

COMMUNITY MEETING REPORT
Petitioner: QuikTrip Corporation
Rezoning Petition No. **2016-135**

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 such notice in the U.S. mail on 9/27/16. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on **October 11th** at **6:00PM** at **Woodlawn Baptist Church 4622 Nations Crossing Rd, 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 **Brandon Forshee & David Meyer, Jr.**

SUMMARY OF PRESENTATION/DISCUSSION:

Example of minutes: The Petitioner's agent, **David**, welcomed the attendees and introduced the Petitioner's team. **David** 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 respond to questions and concerns from nearby residents and property owners.

David Meyer, Jr. provided background information about the Petitioner's experience and the typical operation of its facilities. **He** then presented the site plan and pointed out various commitments made by the Petitioner. **David Meyer, Jr.** showed proposed architectural elevations and discussed the design of the proposed facility. **David** used the elevations and renderings to explain the facility's design concepts, and operations.

(Detailed minutes of the conversation about the rezoning should be provided including questions, responses and any commitments made by the petitioner.)

Respectfully submitted, this 24th day of October, 2016

cc: Charlotte-Mecklenburg Planning Department

September 26, 2016

Subject: Community Meeting – Conditional Site Plan Amendment Petition filed by QuikTrip Corporation to amend the original site plan (2007-52), by adding a right in only access on West Tyvola Rd, located at the SEC of West Tyvola Rd & South Tryon Street to allow the development of a QuikTrip convenience store/gas station.

Date and Time of Meeting: Tuesday, October 11, 2016 at 6:00PM EST.

Place of Meeting: Woodlawn Baptist Church – Gym; 4622 Nations Crossing Rd, Charlotte, NC 28217

Petitioner: QuikTrip Corporation

Petition No.: 2016-135

QuikTrip has filed a Site Plan Amendment Petition with the Charlotte-Mecklenburg Planning Commission seeking to amend site plan 2007-52 by adding a right in only access on West Tyvola Rd. The site is approximately 2.60 acres and is located at the SEC of West Tyvola Rd & South Tryon Street. The purpose of the site plan amendment is to permit the development of a QuikTrip convenience store/gas station.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, QuikTrip will hold a Community Meeting prior to the Public Hearing on this Site Plan Amendment Petition for the purpose of discussing this amendment 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.

QuikTrip will hold a Community Meeting regarding this Rezoning Petition on Tuesday, October 11th, 2016 at 6:00PM EST at Woodlawn Baptist Church – Gym. QuikTrip looks forward to sharing this amendment proposal with you and to answering any questions you may have with respect to this Site Plan Amendment Petition.

In the meantime, should you have any questions or comments about this matter, please call 704-559-8013.

Sincerely,

David Meyer, Jr.
Real Estate Project Manager
704-559-8013

cc: LaWana Mayfield, Council Member, District 3

Date Mailed: 9/26/2016



CF A Fortune 100 "Best Companies to Work For"

3701 Arco Corporate Drive - Suite 150

Charlotte, NC 28273

(704) 559-8013 - Direct Line



REZONING PUBLIC HEARING COURTESY NOTICE

September 23, 2016

This letter serves as notification of a pending rezoning request for the property illustrated and described below.

A public hearing with the Charlotte City Council will be scheduled no sooner than **Monday, November 21, 2016**. We recommend that you attend the public meetings and hearings referred to in this notice - see the reverse side of this notice for definitions, dates, locations, times and procedures. Please note that the petitioner has the right to request a deferral of this petition at any time during the rezoning process.

Access www.rezoning.org for up to date case information or contact me at 704-336-3782.

