

**COMMUNITY MEETING REPORT**  
**Petitioner:** FedEx Ground Package System, Inc.  
Rezoning Petition No. 2016-057

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:**

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 attached hereto by depositing such notice in the U.S. mail March 11, 2016. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on Tuesday, March 29, 2016 at 6:00 p.m. at Wingate by Wyndham, 4238, Business Center Drive, Charlotte, NC 28214.

**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 C. The Petitioner was represented at the Community Meeting by M. Jay DeVaney, Nick Trbovic, Valerie Torres, Michelle Carlson, Anthony Calabria, Tara M. Brooks and Thomas Moore.

**SUMMARY OF PRESENTATION/DISCUSSION:**

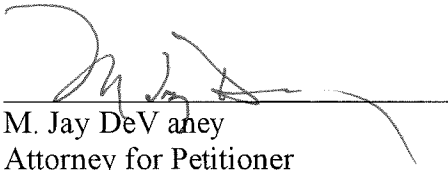
The meeting commenced at 6:05 pm and begin by Jay DeVaney, attorney for the Petitioner explaining the procedure for rezoning and detailing the information from the Application and notes to the site plan. Mr. Trbovic of FedEx Ground Package System, Inc. followed and gave a general review of the package delivery business of the company and distinguished the company from other companies within the FedEx umbrella.

Ms. Carlson followed with a review of the site plan in detail an also a review of specifics of the traffic study that had been conducted with respect to traffic that would be generated by the parking facility.

There followed a number of questions and statements by neighbors in attendance with responses by Mr. DeVaney, Mr. Trbovic and Ms. Carlson reported in the minutes. The general meeting concluded at 6:57 but there was at least one conversation subsequent to conclusion with a resident concerned about speeding on Toddville Road which is summarized in the minutes.

Detailed minutes of the conversations during the meeting are attached hereto as Exhibit D.

Respectfully submitted, this 4<sup>th</sup> day of April, 2016.



M. Jay DeVaney  
Attorney for Petitioner

cc: Penny Cothran, Charlotte-Mecklenburg Planning Department

Exhibit A

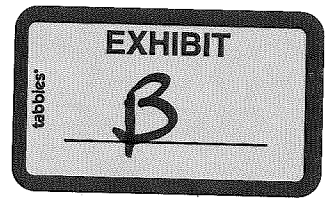
Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-057	05713124	2015B PROPERTY OWNER LLC				3300 FERNBROOK LN N STE 210		PLYMOUTH	MN	55447
2016-057	05713214	ARNETT	DAVID GLEN			1115 HANNAH RAE CT		CHARLOTTE	NC	28214
2016-057	05718103	ATLANTIC LAND AND	CO THE			500 WATER ST # C910		JACKSONVILLE	FL	32202
2016-057	05713247	AVERY	MARSHA E			1334 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713135	BARBER	TIFFANY C			930 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713250	BARKER	ELIZABETH			1322 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713131	BATRES	MSRIA TERESA			1018 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713228	BEISER	IAN			9418 OVERLEA DR		ROCKVILLE	MD	20850
2016-057	05713227	BERRY	LILLIE D			1222 JOANNAS CT		CHARLOTTE	NC	28216
2016-057	05713123	BLAKE	TAWANDA			908 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05717463	BLOCKER	LYNETTE			1127 SUMMIT HILLS DR		CHARLOTTE	NC	28214
2016-057	05713111	BOUROMMAVONG	PHETSAMONE	PHOUKHANH	BOUROMMAVONG	909 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713231	BRAXTON	RHONDA	LAMAR	DRIGGINS	1206 JOANNAS CT		CHARLOTTE	NC	28214
2016-057	05713118	BRISTOW	ANNE			1213 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713219	BROWN	ARTIS MYER	KIMBERLY	BROWN	4096 SUTHERLAND PL		FAIRFAX	VA	22030
2016-057	05713226	BUHAIRI	HUDA	MONIQUE		1226 JOANNAS CT		CHARLOTTE	NC	28214
2016-057	05713256	BURRIS	CAROLYN E			1321 NADIES CT		CHARLOTTE	NC	28214
2016-057	05714102	CALEAST NAT LLC				C/O CENTERPOINT PROPERTIES	1808 SWIFT DR	OAK BROOK	IL	60523
2016-057	05714201	CALEAST NAT LLC				C/O CENTERPOINT PROPERTIES	1808 SWIFT DR	OAK BROOK	IL	60523
2016-057	05713263	CARNELL	MONICA			5324 ENEIDA SUE DR		CHARLOTTE	NC	28214
2016-057	05713258	CARR	VIVIAN			1329 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713112	CARUSO	LUIS			669 CHADBOURNE AVE NW		CONCORD	NC	28027
2016-057	05713216	CATHEY	DEMATHER			1123 HANNAH RAE ST		CHARLOTTE	NC	28214
2016-057	05713255	CHACON	MAYRA Z	MARIA	CHACON	1315 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713108	CHANG	YIA	XEE	MOUA	900 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05708102	CLINE	RONDA LYNN			13432 BROOKS RD		STANFIELD	NC	28163

