



**Rezoning Petition 2011-023**

**Community Meeting Report**

**Submitted to City of Charlotte  
May 5, 2011**



May 5, 2011

Stephanie C. Kelly, City Clerk  
City of Charlotte  
600 East Fourth Street  
Charlotte, North Carolina 28202

Re: Rezoning Petition 2011-023  
Vulcan Materials Company  
Community Meeting Report

Dear Ms. Kelly,

Vulcan Materials Company conducted a community meeting on Thursday, March 31, 2011 at Dulins Grove Advent Christian Church. The purpose of the meeting was to provide information to our immediate neighbors regarding our request to rezone approximately 107 acres adjacent and contiguous to our existing permitted operation.

On March 25, 2011, as required by City procedures, we mailed an information and notification package regarding the proposed rezoning request to each individual property owner on the listing provided to us by the City. In addition to those property owners, we also mailed the same information package to approximately 55 additional property owners in the immediate vicinity. Furthermore, in an effort to broaden our outreach, we hand-delivered approximately 125 informational flyers to homeowners in the Arlington Forest neighborhood located on the side of Albemarle Rd off Arlington Church Rd. (See enclosed addresses and sample information package).

Twenty-two individuals representing 14 properties along with the President of the Mint Hill Chamber attended the community meeting (See enclosed sign-in sheets). We shared with those attending a PowerPoint presentation which provided a detailed overview of the rezoning request but also information about current operations, our wildlife habitat program, and community outreach activities. Company representatives as well as our outside engineering consultants were on hand to answer questions. (See PowerPoint presentation package)

While there were not significant numbers of questions, those that were asked fell into the following categories: current and future buffers; quarry development over time; fixed plant operations; ingress and egress from the site; and, our wildlife program. Participants appeared to receive sufficient detailed information regarding our future plans and to our knowledge no one expressed opposition to the proposal. Furthermore, there were no changes to our zoning petition as a result of the meeting.



The information meeting began at 5:00 PM and was concluded at 7:30 PM after the last participant left the facility.

Please let me know if you have any questions.

Sincerely,

Denise Hallett, Sales and Community Affairs, Southern NC

Cc: Shad Spencer, Charlotte Mecklenburg Planning Department  
Frank Emory, Jr.- Hutton & Williams, LLP  
Jonathan Guy, PE- Kimley-Horn and Associates

Enc: City's Courtesy Notification Address List  
Vulcan's Neighbor Address List  
Sample Neighborhood Notification Package  
Neighborhood Information Flyer  
Community Meeting Sign-In Sheets  
PowerPoint Presentation

### Fast Facts

Operations Began in 1992  
Approximately 474 Acres; Granite Deposit

### Uses

Vulcan's aggregate production is used to build schools, churches, hospitals, homes, driveways, streets, roads, highways and other private and public works projects such as the new Rocky River High School.

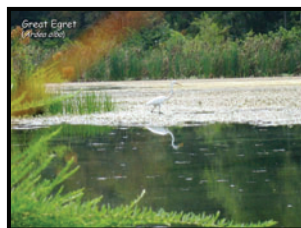


### Environmental Stewardship

Certified Wildlife Habitat since 2001  
Certified WAIT (Wildlife and Industry Together) 2002

### Awards & Recognitions

National Stone, Sand & Gravel Association  
Showplace Award 2000, 2005;  
Environmental Eagle Award 2005  
Charlotte Business Journal Green Award 2008



### Community Support

**Clear Creek Elementary** Adopt-A-School Program: CMPD Traffic Control, Junior Achievement, Science Fair; I-Pod Reading Program Sponsor, PTA Partnering Initiatives

**Queens Grant School** Beta Club & Invest In a Child Sponsor

**Other Educational Programs** Quarry Tours, Earth and Environmental Science Education

**Mint Hill Chamber of Commerce** Patron Member, Annual Madness Sponsor, Board of Directors Member

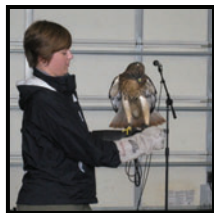
**Mint Hill Volunteer Fire and Rescue** Annual Supporter

