



Community Meeting Report
Petitioner: Greenway Waste Solutions, LLC
Rezoning Petition No. R16-06

- The meeting was conducted at the Dellwood Center on Monday June 27th at 6PM
- Persons and organizations contacted about the meeting: Exhibit A
- Roster of persons in attendance: Exhibit B
- Copy of materials presented: Exhibit C
- Summary of issues discussed: Exhibit D

Exhibit A

List of adjacent property owners within 250ft.

- Town of Huntersville PO Box 66428070 Huntersville, NC 28070
- Arnold W. Johnston 12300 Old Statesville Road Huntersville, NC 28078
- Linda Wester Long 7910 Golf Course Dr N Denver NC 28037
- Michael and Tracy Tinsley 11737 Trails End Lane Huntersville NC 28078
- Greenway Waste Solutions LLC 19109 W. Catawba Ave Ste 110 Cornelius, NC 28031
- William and Campbell Hammill 11745 Trails End Ln Huntersville NC 28078
- Mecklenburg County 600 E4th Street Charlotte NC 28202
- Sherrill's Group LLC 14031 Laurel Trace Dr Ste 1600 Charlotte NC 28273
- Vermillion HOW Attn: Nate Bowman 14015 Cinnabar Place Huntersville, NC 28078
- Holbrooks Road Association Attn Kathleen Hampton: 14703 Holbrooks Road Huntersville, NC 28078
- Mayor, Town Board of Commissioners, Planning Board Members and Town Clerk, Town Manager and Assistant Town Manager
- Planning Department Project Coordinator

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: Greenway Waste Solutions, LLC
 REZONING PETITION NO.: R16-06
 06/27/2016

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

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
John Brown	11743 Trails End Ln	919-795-0599	jdbrown@griffinbrothers.com
John Aneralla	15705 Framingham	704-895-0586	janeralla@bellsouth.net
Meredith Nesbitt	105 Gilead Road	704-766-2298	mnesbitt@huntersville.org
Cam Hammill	11745 Trails End Ln	704-948-8068	billhammill@gmail.com
Janice Lewis	10203 Halston Cir.	704-807-2905	janicelewis4@gmail.com
Dennis and Kathleen Hampton	14703 Holbrooks Road	704-875-1418	denkatbusiness@gmail.com
Barron	14763 Holbrooks Rd	704-813-7652	tracymbarron@gmail.com
Tracy Tinsley	11737 Trails End Ln	704-875-2194	twinsley@earthlinks.net
Nate Bowman	205 S Church St.	704-875-2194	maribethbowman@gmail.com
Gayland Sherrill	4500 Cecilia Lane	704-588-9093	gaylandsherrill@yahoo.com



