

COMMUNITY MEETING REPORT  
**Petitioner: QuikTrip Corporation**  
Rezoning Petition No. 2014-095

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-1 attached hereto by depositing such notice in the U.S. mail on September 22, 2014. A copy of the written notice is attached hereto as Exhibit A-2.

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

The Community Meeting was held on Thursday, October 2, 2014 at 7:00 PM at Mallard Creek Baptist Church located at 3001 Morehead Road, 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 B. The Petitioner's representatives at the Community Meeting were Brandon Forshee of QuikTrip Corporation, Chip Cannon of Urban Design Partners, the Petitioner's landscape architect, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

John Carmichael opened the meeting by introducing himself and the Petitioner's representatives. John Carmichael stated that the site subject to this rezoning request contains approximately 5 acres and is located on the north side of North Tryon Street between West Pavilion Boulevard and Salome Church Road. QuikTrip is requesting that the site be rezoned from the R-3 and Neighborhood Services zoning districts to the B-1 (CD) zoning district to permit the development of a QuikTrip convenience store with gasoline sales on the site.

John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, October 20, 2014 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center located at 600 East Fourth Street. The Zoning Committee Work Session will be held on Wednesday, October 29, 2014 at 4:30 p.m. at the Charlotte-Mecklenburg Government Center. City Council is currently scheduled to render a decision on this rezoning request on Monday, November 17, 2014 at 6:00 p.m. at the Charlotte-Mecklenburg Government Center. John Carmichael stated that access into the site would be from Salome Church Road and West Pavilion Boulevard. The access point from West Pavilion Boulevard would be a full movement access until such time that West Pavilion Boulevard is extended to Salome Church Road by the City. At this time, this access point would be converted to a right-in, right-out access point. QuikTrip would dedicate right-of-way within the site for the future extension of West Pavilion Boulevard to Salome Church Road.

The maximum size of the proposed building would be 8,000 square feet, and it would be a one-story building with a maximum height of 25 feet. The gas pumps and canopy would be located in front of the building between the building and North Tryon Street.

John Carmichael showed architectural renderings of the proposed building and the gas canopy and stated that these renderings are part of the Petitioner's conditional rezoning plan.

John Carmichael said that Class B buffers would be established along portions of the perimeter of the site as shown on the rezoning plan.

An individual in attendance at the meeting who lives in the area questioned whether a QuikTrip convenience store is an appropriate use for this site. This individual is concerned about traffic that could be generated by this use. Brandon Forshee stated that a QuikTrip store is not really a destination use, but rather a QuikTrip store relies on traffic that is already on the road and passing the site. Brandon Forshee stated that QuikTrip counts the cars that go by a site prior to determining whether or not to pursue that location.

This individual also stated that she is concerned with lighting and noise from the proposed use. Chip Cannon stated that the site would be required to meet the lighting regulations of the City.

This individual stated that she is concerned about traffic accidents at the intersection of Salome Church Road and Highway 29, particularly since she has a new driver in her family. She described how these accidents typically occur. This individual stated that she did not consider West Pavilion Boulevard to be a major thoroughfare. John Carmichael described how the City classifies a street and stated that West Pavilion Boulevard is classified as a major thoroughfare.

This individual expressed her opinion that the intersection of Salome Church Road and Highway 29 is a dangerous intersection. John Carmichael stated that the proposed access into the site from West Pavilion Boulevard would be available when QuikTrip opens the store in the event that this rezoning petition is approved.

This individual stated that she likes QuikTrip, but she just wants to make sure that it is the right use for this site.

Brandon Forshee stated that QuikTrip is a Fortune 100 company, and that you can drive to any QuikTrip location and see the quality of the use, the building and the lighting.

This individual in attendance at the meeting expressed a concern that the QuikTrip would have an adverse impact on area residents.

John Carmichael pointed out the tree-save areas on the site. John Carmichael also related his experience in living relatively close to multiple gas stations.

This individual expressed her concern about the impact of the proposed use on the environment. Brandon Forshee stated that QuikTrip exceeds environmental regulations, and he explained how the gas tanks are secured and operated.

Brandon Forshee stated that profits are not the principal goal of QuikTrip. Growing the company and providing employment opportunities is the primary goal.

In response to a question, Brandon Forshee stated that there would be 10 multiple product dispensers at this site, and they could serve 20 cars at one time. In response to a question, Brandon Forshee stated that the QuikTrip in Harrisburg can serve 16 cars at one time.

In response to a question regarding the site's frontage on Highway 29, Chip Cannon stated that the frontage is approximately 400 feet in length. In response to a question, Chip Cannon pointed out where parking would be located on the site.

Chip Cannon stated that on most roads on which a QuikTrip is located, the speed limit is between 45 and 55 miles per hour. Chip Cannon stated that the parking lot would be located approximately 100 feet from Highway 29.

In response to a question, Chip Cannon stated that this QuikTrip store would be located above the grade of Highway 29. Chip Cannon then discussed the grading of the site.

Chip Cannon stated that at least 15% of the site is required to be devoted to tree-save areas. In those areas where trees cannot be preserved, trees have to be replanted at a rate of 36 trees per acre. The preference is to preserve trees rather than to plant trees.

A discussion then ensued about homeless people utilizing the site at this time.

The meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 10<sup>th</sup> day of October, 2014.

**QuikTrip Corporation, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Solomon Fortune, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Brandon Forshee, QuikTrip Corporation (via email)

