

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 point 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)

2017-013 Linda
2017-013 Bill
2017-013 Mary
2017-013 Wigena
2017-013 Rosita

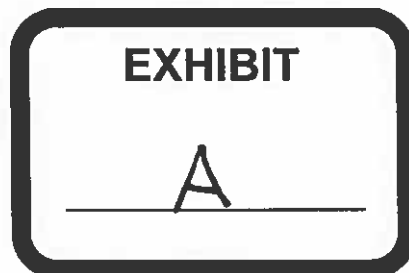
Brooks
Jones
Wallace
Tirado
Bruce

Thomasboro NA
Thomasboro NA
Thomasboro NA
Windy Ridge NA
Westchester

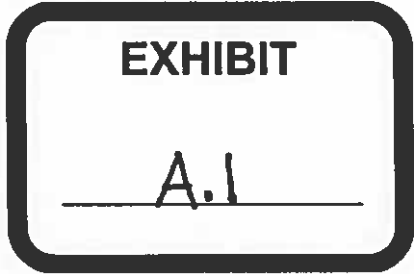
4716 Willard Street
1012 Lewiston Avenue
119 Bradford Drive
4625 Palm Breeze Lane
4833 Westridge Drive

Charlotte
Charlotte
Charlotte
Charlotte
Charlotte

NC 28208
NC 28208
NC 28208
NC 28215
NC 28216



PET_NO.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-013	057010129	ANDERSON	ADAM M		(SOLE HEIR)	5527 4TH ST NW		WASHINGTON	DC	20011
2017-013	05702115	ATLANTIC LAND & IMPROVEMENT CO THE				500 WATER ST UNIT 1910		JACKSONVILLE	FL	32202
2017-013	057010161	BAILEY	BEVERLY M	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	057010149	BAUCOM	BOBBY RAY		KIM HARGETT	1826 ODESSA LN		CHARLOTTE	NC	28216
2017-013	057010150	BAUCOM	BOBBY RAY			519 MELYNDA RD		CHARLOTTE	NC	28208
2017-013	057010151A	BAUCOM	BOBBY RAY	KIM	BAUCOM	1826 ODESSA LN		CHARLOTTE	NC	28216
2017-013	05710123	BEACH	DENNIS L			PO BOX 766		PAW CREEK	NC	28130
2017-013	057101132	BRIGHT	KERRIN	ANTONIO	BRIGHT	524 WEST TODD LN		CHARLOTTE	NC	28208
2017-013	05712217	BUTTS	DENNIS L			188 BLOSSOM HILL RD		LINCOLNTON	NC	28092
2017-013	057101131	CAMPBELL	CLYDE		EMMA & HATTIE MAE POTTS	1906 CUBBEY TRACE DR		DOVER	FL	33527
2017-013	057101153	CENCO INC				PO BOX 7027		HIGH POINT	NC	27264
2017-013	05712101	CENCO INC				PO BOX 7027		HIGH POINT	NC	27264
2017-013	05712102	CENCO INC				PO BOX 7027		HIGH POINT	NC	27264
2017-013	05712302	CENCO INC				PO BOX 7027		HIGH POINT	NC	27264
2017-013	057101152	CENCO INCORPORATED				PO BOX 7027		HIGH POINT	NC	27264
2017-013	057122218	CENCO INCORPORATED				PO BOX 7027		HIGH POINT	NC	27264
2017-013	05710213	CHANG	BAO	LUE	CHANG	518 E TODD LN		CHARLOTTE	NC	28208
2017-013	05710124	CHISOLM	RONALD JR	CHARLOTTE INC	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05701176	CDACK PROPERTIES INC				3300 SHOPTON RD		CHARLOTTE	NC	28217
2017-013	05710207	CULP	LISA			519 W TODD LN		CHARLOTTE	NC	28208
2017-013	05710212	DAVIS	SARAH BERRY			808 JARMON CT		CHARLOTTE	NC	28213
2017-013	05701170	DEBERRY	KENNETH			5205 WINDY VALLEY DR		CHARLOTTE	NC	28208
2017-013	05709516	DTJT PROPERTIES LLC				4511 KEETER DR		CHARLOTTE	NC	28214
2017-013	05709517	DTJT PROPERTIES LLC				4511 KEETER DR		CHARLOTTE	NC	28214
2017-013	05714105	DUKE ENERGY COMP				PO BOX 1007		CHARLOTTE	NC	28201
2017-013	05701177	EQUITY TRUST COMPANY	CUSTODIAN		PROPERTY TAX DIVISION/ST22M DON O OCAAMPO IRA ATTN: ANTHONY GRIFFIN	225 BURNS RD		ELYRIA	OH	44035
2017-013	05702213	EXCHANGE STREET LLC				PO BOX 23027		CHARLOTTE	NC	28227
2017-013	05710210	GOINS	CYNTHIA LAVON			4412 GLEN GROVE RD		RALEIGH NC	NC	27616
2017-013	05710137	GRACE HERITAGE LLC				2850 ROZZELLES FERRY RD		CHARLOTTE	NC	28206
2017-013	05701175	GREGORY	JOHN PAUL			5235 WINDY VALLEY DR		CHARLOTTE	NC	28208
2017-013	05710125	HALL	JO ANNIE	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05710148	HAMBY	GLENN CARROLL JR		ANN MARLO	415 MELYNDA RD		CHARLOTTE	NC	28208
2017-013	05710160	HAMER	BEVERLY D	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05710130	HARLEE	CARLA T			PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05712220	HAVEN OF REST BAPTIST	CHURCH INC			524 MELYNDA RD		CHARLOTTE	NC	28202
