

COMMUNITY MEETING REPORT  
**Petitioner: Charlotte Pipe and Foundry Company**  
Rezoning Petition No. 2012-038

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 April 12, 2012. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, April 25, 2012 at 7:00 p.m. at Armature Winding Company located at 1001 W. First Street, 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. The Petitioner was represented at the Community Meeting by Roddey Dowd, Jr. Chief Executive Officer of Charlotte Pipe and Foundry Company ("Charlotte Pipe") and Bob Currie, Engineering Manager with Charlotte Pipe. The Petitioner's agents, Bailey Patrick, Jr. and Collin Brown with K&L Gates and Kathy Kuneyl with LandDesign, also attended on behalf of the Petitioner.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Bailey Patrick, welcomed the attendees and introduced the Petitioner's team. Mr. Patrick explained the rezoning process in general and the nature of a conditional rezoning. He then stated that 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. Patrick then called on Collin Brown for a PowerPoint presentation. Mr. Brown provided an overview of Charlotte Pipe and its history. He said that Charlotte Pipe has operated a foundry facility on Clarkson Street for over 100 years. He stated that Charlotte Pipe employs 618 people at its Charlotte facilities and in 2011 was responsible for over \$51 million dollars in payroll to its Charlotte based employees.

Mr. Brown displayed several aerial photographs of the Site and explained its orientation to surrounding neighborhoods. Mr. Brown then explained that the Petitioner is requesting the

rezoning because of a proposal by the NCDOT Railroad Division to take approximately 10 acres of the Petitioner's property near Summit Street to accommodate a proposed Locomotive Maintenance Facility. He displayed copies of correspondence from NCDOT regarding the proposed Locomotive Maintenance Facility and explained the potential impact that the taking would have on the Petitioner's operations. He told attendees that the Petitioner purchased the Site in late 2011 for approximately \$21.6 million dollars and that the Petitioner has been involved in extensive work to bring the Site into compliance with City standards. Mr. Brown also mentioned that the Petitioner worked with the Site's previous owners to place the Site into a Brownfield program after learning of environmental contamination issues.

Mr. Brown then displayed the rezoning plan and explained various elements of the conditional site plan and development standards. Mr. Brown stated that the Petitioner proposes to rezone approximately 14 acres of the Site to the I-2(CD) ("Tract II and Tract III") Zoning District in order to accommodate uses that might be displaced by the NCDOT taking. The proposed NCDOT taking will require the Petitioner to relocate its drop-lot, product knowledge building, warehouse building, and some outdoor storage and Petitioner has instituted this rezoning to accommodate their relocation to Tract II. He explained that approximately 4 acres of the Site along Morehead Street ("Tract I") will retain its existing MUDD zoning as to accommodate Morehead streetscape. He explained the location of the proposed Class B buffer between Tract I and Tract II. He noted that although the buffer would be located within the I-2 Zoning District, it would be undeveloped and heavily planted with trees and shrubs which would bring the total amount of non-industrial land along West Morehead Street to nearly five acres. Also, although not required to do so, the Petitioner has committed to install this buffer prior to developing any uses on Tract II.

An attendee asked about the permitted uses on the I-2 portion of the Site in order to understand what could occur if that portion of the Site was acquired by an entity other than Charlotte Pipe. Mr. Brown reviewed the development standards governing Tract II and explained that the language was intended to limit I-2 uses to those related to the Petitioner's foundry operations and that otherwise, only light industrial (I-1) uses would be permitted on Tract II and Tract III.

An attendee asked about the reason for the MUDD "Optional" provisions. Mr. Patrick explained that the Optional provisions were necessary to accommodate the Petitioner's gateway monumentation at the intersection of West Morehead Street and Clarkson Street. He said that the Petitioner initially requested approval to allow special event parking for Carolina Panthers games but that request had been deleted after Planning Staff responded that off-site parking was not an allowed use in the MUDD district. Mr. Brown then showed renderings of the proposed gateway monumentation at West Morehead Street and Clarkson Street as well as a photograph of a scaled model that was placed on the Site.