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-057	05713238	CONREX RESIDENTIAL PROPERTY GROUP 2013-3 OPERATING COMPANY LLC				C/O KLM PROPERTY TAX SOLUTIONS LLC		LAWRENCEVILLE	GA	30046
2016-057	05713224	DIGGS	RAMONIA P			3833 TUCKASEEGEE ROAD		CHARLOTTE	NC	28208
2016-057	05713246	DIXON	BARBARA J			1340 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713225	EASTERLING	ALETHEA I			1230 JOANNAS CT		CHARLOTTE	NC	28208
2016-057	05713208	EAVES	SHERRY A			40 MARIETTE ST		ATLANTA	GA	30303
2016-057	05713210	ELLISON	LAQUITA T	LINDA G	ELLISON	1112 HANNAH RAE CT		CHARLOTTE	NC	28208
2016-057	05713116	ERIKSON	RAY DANIEL			1111 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713207	ERVIN	BOBBY L			1124 HANNA RAE CT		CHARLOTTE	NC	28214
2016-057	05713213	ESPAILLAT	DALTON D			8921 MEADOW VISTA RD		CHARLOTTE	NC	28213
2016-057	05713110	FALLS	ROBERT J			901 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713125	FLORES	ALCIDES JOHN	SONIA I	FLORES	917 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713206	FORD	ALEJANDRO			1128 HANNAH RAE CT		CHARLOTTE	NC	28214
2016-057	05708105	FOX	PAULA SHOOK			703 ISLAND POINT RD		MOUNT HOLLY	NC	28120
2016-057	05713205	GALAYDA-TURNER	DIANA THOMAS			1132 HANNAH RAE CT		CHARLOTTE	NC	28214
2016-057	05713211	GIBSON	DANIEL ANGEL F			3055 JOHNSON AVE		COSTA MESA	CA	92626
2016-057	05713105	GRANADOS	MARTINEZ	BLANCA I	PARADA	12122 PRAILS MILL LN		CHARLOTTE	NC	28262
2016-057	05713209	GRAVES	TITORINO			1116 HANNAH RAE CT		CHARLOTTE	NC	28214
2016-057	05707201	GREGORY	DAVID H			20128 BEARD ST		CORNELIUS	NC	28031
2016-057	05707202	GREGORY	DAVID H			20128 BEARD ST		CORNELIUS	NC	28031
2016-057	05707203	GREGORY	DAVID H			20128 BEARD ST		CORNELIUS	NC	28031
2016-057	05707204	GREGORY	DAVID H			20128 BEARD ST		CORNELIUS	NC	28031
2016-057	05713251	HABTU	BELACHEW	ABEBA	NEGASH	1318 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713121	HICKS	JANET N	FRANCES N	JONES	6400 WOODLAND CR		CHARLOTTE	NC	28216
2016-057	05713137	HICKS	JANET N	FRANCES N	JONES	6400 WOODLAND CR		CHARLOTTE	NC	28216
2016-057	05717466	HILLARD	TYRONE			KIMAKA K SHUTE R/S		CHARLOTTE	NC	28214
2016-057	05713109	HOLSEY	VERNON S	GLORIA M KAYE	HOLSEY	1126 LUNDY LN 840 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713237	JONES	JAMES M	EDWARDS	JONES	1223 JOANNA`S CT		CHARLOTTE	NC	28214
2016-057	05713122	JONES	SANDRA Y			916 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713249	KENT	STEVEN	MICHELLE	KENT	21826 CASTLEWOOD DR		MALIBU	CA	90265