2017-013	057101159	HFC HOLDINGS LLC				3815 LATROBE DR		CHARLOTTE	NC	28211
2017-013	05701169	HOBBS	DOROTHY	MALCOLM	HOBBS	PO BOX 9635		PINEHURST	NC	28374
2017-013	05710127	HOWIE	SHERY	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 34197		CHARLOTTE	NC	28234
2017-013	05710206	KPIJH	LEN			513 WEST TODD LN		CHARLOTTE	NC	28208
2017-013	05712301	LOCKLEAR	JOHN F	BARBARA A	LOCKLEAR	6810 RIVERVIEW DR		CHARLOTTE	NC	28216
2017-013	05712303	LOCKLEAR	JOHN F	BARBARA A	LOCKLEAR	6810 RIVERVIEW DR		CHARLOTTE	NC	28216
2017-013	05712304	LOCKLEAR	JOHN F	BARBARA A	LOCKLEAR	6810 RIVERVIEW DR		CHARLOTTE	NC	28216
2017-013	05710135	LOPEZ-PALACIOS	MARIBEL			500 WEST TODD LN		CHARLOTTE	NC	28208
2017-013	05710136	MCCLENDON	LISA MARIE			426 WEST TODD LN		CHARLOTTE	NC	28208
2017-013	05710203	MCCORKLE	CEDRIC XAVIER			431 WEST TODD LN		CHARLOTTE	NC	28208
2017-013	05710209	MCGRAH	ESTELLE R			527 W TODD LN		CHARLOTTE	NC	28208
2017-013	05710147	MOORE	CLIFFTON ELLA MAE		C/O THERESA MOORE	4903 ENDOLWOOD DR UNIT D		CHARLOTTE	NC	28215
2017-013	05710133	MOORE	THERESA			4903 ENDOLWOOD DR APT D		CHARLOTTE	NC	28215
2017-013	05710162	MORAGHE	KAREN D	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05702107	NAMASCO CORPORATION				500 COLONIAL CENTER PKWY		ROSWELL	GA	30076
2017-013	05710164	NEAL	LINDA K	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05710134	NEW ZION BAPTIST CHURCH				217 W TODD LN		CHARLOTTE	NC	28208
2017-013	05702114	NORTHEAST PEAL PROPERTY HOLDING OF	CHARLOTTE LLC			1200 EXCHANGE ST		CHARLOTTE	NC	28208
2017-013	05710119	PARHAM	DARYL L	KIMBERLY H	PARHAM	11219 TRADITION VIEW DRIVE		CHARLOTTE	NC	28269
2017-013	05710120	PARHAM	DARYL L	KIMBERLY H	PARHAM	11219 TRADITION VIEW DRIVE		CHARLOTTE	NC	28269
2017-013	05710163	ROBERTS	STEPHANIE MIMS			5831 THIRD ST		CHARLOTTE	NC	28206
2017-013	05710210	ROBINSON	KAREN			537 WEST TODD LN		CHARLOTTE	NC	28208
2017-013	05712216	SCHER	KARL R		CONNIE M SCHER (H/W)	16006 HENRY LN		HUNTERSVILLE	NC	28078
2017-013	05714104	SEABOARD COAST LINE	RAILROAD CO			3600 W BROAD ST		RICHMOND	VA	23219
2017-013	05701171	SHANMUGASUNDARAM	VENKATACHALAM	KAMINI	DANDAPANI	10481 DARVILLE AVE		CUPERTINO	CA	95014
2017-013	05701172	SHANMUGASUNDARAM	VENKATACHALAM	KAMINI	DANDAPANI	10481 DARVILLE AVE		CUPERTINO	CA	95014
2017-013	05710126	SHERRY	HOWIE	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05710211	SHPP	ELLA MAE MRS J D		BY ENT	537 W TODD LN		CHARLOTTE	NC	28208
2017-013	05701173	SHNEGUR	ALAN			19121 QUEENSPORT LN APT C		HUNTINGTON BEACH	CA	92646
2017-013	05710121	SMITH	LEWIS & PATRICIA BOYER	DESEREE	SMITH	8628 STONEFACE RD		CHARLOTTE	NC	28214
2017-013	05710122	SMITH	LEWIS & PATRICIA BOYER	DESEREE	SMITH	8628 STONEFACE RD		CHARLOTTE	NC	28214
2017-013	05701174	STEEPLETON	BRENDA	IVAN	STEEPLETON	2380 DALE EARNHARDT BLVD		KANANAPOLIS	NC	28083
2017-013	05702112	SUDDATH VAN LINES INC				615 S MAIN ST		JACKSONVILLE	FL	32207
2017-013	05710205	WILBERT	SHANTE R	CHARLOTTE INC	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05701196	WINDY RIDGE DEV INC				PO BOX 79032		CHARLOTTE	NC	28271
2017-013	05710158	WITHERS	MARILYN	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2017-013	05715109	WOOD CREEK MC	LLC			PO BOX 1793		RANCHO SANTA FE	CA	92067
2017-013		THE ISAACS GROUP P.C.				8720 RED OAK BLVD	SUITE 420	CHARLOTTE	NC	28217
2017-013		TIM FRYE				4511 KEETER DR		CHARLOTTE	NC	28214