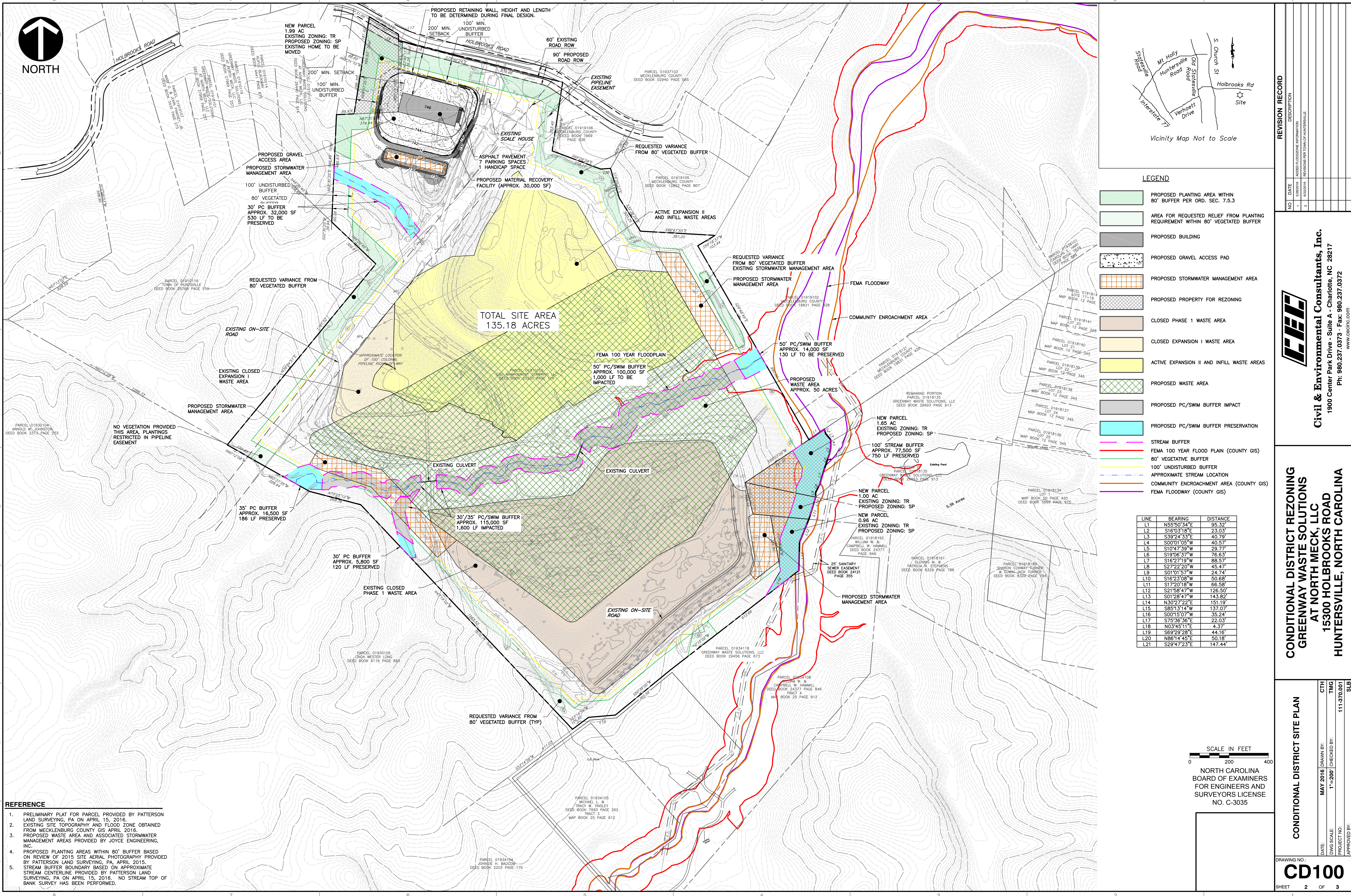
Conditional District Rezoning Community Meeting

June 28, 2016

6PM 508 Dellwood Drive Huntersville, NC 28078

Meeting Agenda

- I. Introductions
- II. Community meeting for zoning petition number: R16-06
 - a. The zoning petition is to change the current NR zoning at 15300 Holbrooks Road, parcel number 01910102, to SP(CD). The site is currently used as a construction and demolition debris facility. This new zoning will allow for the addition of a materials recycling facility.
- III. Project overview
 - a. Site plan
- IV. Questions



REVISION RECORD

NO	DATE	DESCRIPTION
1	10/20/16	ADDED FLOODLINE INFORMATION
2	10/20/16	REVISIONS PER TOWN OF HUNTERVILLE

Civil & Environmental Consultants, Inc.
1900 Center Park Drive - Suite A - Charlotte, NC 28217
Ph: 980.237.0373 - Fax: 980.237.0372
www.cecinc.com

**CONDITIONAL DISTRICT REZONING
GREENWAY WASTE SOLUTIONS
AT NORTH MECK, LLC
15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA**

CONDITIONAL DISTRICT SITE PLAN

DATE:	MADE BY:	DRAWN BY:	CTH
10/20/16	10/20/16	10/20/16	10/20/16

DWG SCALE: 1"=200'

