

COMMUNITY MEETING REPORT  
**Petitioner: QuikTrip Corporation**  
Rezoning Petition No. 2016-084

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 April 28, 2016. 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 Tuesday, May 10, 2016 at 6:30 PM at Brookshire Events located at 4431 Brookshire 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 B. The Petitioner's representatives at the Community Meeting were John Dibernardo and Judy Allie of the Petitioner, Jeff Edney of Freeland and Kauffman and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and QuikTrip Corporation's representatives.

John Carmichael stated that the site subject to this Petition is an approximately 1.85 acre site located on the east side of Brookshire Boulevard between North Cloudman Street and North Hoskins Road. The front portion of the site is currently zoned B-2 (CD) and contains an existing convenience store with gasoline sales and a car wash. The rear portion of the site is zoned R-5 and contains two single family homes.

John Carmichael stated that the Petitioner is requesting that the entire site be rezoned to the B-1 (CD) zoning district to accommodate a QuikTrip convenience store with gasoline sales on the site.

John Carmichael stated that since this is a conditional rezoning request, if this rezoning is approved by City Council, the only permitted use of the site would be a convenience store with gasoline sales, and the site would have to be developed in accordance with the rezoning plan and the building would have to look like the architectural elevations that we will share with you in a moment.

Prior to sharing the rezoning plan and building elevations, John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, June 20, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, June 29, 2016 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on this

rezoning request on Monday, July 18, 2016 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael and Judy Allie shared the rezoning plan and architectural elevations of the building that will be constructed on the site if the rezoning request is approved.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee stated that this proposal looks great and that we need this type of development in this area.
- In response to a question, Judy Allie stated that the store would be open 24 hours a day.
- John Dibernardo stated that prior to filing this Petition, he spoke with the adjacent property owners regarding this proposal. QuikTrip had to get these adjacent property owners to waive certain restrictions prior to moving forward with the rezoning request.
- In response to a question, John Dibernardo stated that the design of the adjacent streets would remain essentially the same.
- In response to a question, John Dibernardo stated that if the rezoning is approved, construction on this project would likely start in January 2017.
- An attendee asked what may happen with the lot located across the street from Jack-In-The-Box, and John Dibernardo stated that he did not have any information regarding this lot.
- In response to a question, Judy Allie stated that the width of the buffer would be approximately 30 feet.
- In response to a question, Judy Allie stated that the fence along the rear of the site would be a solid wooden fence.
- An attendee stated that access into the site under this plan would be improved as compared to the existing conditions.
- Council Member Austin asked John Dibernardo to explain the business philosophy of QuikTrip. John Dibernardo did so and among other things, he stated that QuikTrip is a family owned business that has been in existence for approximately 59 years. QuikTrip has 60 stores in the Carolinas, and QuikTrip promotes from within. Everyone starts in the stores. QuikTrip pays excellent salaries to its employees. QuikTrip has approximately 24 stores in the Charlotte area.
- Council Member Austin stated that QuikTrip takes care of its stores.
- Council Member Austin stated that he did not want QuikTrip to have a pole sign on the site, but rather a monument sign with a brick base. John Dibernardo stated that QuikTrip would agree to Council Member Austin's request.
- Several attendees discussed the panhandling, loitering and crime issues in the area in general and on this site. These attendees are concerned about these issues and asked about the security that QuikTrip would employ on the site. John Dibernardo stated that every inch of the site would be covered with a security camera.
- In response to a question, John Dibernardo stated that an on-site security office would not be provided on the site unless one is required in the future. John Dibernardo stated that QuikTrip

would not permit individuals to loiter on the site. John Dibernardo stated that QuikTrip works closely with local law enforcement, and QuikTrip does not want its employees to be in danger.

- An attendee stated that individuals panhandle on this site now.
- A lengthy discussion ensued regarding panhandling in the area and concerns relating to panhandling.
- An attendee stated that he felt that QuikTrip would improve the panhandling situation.
- In response to a question regarding lighting, John Dibernardo stated that the exterior lighting would be designed and installed so that there would be zero foot candles at each property line.
- An attendee stated that he felt that QuikTrip would be great for the neighborhood.
- In response to a question regarding the positive impacts of QuikTrip, John Dibernardo stated that QuikTrip provides good paying jobs to the community, and he described QuikTrip's tuition reimbursement program for its employees. John Dibernardo stated that QuikTrip would hire people from the area, and QuikTrip would be active in the community.
- In response to a question as to whether or not QuikTrip would bring other quality vendors to this area if QuikTrip is located on the site, John Dibernardo stated that he did not know.
- An attendee stated that the existing convenience store on the site is a hub for panhandlers, and that hopefully, the panhandlers will leave if QuikTrip locates on the site.

