

## COMMUNITY MEETING REPORT

**Petitioner: Love's Travel Stops & Country Stores, Inc.**

Rezoning Petition No. 2016-049

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 THE DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of Love's Travel Stops and Country Stores (Love's) 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 by certified U.S. mail on March 4<sup>th</sup>, 2016. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on Monday, March 14<sup>th</sup>, 2016 at 6pm at the U.S. National Whitewater Center located at 5000 Whitewater Center Parkway, Charlotte, NC.

### **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 Chad Bruner, Real Estate Project Manager for Love's and Eddie MacEldowney of Davis Martin Powell Engineers.

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

Love's Representative, Chad Bruner, welcomed the attendees and introduced himself and Eddie MacEldowney. Mr. Bruner presented a PowerPoint presentation that explained the Petitioner's desire to re-zone approximately 10 acres of property from B-2 and CC to I-2. The presentation explained the re-zoning process step-by-step and provided key dates for the re-zoning process. Mr. Bruner explained that the purpose of the meeting was to discuss the re-zoning request and the conditional site plan and respond to any questions and concerns from the nearby residents and property owners.

Mr. Bruner provided information about the Love's and the typical operation of its facilities. The site plan was then presented and he and Mr. MacEldowney went over the site plan and various improvements to the interchanges that have been, so far, requested by City and State agencies. Architectural renderings and building elevations were also presented to explain the facility's design concepts and operations. At the conclusion of the presentation the floor was opened up to questions from the public. A summary of questions and answers is provided as Exhibit D.

Respectfully submitted, this 21<sup>st</sup> day of March 2016

Cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department.

# EXHIBIT A

Pet_No.	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-049	05314203	BRADLEY	BETTY C			2512 SAM WILSON RD		CHARLOTTE	NC	28214
2016-049	05523102	CHARLOTTE I-85 ASSOCIATES L P			C/O BRANDON WELFORD	3366 HOLLOW CREEK RD		GERMANTOWN	TN	38138
2016-049	05314201	HIPP	HAROLD GWYNN		RICHARD E HIPP (ET-AL) (B/W)	1702 OLD LOGANVILLE RD		LOGANVILLE	GA	30052
2016-049	05314221	HIPP	TIMOTHY L	REBECCA	HIPP	2528 SAM WILSON RD		CHARLOTTE	NC	28214
2016-049	05314202	HIPP	TIMOTHY L SR	REBECCA G	HIPP	2528 SAM WILSON RD		CHARLOTTE	NC	28214
2016-049	05523105	ICON IPV CIMMARON NC OWNER POOL 5	NC/TN LP		C/O RYAN	PO BOX 460169		HOUSTON	TX	77056
2016-049	05523106	ICON IPV CIMMARON NC OWNER POOL 5	NC/TN LP		C/O RYAN	PO BOX 460169		HOUSTON	TX	77056
2016-049	05523101	JORDAN SAM WILSON PROPERTIES	LLC			6301 HIGHWAY 158		SUMMERFIELD	NC	27358
2016-049	05314101	NISBET OIL CO				PO BOX 35367		CHARLOTTE	NC	28235
2016-049	05314102	NISBET OIL COMPANY				PO BOX 35367		CHARLOTTE	NC	28235
2016-049	05521131	PROLOGIS LP			C/O PROLOGIS INC	4545 AIRPORT WAY		DENVER	CO	80239
2016-049	05521138	STEVENS	NELLA S			7224 LAKESIDE DR EAST		CHARLOTTE	NC	28215

# EXHIBIT A

Petition Nc	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2016-049	Larry	Ziegler	Westmoreland HOA	3433 Farrhill Road	Charlotte	NC	28214
2016-049	Bonita	Chapman	Wilson Glen HOA	3343 Buckvalley Drive	Charlotte	NC	28214

## EXHIBIT B

### NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Love's Travel Stops & Country Stores, Inc. to rezone approximately 10 acres located at Sam Wilson Rd. & West Point Dr. to allow the development of a Love's Travel Stop.

Date and Time  
of Meeting: Monday, March 14<sup>th</sup>, 2016 at 6:00 PM.

Place of Meeting: US National Whitewater Center  
5000 Whitewater Center Parkway  
Charlotte, NC 28214

Petitioner: Love's Travel Stops & Country Stores, Inc.

Petition No.: 2016-049

Love's Travel Stops & Country Stores, Inc. (the "Petitioner") has filed a Rezoning Petition with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 10 acre site (the "Site") located at the southeast corner of Sam Wilson Rd. & West Point Dr. from the B-2 & CC zoning district to I-2 zoning district. The purpose of the rezoning is to permit the development of a Love's Travel Stop.