**Mint Hill Athletic Association** Sponsor

**Carolina Raptor Center** Board of Directors Member

**Charlotte Chamber of Commerce** Board of Advisor Member, Manufacturers Council Board Chair

**City of Charlotte** Keep Charlotte Beautiful Committee Member



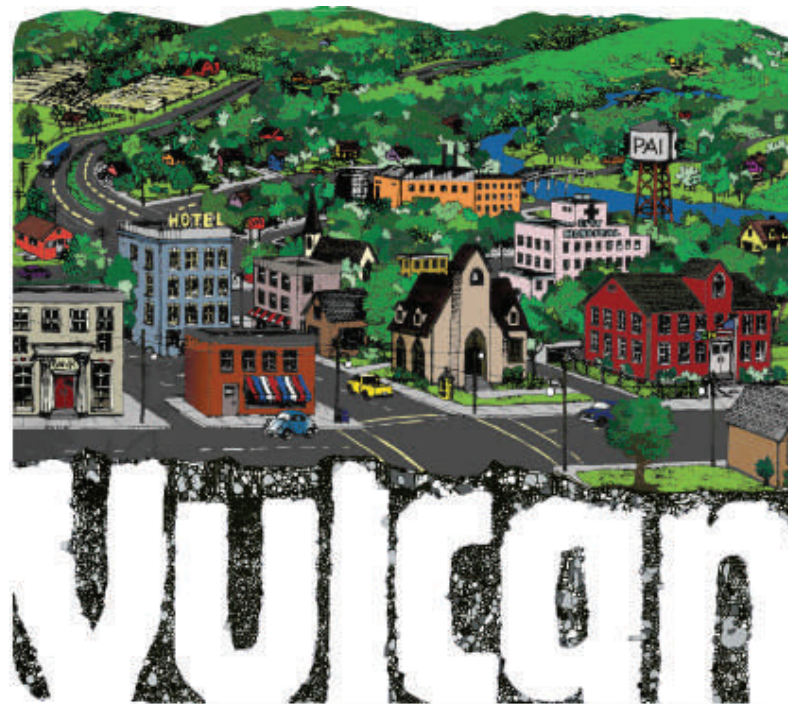
### Economic Impact

Over \$1 Million Average Annual Payroll  
Over \$60,000 Annual Property Tax to City and County  
Over \$10 Million Working Capital Employed



Informational Flyer Mailed to City Required and  
Vulcan's expanded neighbor list 3-25-11

## FOUNDATIONS OF THE COMMUNITY



Vulcan Materials Company is the nation's largest producer of construction aggregates and a leader in the production of other construction materials including asphalt and ready-mixed concrete. All are essential infrastructure materials required by the US economy. Vulcan's commitment to safety, health, environmental stewardship, and community relations make it the leader in the industry. Vulcan believes that continued success in the aggregates industry depends on a strong performance as a responsible corporate citizen.

Come see what Vulcan is doing in your community!

Contact Denise Hallett @ 704-549-1540 for more information

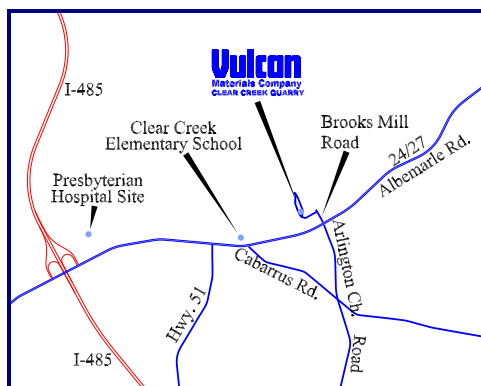


*The Nation's Leading Producer of Crushed Stone*  
[www.vulcanmaterials.com](http://www.vulcanmaterials.com)



## Question & Answers

Proposed Rezoning from Residential to General Industrial (I-2) with a Conditional Use for Quarrying on 2 tracts of land (approximately 103 acres) located adjacent to our **existing permitted operation**.  
A small portion of the northern tract will remain Residentially Zoned (~8 Acres)



### Why are you requesting rezoning and conditional use on this property?

These new properties **adjacent to our existing permitted operation** allow us to increase stone reserves needed to supply the local construction market in future years. **We are not proposing any other functional changes to our operations or access into/out of our property.**

### Will you increase your sales as a result of the new property?

No– we don't create consumer demand for our product, we respond to consumer demand. Adding these properties is like adding more warehouse space....it doesn't increase your sales just your inventory storage.