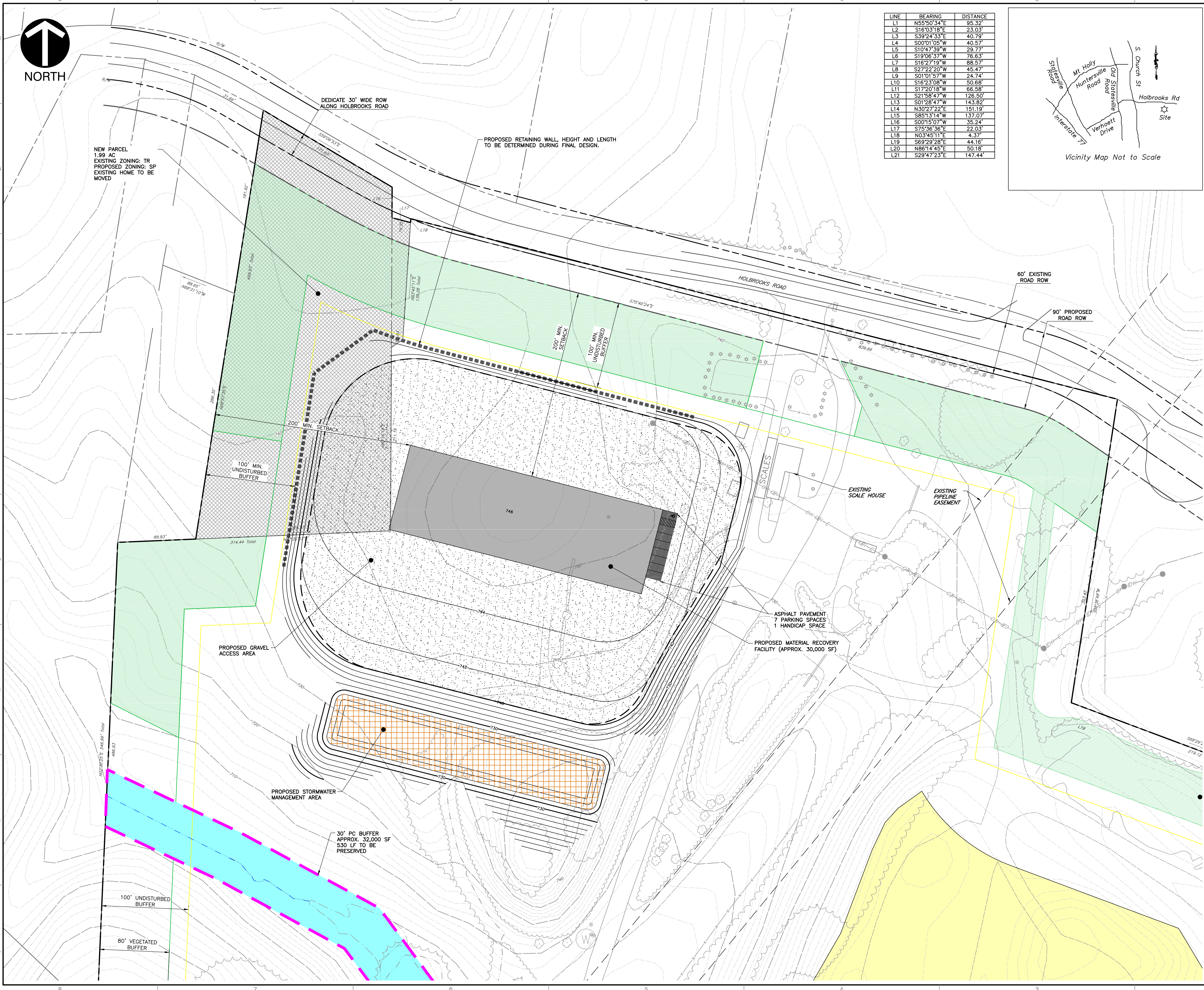
PROJECT NO: 111-370.001

APPROVED BY: [Signature]