The meeting was then adjourned and the Petitioner's representatives thanked the attendees for attending the meeting.

**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 23<sup>rd</sup> day of May, 2016.

**QuikTrip Corporation, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Pet_No	TaxPID	owneriastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-084	03904202	ALLEN	ALICE R			209 N DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904201	ALLEN	JOHN M		ALICE R ALLEN	209 N DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03903512	BLACK AVENUE-KEISTLER ASSOC	LLC			1220 S. KINGS DR		CHARLOTTE	NC	28207
2016-084	03904417	BRINZEI	SILVIU C			10137 RENISTON DRIVE		CHARLOTTE	NC	28220
2016-084	03904205	BROOKS	BOBBY GENE	MONICA CREECY	BROOKS	231 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03901105	BUTTERWORTH	LENA W			11531 WINNERS CR		CHARLOTTE	NC	28215
2016-084	03901106	BUTTERWORTH	LENA W			11531 WINNERS CR		CHARLOTTE	NC	28215
2016-084	03901199	BUTTERWORTH	LENA W			11531 WINNERS CR		CHARLOTTE	NC	28215
2016-084	03901101	CRIDER	JOHN			206 PARK AVE WEST		CHARLOTTE	NC	28203
2016-084	03904401	CROWDER	APRIL B	PAUL J	CROWDER	9722 WHITEWOOD TR		CHARLOTTE	NC	28269
2016-084	03903613	EA	SENG A			31 BETTY ANN LN		DRACUT	MA	01826
2016-084	03904411	ENCARNACION US PROPERTY1 LLC				12 GLASSHOUSE RD		BEAMONT HILLS	NSW	2155
2016-084	03902319	FEASTER	MARY ANN			1325 GREINA GREEN DR		CHARLOTTE	NC	28217
2016-084	03901501	FONG	BARRY L (REV TRUST)	VICTORIA F(REV TRUST)	FONG	PO BOX 1302		TIBURON	CA	94920
2016-084	03901610	FOREMANS PAINTING COMPANY				8900 BOYD DR SUITE D		MATTHEWS	NC	28105
2016-084	03904313	FOUR J PROPERTIES LLC				7169 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2016-084	03904419	FOUR J PROPERTIES LLC				7169 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2016-084	03902320	GCA PROPERTY INC				408 SKYLAND AVE		CHARLOTTE	NC	28205
2016-084	03901103	GOLDEN B ENTERPRISES LTD				1111 CENTRAL AVE SUITE 300		CHARLOTTE	NC	28204
2016-084	03903507	GRIER	FUNERAL SERVICE INC			115 JOHN MCCARROLL AV		CHARLOTTE	NC	28216
2016-084	03904414	HASHEMLOO	HASSAN			4300 BRIDGEWOOD LN		CHARLOTTE	NC	28226
2016-084	03904308	HUGGINS	RICHARD M	LEIGH H	NOBLITT	831 SARDIS COVE DR		CHARLOTTE	NC	28270
2016-084	03904302	HUNTLEY	PAMELA L			252 N DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904307	INMAN	JERRY DEAN		GEORGIE MYRON	214 N DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904319	JONES	JASON D			221 N CLOUDMAN ST		CHARLOTTE	NC	28216
2016-084	03902321	KBS HOLDINGS LLC				1600 FULTON AVE STE 120		CHARLOTTE	NC	28205
2016-084	03903418	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904204	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904301	KEISTLER	DOROTHY R			260 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904303	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904305	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904306	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904402	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904405	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904421	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03903508	KENT	THOMAS E IV			119 JOHN MCCARROLL AVE		CHARLOTTE	NC	28216
2016-084	03904314	KING	WILLIAM			3970 39TH ST. E		NITRO	WV	25143
2016-084	03902301	LGUV II, LLC				366 E MAIN STREET		ROCK HILL	SC	29730
2016-084	03904203	LILLY	CHARLES E	LISA T	LILLY	215 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904406	LONDON	MARILYN L (LIVING TRUST)			10305 OSPREY DR		PINEVILLE	NC	28134