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-057	05707122	KEYMON PROPERTY INVESTMENT I LLC				319 EAST 24TH ST, APT 25F		NEW YORK	NY	10010
2016-057	05713212	KEYMON PROPERTY INVESTMENT I LLC				319 EAST 24TH ST STE 25F		NEW YORK	NY	10010
2016-057	05713107	LAMOND	BRIAN			8727 LAMOND POINT		CHARLOTTE	NC	28278
2016-057	05713244	LANCASTER	STEPHEN L	KIMBERLY	LANCASTER	5354 ENEIDA SUE DR		CHARLOTTE	NC	28214
2016-057	05713252	LATIMER	WALTER D	ROSA M	LATIMER	1314 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713115	LEE	VUE JERRY	NARY	VUE	1033 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713243	LHF 4 ASSETS LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78746
2016-057	05713241	LOCKHART	SHAMIKA	JABARI	LOCKHART	5372 ENEIDA SUE DR		CHARLOTTE	NC	28269
2016-057	05717462	MARTIN	CORLIS			1123 SUMMIT HILLS DR		CHARLOTTE	NC	28214
2016-057	05717464	MASON	CRYSTAL L ELIZABETH			1131 SUMMIT HILLS DR		CHARLOTTE	NC	28214
2016-057	05713204	MASON	ASHLEY	PATRICK W	MASON	1136 HANNAH RAE CT		CHARLOTTE	NC	28214
2016-057	05708103	MAST BROTHERS TANK CLEANING INC				1730 TAR HEEL RD		CHARLOTTE	NC	28208
2016-057	05713230	MAXWELL	ANITRA L CHARLES			1210 JOANNAS CT		CHARLOTTE	NC	28214
2016-057	05707101	MAYER	EUGENE JR	NELL S FORMANDA	MAYER	1225 TODDVILLE RD		CHARLOTTE	NC	28214
2016-057	05713234	MCINNIS	PAMELA L	M JR	PHILLIPS	1211 JOANNAS CT		CHARLOTTE	NC	28208
2016-057	05713126	MCLEOD	WILLIE LEE	COLA	MCLEOD	924 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713261	MICHAEL BUIE TRUST				736 N WENDOVER RD STE A		CHARLOTTE	NC	28211
2016-057	05713264	MORGAN	KATHI L			5314 ENEIDA SUE DR		CHARLOTTE	NC	28214
2016-057	05713265	MOSS	DONNA W			5306 ENEIDA SUE DR		CHARLOTTE	NC	28214
2016-057	05713232	OLIVER	TAMMY D			1203 JOANNAS CT		CHARLOTTE	NC	28214
2016-057	05713106	OWUSU	ELIZABETH A	KOFI A	AMPONSAH	1024 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713229	PAPE RENTALS & INVESTMENTS LLC				3651 CENTRAL AVE		CHARLOTTE	NC	28205
2016-057	05713113	PARRA	CARLOS ANTHONY			1665 OLD CHARLOTTE RD		CONCORD	NC	28027
2016-057	05713215	PHAN	DUONG T			5407 ROGERS RD		INDIAN TRAIL	NC	28079
2016-057	05707237	RAIN MAKER ENTERPRISES INC				8318 PINEVILLE -MATTHEWS RD #708-102		CHARLOTTE	NC	28226
2016-057	05717465	RATCHFORD	SANTARIO			1132 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713259	REDFERN	WANDA W	ROBERT L	REDFERN	1333 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713254	RGB ASSETS LLC				360 GRUNION CT		FOSTER CITY	CA	94404
2016-057	05713239	RIDDICK	SARAH J			1231 JOANNAS CT		CHARLOTTE	NC	28214
2016-057	05713257	ROBERTS	MCCARTHY	MARILYN	GEORGE-ROBERTS	1325 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713130	ROBINSON	BARRY			1030 LUNDY LN		CHARLOTTE	NC	28214

