

R. Susanne Todd
Partner

WRITER'S E-MAIL ADDRESS:
stodd@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2306

November 19, 2018

VIA HAND DELIVERY

Charlotte City Clerk
Attn: Stephanie C. Kelly
600 East Fourth Street, 7th Floor
Charlotte, NC 28202-2857

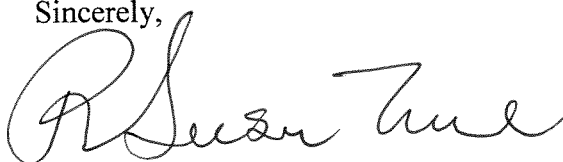
Re: Rezoning Petition # 2018-129
Petitioner: Thomas Concrete, Inc.

Dear City Clerk:

Enclosed please find the Community Meeting Report (including Exhibits A-D) from the Community Meeting held by Petitioner on Wednesday, November 14, 2018 in connection with the above referenced Rezoning Petition.

Should you have any questions, please do not hesitate to contact me directly at 704-998-2306.

Sincerely,



R. Susanne Todd

Cc: Tammie Keplinger (via email)
Thomas Concrete, Inc.

COMMUNITY MEETING REPORT
PETITIONER: THOMAS CONCRETE, INC.
REZONING PETITION NO. 2018-129

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 on November 02, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, November 14, 2018 at 6:00 p.m. at Mecklenburg County Public Library, Community Room B, located at 2157 West Boulevard, 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 C. Each attendee was provided a copy of the Agenda, attached hereto as Exhibit D. Petitioner Thomas Concrete, Inc., was represented at the Community Meeting by R. Susanne Todd, attorney with Johnston, Allison & Hord, PA; James Daniel, Special Projects Manager for Thomas Concrete, Inc.; and Debra Glennon, Landscape Architect with Orsborn Engineering.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, R. Susanne Todd, welcomed the attendees and introduced the petitioner's team. Ms. Todd indicated that the Petitioner proposed to rezone an approximately 7.36 acre site (the "Site") located at 8502 and 8416 Old Dowd Road, Charlotte, Mecklenburg County, North Carolina from the I-1 Industrial zoning district to the I-2 (CD) zoning district. Ms. Todd explained that Thomas Concrete currently operates a concrete manufacturing facility on Keeter Drive near Charlotte Douglas International Airport. The City of Charlotte wants Thomas Concrete's property for its Airport Master Plan so Thomas Concrete has to move. Concrete can only be manufactured in I-2 zoning which is why we need to rezone the Old Dowd site. Ms. Todd showed the attendees a blow up of the current Site Plan. Ms. Todd explained the rezoning process in general, including the dates for the Public Hearing, Zoning Committee, and City Council Decision dates and stated that the reason for 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.

James Daniel, a team member, provided background information about Thomas Concrete's history and experience, as well as the typical operation of its facilities. He pointed out the location of the 55 foot right of way on the site plan that Petitioner has agreed to reserve for the future relocation of Old Dowd Road. Mr. Daniel also showed a blow up of a conceptual plan with the current concrete facility imposed on the Old Dowd site to show attendees what the plant might look like on the new site, Mr. Daniel explained the actual location of the facility and improvements on the site will depend on a variety of factors such as topography and permitting. Ms. Glennon described the location and extent of buffers on the Site Plan in areas abutting residentially zoned properties.

Attendee Questions and Answers:

The only attendees unaffiliated with Petitioner were two attendees from adjacent Steelfab plant who spoke at length about the existing traffic congestion on Old Dowd Road from both vehicles and the railroad which sometimes parks rail cars on its rail right of way that block traffic for up to an hour. Steelfab had to adjust its start time from 6 AM to 5 AM to accommodate traffic.

Q. What are Petitioner's hours of operation?

A. We start as early as 4 AM but the plant schedule is subject to the customer's schedule.

Q. Are you aware of the congestion on Old Dowd Road?

A. Yes, we anticipate that our 4 AM start time will avoid most of it. We understand that we will need to be strategic about getting in and out of the site.

Q. How long will construction take?

A. We anticipate 6 months.

Q. How many trucks will serve your site?

A. We expect to have 4 trucks parked at this site full time but may bring in 8 others from time to time to accommodate project demands in the area.