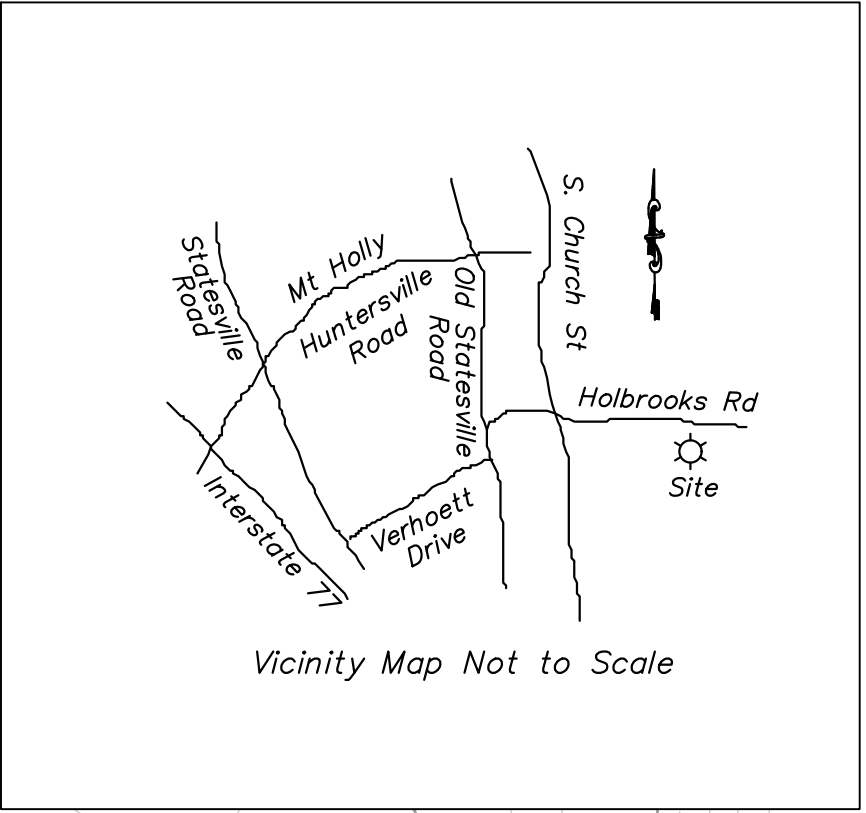
CD100

SHEET 2 OF 3

P:\2017\111-3701-CD01\001\Draw\Huntersville\Site\Draw\Huntersville\Review\Process\3.26.16.dwg(CONDITIONAL DISTRICT SITE PLAN 2) L5(6/22/2016 4:13 PM - plr) 6/22/2016 4:13 PM



LINE	BEARING	DISTANCE
L1	N55°50'34"E	95.32'
L2	S16°03'18"E	23.03'
L3	S39°24'33"E	40.79'
L4	S00°01'05"W	40.57'
L5	S10°47'39"W	29.77'
L6	S19°06'57"W	76.63'
L7	S16°27'19"W	88.57'
L8	S27°22'20"W	45.47'
L9	S01°01'57"W	24.74'
L10	S16°23'08"W	50.68'
L11	S17°20'18"W	66.58'
L12	S21°58'47"W	128.50'
L13	S01°28'47"W	143.82'
L14	N30°27'22"E	151.19'
L15	S85°13'14"W	137.07'
L16	S00°15'07"W	35.24'
L17	S75°36'36"E	22.03'
L18	N03°45'11"E	4.37'
L19	S69°29'28"E	44.16'
L20	N86°14'45"E	50.18'
L21	S29°47'23"E	147.44'



LEGEND

PROPOSED PLANTING AREA WITHIN 80' BUFFER PER ORD. SEC. 7.5.3

AREA FOR REQUESTED RELIEF FROM PLANTING REQUIREMENT WITHIN 80' VEGETATED BUFFER

PROPOSED BUILDING

PROPOSED GRAVEL ACCESS PAD

PROPOSED STORMWATER MANAGEMENT AREA

PROPOSED PROPERTY FOR REZONING

CLOSED PHASE 1 WASTE AREA

CLOSED EXPANSION I WASTE AREA

ACTIVE EXPANSION II AND INFILL WASTE AREAS

PROPOSED WASTE AREA

PROPOSED PC/SWIM BUFFER IMPACT

PROPOSED PC/SWIM BUFFER PRESERVATION

STREAM BUFFER

FEMA 100 YEAR FLOOD PLAIN (COUNTY GIS)

80' VEGETATIVE BUFFER

100' UNDISTURBED BUFFER

APPROXIMATE STREAM LOCATION

COMMUNITY ENCROACHMENT AREA (COUNTY GIS)

FEMA FLOODWAY (COUNTY GIS)

- NOTES**
1. BUILDING, STORMWATER MANAGEMENT, GRAVEL DRIVE AND WASTE AREA SIZES AND LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE IN NATURE AND MAY BE ADJUSTED DURING PERMITTING. FINAL DESIGN AND CONSTRUCTION PLAN PREPARATION.

2. THE 80' VEGETATED BUFFER WILL REQUIRE TREE AND SHRUB PLANTING IN ACCORDANCE WITH TOWN ORDINANCE SECTION 7.5.3.

3. PROPERTY ADDRESS IS 15300 HOLBROOKS ROAD, HUNTERSVILLE, NC 28078.

4. AREAS, LENGTHS AND CALCULATIONS OF STREAM BUFFER IMPACTS AND CORRESPONDING MITIGATION AREAS ARE APPROXIMATE AND HAVE NOT BEEN FIELD CERTIFIED.