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

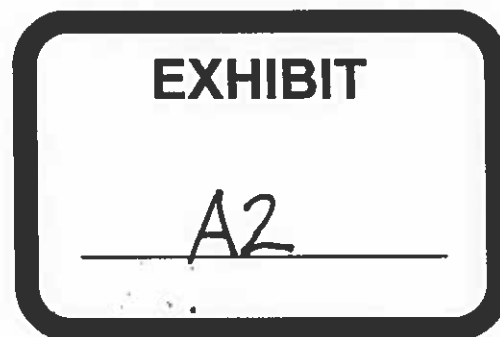
Dear Adjacent Land Owner,

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



FBI INC.

NAME	ADDRESS	EMAIL
Brian Upton	8720 Red Oak Blvd, Cit, 28217	bupton@isaacsgrp.com
Tom Frye SA	4511 Keeter Archer	TomFryeSA@FBI.c.B.2
TJ Frye	4511 Keeter Dr 28214	tj@fbiinc.biz
Marilyn Withers	518 West Todd Ln	MarilynWithers29@gmail.com
Linda Neal	5811 3rd St	lneal19@carolina.rr.com
Catherine Cunningham	305 E. Todd LN	CCunningham@hotmail.com
Bobby Brucom	533 Melinda Rd	Brucom236@yahoo.com
Jesse Howie	412 & 414 W Todd	jhowie@gmail.com

EXHIBIT
 B