



COMMUNITY MEETING REPORT
Petitioner: Sanitation Properties, LLC
Rezoning Petition No. 2017-010

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:

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 Wednesday, November 23, 2016. 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 December 6, 2016 at 6:30 p.m. at Ackerman Law Firm, P.A., 3300 Shopton Road, Charlotte, North Carolina.

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 B. The Petitioner's representatives at the Community Meeting were: David and Lisa Young (Sanitation Properties, LLC), Jim Haden and Cameron Rodman (Stewart), and Ty Shaffer (Robinson, Bradshaw & Hinson, P.A.). Also in attendance was a representative of the office of Councilwoman LaWana Mayfield (District 3).

SUMMARY OF ISSUES DISCUSSED:

Ty Shaffer stated that this meeting is the official Community Meeting relating to Rezoning Petition No. 2017-010, which deals with a 2.18 +/- acre site at 3408 and 3324 Shopton Road. He then introduced David and Lisa Young of Sanitation Properties, LLC, the Petitioner, as well as Jim Haden and Cameron Rodman of Stewart, the land designers on the project.

Mr. Shaffer explained that the Petition was filed on October 24, 2016, and had been amended to reflect a change in ownership of the subject parcels after the initial filing date. He then explained that the Petitioner operates a business—Select Sanitation—on the site and is seeking a rezoning to bring the use into compliance with the Ordinance. Currently, one of the parcels is zoned R-3, the other is zoned I-2 (CD) (since a 2005 rezoning). The Petitioner is requesting that both parcels be zoned I-2 (CD) and is exploring at this time a potential combination into a single parcel.

Mr. Haden then reviewed the site plan with attendees. He noted that this version of the site plan reflects some comments from Planning Staff, but other comments had been received the afternoon of the Community Meeting (December 6) and have not yet been addressed. Mr.

Haden and Mr. Shaffer noted that the Petitioner would be meeting with Planning Staff over the next few weeks to discuss those comments.

Mr. Haden noted that some of the Staff comments related to the required width of buffers surrounding the property (which may have to be enlarged). He also noted that the Petitioner was going to have to work with Staff to determine alignment and location of the drive proposed for the parcel currently zoned R-3.

Mr. Haden explained that the uses of the site do not, and will not, include storage of trash, but rather parking of vehicles, maintenance for the vehicles, and storage of empty bins.

Mr. Haden then explained that the property zoned R-3 was acquired and then used by the owner without having obtained the appropriate zoning. The result was issuance of a notice of violation. This current rezoning process is intended to correct that and to bring the site into compliance with the ordinance. The Petitioner is also using this process to seek approval of plans for expansion of the office and other uses on the property as part of a combined, unified use of the parcels to operate the business. This includes an option to add an additional building on the site, and also to use the existing residential structure for offices.

Mr. Haden noted that the Staff comments regarding the buffering on the site is triggered by the fact that the parcels abut property zoned R-3, but which is currently owned by the City and which will never be used for development appropriate in an R-3 district due to its proximity to the Airport. Mr. Shaffer noted that this places the Petitioner in the difficult of position have having to dedicate more of the site to buffers than would be necessary or appropriate given the uses that are almost certainly going to be put in place on the surrounding parcels. As a result, Mr. Haden continued, the Petitioner will explore tree maintenance, fencing, and berms as ways to address the buffering concerns, yet to preserve use of the site in an optimal manner.

Mr. Rodman explained that the parcels have not yet been combined—the Petitioner has been told it must first pursue the rezoning and then seek to combine the two.

Mr. Haden closed by showing the right-of-way dedication and sidewalk path on the site plan.

Councilwoman Mayfield's representative at the meeting discussed with Petitioners their proposed use of the site and concerns about the manner by which the surrounding R-3 zonings on City-owned property has constrained the options available to them during the rezoning process.

Mr. Shaffer gave a brief overview of approaching deadlines:

- Public Hearing, January 17, 2017 at 6:30 pm at the Government Center
- Zoning Committee Meeting, January 25, 2017 at 4:30 pm at the Government Center
- City Council Decision, February 20, 2017 at 5:30 pm at the Government Center

Mr. Shaffer advised attendees that the Petitioner is permitted to defer these deadlines, if necessary, and will advise attendees in the event that happens.

The sole neighbor in attendance noted his support for the Petition.

At this point the Mr. Shaffer thanked all attendees for their time and for their questions and the meeting was adjourned.

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

None at this time.

Respectfully submitted, this 7th day of December, 2016.