### Will there be any increased truck traffic?

No – This rezoning will not impact the daily trip generation or change the current ingress and egress to the property.

### Will this cause an increase in blasting frequency?

No– Consumer demand for our products determines frequency not the amount of land we control.

### Will the operation have any impact on water sources in the area?

No– Our facility provides extensive buffers and control measures and those will be maintained.

### Have you had any violations related to your state mining permit or local zoning ordinance?

No– our Clear Creek Quarry has an exemplary record of compliance with all local, state, and federal regulations. Our permits contain standards that ensure the protection of all adjoining properties.

### What are the benefits of this rezoning to the community?

This rezoning and conditional use approval is consistent with our operation function of **meeting aggregate needs in the community**. In addition, there will be **increased property tax** in the new zoning designation. Because our operation is a **certified wildlife habitat**, all buffer areas and **tree canopies** will continue to be maintained and **enhanced for habitat protection**. Our company and employees will continue contributing to the community and economy through our **excellent community relations programs**.

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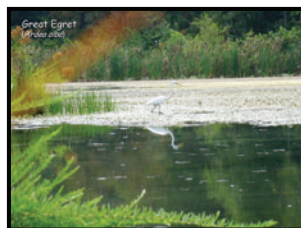


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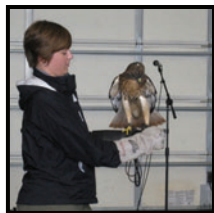
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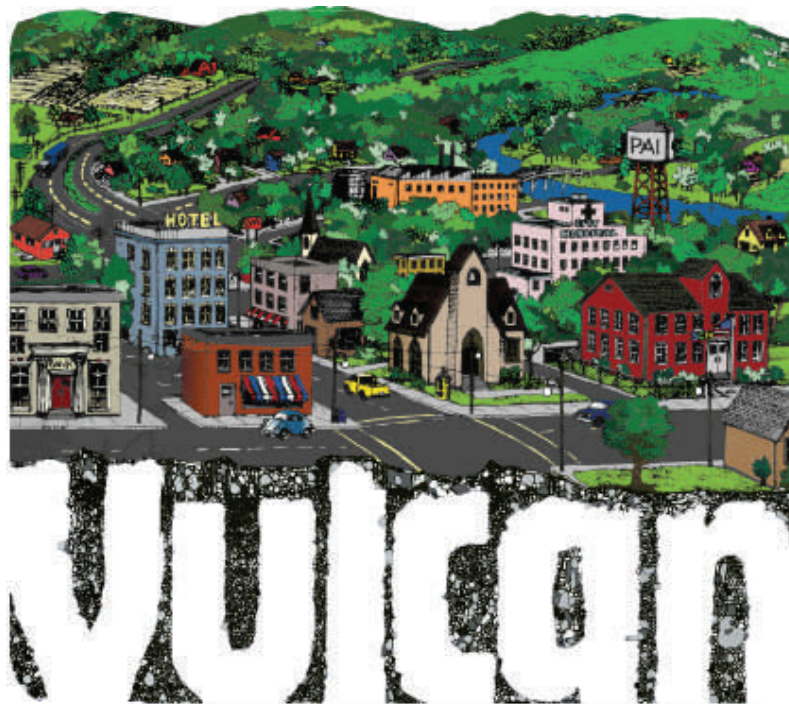
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Sample Invitation Flyer hand-delivered to the  
Arlington Forest Neighborhood homes 3-29-11

## FOUNDATIONS OF THE COMMUNITY



**NEIGHBORHOOD MEETING**  
**THURSDAY, MARCH 31ST**  
**DROP IN 5:00 PM UNTIL 7:30 PM**  
**DULINS GROVE**  
**ADVENT CHRISTIAN CHURCH**

