

## COMMUNITY MEETING REPORT

**Petitioner: Murphy Oil USA, Inc.**

Rezoning Petition No. 2015-104

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 notice in the U.S. mail on July 31, 2015. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on Thursday, August 13, 2015 at 7:00pm in the large meeting room at the Charlotte-Mecklenburg Police Department located at 4150 Wilkinson Boulevard in 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 Greg Sistrunk (Greenberg Farrow) and Danny Merlin (Alexander Ricks PLLC).

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Greg Sistrunk, welcomed the attendees and introduced himself and Danny Merlin of the Petitioner's team. Greg Sistrunk indicated that the Petitioner, Murphy Oil, proposed to rezone an approximately 0.81 acre parcel within the Walmart Shopping Center located at 3240 Wilkenson Boulevard, for the development of a Murphy USA gas station and convenience store. Both Greg Sistrunk and Danny Merlin explained the rezoning process in general and 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.

Greg Sistrunk provided general information about Murphy Oil and the typical operation of its facilities. He then presented oversized color copies of the proposed development and surrounding areas to all individuals present while describing for them Murphy Oil's vision for creating a convenience with four (4) gas pumps out of what is currently the back corner of the existing Walmart parking lot. Greg Sistrunk proceeded to show the proposed architectural elevations and discussed the design of the proposed facility. He also showed the attendees the fueling truck route as it enters the site from the northern entrance along Ashley Road and exits at the south access along Ashley Road.

Greg Sistrunk explained that this is Murphy's smallest pump configuration and particular efforts were made to locate the development as far as possible from the residential area located to the north of Walmart's property. Since Murphy will not have direct road frontage upon Ashley Road or Wilkenson Boulevard, the development shall have no adverse impacts upon the traffic circulation within the existing parking area. Special care was taken to limit the site to only two (2) access drives and

extensive landscaping will surround the perimeter of the site which will help screen and beautify the development.

Both Greg Sistrunk and Danny Merlin proceeded to turn the remaining time over to the attendees for questions, concerns or a show of support of the development.

In response to a question about the location of the project, Greg Sistrunk explained that Murphy Oil purposely chose the corner of the parking area furthest away from the residential neighborhood located to the north in order to alleviate any concerns from adjoining neighbors. Greg Sistrunk believed the distance from the proposed store to the residential area to the north was greater than 700 feet, therefore no negative impact is expected on the community.

One of the neighbors explained to the community that the Walmart development raised his home value significantly because it re-purposed previously abandoned and unused property.

One of the neighbors questioned why we believed the area needed a gas station within the existing development. In response to this question, Greg Sistrunk stated that the shopping center does not currently have a gas station and the mixed use retail nature of the shopping center is highly compatible with a gas station. It was explained that mixed use retail centers are compatible when the businesses benefit each other and the community as a whole. Convenience and access were two main factors when considering this area for development. It was noted that there is no direct access from the shopping center to the nearest gas station (Shell Quik Shoppe) located at the northeast corner of Ashley Road and Wilkenson Boulevard. Any traffic traveling southbound along Ashley Road is blocked from making a left turn into the existing gas station by an existing concrete median. Additionally, this same gas station cannot be accessed from the eastbound lane of Wilkenson Boulevard due to another concrete median. Murphy's store will provide direct access to these vehicles as well as shoppers within the Walmart Shopping Center, which is a more efficient use of the existing road infrastructure. Murphy believes the added convenience will improve traffic circulation and be worthwhile to the local shoppers who use the Walmart shopping center.

In response to a question regarding the concern for noise and odors, Greg Sistrunk explained that Murphy Oil uses state-of-the art refueling technology, which complies with governmental regulations and releases far fewer fumes than the older gas stations built many years ago. Air Quality standards are such that the amount of vapors released from any part of the fuel system during deliveries and normal operations are kept to a minimum in order to protect the environment.. Murphy agreed to research this issue in more depth and follow up with the concerned neighbor with technical documentation.

In response to a question, Greg Sistrunk discussed the traffic circulation through the parking area. Trucks would enter the northern entrance from Ashley Road and exit the site along the southern entrance onto Ashley Road. Even though there would be a reduction of parking spaces for the Walmart shopping center, the remaining parking would meet the local code and provide sufficient parking after the development.