Sincerely,

Claire Lyte-Graham

Claire Lyte-Graham
Principal Planner

Petition #: **2016-135**

Petitioner: **QuikTrip Corporation**

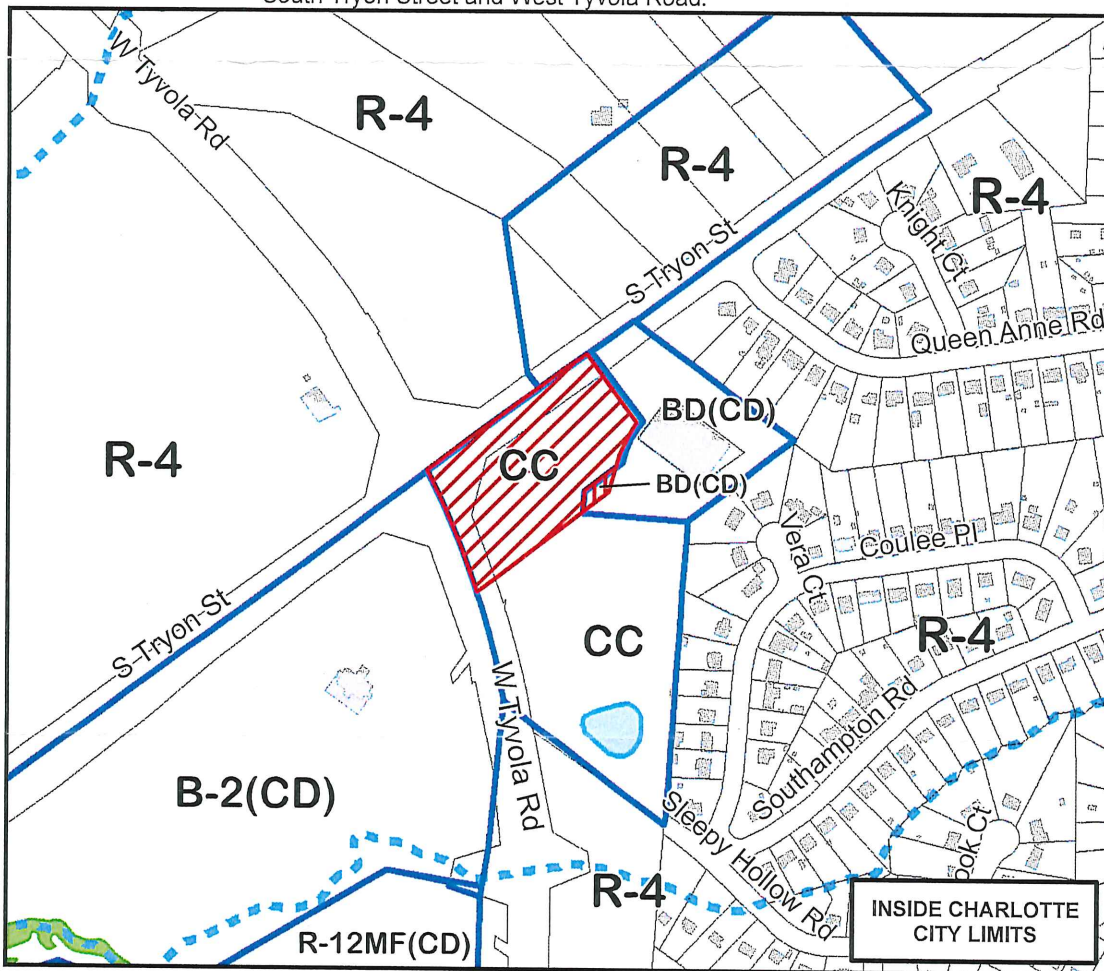
Zoning Classification (Existing): **BD(CD) & CC**

(Distributive Business, Conditional and Commercial Center)

Zoning Classification (Requested): **BD(CD) SPA & CC SPA - Both 5-Year Vested Rights**

(Distributive Business, Conditional, Site Plan Amendment, Five Year Vested Rights and Commercial Center, Site Plan Amendment, Five Year Vested Rights)

Acreage & Location: Approximately 2.6 acres located on the northeast corner at the intersection of South Tryon Street and West Tyvola Road.



Map Produced by the Charlotte-Mecklenburg Planning Department, 8-26-2016.

0 125 250 500 750 1,000 Feet



Zoning Map #(s)

127

	Requested BD(CD) SPA 5-Year Vested Rights from BD(CD)		FEMA flood plain
	Requested CC SPA 5-Year Vested Rights from CC		Watershed
	Existing Building Footprints		Lakes and Ponds
	Existing Zoning Boundaries		Creeks and Streams
	Charlotte City Limits		Historic District
	Pedestrian Overlay		

MEETING SCHEDULE	
Meeting and Purpose	Date, Time, and Location
<u>Rezoning from A to Z</u> An informational meeting which explains the rezoning process, different types of rezoning, items typically included on a rezoning site plan, and how staff recommendations are developed. This meeting will also provide guidance on how community members can participate in the rezoning process.	Date: October 3, 2016 Time: 5:00 p.m. Location: Charlotte-Mecklenburg Government Center, 600 East Fourth St. - 8th Floor
<u>City Council PUBLIC HEARING</u> Proponents and opponents of the proposed rezoning petition will present comments before the Charlotte City Council and Zoning Committee of the Charlotte-Mecklenburg Planning Commission. <i>To sign up to speak at the hearing, please call the City Clerk prior to 3:00 p.m. the day of the hearing, if possible, at 704-336-2248.</i>	Date: No sooner than November 21, 2016* Time: 5:30 p.m. Location: Charlotte-Mecklenburg Government Center, 600 East Fourth St. - Meeting Chambers
<u>Zoning Committee Work Session</u> Following the public hearing, the Zoning Committee of the Planning Commission renders their recommendation. This is a public meeting open to any interested parties but is not a hearing.	Date: No sooner than November 30, 2016* Time: 4:30 p.m. Location: Charlotte-Mecklenburg Government Center, 600 East Fourth St. - Second Floor

You will be notified of the exact dates of the noted meetings in a subsequent mail notice.