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-057	05713233	ROBINSON	JESSICA	CHARLOTTE INC	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2016-057	05713220	RRB INVESTMENT GROUP				PO BOX 39075		CHARLOTTE	NC	28278
2016-057	05713242	SFRH CHARLOTTE RENTAL LP				PO BOX 480220		CHARLOTTE	NC	28269
2016-057	05717401	SHARPLING	WILLIAM R		DARLENE P SHARPLING (H/W)	1200 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713114	SMITH	JAMES M	SANDRA K	SMITH	1021 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05707125	SPRINGMONT HOLDINGS LLC				262 EAST GATE DR PMB 266		AIKEN	SC	29803
2016-057	05707120	STOUT	JEANETTE T			P O BOX 248		OAK ISLAND	NC	28465
2016-057	05713253	SWEETENBURG	SHARON R			1310 NADIES CT		CHARLOTTE	NC	28208
2016-057	05708104	TAR HEEL ROAD LLC				PO BOX 1140		CORNELIUS	NC	28031
2016-057	05717461	TILLMAN	JOHN D JOSE MIGUEL	CHARLOTTE INC	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2016-057	05713221	TORRES	FERREIRAS			1143 HANNAH RAE CT		CHARLOTTE	NC	28214
2016-057	05717460	TUCKER	CHARLOTTE D			5624 MALLARD DRIVE SOUTH		CHARLOTTE	NC	28227
2016-057	05713235	TYSON JRH PROPERTIES LLC				3009 GRIFFITH ST		GREENSBORO	NC	28203
2016-057	05713240	UDOH	CHARLES			1235 JOANNAS CT		CHARLOTTE	NC	28214
2016-057	05713236	WALKER	KISHA A			1219 JOANNAS CT		CHARLOTTE	NC	28208
2016-057	05713262	WALLACE	TAMEKA C			1345 NADIES CT		CHARLOTTE	NC	28214
2016-057	05713248	WARE	ANTHONY			1330 NADIES CT		CHARLOTTE	NC	28208
2016-057	05713260	WELCH	GREGORIO A			1337 NADIES CT		CHARLOTTE	NC	28208
2016-057	05713117	WHITE	VICTOR	BEVERLY	WHITE	1125 LUNDY LN		CHARLOTTE	NC	28214
2016-057	05713218	WHITE DWARVES LLC				4410 HORSESHOE BEND		WEDDINGTON	NC	28104
2016-057	05713245	WILSON	KENNETH			4506 MARTHAS RIDGE ROAD		CHARLOTTE	NC	28215
2016-057	05713217	YOUNG	MELVIN ERIC			1127 HANNAH RAE CT		CHARLOTTE	NC	28214
2016-057	05707121	ZAO STONE PROPERTIES LLC				269 DAVID DUNLAP CR		TORONTO	ON	M3C4B9
2016-057	MAYOR	ROBERTS	JENNIFER			600 E. 4 <sup>th</sup> Street		CHARLOTTE	NC	28202
2016-057	MAYOR PRO TEM COUNCIL	LYLES	VI			600 E. 4 <sup>th</sup> Street		CHARLOTTE	NC	28202
2016-057	MEMBER AT- LARGE COUNCIL	GREEN FALLON	CLAIRE			P.O. BOX 481325		CHARLOTTE	NC	28269
2016-057	MEMBER AT- LARGE COUNCIL	EISELT	JULIE			600 E. 4 <sup>TH</sup> STREET		CHARLOTTE	NC	28202
2016-057	MEMBER AT LARGE	MITCHELL	JAMES			600 E. 4 <sup>TH</sup> STREET		CHARLOTTE	NC	28202