Mr. Brown then reviewed the Petitioner's proposals related to streetscape improvements along Morehead Street. He explained that the Petitioner had voluntarily agreed to repair and maintain the existing sidewalk along Morehead Street and to install a grass planting strip between the existing sidewalk and new fencing along Morehead Street. He showed photographs of the sidewalk repairs that were already underway. He told attendees that, based on feedback from the Third Ward Neighborhood Association which indicated a desire for pedestrians and motorists to

able to view the green-space on Tract I, the Petitioner agreed to remove a commitment to plant shrubs to screen the proposed decorative fencing running along West Morehead Street and committed instead to plant large-maturing trees 120 feet on-center behind the decorative fencing.

Mr. Brown explained that Planning Staff and some neighborhood leaders have requested that the Petitioner commit to install a new streetscape (new curb gutter, planting strips, tree installation and new sidewalk installation) immediately upon approval of the rezoning and that while the Petitioner has not made such a commitment it did commit to make all such improvements in conjunction with the first building permit for and development on Tract I. At this point, Mr. Dowd candidly acknowledged that while the Petitioner intended to install buffers, plantings and a decorative fence, so as to ensure adequate screening of any foundry uses from West Morehead Street, it has no present intent to otherwise develop Tract I.

Mr. Brown pointed out that the City invested nearly \$3 million dollars in streetscape improvements within the West Morehead Pedscape area, just west of the Site on the opposite side of I-77, to acquire right-of-way and install new planting strips, sidewalks, plantings and pedestrian scale lighting. Mr. Brown indicated that the Petitioner is willing to work with the City to provide similar improvements along portions of the Site fronting on West Morehead Street and that the Petitioner is involved in discussions with Planning Staff about a possible partnership with the City that might allow the Morehead Streetscape improvements to be provided in the near future. He noted that the Petitioner was willing to deed the necessary right-of-way to the City free of charge. Furthermore, he said that the Petitioner had offered to engage an engineer to design the streetscape improvements and engage its contractors to handle the installation if the City would reimburse the infrastructure costs.

A copy of Mr. Brown's PowerPoint presentation is attached as Exhibit D. After Mr. Brown's presentation the Petitioner's representatives responded to questions from attendees.

An attendee asked if the rezoning would enable the Petitioner to increase output at its foundry. Mr. Dowd explained that the purpose of the rezoning is to relocate uses that would be lost to a taking by NCDOT and is not related to an effort to increase foundry production. Mr. Brown pointed out that the Petitioner's development standards specifically prohibit the melting or casting of metal on the Site which effectively prohibits the Petitioner from expanding its pipe casting operations onto the Site.

An attendee asked about the need to rezone the Site in advance of further action by NCDOT. Mr. Dowd explained that NCDOT appears to be moving forward with its plans to acquire land and build the proposed Locomotive Maintenance Facility. Mr. Brown pointed to memoranda from NCDOT indicating an aggressive timeline for work on the Locomotive Maintenance Facility, including construction activity in 2013. A representative from the Wilmore neighborhood echoed indications that NCDOT appears to be moving forward.

An attendee asked whether the Petitioner was concerned that the NCDOT project could result in the closing of Summit Street. Mr. Dowd indicated that the Petitioner has not taken a position on that issue. He said that he believes that if the rezoning is approved, and the drop-lot is relocated, the traffic patterns will remain largely the same even if a portion of Summit Street is closed.

An attendee representing the owners of the Carolina School Supply Building indicated that he was disappointed in the Petitioner's plans to re-establish industrial uses on a portion of the Site. He stated that the proposed rezoning is at odds with adopted land use plans and stakeholders' vision for urban, mixed-use development in the area. He expressed his opinion that significant amounts of time and resources, both public and private, would be squandered if the rezoning is approved. Mr. Dowd responded that the Petitioner had no choice but to seek industrial zoning for a portion of the Site as its hand is being forced by NCDOT's proposed action. Mr. Patrick pointed out that the West Morehead Corridor Plan recognizes Charlotte Pipe's ongoing operations at the Clarkson Street foundry.