On a conditional zoning district request, the petitioner is required to hold at least one community meeting before a public hearing may be held. A written report of at least one such community meeting held by the petitioner must be filed in the Office of the City Clerk at least ten days prior to the date of the public hearing. If these requirements are not met, the petitioner’s case will be deferred. The petitioner will contact you concerning this meeting.

EXHIBIT

100-443888-100

FBI LABORATORY

FINGERPRINT SECTION

6

FINGERPRINT SECTION

FBI LABORATORY

[illegible]

10.11.16

6:10 PM Start and 7:45 PM finish

- Donna Canup- 616 Knight Court.
 - Methane Gas – existing from dump and toxic waste on golf course...does QT have any knowledge of this and is it a concern?
 - QT is aware of the previous land fill site that is across S. Tryon from the subject site. According to recorded documents that have been pulled, there are no previous concerns coming from the site. QT has not completed an environmental test on the subject property at this time.
 - How many pumps is QT going to have?
 - QT is proposing 8 pumps, which is a 16 car service.
 - How does QT address security- loitering, pan handling, stealing
 - QT has a very advanced security system that is on a live feed to corporate headquarters in Tulsa, OK 24/7. We have over 24 cameras throughout the property. While that doesn't prevent theft and crime entirely, it is becoming well known that you can't get away with much in and around our property without us knowing about it, which greatly discourages loitering, theft, panhandling and other similar activities. We do not encourage our employees to stop theft directly, as we care more about the safety of our employees than the product that may be walking out the door.
 - Concerned there will be more traffic on Queen Anne Rd. to use as a cut through
 - Increase in walking traffic through the neighborhood.
 - I don't foresee this being an issue. The majority of our customers are coming from existing traffic on Tryon and Tyvola. In order for someone to use Queen Anne as a cut through, they'd have to be travelling or want to travel on Nations Ford. People may use it as a pass through currently to get from one point to another, but I don't see QT being a factor in that or causing an increase.
 - In terms of increased walking traffic, I could only assume that if there were any increase at all, it would be from residents of the neighborhood that want to walk to QuikTrip, which I don't see as an issue.
- FD Martin – 5520 Queen Anne Rd.
 - How close are QT's typically to one another?
 - There is no set standard on distances between QT's. Each location is a case by case basis. We have some that are within 1 mile of each other.
 - Consisted 18-wheelers parking on the private rd. that is currently already built around the property. Will it be an issue for your QT when they open?
 - I could see this being an issue. Currently, nothing is developed on the property so my assumption is that the current owner doesn't put a whole lot of concern in it. However, if QT is up and running, we would obviously have a vested interest in maintaining maneuverability through development.

- Deliveries
 - What time is dumpster pickup? Noise Concerns.
 - There is no set time for deliveries or dumpster pick up. QT has worked with neighborhoods in the past on creating specific dumpster pick up schedules if noise is presented as a concern.
- Existing Fence that was built around overall development is dilapidated.
 - QT is not associated with that fence or the previous developer that installed it. The property that we have under contract and will try to develop is far removed from that location.
- Traffic is heavy on S. Tryon and has issues getting in and out of Queen Anne.
 - The development of a QuikTrip shouldn't increase traffic on S. Tryon, as we are basing our potential development on existing traffic. This isn't an interstate location with signs pulling people off the highway or 'luring' traffic to us. Our customer base will be primarily people that are already there today. So, while we don't have the ability to make movements in and out of your subdivision better, as that is a CDOT matter, I don't see that we will be making matters worse, per say, either.
- Mayfield
 - Security- loitering, pan handling, stealing. How do you address these items?
 - This comment was addressed at the same time as Mrs. Canup's comment. Please see above.
- Warren Turner
 - Are you keeping full access on S. Tryon
 - Yes, that is the plan.
 - Suspected issues with getting in and out of current access points?
 - We are currently performing a modified TIA at the direction of NCDOT. This report will help us better understand the movements. However, at this time, we don't see there being any issues that would prohibit ease of access.
 - Will there be lighting on crosswalks?
 - Lighting will be provided based off of City Ordinances and QuikTrip guidelines to ensure safety.