Sanitation Properties, LLC, the Petitioner

EXHIBIT A-1

PET_NO.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2016-010	14107105	ACKERMAN	CLYDE O			5525 SOUTH EAGLE LAKE DR		CHARLOTTE	NC	28217
2016-010	20146105	BARRIOS	ALFREDO			3501 SHOPTON RD		CHARLOTTE	NC	28217
2016-010	20106215	DESHIELDS	DON B		% DONNA MENASCO	1700 PINE BLUFF CT		FORT MILL	SC	29715
2016-010	20106214	DESHIELDS	DON B JR	ELIZABETH A	DESHIELDS	3309 SHOPTON RD		CHARLOTTE	NC	28217
2016-010	20106228	DESHIELDS	DON B JR	ANNE	DESHIELDS	3309 SHOPTON RD		CHARLOTTE	NC	28217
2016-010	20106220	DOWNS	GAYL C			97 HILLCREST LN		WELLINGBORO	NJ	08046
2016-010	20106218	FREEMAN	RANDY	CARLETTA A	FREEMAN	6714 MAHOGANY WOODS DR		CHARLOTTE	NC	28210
2016-010	14107120	GAFFNEY	MILDRED GAUNT		BY WILL	3626 SHOPTON RD		CHARLOTTE	NC	28217
2016-010	20106213	JENKINS	CARROLL O			4813 LEBANON DR		CHARLOTTE	NC	28273
2016-010	20106217	MCCOY	ROBERT JAMES			3401 SHOPTON RD		CHARLOTTE	NC	28210
2016-010	20106219	VASQUEZ	MIGUEL W			3433 SHOPTON RD		CHARLOTTE	NC	28217
2016-010	14107103	YOUNG	DAVID	DAWN	YOUNG	3324 SHOPTON RD		CHARLOTTE	NC	28217
2016-010	14107102	YOUNG	DAVID BYRON			3324 SHOPTON RD		CHARLOTTE	NC	28217
2016-010		STEWART INC.				101 N. TRYON ST	STE 1400	CHARLOTTE	NC	28202

Pet_No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Me MailZip
2017-010	Lad	Ackerman	Eagle Lake Fishing Club, Inc.	5525 Eagle Lake Drive South	Charlotte	NC 28217
2017-010	Larry	Harbin	Eagle Lake HOA	4209 Eagle Lake Drive North	Charlotte	NC 28217
2017-010	Bailey	Dunmire	Sullivan's Trace HOA	9006 Gerald Drive	Charlotte	NC 28217
2017-010	Alex	Taylor	Sullivan's Trace HOA	8849 Gerrin Court	Charlotte	NC 28217
2017-010	Susan	Lindsay	Friends of Fourth Ward (FOFW)	100 N. Tryon Street, Suite B220	Charlotte	NC 28202
2017-010	Kyle	Woudstra	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2017-010	Richard	Toenjes	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28202
2017-010	Claire	Fallon	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2017-010	Maxine	Eaves	Northeast Coalition of Neighborhoods Plaza/Eastway Partners/N. East Comm. Org.	8879 Legacy Lake Lane	Charlotte	NC 28269
2017-010	Phillip	Davis	Southwest Comm. Dev. Corp.	5906 Old Coach Road	Charlotte	NC 28215
2017-010	Dorothy	Colton	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2017-010	Darrell	Bonapart	Southwest Comm. Dev. Corp.	4316 Bellwood Lane	Charlotte	NC 28270
2017-010	Susie	Hines	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2017-010	Heather	Ferguson	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2017-010	Vickie	Fewell	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28212
2017-010	Carol	Burke	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2017-010	Mary	Hopper	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2017-010	Al	Winget	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2017-010	Dave	Wiggins	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278
2017-010	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273
2017-010	Dave	Wiggins	Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting—**Rezoning Petition No. 2017-010** filed by Sanitation Properties, LLC to request a rezoning and a site plan amendment for an approximately 2.18 acre site located at 3408 Shopton Road and 3324 Shopton Road.

Date and Time of Meeting: Tuesday, December 6, 2016 at 6:30 p.m.

Place of Meeting: Ackerman Law Firm, P.A.
3300 Shopton Road
Charlotte, North Carolina 28217

We are assisting Sanitation Properties, LLC (the “Petitioner”) in connection with a Rezoning Petition filed with the Charlotte-Mecklenburg Planning Department requesting a rezoning and a site plan amendment for an approximately 2.18 acre site located at 3408 Shopton Road and 3324 Shopton Road. The Petitioner owns and operates a business, Select Sanitation, Inc. The parcels currently are zoned R-3 and I-2 (CD). The Petitioner plans to combine the two into a single parcel, to seek a rezoning of the residential parcel to I-2 (CD), and to seek a site plan amendment to the existing industrial parcel which will remain zoned I-2 (CD). The Petitioner seeks these changes in order to allow it to operate the business on the combined 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-Mecklenburg Planning 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 representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, December 6, 2016 at 6:30 p.m. at Ackerman Law Firm, P.A., 3300 Shopton Road in Charlotte. Representatives of the Petitioner look 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 Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: November 23, 2016

EXHIBIT B

Sanitation Properties, LLC (Rezoning Petition No. 2017-010)
Community Meeting Sign-in-Sheet

Ackerman Law Firm, P.A., 3300 Shopton Road, Charlotte, NC 28217

Tuesday, December 6, 2016
 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	LADD ACKERMAN	3300 Shopton Rd	7045227733	2 ACKERMAN@ACKERMAN Law PA. Inc
2.	Alexandria Bell	6000 East Fourth Street, Charlotte, NC 28202	or 1043624306 6183208003	Alexandria Bell 2013@gmail.com 2 mayfield@charlottefc.org
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