Mr. Patrick and Mr. Brown pointed out that Tract I would remain zoned MUDD and that industrial uses would be limited to the rear portion of the Site with adequate screening between the two zoning districts. Additionally, they noted that the Petitioner has committed to provide decorative fencing, enhanced gateway features, and has already made repairs to the existing sidewalks. The attendee representing the owners of the Carolina School Supply Building responded that no pedestrians would use the sidewalks along the Site's Morehead street frontage because the rezoning plan provides nothing to engage pedestrian interest. Another attendee disagreed with that assertion and said that although she had hoped for another use on the Site, she enjoys seeing new green-space along Morehead Street and she believes that the Petitioner has already improved the environment for pedestrians. Mr. Patrick stated that he believed that the Petitioner's ownership of the Site and planned improvements would likely jumpstart much needed redevelopment across West Morehead Street. He said that an owner/occupant of the Boxer Building across West Morehead Street mentioned this point at a previous meeting.

The attendee representing the owners of the Carolina School Supply Building asked if the Petitioner had a perspective on the possible abandonment of a portion of Elliot Street. Mr. Dowd stated that he has not had any discussions regarding possible connections to Elliot Street. Mr. Patrick pointed out that access to Elliot Street could be important to a future effort to redevelop the entirety of the Charlotte Pipe property.

There was some discussion among the Petitioner's representatives and attendees regarding potential redevelopment of the entire Site in the future. Mr. Dowd said that the Site had been on the market for several years and that no developer was willing or able to purchase the Site. He said that the contamination issues would make redevelopment even more challenging. He believes the Petitioner's ownership of the Site will be better for the community than if the Site had been developed by the previous owner. He stated that the Petitioner has already invested heavily in improving the Site and has resolved several erosion issues that were detrimental to adjoining properties. He said that he believed that the Petitioner had already increased the value of adjoining properties by setting a solid figure for comparable sales and removing a significant portion of for-sale land from the market.

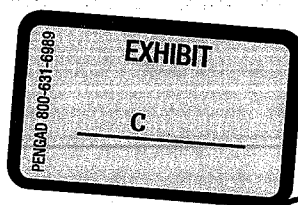
An attendee representing the owners of the Carolina School Supply Building disagreed with Mr. Dowd regarding the market value established by the Petitioner's purchase due to the fact that the Petitioner is a manufacturer, not a developer. However, he did acknowledge that the Petitioner has made improvements and repairs on the Site.

Mr. Dowd concluded by saying that the rezoning is necessary to protect Charlotte Pipe and Foundry and its employees. He told the attendees that the Petitioner has been a good neighbor for over 100 years and that it would continue to be one in the future. He said that the Site would be maintained in a manner that would reflect positively on his company and the entire community.

Mr. Patrick thanked attendees for their comments and invited them to contact him if they had additional questions. Following the formal question and answer session, the Petitioner's representatives continued conversations with attendees individually.

Respectfully submitted, this 3<sup>rd</sup> day of May, 2012.

cc: Mr. Shad Spencer, Charlotte-Mecklenburg Planning Department  
Ms. Laura Harmon, Charlotte-Mecklenburg Planning Department  
The Honorable LaWana Mayfield, Charlotte City Council  
Clerk to Charlotte City Council



Please Sign - IN

<u>NAME</u>	<u>ADDRESS</u>
Colin Brown	214 N. TRYON ST Charlotte
KATHY KUNEVL	LANDDESIGN 223 N. GRAY ST
BOB CURRIE	CHARLOTTE PIPE
RICHARD THILGREN	CAROLINA PANTHERS
Roddy Down	Charlotte Pipe
Danny Watts	Indiv - Pkty Owner
MONTIE RITCHIE	MAKING STR. CAROLINA
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