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfrst	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-135	16705129	ACKERMAN	C O JR			3300 SHOPTON RD		CHARLOTTE	NC	28217
2016-135	16705128	ALEXANDROVA	EKATERINA			529 SLEEPY HOLLOW RD		CHARLOTTE	NC	28217
2016-135	16706103	ALSON COURT INC				PO BOX 221709		CHARLOTTE	NC	28222
2016-135	16705130	ALVAREZ	ROSA			601 SLEEPY HOLLOW RD		CHARLOTTE	NC	28217
2016-135	16704102	B STIKELATHER LLC				4915 MONROE RD		CHARLOTTE	NC	28205
2016-135	16702103	BAKER	ARTHUR LEE	DONNA M	BAKER	5528 QUEEN ANNE RD		CHARLOTTE	NC	28210
2016-135	16704238	BARBEREE	BLONDELL CRUCHFIELD	BARBEREE R/T	TRUSTEE BLONDELL CRUTCHFIELD	5513 QUEEN ANNE RD		CHARLOTTE	NC	28217
2016-135	16704207	BARROS	BILL C	SHARON	BARROS	602 FOUNTAIN AVE		CHARLOTTE	NC	28217
2016-135	16705320	BAZAN	MIGUEL LACA			5745 SOUTHAMPTON RD		RELANDS	CA	92373
2016-135	16704121	BROWN	TERESA H			5701 COULEE PL		CHARLOTTE	NC	28217
2016-135	16704246	CONNECTICUT AVENUE LLC				5625 FAIRVIEW RD		CHARLOTTE	NC	28217
2016-135	16704245	ELGUERA	PEDRO ALEX		GAINES	2002 E WOODLAWN BLDG 2		CHARLOTTE	NC	28226
2016-135	16704125	GAINES	ROGER	KELLY		5577 FIVE KNOLLS DR		CHARLOTTE	NC	28222
2016-135	16704247	GOODE	ALSON LJ R			PO BOX 221709		CHARLOTTE	NC	28222
2016-135	16708106	GOODE	ALSON LJ R			3009 GRIFFITH ST		CHARLOTTE	NC	28203
2016-135	16704122	HELMS	HENRY RUSSELL	JENNIFER HELMS	COLLINS	3200 ALLENWOOD DRIVE		CHARLOTTE	NC	28270
2016-135	16704214	HUNT	WILLIAM W	JAMES E	HUNT	13323 HARBOR OAKS LN		CHARLOTTE	NC	28278
2016-135	16704242	HUTH	ADAM E	KEIRSTEN V	HUTH	5734 SOUTHAMPTON RD		CHARLOTTE	NC	28210
2016-135	16704101	JOYNER	KIMBEL M	GODENIA M	JOYNER	5540 QUEEN ANNE RD		CHARLOTTE	NC	28217
2016-135	16702101	LANEY	THOMASINA S			5700 COULEE PL		CHARLOTTE	NC	28217
2016-135	16704208	LANGDON	STEPHANIE GWEN			5845 S TRYON ST		CHARLOTTE	NC	28217
2016-135	16706101B	LEATHERMAN GOLF LEARNING CENTER LLC				5644 COULEE PL		CHARLOTTE	NC	28217
2016-135	16704216	LINO	RAUL HENRIQUEZ	BERTILA	HENRIQUEZ	5520 QUEEN ANNE RD		CHARLOTTE	NC	28210
2016-135	16702104	MARTIN	FRANKLIN DALE			5742 COULEE PL		CHARLOTTE	NC	28217
2016-135	16704202	MARTINEZ	JORGE H	BLANCA E	TORRES	5739 SOUTHAMPTON RD		CHARLOTTE	NC	28217
2016-135	16704201	MCKEITHAM	DAVID J			5686 VERA CT		CHARLOTTE	NC	28217
2016-135	16705319	PACHECO	ARACELY G			5736 COULEE PL		CHARLOTTE	NC	28217
2016-135	16704210	PEREZ	ERICK ALEXANDER LAZARO	LIDIA HERMELINDA RIVERA	VANEGAS	5692 VERA CT		CHARLOTTE	NC	28217
2016-135	16704203	PIERCE	DORIS JEAN H			701 WESTERN AVE	PS #25908	GLENDAL	CA	91201
2016-135	16704209	PINE-ARELLANO	OLIVERIO			5539 QUEEN ANNE RD		CHARLOTTE	NC	28210
2016-135	16704248	PS NC III LP			C/O PUBLIC STORAGE	18600 SHEARER RD		DAVIDSON	NC	28036
2016-135	16704243	ROSE	ROBERT F	BILLIE R	ROSE	3009 GRIFFITH ST		CHARLOTTE	NC	28203
2016-135	16708202	ROSS LAND COMPANY			BIG B & G LLC	3009 GRIFFITH ST		CHARLOTTE	NC	28203
2016-135	16704120	SAMSON JRH PROPERITES LLC				5638 COULEE PL		CHARLOTTE	NC	28217
2016-135	16704204	SAMSON JRH PROPERITES LLC				5545 QUEEN ANNE RD		CHARLOTTE	NC	28217
2016-135	16704205	SAMSON JRH PROPERITES LLC			JUAN O SERRANO (W/H)	PO BOX 480220		CHARLOTTE	NC	28269
2016-135	16704217	SANCHEZ	OLGA L			PO BOX 480220		CHARLOTTE	NC	28269
2016-135	16704244	SERRANO	LIVIER P			P O BOX 78541		CHARLOTTE	NC	28271
2016-135	16704212	SFRH CHARLOTTE RENTAL LP				PO BOX 78541		CHARLOTTE	NC	28271
2016-135	16704240	SFRH CHARLOTTE RENTAL LP				5512 QUEEN ANNE RD		CHARLOTTE	NC	28217
2016-135	16704206	STAR FAITH INVESTMENTS				PO BOX 15087		SANTA ANA	CA	92735
2016-135	16704213	STAR FAITH INVESTMENTS				PO BOX 220564		CHARLOTTE	NC	28222
2016-135	16702105	STURKEY	VIOLA B			5725 COULEE PL		CHARLOTTE	NC	28217
2016-135	16704123	TAH 2015-1 BORROWER LLC				5739 COULEE PLACE		CHARLOTTE	NC	28217
2016-135	16702102	TILLMAN HOMES & DEVELOPMENT LLC	EDUARDO	FELICITA D BOMILLA	TORRES	5913 CATUS CALLEY RD		CHARLOTTE	NC	28277
2016-135	16704124	TORRES-CHIQUELLO	CLARA			5527 QUEEN ANNE RD		CHARLOTTE	NC	28217
2016-135	16704126	VASQUEZ	JOY			5650 COULEE PL		CHARLOTTE	NC	28217
2016-135	16704239	VINCENT	ERIC R	LINDA P	WARD	5682 VERA CT		CHARLOTTE	NC	28217
2016-135	16704241	WANKE	MICHAEL L					CHARLOTTE	NC	28217
2016-135	16704215	WARD	EVELYN					CHARLOTTE	NC	28217
2016-135	16704211	WATSON						CHARLOTTE	NC	28217
2016-135		DAVID MEYER JR. - QUICKTRIP CORPORATION				3701 ARCO MEYER JR. - QUICKTRIP CORPORATION	SUITE 150	CHARLOTTE	NC	28273