<b>Pet_No</b>	<b>TaxPID</b>	<b>ownerlastn</b>	<b>ownerfirst</b>	<b>cownerfirs</b>	<b>cownerlast</b>	<b>mailaddr1</b>	<b>mailaddr2</b>	<b>city</b>	<b>state</b>	<b>zipcode</b>
2016-057	COUNCIL MEMBER, DISTRICT 3	MAYFIELD	LAWANA			600 E. 4 <sup>TH</sup> STREET		CHARLOTTE	NC	28202



NOTICE OF INTERESTED PARTIES  
OF COMMUNITY MEETING

**Subject:** Community Meeting – Rezoning Petition filed by FedEx Ground Package System, Inc., to rezone approximately 16.5 acres located at 1208 Toddville Road, Charlotte, North Carolina to allow the development of a parking facility for FedEx Ground

**Date and Time of Meeting:** Tuesday, March 29, 2016 at 6:00 p.m.

**Place of Meeting:** Wingate by Wyndham  
4238 Business Center Drive  
Charlotte, NC 28214

**Petitioner:** FedEx Ground Package System, Inc.


**Petition No.:** 2016-057

We are assisting FedEx Ground (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 16.5 acre site (the “Site”) located at 1208 Toddville Road from R-17MF to I-2CD zoning district. The purpose of the rezoning is to permit the development of a parking facility for FedEx Ground.

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 **March 29, 2016 at 6:00 p.m. at the Wingate by Wyndham, 4238 Business Center Drive, Charlotte, NC 28214**. 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 do not hesitate to call the undersigned at the number below.

  
\_\_\_\_\_  
M. Jay DeVaney  
Attorney for Petitioner  
(336) 387-5108 (phone)

cc: Councilwoman Lawana Mayfield

Date Mailed: March 11, 2016





COMMUNITY MEETING  
SIGN-IN SHEET

PETITIONER: FedEx Ground Package System, Inc.

REZONING PETITION NO.: 2016-057

Date: Tuesday, March 29, 2016

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY**.

Name	Address	Phone No.	Email
Sandra Smith	1021 Lundy Ln	704 394-9040	(Neighborhood 24)
M County Room 13	1325 HANES RD	704 399 8342	
Victor A. White	1125 Lundy Lane	704-392-8535	beverlyb1159@yahoo.com
Beverly White	1125 Lundy Lane	704-392-8535	
Jennifer Flores	917 Lundy Ln	(900)229-2286	
Jennifer Batres	1018 Lundy Ln	704 806-4557	
oscar Batres	1018 Lundy Ln	704 963-1532	
Doug Hicks	3016 English Sparrow	704-577-3037	
Janet Hicks	664 Belmorrow Dr.	704-577-1043	
Phil Hicks	664 Belmorrow Dr.	704-577-1043	



## Exhibit D

### MINUTES OF PRESENTATION/DISCUSSION:

At 6:05 p.m. Jay DeVaney, attorney for the Petitioner introduced himself and welcomed the attendees and introduced the following people:

- Nick Trbovic (FedEx Representative)
- Valerie Carrasco (FedEx Representative)
- Michelle Carlson – (Senior Project Manager, BL Companies, Consultant)
- Anthony Calabria - (Fisher Company, Consultant)
- Tara Brooks (assistant to Jay DeVaney)
- Thomas Moore (Nexsen Pruet IT team) who was there to assist with technology needs

Mr. DeVaney discussed the rezoning procedure and provided background information and presented the site plan, notes and an aerial map of the area with reference to three (3) intersections that had been analyzed in the traffic study, all of which were on boards and easels at the front of the room.

Mr. DeVaney explained the conditional uses included in the Rezoning Application and listed the uses normally permitted in an I-2 zone that had been excluded by the Petitioner in the notes to the site plan.