Q. How many days a week will the facility operate?

A. Generally every weekday but really depends on demand in area. May just be 3 or 4 days a week.

Q. Does manufacturing of concrete cause odor?

A. No.

Q. How about dust?

A. No, we have areas where we wash out the trucks but it doesn't create dust.. We recycle the used water. There is an areas where we dump excess concrete, let it harden, break it up and then haul it off every few days. The roadways and parking areas will be paved with concrete.

Q. Do you use steel in the construction of the concrete plant?

A. Yes, a steel super-structure is constructed to hold the plant fixtures in place.

Q. Will you be running sewer and water to your new facility?

A. Yes.

Q. Will you have an issue with height?

A. No, we don't anticipate a height issue.

Q. How many plants do you have in total.

A. Thomas Concrete has 60 plants in Georgia, South Carolina and North Carolina. In Charlotte, there are 8 plants.

Attendees discussed generally the fact that there is not enough I-2 zoned property in Mecklenburg County to support heavy manufacturing needs in the Charlotte area. Further discussions regarding the topography of the area and resulting limited uses.

When attendees had no further questions, the meeting was adjourned at 6:26 P.M.

Respectfully submitted, this the 19th day of November, 2018.

cc: Tammie Keplinger, Charlotte-Mecklenburg Planning Department

Mr. Johnny Ray Wilkinson
8701 Barry Oak Circle
Charlotte, NC 28214

Steelfab, Inc.
c/o Officer, Director or Manager
P.O. Box 19289
Charlotte, NC 28219

Katherine F. Donahue and
Issac St. Claire Freeman
135 W. Strother Street
Marion, VA 24354

Gary Michael and Sarah M. Bradley
8712 Old Dowd Road
Charlotte, NC 28208

City of Charlotte
c/o City Manager
600 E. 4th Street
Charlotte, NC 28202

Department of Transportation
330 Lafayette Street
Shelby, NC 28150

Theodore Bloemhof
17851 Palm Avenue
Shafter, CA 93263

David Bloemhof
11308 Harrington Street
Bakersfield, CA 93311

Srinivas Boppana
220 W. Jackson Avenue, #505
Knoxville, TN 37902

Ting Chen and Chi-Yian Xu
4195 E. Harrison
Chandler, AZ 85226

Michael and Debbie Jo Cox
3985 N. Blue Sage Road
Lake Charles, LA 70605

James M. Colby and Gloria R. Colby,
Trustees under the Colby Family Trust
dated May 4, 2007
4409 Rockcrest Drive
Fairfax, VA 22032

David Bloemhof, as Trustee of the Flora
Jean Bloemhof Trust
11308 Harrington Street
Bakersfield, CA 93311

Pell/Cruz Investments, Inc.
c/o Officer, Director or Manager
6061 Colin Ave., #23C
Miami Beach, FL 33140

Kevin and Sharon Seim
5474 Oxford Chase Way
Dunwoody, GA 30338

Timothy M. Rector
347 Paddy Avenue
West Jefferson, NC 28649

Tom G. and Donna Sandberg
12 Granit Drive
Norwalk, CT 06851

Esther Howerzyl
4167 Fruit Ridge N.W.
Grand Rapids, MI 49544

William Giniver Johnson and Barbara
Ann Johnson as Trustees of The
Johnson Family Trust
5247 Hanover Drive
Cypress, CA 90630

Terri A. Thaxton
591 Bay Hill
Augusta, GA 30907

DBSI Charlotte I-485 Units LLC
c/o Southern Real Estate
4201 Congress Street, Suite 170
Charlotte, NC 28209

Mayor Vi Alexander Lyles
600 East 4th Street
Charlotte, NC 28202

Julie Eiselt
Mayor pro tem
600 East 4th Street
Charlotte, NC 28202

James Mitchell Jr.
City Council Member at Large
600 East 4th Street
Charlotte, NC 28202

Braxton Winston, III
City Council Member at Large
600 East 4th Street
Charlotte, NC 28202

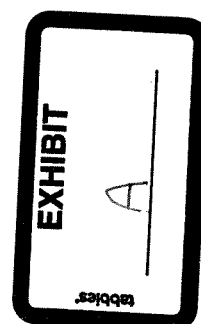
Dimple Ajmera
City Council Member at Large
600 East 4th Street
Charlotte, NC 28202