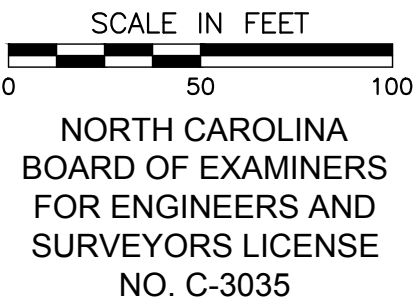
- REFERENCE**
1. PRELIMINARY PLAT FOR PARCEL PROVIDED BY PATTERSON LAND SURVEYING, PA. ON APRIL 15, 2016.

2. EXISTING SITE TOPOGRAPHY AND FLOOD ZONE OBTAINED FROM MECKLENBURG COUNTY GIS APRIL 2016.

3. PROPOSED WASTE AREA AND ASSOCIATED STORMWATER MANAGEMENT AREAS PROVIDED BY JOYCE ENGINEERING, INC.

4. PROPOSED PLANTING AREAS WITHIN 80' BUFFER BASED ON REVIEW OF 2015 SITE AERIAL PHOTOGRAPHY PROVIDED BY PATTERSON LAND SURVEYING, PA. APRIL 2015.

5. STREAM BUFFER BOUNDARY BASED ON APPROXIMATE STREAM CENTERLINE PROVIDED BY PATTERSON LAND SURVEYING, PA. ON APRIL 15, 2016. NO STREAM TOP OF BANK SURVEY HAS BEEN PERFORMED.



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GREENWAY WASTE SOLUTIONS
AT NORTH MECK, LLC
15300 HOLBROOKS ROAD
HUNTERSVILLE, NORTH CAROLINA

CONDITIONAL DISTRICT SITE PLAN

DATE: MAY 2016
DRAWN BY: CTH
DWG SCALE: 1"=50'
PROJECT NO: 111-370.001
APPROVED BY: SLB

CD101

DRAWING NO: CD101

SHEET 3 OF 3

Conditional Rezoning Neighborhood Meeting Notes

- Introduction by John Brown
- Overview of the larger overall site map – walked through each parcel being rezoned
- Went through the reasons for rezoning
- Overview of the zoomed in map

- Questions:
 - Will it be loud?
 - It will not be any louder than the equipment already used on site.
 - Additional Jobs?
 - Estimated 15-20 jobs
 - How many more trucks will be added?
 - Described the TIA process
 - Citizen wanted the speed limit decreased to 25 MPH
 - This is a DOT issue
 - How do we get a sidewalk or bike path?
 - “Not necessarily down by the facility but by where we live. Talking about from Central or Church all the way down to at least the residential side where we all live.”
 - This is also a Town and DOT issue
 - Nate Bowman approached the citizen about this saying his project would be installing sidewalks.
 - 100ft buffer will be vegetated and landscaped?
 - Yes, it will be an undisturbed buffer
 - Why are you asking for a variance to the vegetated buffer?
 - We replied about the colonial pipeline and the natural buffer
 - Requested variance from right side relief request where the buffer is
 - Planting additional screening and vegetation is counterproductive when it is already forested
 - How many trucks do you anticipate?
 - We can't predict that any more or fewer trucks will come to the site as a result of the operations. There will be additional trucks leaving with recycled commodities, somewhere in the estimated range of 5-10 trucks a day.
 - Have you guys thought about putting a light at Statesville Road?
 - Really a DOT issue
 - What type of materials are handled at the facility now? Janice
 - JB walked through what is accepted per the DEQ guidelines
 - What do you do with the material now?
 - Recycle what we can and landfill the rest

Exhibit D

- Will this request allow you to handle any other types of material?
Janie
 - No, same requirements.
- “With this facility and vermillion will we be able to get a light?”
 - From our perspective we will only be involved with what the Town is required from us.
 - Nate Bowman spoke up about the ability for them to drive through Vermillion to avoid the intersection at Statesville. He made some comments about a right hand storage lane.
- With the increase in the size of the facility are there any more trucks anticipated b/c the facility is larger?
 - No
- If this is passed as proposed what is the duration of time for construction?
 - An estimated 2 years, this could change
- What kind of building is it?
 - Metal building with three sides.
- When will the hearing be? Will it be public? What time is the hearing?
Kathleen
 - Made them aware of the time, August 15th at 6:30PM
- “So this is a profitable venture? Not for charity?”
 - Yes, this is for profit.
- Will this site be like DH Griffin on Remes Road?
 - Not totally sure of DH Griffin’s operations on Remes to be exactly sure how similar or dissimilar it will be
- This will not create any more toxins or noise?
 - The material is on concrete and no different than what is already processed