Mr. DeVaney indicated that he believes the hearing with the City Council will be in June if the community neighbors wanted to attend. Ms. Smith who described her husband and herself as neighborhood representatives, said she had received information from the City as to the dates of the meetings and the deadline for neighbors to oppose the rezoning should they choose to do so.

Mr. Trbovic gave an overview of FedEx Ground and what the company does. He explained that FedEx Ground does not deliver packages via plane like a sister company, FedEx Express and that they only handle packages on the ground and does no intermixing with FedEx Express.

A neighbor asked if the facility was going to be used for anything else? Mr. DeVaney explained that the facility wouldn't be used for anything other than what is outlined in the Rezoning Application as limited by the notes. Mr. DeVaney pointed out the permanent 100 foot tree buffer shown on the site plan.

The question was asked is there going to be an increase in traffic? Ms. Carlson gave a summary of the traffic study as it related to the three (3) intersections shown on the aerial map and showed a chart on the powerpoint that demonstrated the delays at the three (3) intersections attributable to the project would be very small and reviewed in more detail the site plan.

Resident Smith asked if the area between her lot on Lundy Lane and the parking facility would be used for anything else. Ms. Carlson explained an area approximately 250 feet from the rear of the Smith property to the parking lot would not be used for any improvements other than a

detention pond, the precise location and size of which would be determined later depending on stormwater calculations.

Resident Smith explained people on back side of Lundy Lane will be close to what is going on and that she is too old to be dealing with the lights all night. Ms. Carlson responded that the lighting would be all down directed lighting that would not be seen off the site.

A question was asked will trucks be coming down Lundy Lane? It was explained that there is no need for trucks to be on any streets other than Toddville Road and that the parking lot would have key card access.

A question was asked how the project would affect a Nadies Court house which is 250 feet away? Ms. Carlson showed the disturbance on the map and again referred to the 100 foot undisturbed tree buffer.

Resident Smith made the comment that it may be worse if FedEx doesn't take over then they might get section 8 apartments instead and she doesn't want that, but she isn't pushing FedEx either.

Ms. Carlson explained FedEx peak periods as far as traffic goes and she said that during the peak period currently 43 vehicles would be going in and out of the facility and 7,300 vehicles pass Toddville Road everyday. Ms. Carlson showed powerpoint slides which showed the traffic and the area.

Resident Smith commented that the housing values are low and have been affected by low income housing the City approved.

Resident White commented that trucks have on two occasions knocked down their mailbox on Lundy Lane while turning around after being off course.

A question was asked what about the other end of Lundy Lane, what about the holes in the road? Ms. Carlson said potholes are the City's responsibility as part of maintenance.

A question was asked how many of the 16.5 acres are going to be used? Ms. Carlson explained less than one-half of the 16.5 acres would be used in the parking facility.

A question was asked about drainage? There is already a flooding problem and they have called several times about the drains. Ms. Carlson explained that FedEx would not be allowed to permit any discharge of stormwater off the site.

A question was asked where is the retaining pond going to be? Ms. Carlson explained that she was working on it. Resident Smith said the one they have now is terrible. Resident Smith said she is hoping FedEx will clean it up.

A question was asked about the 2025 project? Ms. Carlson and Mr. Trbovic explained that the 2025 project was for up to sixty (60) trailer spaces, that it was unknown at the present time if that

would be necessary, but would depend on demand and that the trailers would go between the parking facility and the existing FedEx Hub on CSX Way to be loaded and then would go from the Hub in normal course.

A question was asked about does this take out Section 8 housing? Mr. DeVaney said if the parking facility was not approved by the City the current zoning permits by right 280 multi-family units on the property.

A question was asked what part is going to affect Summit Hills Street properties? Mr. DeVaney explained those lots and houses were separated from the project by Lundy Lane.

A question was asked in doing this, are the home values going to go up?

A resident made a comment that they feel like their neighborhood is a community dumping ground.

Mr. DeVaney explained that the 100 undisturbed tree buffer will never be touched.

A resident indicated that at the red light now you have to sit there for a while when there are trucks waiting. Ms. Carlson explained the time delays again. She indicated that the peak hours are 7:30-8:30a and 5:15-6:30 pm and that there will be at most, a 2.6 second increase because of the traffic from the facility.

