

**R. Susanne Todd**  
Partner

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

WRITER'S DIRECT DIAL:  
704-998-2306

September 10, 2019

**VIA HAND DELIVERY**

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


Re: Rezoning Petition # 2019-090  
Petitioner: Culp Road Materials, LLC

Dear City Clerk:

Enclosed please find the Community Meeting Report (including Exhibits A-C) from the Community Meeting held by Petitioner on Wednesday, September 4, 2019 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: Lisa Arnold, City of Charlotte Planning Dept. (via hand delivery)  
Culp Road Materials, LLC (via email)

**COMMUNITY MEETING REPORT**  
**Petitioner: Culp Road Materials, LLC**  
Rezoning Petition No. 2019-90

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 August 22, 2019. 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, September 4, 2019 at 6:30 PM at Stratford Richardson YMCA, 1946 West Boulevard, Charlotte, NC 28208.

**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 R. Susanne Todd, Attorney with Johnston, Allison & Hord, P.A.

**SUMMARY OF PRESENTATION/DISCUSSION:**

Attorney Susanne Todd welcomed the sole meeting attendee, Council Member Lawana Mayfield, and introduced Mr. Kojo Sapon, owner of Culp Road Materials, LLC and president of Express Logistics Services, a dump truck hauling service. Ms. Todd stated that the Petitioner proposed to rezone an approximately 35 acre site (the "Site") located at 8329 Old Dowd Road in Charlotte, North Carolina and including Mecklenburg County Parcel #s 11312255 & 11312256 from R-3 zoning district to I-2 (CD) zoning district to allow for contractor offices and storage, along with specific other uses and accessory uses allowed by right or under prescribed conditions in I-2 zoning district.

Ms. Todd provided attendees with a copy of the current Site Plan explaining that it was subject to change based on planning staff comments received the previous day. An aerial was provided to show surrounding uses. The Site has some challenges due to topography and streams. Petitioner plans to fill and grade the Site as allowed by applicable regulations and use it for his offices and storage now but redevelop the Site in the future based on market demands around the airport.

Attendees were provided an agenda with the following dates:  
October 21, 2019: Earliest date for Public Hearing  
November 5, 2019: Zoning Committee Meeting  
November 18, 2019: City Council Decision.

The Site is slightly outside of City limits, however Council Member Lawana Mayfield attended the Community Meeting since her district is closest to the Site. Ms. Mayfield expressed concern that the

lack of other attendees might be because the Community Meeting was being held on the other side of Billy Graham Blvd from Site. The area surrounding the Site is largely industrial or vacant land, with an adjacent mobile home park. Petitioner's agent agreed to follow up with any Home Owners Associations listed by the City in the area. Ms. Mayfield also questioned the five year vested rights request citing the fact that this area is changing so quickly.

Respectfully submitted, this 9th day of September, 2019.

cc: Lisa Arnold, Charlotte-Mecklenburg Planning Department

Thomas Concrete of Carolina, Inc.  
2400 Cumberland Pkwy, Suite 200  
Atlanta, GA 30339

Dwight A. Martin, Jr. and Brenda Faye  
Martin  
3926 Sharyn Dr.  
Charlotte, NC 28214

Victor Perez and Ingrid Perez  
11421 Red Hickory Ln.  
Charlotte, NC 28278

Neilson Chung and Hoa Bui  
3820 Sharyn Drive  
Charlotte, NC 28214

Donald Lee McGuire and Shelby W.  
McGuire  
1811 lake Drive  
Charlotte, NC 28214

Mayor Vi Alexander Lyles  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

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

Justin Harlow  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Matt Newton  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

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

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

Constance M. Valentine  
3918 Sharyn Drive  
Charlotte, NC 28214

Sandy S. Dunn  
3816 Sharyn Drive  
Charlotte, NC 28214

Mary Elizabeth Arrowood  
21120 Shearer Road  
Davidson, NC 28036

Julie Eiselt  
Mayor pro tem  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

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

LaWana Mayfield  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

Tariq Bokhari  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

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

Department of Transportation  
330 Lafayette Street  
Shelby, NC 28150

Wanda Brown Stowe and Donald E.  
Stowe  
3902 Sharyn Drive, #13  
Charlotte, NC 28214

Jonathan Troy Landrum Hooks  
3812 Sharyn Drive  
Charlotte, NC 28214

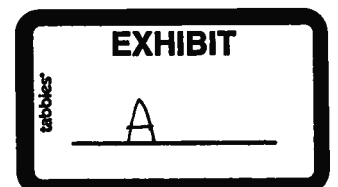
Natalie Elizabeth Turner Guy  
Rowland Goodrich Turner III  
Sarah Mauney Faunce  
William K. Mauney III  
P.O. Box 1279  
Kings Mountain, NC 28086

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

Larken Egleston  
City Council Member  
600 East 4<sup>th</sup> Street  
Charlotte, NC 28202

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

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



**NOTICE TO INTERESTED PARTIES**  
**OF COMMUNITY MEETING**

Subject: Community Meeting – Rezoning Petition filed by Culp Road Materials, LLC to rezone approximately 34.6 acres located along Old Dowd Road, Charlotte, Mecklenburg County, NC from R-3 to I-2 (CD)

Date and Time of Meeting: September 4, 2019 at 6:30 p.m.

Place of Meeting: Stratford Richardson YMCA  
Multipurpose Room  
1946 West Blvd.  
Charlotte, NC 28208

Petitioner: Culp Road Materials, LLC

Petition No.: 2019-090

We are assisting Culp Road Materials, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design and Development Department seeking to rezone an approximately 34.6 acre site (the “Site”) located at 8329 Old Dowd Road, Charlotte, Mecklenburg County, NC (Parcel Numbers 11312255 and 11312256) from R-3 zoning district to I-2 (CD) zoning district. Petitioner intends to use the property for contractor offices and accessory storage, along with specific other uses and accessory uses allowed by right or under prescribed conditions in I-2 zoning.

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 Planning, Design and Development 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 September 4, 2019 at 6:30 p.m. at Stratford Richardson YMCA, Multipurpose Room, 1946 West Blvd., Charlotte, NC. 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 of Johnston, Allison & Hord, P.A., 704-998-2306.

cc: City of Charlotte Council Members  
Lisa Arnold, Charlotte Planning, Design and Development Department (via email)

Date Mailed: August 22, 2019.