Contact Denise Hallett @  
704-549-1540 for more information

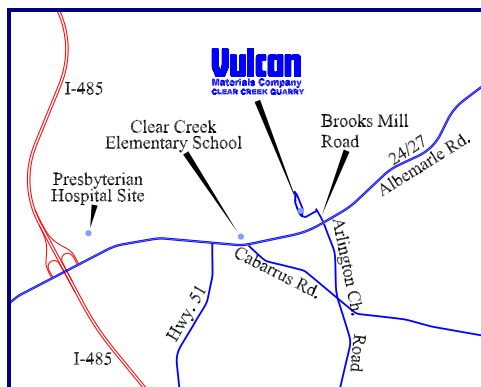
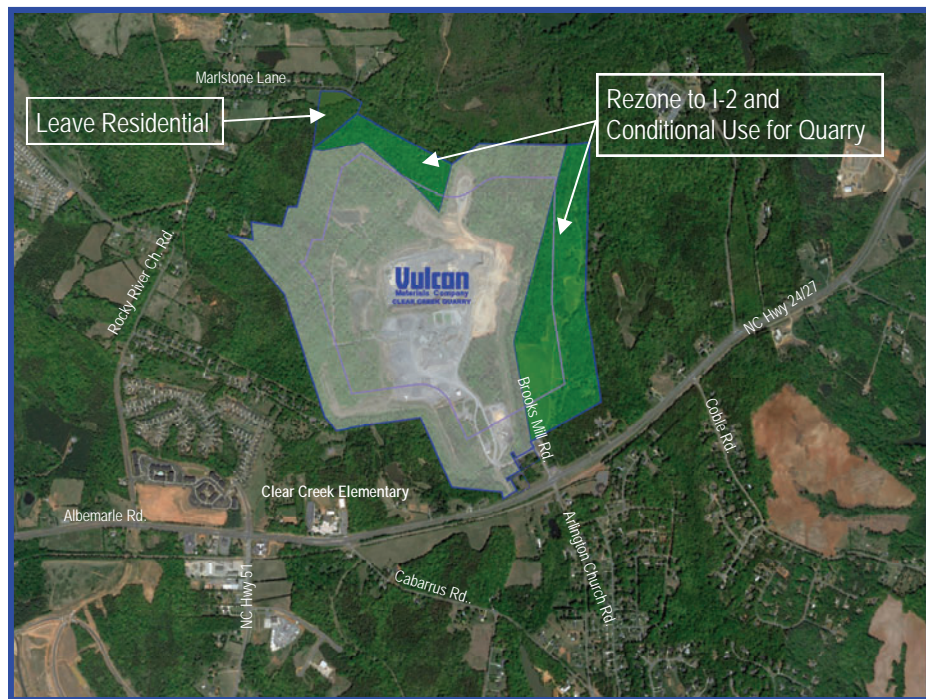
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Materials Company

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Clear Creek Quarry Neighborhood Meeting

March 31, 2011

5:00 PM until 7:30 PM

Dulins Grove Advent Christian Church

Sign-In Sheet

Name	Address	Phone	Email
WILL FORD III	14724 BECKENHAM	704-545-5847	FORDWILLIII@hotmail.com
JUDY FORD	✓		
Wayne Matthews	10811 South Hampton Dr.	704-545-6595	
Gail Matthews	" "	" "	" "
Darla Morgan			
Karen Hoffmann			
TONY LONG	MX Chamber.	+long56@gmail.com	
MIKE SENIAR	28125 13135 Marlstone	704-591-1533	
GENE ABRAHAM		704-573-0716	
Richard Lowery	11980 Flowers Store Rd	704-456-7532	
Brenda <sup>1/2</sup> Donnie Creech	Augusta (August Lane)	704 400 5003	



# Clear Creek Quarry Neighborhood Meeting

March 31, 2011

5:00 PM until 7:30 PM

# Dulins Grove Advent Christian Church

# Sign-In Sheet

Name

## Address

Phone

Email

Name	Address	Phone	Email
GARYLN Gheesling	14921 August Ln	704 545-5052	MICAGHEESLING@BellSouth.net



Clear Creek Quarry Neighborhood Meeting

March 31, 2011

5:00 PM until 7:30 PM

Dulins Grove Advent Christian Church

Sign-In Sheet

Name	Address	Phone	Email
David Martin	14700 August L	704 545 2717	
JERRY SNIDER	14708 HUGUST LANE	704 545 2237	
Brenda Byrd	10810 S. Hampton Dr	545-6021	
Becky Fronberger	10831 S. Hampton Dr		
DARYL KERR			
CHARLIE KERR	12608 ROCKY RIVER CH. RD	545-4832	
Richard Russell	14701 BERKSHIRE RL	573-5087	Russell@ccgc.us





# Vulcan Materials Company

Clear Creek Quarry  
Rezoning Petition 2011-023  
~103 acres from R-3, R-3 CD, & O-1 to I-2 CD  
Conditional Use for Quarry



## Purpose for Rezoning

Leave Residential

Rezone to I-2 CD  
Conditional Use for Quarry



Allows for the future supply of crushed stone to the construction market.  
Protects these resources for demand that is decades down the road.