A resident commented that it all sounds good but since someone came in and built those condos it has been bad ever since. She said you make it sound ok now, but she asked in reality what happens if this does go through? Mr. DeVaney explained that the Application set the criteria for the use of the site and that FedEx would have to live up to what they agreed to do in the Application.

A resident comment was made that in actuality homeowners end up losing anyway.

A resident said since FedEx is a big company why can't they just buy them out? Mr. DeVaney explained that it is unrealistic that any developer would buy houses to get a project approved.

Resident Smith indicated that the street has been dumped on and now the houses would not sell.

A question was asked can somebody come in and build multifamily houses? A resident responded yes and the residents said that could be low income and they don't want that.

A question was asked what can FedEx offer homeowners as an incentive? What can they do for the small people? The representatives for the Petitioner said they were willing to keep communications open.

A resident commented that FedEx increase while the homeowners decrease. Nick Trbovic explained that FedEx had been in the area with the Hub for 20 years and had tried to be a good corporate citizen.

A resident asked will the fence protect FedEx? Ms. Carlson explained that the site would be fenced and key card controlled.

A question was asked why not help develop the community instead of driving them out of the neighborhood? Mr. DeVaney explained that FedEx cannot do anything other than what is on the application.

Resident Smith suggested a separate meeting among the neighbors so that they can think and decide together what is the best thing to do. Residents are planning to get together to discuss at their convenience and decide if they want to hire a lawyer and oppose.

A question was asked will there be any additional bus stops on that road? Ms. Carlson responded not that she knows of. Another resident commented there were actually two (2) bus stops on Toddville Road.

A question was asked to compare bus stops on Toddville Road to other bus stops and a resident indicated there are no trash cans and there is a problem with people dropping their trash.

A question was asked is FedEx not worried about all the crime and shootings in that area. Mr. Trbovic answered that FedEx had not experienced crime at the Hub and a resident commented wait and you will see.

A question was asked again will FedEx consider buying their neighborhood because it is an older neighborhood?

A resident commented that the little people have been stepped on and they can't give their houses away.

Mr. DeVaney explained if somebody else developed the property with multi-family they do not have to seek your approval and it is unrealistic that FedEx will buy the houses

Resident Smith said the site is already zoned multi-family so they do not have to go to the City Council if that is what they wanted. Mr. DeVaney explained this is true and that traffic would be much less from the FedEx project than a 280 unit multi-family project.

A question was asked is this the last meeting and Mr. DeVaney indicated the public meeting is at City Council and that FedEx would be glad to keep communications open.

A question was asked if the Petition goes through when will construction start? Ms. Carlson answered 2017.

A question was asked can your designs affect anything on the public road? Response by Ms. Carlson was that the 2017 project would have only one access to Toddville Road, but if the 2025 project were built for the trailer parking it would have a second access on Toddville Road.

A question was asked how are you going to slow traffic so they can have protection on both sides? Ms. Carlson said the traffic generated was negligible and did not require any road improvements.

A resident commented that they are concerned that there is no follow up once this is done.

Ms. Carlson explained that there will be only digging for lines of electricity – no other road improvements or utilities.

A question was asked are the properties at the top of the map owned by FedEx or the City as there is a fence at the end of Lundy Lane that is in disrepair? Mr. Trbovic indicated that FedEx has a land lease on the Hub and leases the existing employee parking lot and that he would look into whether the board fence that is located on the south side of CSX Way was built by FedEx.

A resident commented that they had heard enough.

Mr. DeVaney asked if there any more questions. No one responded.

The meeting adjourned at 6:57 pm.

Following the conclusion of the meeting one neighbor asked Mr. Trbovic and Ms. Carlson what could be done about speeding at the bend on Toddville Road adjoining the site. Mr. Trbovic and Ms. Carlson suggested an effective solution might be to add striping and signage along the bend in the road and agreed to approach the City about the possibility of adding those features.