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 Monday, March 14<sup>th</sup>, 2016 at the US National White Water Center (5000 Whitewater Center Parkway) at 6:00 PM. 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 Chad Bruner at 405.203.5900.

cc: LaWana Mayfield, Council Member, District 3

Date Mailed: March 4<sup>th</sup>, 2016



## EXHIBIT D

1. Why no access off of Sam Wilson Rd?
  - a. There was originally a plan for access off of Sam Wilson. There were early discussions with the City about this access and there was a mutual decision to not request access along Sam Wilson.
2. Is DOT going to require a stoplight?
  - a. We would prefer to have a stoplight, but a preliminary finding of the traffic study does not look like a signal will be allowed. A traffic circle would be considered, but Love's does not want a traffic circle for both economic and feasibility issues.
3. Would we reconsider access off of Sam Wilson?
  - a. We could make a formal request of NCDOT and CDOT, but Love's doesn't feel that would be approved.
4. How are we going to get access off of I-85?
  - a. NCDOT is going to require us to improve the ramps. Love's will be adding stacking on the off ramps and widening the throat of the ramps.
5. Will Love's provide opportunity for recycling per NC/Mecklenburg County beverage container laws?
  - a. Love's will meet any local or state requirements for recycling.
6. How do we accommodate the residents to the north of the proposed site?
  - a. We are required by ordinance and the planned use to provide extra buffering. We are going to provide 37.5' of landscaping. We are also going to include 4' minimum height berms.
7. Do we shield our lighting?
  - a. Yes, we will shield the lights, but we are also using LED lights which focus the light with less bleed out.
8. Will this be a 24 hour facility?
  - a. Yes.
9. Any changes being made to West Pointe Dr?
  - a. We are putting in a concrete radius per comments. That was the only comment we have received regarding West Pointe Dr.
10. Why are there flags on the property to the north?
  - a. Those are utility locate flags.
11. What is the total investment?
  - a. The investment can vary. It is generally \$12-\$15 million investment providing 60-80 jobs.
12. What do you do with your run-off?
  - a. Since we are in a watershed area we have to keep our land use fewer than 70% of the total site. Also, we are required to install bio-retention ponds which treat the run-off.
13. Do you have oil/water separators?
  - a. Yes.
14. Will these ponds collect if there is a spill?
  - a. We have drains at each island that contain any fuel spilled.
15. Does Love's have on ground security?
  - a. We have employees at the facility always in the lot making sweeps making sure there is nothing illegal or illicit is going on. If something is found to be going on those employees will alert the authorities. We don't anticipate having to have armed security as that is extremely rare at our facilities. It is in Love's best interest to make sure that there is nothing illegal or illicit going on at our facility.

16. Are we going to be upgrading utilities?
  - a. We don't anticipate having to upgrade any utilities.
17. If we do offsite utility work, will we replace disturbed areas?
  - a. Yes, if we, as a part of our construction have to impact area offsite we will restore that area to its previous condition.
18. Will Love's consider burying the power lines?
  - a. That decision is up to the power company, but if it were economically feasible we would consider it.
19. How do the ponds work?
  - a. The ponds collect the water and treat it naturally with a sand filter and then discharge the water to the regional pond.
20. Where are the oil/water separators?
  - a. They are located near the USTs.
21. What happens in the event of a catastrophic fuel spill?
  - a. The site drains internally so everything drains into the interior drains and through the system. We also have contingency plans and depending on what kind of spill the store would be shut down.
22. Would there be any potential issues with the well water serving the homes to the north?
  - a. We monitor the tanks and EPA regulations are fairly stringent regarding operations. We also have auto-shut off valves on our underground lines.
23. What kind of vegetation will be in the bio-retention ponds?
  - a. We will choose something attractive as these ponds are at our front entrance. We will also maintain the ponds to make sure they stay attractive. The City of Charlotte also has a maintenance requirement to maintain the ponds. Love's also has to post a bond to ensure maintenance.
24. Have we done any environmental testing?
  - a. Yes, we have had a Phase I done for the site. Nothing came back on the Phase I that would require additional testing. Everything previous to the site has been closed properly.
25. How long is construction?
  - a. 7 months, construction traffic will use West Pointe Dr. Staging is interior to the site.
26. Will there be a point of contact beyond this meeting?
  - a. I gave the audience my contact information. After construction we can provide the Love's project manager for construction. There will always be an onsite superintendent during construction that can take care of immediate needs during construction. Once the store is open there will be a General Manager on site that can help if any issues arise at that point.
27. Was there any discussion about taking access directly off of the off-ramp?
  - a. No, the DOT has a limit of no access from ramps. Also, there is a significant grade issue.
28. Is there any concern about mine shafts?
  - a. I was unaware of any previous mining activity on the site. We will be communicating with our geotechnical company to discuss further.
29. Have the tanks been removed from the old fill-in station?
  - a. Yes, the tanks were pulled (in 2007).
30. How was the decision made on who letters were sent to?
  - a. We received a list provided by the City and that is who we sent letters to. Letters were sent to property owners not necessarily the occupants.