COMMUNITY MEETING REPORT

Petitioner: Tim Frye, Sr.
Rezoning Petition No. 2017-013

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 Exhibits A-A1 attached hereto by sending such notice via certified U.S. mail on December 1, 2016. A copy of the written notice is attached hereto as Exhibit A2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, December 13th at 6:00 pm at Assurance UMC, located at 6729 Old Mount Holly Road.

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 was represented at the Community Meeting by Tim Frye, Sr. and Tim Frye, Jr. of FSI, Inc. and Brian Upton of The Isaacs Group, P.C.

SUMMARY OF PRESENTATION/DISCUSSION:

Brian Upton of The Isaacs Group welcomed the attendees and introduced himself as the Petitioner's representative and introduced the petitioner Mr. Tim Frye, Sr. Mr. Upton explained the purpose of the rezoning is to develop property at the end of AquaChem Drive for an expansion of an existing container storage facility. He explained the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. Mr. Tim Frye, Sr. and Mr. Tim Frye, Jr. explained how their current facility operated and that the rezoning request is to allow them to expand their current operation.

After the introduction of the project, there was an informal discussion between the petitioner's representatives and five citizens that were in attendance in which questions were asked relating to the project. Items that were discussed addressed potential noise concerns, storm water run-off, and types of materials stored in the containers.

To address noise concerns, it was explained that there would be a 100' landscape buffer provided along the perimeter of the property that abutted any adjacent residential uses. This buffer would be comprised of existing vegetation and would be supplemented if necessary to meet city ordinance requirements if existing vegetation was not adequate. Also the petitioner stated that the hours of operation were typically 7:00 AM to 6:00 PM and that this is not a 24 hour facility.

To address storm water run-off concerns, it was explained that storm water control measures and storm water basins would be provided to collect run-off from the new development and slowly release the water in a manner that would not exceed the existing rate of run-off.

Several of the attendees expressed concern over what types of items would be in the storage containers, in particular if there were hazardous chemicals that would be stored or since the property was zoned I-2 that a chemical plant could be on the property. It was explained that this rezoning was a “conditional” rezoning that limits the uses on the property to a container storage facility with limited warehousing, a railroad spur, and associated offices. The petitioner agreed to add a note to the plan stating that hazardous chemicals would not be stored or manufactured on site.

It was also pointed out to the meeting attendees that this development would alleviate truck traffic on Melynda Road. The Melynda Road access would only be used for employees or for emergency and maintenance access.
Another topic that was discussed was the coyote problem in the area. Numerous coyote have been seen in the surrounding area and the hope is that once this area is developed it will help reduce this nuisance.

Finally, the rezoning process was explained to indicate there would be a public hearing with City Council, a hearing by the Zoning Committee, and finally the decision made by the City Council based on recommendations from the Zoning Committee and City Planning Staff. It was also explained that after the rezoning process, the petitioner would still be required to get appropriate land development permits from the city prior to starting construction.

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

The only change made to the rezoning plan solely as a result of the Community Meeting is the addition of the note regarding not allowing the storage and manufacturing of hazardous chemicals.

The attendees at the meeting appeared receptive of the development.

Respectfully submitted,
Brian Upton on the behalf of Tim Frye, Sr., Petitioner

cc:  Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
     Mr. Tim Frye, Sr., petitioner (via email)
EXHIBIT

A
November 30, 2016

Tim Frye
4511 Keeter Drive
Charlotte, NC 28214

Re:  Rezoning Petition 2017-013

Adam M. Anderson
5527 4th Street NW
Washington, DC 20011

Dear Adjacent Land Owner,

This letter is to invite you to a community meeting about a proposed industrial development planned for the property referenced above in your neighborhood. The proposed development is for a future container storage facility to be located at the end Aqua Chem Drive. The informal community meeting will be held on Tuesday December 13th, from 6:00 pm to 7:00 pm at Assurance United Methodist Church, located at 6729 Old Mount Holly Road. Plans for the proposed development will be shown and you will have the opportunity to review the plan and ask questions of people knowledgeable about the details of the project. No public decision makers will be in attendance; this meeting is for informational purposes only.

We would appreciate your attendance and input at the community meeting. If you have questions before the meeting you can direct them to The Isaacs Group, P.C. 704-527-3440 attention Brian Upton or William Pugh.

Sincerely,

Tim Frye
DTJT Properties, LLC

EXHIBIT

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<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>EMAIL</th>
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<tbody>
<tr>
<td>Brian Upton</td>
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EXHIBIT B