In response to a question, Greg Sistrunk stated the proposed convenience store would not have a restaurant, a drive-thru or any type of amplified voice equipment. An air/vacuum unit would be proposed for the site to provide convenience to customers needing that type of auto-related service. It isn't anticipated that any of the neighbors in the residential area would be able to hear the device considering the substantial distance separating the uses.

Danny Merlin and Greg Sistrunk shared the building elevation for the attendees to review and offer any recommendations on improving the aesthetics of the development. To create additional greenspace for the overall development, extensive landscaping would be installed around the perimeter of the property to visually soften and improve the aesthetics of the overall development. No additional measures or improvements were requested by the neighbors.

Councilwoman Mayfield informed Murphy Oil and the community that she may impose the same restrictions on this store as the City did on the recent development at Tyvola Road and Nations Ford Road, which included an agreement to remove the gas tanks and canopy if the store closed and obtain a third party certification of a clean site.

Councilwoman Mayfield asked the attendees to please voice their opinion on the development so that it would help her make the decision. She asked them to pass the information obtained at the meeting to their neighbors.

*It shall be noted that no changes were made to the petition as a result of the community meeting.*

Respectfully submitted, this 11<sup>th</sup> day of September, 2015.

**Greenberg Farrow, Agent of Petitioner**

cc: Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Danny Merlin, Alexander Ricks PLLC