## Progress of Quarry Depends on Market Demand



## Clear Creek Quarry is a Stable Neighbor





## Consistent and Compatible with Current Permitted Use



## Points of Consideration

- Quarry development is slow and gradual; Vulcan is a stable neighbor.
- Additional property protects the resource demand in future decades.
- All activities consistent with current permitted use.
- No change to entrance or in/out traffic flow to quarry.
- No change to site view from adjacent property due to 100' Class "A" buffer requirements.
- No impact to well water demand.
- Storm water and water quality benefits due to environmental processes at the quarry.





## No Change to Site View From Street Level



View from Marlstone Lane



View from Graymist Drive



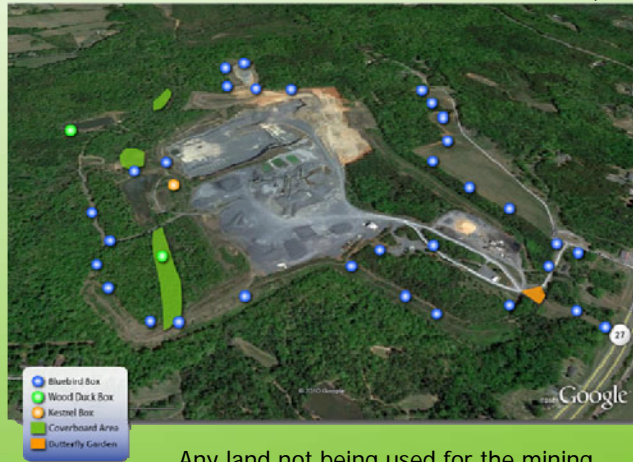
## Environmental Stewardship Initiatives

- Certified Wildlife Habitat (National Wildlife Habitat Council) since 2001.
- Certified Wildlife and Industry Site (NC Wildlife Federation) since 2005.
- Earth and Environmental Science education to tour groups such as scout troops and school tours.





## Environmental Stewardship Initiatives



Any land not being used for the mining operation is used for wildlife habitat.

362 acres of actively managed wildlife habitat. Major projects include nestbox monitoring, reptile and amphibian coverboard monitoring and a butterfly garden. The wildlife team has positively identified these species on site:

- 58 birds
- 13 mammals
- 17 amphibians
- 20 reptiles
- 76 butterflies
- **184 total species**



## Environmental Stewardship Initiatives



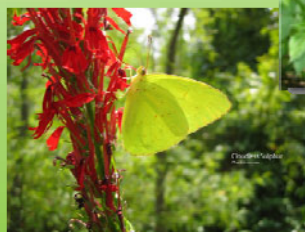
Common Chickadee



Shrike



Great Horned Owl



Chrysalis



Wood Frog

Photos by Chris McEwen



## Community Support

- **Clear Creek Elementary** Adopt-A-School Program: CMPD Traffic Control, Junior Achievement, Science Fair; I-Pod Reading Program Sponsor, PTA Partnering Initiatives



## Community Support

- **Carolina Raptor Center** Board of Directors Member, Raptor Release Site







## Community Support

- **Queens Grant School** Beta Club & Invest In a Child Sponsor
- **Other Educational Programs** Quarry Tours, Earth and Environmental Science Education
- **Mint Hill Chamber of Commerce** Patron Member, Annual Madness Sponsor, Board of Directors Member
- **Mint Hill Volunteer Fire and Rescue** Annual Supporter
- **Mint Hill Athletic Association** Sponsor and In-Kind Donation
- **RHA Howell Clear Creek Center** Community Partner
- **Charlotte Chamber of Commerce** Board of Advisor Member, Manufacturers Council Board Chair
- **City of Charlotte** Keep Charlotte Beautiful Committee Member
- **Reed Gold Mine** Community partner



## Clear Creek Quarry Awards & Recognitions



- National Stone, Sand, & Gravel Association
  - Showplace Award 2000 & 2005
  - Environmental Eagle Award 2005
- Charlotte Business Journal Green Award 2008
- Vulcan's Mideast Division Luke Graham Award 2009 (for excellence in beautification)

