WEBER	101 WEST ELM ST, STE 600		CONSHOHOCKEN	PA	19428
2021-042	20146137	MATCH PROPERTIES, LLC				5212 SHARON VIEW RD		CHARLOTTE	NC	28226
2021-042	20146138	EXETER 4205 SHOPTON LLC				101 WEST ELM ST, STE 600		CONSHOHOCKEN	PA	19428

**Exhibit A**

**Community Meeting - Rezoning Petition 2021-042 Adjacent Neighborhood Organization List**

<b>2021-042</b>	<b>ORGANIZATION_NAME</b>	<b>FIRST_NAME</b>	<b>LAST_NAME</b>	<b>STREET_ADDRESS</b>	<b>UNIT_NUM</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
2021-042	Clearview Acres	William	Harraman	9100 Paragon Dr		Charlotte	NC	28273
2021-042	Eagle Creek Homeowners Association	Larry	Harbin	4209 Eagle Lake Dr N		Charlotte	NC	28217
2021-042	Edinburgh Homeowners Association	Gerald	Nichols	5525 Eagle Lake Dr S		Charlotte	NC	28217
2021-042	Steeleberry Acres Neighborhood Association	Michelle	Stone	8914 Steeleberry Dr		Charlotte	NC	28217
2021-042	Stoney Ridge Homeowners Association	Frank	Matthews	9006 Gerald Dr		Charlotte	NC	28217
2021-042	Sullivan's Trace Homeowners Association	Alex	Taylor	8849 Gerrin Ct		Charlotte	NC	28217

**EXHIBIT B**  
**NOTICE TO INTERESTED PARTIES**

# Exhibit 'B'

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

**Subject: Community Meeting – Rezoning Petition filed by Sirius Lane Partners, LLC., to rezone approximately 10.60 Acres located at 4116 & 4100 Shopton Road, Charlotte, NC 28217 to allow the development of an Office/Warehouse with outdoor storage.**

Date and Time of Meeting: Monday, April 12, 2021 from 5:30 PM to 7:30 PM.

Place of Meeting: Web

Petitioner: Sirius Lane Partners, LLC.

Petition No.: 2021-042

We are assisting Sirius Lane Partners, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximate 10.60 acre site (the "Site") located at 4116 & 4100 Shopton Road from the I-1 zoning district to I-2 zoning district. The purpose of the rezoning is to permit the development of an Office/Warehouse building with an outdoor storage yard.

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 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 Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, April 12, 2021, from 5:30 to 7:30 PM. The Petitioner's representatives look 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 Mr. Doug Timbrell with R Joe Harris and Associates, Inc., at (803) 578-9629.

Enclosure: See Attached Rezoning Exhibit