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2015-104	06101117	2014-3 IH BORROWER LP			C/O INVITATION HOMES	901 MAIN ST	STE 4700	DALLAS	TX	75202
2015-104	06101132	3250 WILKINSON BLVD LLC				4611 BEE CAVE RD STE 306		AUSTIN	TX	78746
2015-104	11705209	ALLIGOOD	ETHERIDGE EUGENE			5324 JEFF YATES ST SW		CONCORD	NC	28027
2015-104	06709302	BG-NC PROPERTIES LLC				PO BOX 78651		CHARLOTTE	NC	28271
2015-104	06105511	BIGGS	MARK D			12920 MOORES CHAPEL RD		CHARLOTTE	NC	28214
2015-104	06105507	BOYD	GARY M			3170 HORSESHOE TRL		FORT MILL	SC	29708-9260
2015-104	06101104	CASTANEDA	JOSE D.	HILDA	CASTANEDA	2618 ASHLEY RD		CHARLOTTE	NC	28208
2015-104	06101105	CASTANEDA	JOSE DEJESUS			3313 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	11705201	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28202
2015-104	11705202	CHARLOTTE MECKLENBURG	BOARD OF EDUCATION			701 E 2ND ST		CHARLOTTE	NC	28202
2015-104	06101138	CHARLOTTE METRO CREDIT UNION				718 CENTRAL AVE		CHARLOTTE	NC	28204
2015-104	06105417	CHISHOLM	PEGGY			2541 HEYWOOD AVE		CHARLOTTE	NC	28208-4813
2015-104	06105508	CLARK	ROBERT H	PAMELA R	CLARK	3438 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06105512	CLOUD	DEAMERIS A			3422 MEREDITH AVE		CHARLOTTE	NC	28208-4833
2015-104	06709303	COLEMAN	CHRISTOPHER S			2618 LUMINA AVE		CHARLOTTE	NC	28208
2015-104	06709344	CONNELL	EDWARD DUNCAN			2621 ASHLEY RD		CHARLOTTE	NC	28208
2015-104	06105513	CORRELL	DEBORAH C		HSB JOHN M	3418 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06105509	DACAT	BLICK	MOK	KSA	3434 MEREDITH AVE		CHARLOTTE	NC	28208-4833
2015-104	06101114	DAVIS	NUNTIA E			10726 OLD BRIDGE LN		CHARLOTTE	NC	28269
2015-104	06101115	ESTEVEZ	RAMON N			3433 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06101137	FIFTH THIRD BANK				MD 10ATAI FOUNTAIN SQUARE PLAZA MD		CINCINNATI	OH	45263
2015-104	06709346	FREEMAN	BESSIE M			2633 ASHLEY RD		CHARLOTTE	NC	28208
2015-104	06706803	GIANIKS	PETE		STAVROSGIANNIKAS % BAR-B-Q KI	2900 WILKINSON BLVD		CHARLOTTE	NC	28208
2015-104	06105515	HARKEY	WILLIE JOE	FRANCES R	HARKEY	3410 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06101108	HELMS	ROLAND ROY SR	BARBARA B	HELMS	3333 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06105516	HOWIE	ANGEL KATRINA			3406 MEREDITH AV		CHARLOTTE	NC	28208
2015-104	06105401	HOWIE	PHYLLIS B			2608 ASHLEY ROAD		CHARLOTTE	NC	28208
2015-104	06105506	HUCKS	AMOS J	ELIZABETH M	HUCKS	3446 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06709343	HUDSON	LLOYD S & W		MARILYN H	2615 ASHLEY RD		CHARLOTTE	NC	28208
2015-104	06709307	JOHNSON	VICTOR THOMAS			3019 MARLOWE AVE		CHARLOTTE	NC	28208
2015-104	06105510	K	CHE		PHE CIL	3430 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06105517	K	NGOK	DEO	KA	3400 MEREDITH DR		CHARLOTTE	NC	28208
2015-104	06101110	KENNEDY	HERMAN THOMAS		C/O MARY K WHITTAKER	8607 LARCHMONT CIR		CHARLOTTE	NC	28214-9585
2015-104	06101107	LANE	BARBARA P		MRS J R BY ENT	3327 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06101111	LANIER	EDWARD G			3409 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06101103	LINDER	WILLIAM HOWARD	NAOMI	LINDER	628 GABLE OAKS LN		CONCORD	NC	28027
2015-104	06105514	LLOYD	RUTH S		BY MARR	3414 MEREDITH AVE		CHARLOTTE	NC	28208
2015-104	06101119	MALPURS	DAVID D JR			2900 RUSTIC LN		CHARLOTTE	NC	28210
2015-104	06706503	MAYS	BASIL			2619 LUMINA AVENUE		CHARLOTTE	NC	28208
2015-104	06709306	MCKNIGHT	ROBERT M JR			3015 MARLOWE AVE		CHARLOTTE	NC	28208-4927
2015-104	11705208	METROLINA COMPREHENSIVE	HEALTH CENTER INC			3333 WILKINSON BLVD		CHARLOTTE	NC	28208
2015-104	06706506	MIDDLETON	CHRISTINA R		HUSB STANLEY L	2900 EPPINGTON SOUTH DR		FORT MILL	SC	29708-6949