Larken Egleston
City Council Member
600 East 4th Street
Charlotte, NC 28202

Justin Harlow
City Council Member
600 East 4th Street
Charlotte, NC 28202

LaWana Mayfield
City Council Member
600 East 4th Street
Charlotte, NC 28202

Gregory A. Phipps
City Council Member
600 East 4th Street
Charlotte, NC 28202



Matt Newton
City Council Member
600 East 4th Street
Charlotte, NC 28202

Tariq Bokhari
City Council Member
600 East 4th Street
Charlotte, NC 28202

Edmund H. Driggs
City Council Member
600 East 4th Street
Charlotte, NC 28202

Alberto Gonzalez
Planning, Design & Development
600 East 4th Street, 8th Floor
Charlotte, NC 28202

Claire Lyte-Graham
Planning, Design & Development
600 East 4th Street, 8th Floor
Charlotte, NC 28202

Reule Industrial Developers, LLC
c/o Officer, Director or Manager
2200 Cortelyou Road
Charlotte, NC 28211

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Thomas Concrete, Inc. to rezone approximately 7.36 acres located at 8502 and 8416 Old Dowd Road, Charlotte, Mecklenburg County, NC from I-1 to I-2 (CD)

Date and Time of Meeting: Wednesday, November 14, 2018 at 6:00 p.m.

Place of Meeting: Mecklenburg County Library
2157 West Boulevard, Community Room B
Charlotte, NC 28208

Petitioner: Thomas Concrete, Inc.

Petition No.: 2018-129

We are assisting Thomas Concrete, Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 7.36 acre site (the “Site”) located at 8502 and 8416 Old Dowd Road, Charlotte, Mecklenburg County, NC from the I-1 Industrial zoning district to I-2 (CD) zoning district. Thomas Concrete intends to use the property for construction.

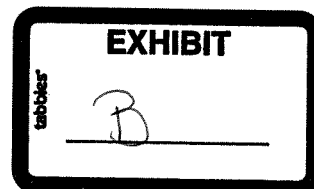
In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg 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 Wednesday, November 14, 2018 at 6:00 p.m. at the Mecklenburg County Library, 2157 West Blvd., Community Room B, Charlotte, NC 28208. 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 Susanne Todd, 704-998-2306.

cc: City of Charlotte Council Members
Claire Lyte-Graham, City Planning
Alberto Gonzalez, City Planning

Date Mailed: November 2, 2018.

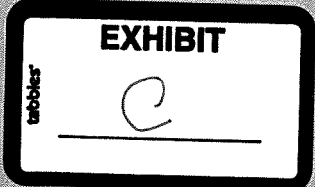


COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: THOMAS CONCRETE, INC.
REZONING PETITION NO.: 2018-129
NOVEMBER 14, 2018

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

Please **PRINT CLEARLY**

NAME	ADDRESS	PHONE NO.	EMAIL
Russell Barngrover	8623 Old Dowd Rd	7043405116	rbarngrover@streetfab-inc.com
Brandon Cause	8623 Old Dowd Rd	704-962-6218	BCause@streetfab-inc.com
Scott Hensley	115 East Park Ave	704-375-1164	SHensley@ Piedmontpeople.com
Debra Glennon	610 E. Morehead	704.749.1432	dglennon@orsborn-eng.com



AGENDA

**THOMAS CONCRETE, INC.
REQUEST FOR REZONING
FROM I-1 TO I-2CD
PETITION 2018-129
COMMUNITY MEETING**

HELD ON WEDNESDAY, NOVEMBER 14, 2018 AT 6 P.M.

**MEETING HELD AT MECKLENBURG COUNTY LIBRARY, 2157 WEST
BOULEVARD, COMMUNITY ROOM B, CHARLOTTE NC 28208**

PETITIONER: THOMAS CONCRETE INC.

1. WELCOME AND INTRODUCTIONS

JEFF SANDERS, VICE PRESIDENT/GENERAL MANAGER, CLT DIVISION

JAMES DANIEL, CONSULTANT WITH THOMAS CONCRETE

DEBRA GLENNON, LANDSCAPE ARCHITECT WITH ORSBORN
ENGINEERING GROUP.

2. REVIEW OF THE REZONING PLAN:

3. REZONING SCHEDULE

PUBLIC HEARING IS JANUARY 22, 2019

ZONING COMMITTEE MEETING ON FEBRUARY 3, 2019

CITY COUNCIL DECISION ON FEBRUARY 18, 2019

ALL MEETINGS AT THE GOVERNMENT CENTER, 600 EAST FOURTH STREET,
CHARLOTTE 28202

4. QUESTIONS AND ANSWERS

5. ADJOURNMENT