2016-084	03904316	LOR	CHUE			211 N CLOUDMAN ST		CHARLOTTE	NC	28216
2016-084	03904310	MARTIN	WILLIAM B III			3608 SCHOOL HOUSE LN		CHARLOTTE	NC	28226
2016-084	03904206	MCCALL BROTHERS INC				PO BOX 668710		CHARLOTTE	NC	28266
2016-084	03901104	MCGEE	C R & F A & P M		MCGEE	236 N HOSKINS RD		CHARLOTTE	NC	28216
2016-084	03901102	MCGEE	CLYDE MOTTE		C/O RACHEL M HAMER	236 N HOSKINS RD		CHARLOTTE	NC	28216
2016-084	03904403	MCKNIGHT	HOWARD D		LUTICIA C MCKNIGHT (H/W)	214 N CLOUDMAN ST		CHARLOTTE	NC	28216
2016-084	03901107	MCNEELY	JACK R			7992 SHADY OAK TR,UNIT 147		CHARLOTTE	NC	28210
2016-084	03904317	MCRORIE	BAXTER L			PO BOX 38077		ROCK HILL	SC	29732
2016-084	03904404	MCRORIE	BAXTER L			PO BOX 38077		ROCK HILL	SC	29732
2016-084	03901222	MECKLENBURG COUNTY	ABC BOARD			3333 N TRYON ST		CHARLOTTE	NC	28206
2016-084	03903511	MOUJAHID	KARIM			1913 STROUD PARK CT		CHARLOTTE	NC	28206
2016-084	03903610	MSR LLC			ATTN: MIKE OAKLEY	PO BOX 519		STANLEY	NC	28164
2016-084	03903611	MSR PROPERTIES LLC				PO BOX 519		STANLEY	NC	28164
2016-084	03903614	MSR PROPERTIES LLC				PO BOX 519		STANLEY	NC	28164
2016-084	03901203	NEAL	FRANKLIN C			PO BOX 63		HUNTERSVILLE	NC	28707
2016-084	03903603	NEWTON	MICHAEL A			122 JOHN MCCARROLL AVE		CHARLOTTE	NC	28216
2016-084	03903604	NEWTON	MICHAEL A			122 JOHN MCCARROLL AVE		CHARLOTTE	NC	28216
2016-084	03901224	PATEL	BHARTI A	ASHOKKUMAR C	PATEL	1212 LOOKOUT CR		WAXHAW	NC	28173
2016-084	03904407	PERT INVESTMENT LLC				4200 BROOKSHIRE BV		CHARLOTTE	NC	28216
2016-084	03904409	PERT INVESTMENT LLC				4200 BROOKSHIRE BV		CHARLOTTE	NC	28216
2016-084	03903601	POPLAR HOLDINGS LLC				568 JETTON ST SUITE 200		DAVIDSON	NC	28036
2016-084	03903417	RANSLEY	MARTHA W			3605 KIRBY DR		GREENSBORO	NC	27403
2016-084	03904311	REEBA ENTERPRISES LLC				8000 STEVENS MILL RD		MATTHEWS	NC	28104
2016-084	03904312	REEBA ENTERPRISES LLC				8000 STEVENS MILL RD		MATTHEWS	NC	28104
2016-084	03904413	RICHARDSON	ANGIE			245 N HOSKINS RD		CHARLOTTE	NC	28216
2016-084	03904415	ROGERS	MARIE ANNETTE			307 N HOSKINS RD		CHARLOTTE	NC	28216
2016-084	03903602	RUFF	DONALD A			2014 MALLARD PINE CT		CHARLOTTE	NC	28262
2016-084	03904315	SHAW	SHIRLEY KEISTLER			209 N CLOUDMAN ST		CHARLOTTE	NC	28216
2016-084	03901506	SHREEJI PROPERTIES INC				PO BOX 79297		CHARLOTTE	NC	28271
2016-084	03901508	SHREEJI PROPERTIES INC				PO BOX 79297		CHARLOTTE	NC	28271
2016-084	03904420	SMITH	MIRIAM M			235 N HOSKINS RD		CHARLOTTE	NC	28216
2016-084	03904416	STILLWELL	DARREN			605 HOSKINS RIDGE LN		CHARLOTTE	NC	28269
2016-084	03904410	TA	THANH	HA TO	TA	5104 NOYES AVENUE		CHARLESTON	WV	25034
2016-084	03903510	THE FAMILY TRUST OF OTHO LEON WEST JR				1701 RONALD ST		CHARLOTTE	NC	28216
2016-084	03904318	TONGSRI	EKSUPAR			415 GRAND ST #E		NEW YORK	NY	10002
2016-084	03903416	W H KEISTLER JR FAMILY TRUST		DOROTHY R	KEISTLER	302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03904304	W H KEISTLER JR FAMILY TRUST		DOROTHY R	KEISTLER	302 DAKOTA ST		CHARLOTTE	NC	28216
2016-084	03901611	WEAVER	ROBERT BOYD			110 N HOSKINS RD		CHARLOTTE	NC	28216
2016-084	03901612	WEAVER	ROBERT BOYD			501 TODVILLE ROAD		CHARLOTTE	NC	28208
2016-084	03901613	WEAVER	ROBERT BOYD			501 TODVILLE RD		CHARLOTTE	NC	28208
2016-084	03901614	WEAVER	ROBERT BOYD			110 N HOSKINS RD		CHARLOTTE	NC	28216
2016-084	03901601	WEAVER	ROBERT BOYD JR			110 N HOSKINS RD		CHARLOTTE	NC	28216
2016-084	03904412	WEAVER	ROBERT BOYD JR			501 TODDVILLE RD		CHARLOTTE	NC	28214
2016-084	03903509	WEST	OTHO LEON JR	JR	FAMILY TRUST OF OTHO WEST	1701 RONALD ST		CHARLOTTE	NC	28216



Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	M: MailZip
2016-084	Eva	Barber	Brookfield NA	4938 Ridgeley Drive	Charlotte	NC 28208
2016-084	Scott	Terry	Lakewood Comm. Dev. Corp.	Post Office Box 33844	Charlotte	NC 28233
2016-084	Brenda	Stevenson	Hoskins Community	3900 Gossett Avenue	Charlotte	NC 28208
2016-084	Yoriette	Anthony	Beechwood	4157 Tillman Road	Charlotte	NC 28208
2016-084	Mary	Ford	Lakewood Neighborhood Alliance	308 Jones Street	Charlotte	NC 28208
2016-084	Mary	Wallace	Thomasboro NA	119 Bradford Drive	Charlotte	NC 28208
2016-084	Alvin	Eccles	Thomasboro/Hoskins	4125 Welling Avenue	Charlotte	NC 28208
2016-084	Cora	Robinson	Glenwood NA	601 Dewolfe Street	Charlotte	NC 28208
2016-084	Jonmmie	Murray	OakView Terrace NA	3401 Kentucky Avenue	Charlotte	NC 28216
2016-084	Brenda	Hudjins	Beechwood/Glenwood HOA	3948 Tillman Road	Charlotte	NC 28208
2016-084	Nancy	Hutchinson	Glenwood HOA	3900 Barlowe Road	Charlotte	NC 28208
2016-084	Nola	Murphy	Lakewood Neighborhood Alliance	417 Lakewood Avenue	Charlotte	NC 28208

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2016-084** filed by QuikTrip Corporation to request the rezoning of an approximately 1.85 acre site located on the northeast corner of the intersection of Brookshire Boulevard and North Hoskins Road from the R-5 and B-2 (CD) zoning districts to the B-1 (CD) zoning district

**Date and Time of Meeting:** Tuesday, May 10, 2016 at 6:30 p.m.

**Place of Meeting:** Brookshire Events  
**4431 Brookshire Boulevard**  
**Charlotte, NC**

We are assisting QuikTrip Corporation (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 1.85 acre site located on the northeast corner of the intersection of Brookshire Boulevard and North Hoskins Road from the R-5 and B-2 (CD) zoning districts to the B-1 (CD) zoning district. The purpose of this rezoning request is to accommodate the development and operation of a QuikTrip convenience store with gasoline sales on the site.

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 Department'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 Tuesday, May 10, 2016 at 6:30 p.m. at Brookshire Events located at 4431 Brookshire Boulevard in Charlotte.** Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Al Austin, Charlotte City Council District 2 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: April 28, 2016



QuikTrip Corporation, Petitioner  
Rezoning Petition No. 2016-084

Community Meeting Sign-in Sheet

Brookshire Events  
4431 Brookshire Boulevard  
Charlotte, NC

Tuesday, May 10, 2016

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	LINDY PAUNAS-LADY	532 Clarence St #5 Charlotte	704-728-5925	lt24pall@gmail.com
2.	Al Austin	238 South Cedar #3	704-621-6447	sobercity
3.	CAMILIA P. CLARK	115 JOHN MCCANNALL AVE	704-352-7109	clarkcagne@fundamentals.com
4.	ALISON COUNCIL	4431 BROOKSHIRE BLVD	704-293-5149	COUNCILA99@gmail.com
5.	Danvell Barber	510 D Templeton, Ave Charlotte, NC 28003	704-980-318-6795	danveller1027@hotmail
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