2015-104	06706505	MIDDLETON	STANLEY L	CHRISTINA R	MIDDLETON	2900 EPPINGTON SOUTH DR		FORT MILL	SC	29708
2015-104	06101109	MORELAND	GEORGE			PO BOX 16685		CHARLOTTE	NC	28297
2015-104	06706814	MW GROUP LLC				2814 MARLOWE AV		CHARLOTTE	NC	28208
2015-104	06706521	MW GROUP PROPCO LLC				2814 MARLOWE AV		CHARLOTTE	NC	28208
2015-104	06105418	OWEN	JAMES L JR			2547 HEYWOOD AVE		CHARLOTTE	NC	28208
2015-104	06105419	OWEN	JOSHUA BECK			2547 HEYWOOD AVE		CHARLOTTE	NC	28208
2015-104	06709304	PAYNE	PATRICK S			1320 LAFAYETTE AVE		CHARLOTTE	NC	28203-4825
2015-104	11705207	PRESTIGE PROPERTY INVESTMENTS	LLC			PO BOX 149		ACWORTH	GA	30101
2015-104	11701123	QUICKTRIP CORPORATION				PO BOX 3475		TULSA	OK	74101
2015-104	11705205	R & Y SOLUTIONS				PO BOX 667930		CHARLOTTE	NC	28266-7930
2015-104	11705210	R & Y SOLUTIONS				PO BOX 667930		CHARLOTTE	NC	28266-7930
2015-104	06101102	REED	EUGENE	DONNA M.	REED	5832 LINDEN RIDGE LN.		CHARLOTTE	NC	28208
2015-104	06709345	RHYNE	MALCOLM SHIELDS JR		WIFE HARRIETT	2627 ASHLEY RD		CHARLOTTE	NC	28208
2015-104	06101113	SENER	BOBBY RAY	CATHERINE P	SENER	1110 TAYLORSVILLE MFG RD		TAYLORSVILLE	NC	28681
2015-104	06101116	SERGEANT	ROBERT L	MELAINE L	SERGEANT	PO BOX 25405		CHARLOTTE	NC	25405
2015-104	06101101	SPIVEY PROPERTIES LLC				6148 BROOKSHIRE BLVD STE F		CHARLOTTE	NC	28216-2426
2015-104	06706522	SPIVEY PROPERTIES LLC			E P NISBET CO	6148-F BROOKSHIRE BLVD		CHARLOTTE	NC	28216-2426
2015-104	06706801	SPIVEY PROPERTIES LLC			E P NISBET CO	6148 -F BROOKSHIRE BLVD		CHARLOTTE	NC	28216-2426
2015-104	06706802	SPIVEY PROPERTIES LLC			NISBET OIL COMPANY	6148-F BROOKSHIRE BLVD		CHARLOTTE	NC	28216
2015-104	06706815	SPIVEY PROPERTIES LLC			E P NISBET CO	6148-F BROOKSHIRE BLVD		CHARLOTTE	NC	28216-2426
2015-104	06706817	SPIVEY PROPERTIES LLC			E P NISBET CO	6148-F BROOKSHIRE BLVD		CHARLOTTE	NC	28216-2426
2015-104	11705206	STAR INVESTMENTS GROUP LLC				11247 CREEK POINTE DR		MATTHEWS	NC	28105
2015-104	06105403	STINSON	RONALD			2544 ASHLEY RD		CHARLOTTE	NC	28208
2015-104	06709301	STROUPE	DALE M			2639 ASHLEY RD		CHARLOTTE	NC	28208
2015-104	11705203	TILLMAN PROPERTIES LLC				414 MAYMONT DR		CRAMERTON	NC	28032
2015-104	06706504	TNT PROPERTIES INC			VOINA	10550 INDEPENDENCE POINTE PKWY	SUITE 102	MATTHEWS	NC	28105
2015-104	06101112	VOINA	BENJAMIN	LUCA	VOINA	3830 MARWICK RD		CHARLOTTE	NC	28278
2015-104	06101134	WAL-MART REAL ESTATE BUSINESS	TRUST		C/O WALMART PROPERTY TAX DEPT	PO BOX 8050	MS 0555	BENTONVILLE	AR	72712-8050
2015-104	06105402	WEST	BARBARA J			2600 ASHLEY RD		CHARLOTTE	NC	28208
2015-104	06101130	WESTERLY HEIGHTS PARTNERS LLC				217 E TREMONT AV		CHARLOTTE	NC	28203
2015-104	06101131A	WESTERLY HILLS CENTER PARTNERS			WESTERLY OWNER LLC	2755 PHILMONT AV STE 130	ATTN: H JACK MILLER	HUNTINGDON VALLEY	PA	19006
2015-104	06101131B	WESTERLY HILLS CENTER PARTNERS			WESTERLY OWNER LLC	400 PERIMETER CTR TERRACE STE 1000	C/O AFC ENTERPRISES INC	ATLANTA	GA	30346
2015-104	06101135	WILKINSON CROSSING LLC				3460 TEN TEN RD SUITE 100		CARY	NC	27518
2015-104	06101136	WILKINSON CROSSING LLC				3460 TEN TEN RD SUITE 100		CARY	NC	27518
2015-104	11701118	WILKINSON HOLDINGS I LLC				13860 BALLANTYNE CORPORATE PL	SUITE 120	CHARLOTTE	NC	28277
2015-104	11701122	WILKINSON HOLDINGS I LLC				13860 BALLANTYNE CORPORATE PL	SUITE 120	CHARLOTTE	NC	28277
2015-104	11701124	WILKINSON HOLDINGS I LLC				13860 BALLANTYNE CORPORATE PL	SUITE 120	CHARLOTTE	NC	28277
2015-104	06101106	WINSTON	ROBERT L III			3510 DUBLIN RD		CHARLOTTE	NC	28208
2015-104	06101118	ZAINULE	SULTAN A	BIBI N	ZAINULE	5817 STEPHENS GROVE LN		HUNTERSVILLE	NC	28078

EXHIBIT  
A

Pet. No.	PrefixName	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip	PrimEmail
2015-104	Mr	John	Patillo	Pinecrest Community Club	2508 Old Steele Creek Road	Charlotte	NC 28208	
2015-104	Mr	John	Howard	Revolution Park NA	2701 Beech Nut Road	Charlotte	NC 28208	rev_park@yahoo.com
2015-104	C/O	Eugene & Angela	Perkins	Regal Heights	3129 Columbus Circle	Charlotte	NC 28208	angelaperkins@clearwire.net
2015-104	Ms	Frances	Harkey	Wilkinson Blvd. Residents Assoc.	3410 Meredith Avenue	Charlotte	NC 28208	
2015-104	Ms	Tere	Wallace	Barringer Woods Assoc.	1508 Chelveston Drive	Charlotte	NC 28208	
2015-104	Ms	Rebecca	Carriker	Bent Oaks Tenants Assoc.	903 Lynn Street, Unit M	Charlotte	NC 28208	
2015-104	Ms	Victoria	Corwin	Ashley Park	2310 Belfast Drive	Charlotte	NC 28208	greenportbeach@gmail.com
2015-104	Mr	Roger & Pamela	Walters	Westerly Hills Crime Watch Comm. Assoc.	2408 Pruitt Street	Charlotte	NC 28208	rpwalters@carolina.rr.com
2015-104	Ms	Gloria	Bess	Westerly Hills HOA	3863 Whitehall Drive	Charlotte	NC 28208	gbess42@yahoo.com
2015-104	Mr	Leon	Hollaway	Camp Greene	2044 Camp Greene Street	Charlotte	NC 28208	leonhollaway61@gmail.com
2015-104	Rev	Marc	Dickman	Westerly Hills NA	2307 Wilkinson Boulevard	Charlotte	NC 28208	marc@warehouse242.org
2015-104	Mr & Mrs	Roger	Walters		2408 Pruitt Street	Charlotte	NC 28208	rpwalters@carolina.rr.com

**EXHIBIT**  
**A**

1430 West Peachtree Street, NW  
Suite 200  
Atlanta, GA 30309  
t: 404 601 4000

ATLANTA  
LOS ANGELES  
NEW JERSEY  
CHICAGO  
NEW YORK  
DALLAS  
BOSTON  
COLUMBUS  
WISCONSIN  
BENTONVILLE  
PHILADELPHIA  
FRESNO  
SEATTLE  
SHANGHAI  
MEXICO CITY

**GreenbergFarrow**

July 29, 2015

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Subject:** Community Meeting – Rezoning filed by Greenberg Farrow to rezone approximately +/-0.81 acres located at 3240 Wilkenson Blvd. to allow the development of a Murphy USA fueling station.

**Date and Time of Meeting:** Thursday, August 13, 2015 at 7:00 pm

**Place of Meeting:** Charlotte-Mecklenburg Police Department, Freedom Division  
4150 Wilkinson Blvd., Charlotte, NC 28202

**Petitioner:** Murphy Oil USA, Inc.

**Petition No.:** 2015-104

We are assisting Murphy Oil USA, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 0.81 acre site (the "Site") located at 3240 Wilkenson Blvd from the CCA zoning district to CCSPA zoning district. The purpose of the rezoning is to permit the development of a Murphy USA fueling station.

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-Mecklenburg Planning Commission'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 **Thursday, August 13, 2015, 7:00 pm** at the Charlotte-Mecklenburg Police Department located at 4150 Wilkinson 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 Greg Sistrunk at 404-601-3672 or 404-601-4000.

cc: LaWana Mayfield, Council Member District 3

Sincerely,



Greg Sistrunk

**EXHIBIT  
B**



# EXHIBIT C

Murphy Oil USA, Inc., Petitioner  
Rezoning Petition No. 2015-104

## Community Meeting Sign-in Sheet

CMPD Police Department – Freedom Division  
4150 Wilkinson Blvd.  
Charlotte, NC 28202

Thursday, August 13, 2015

7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Robert Helms	3333 Meredith Ave.	704 4889935	
2.	Debra WEEKS/CW Williams	3333 Wilkinson Blvd	704 391-0819	dweeks@
3.	Robert Lloyd	3414 Meredith Ave.	704 - 392 - 1653	CWilliams.ORG
4.	Ruth Lloyd	3414 Meredith Ave	704 - 392 - 1653	
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