Pet No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailZip
2016-135	Lois	Nvosu	Spring Field Comm. Assoc.	517 Echodale Drive	Charlotte	NC 28217
2016-135	Martha	Parks	Tyola Ridge at Yorkmont Park Assoc.	5701 Southampton Road	Charlotte	NC 28217
2016-135	Randell	Cheyne	McDowell Farms NA	1207 McDowell Farms Drive	Charlotte	NC 28217
2016-135	Phillip	Davis	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2016-135	Donna	Canup	Yorkmont Park	616 Knight Court	Charlotte	NC 28217
2016-135	Susan	Lindsay	Friends of Fourth Ward (FOFW)	100 N. Tryon Stree, Suite B220	Charlotte	NC 28202
2016-135	Kyle	Woudstra	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC 28215
2016-135	Richard	Toenjes	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC 28215
2016-135	Claire	Fallon	Hickory Grove Coalition	6809 Linda Lake Drive	Charlotte	NC 28215
2016-135	Maxine	Eaves	Northeast Coalition of Neighborhoods	8879 Legacy Lake Lane	Charlotte	NC 28269
2016-135	Phillip	Davis	Plaza/Eastway Partners/N. East Comm. Org.	5906 Old Coach Road	Charlotte	NC 28215
2016-135	Dorothy	Coplon	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2016-135	Darrell	Bonapart	Southeast Coalition of Neighborhood Associations	4316 Bellwood Lane	Charlotte	NC 28270
2016-135	Susie	Hines	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC 28212
2016-135	Heather	Ferguson	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC 28212
2016-135	Vickie	Fewell	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC 28215
2016-135	Carol	Burke	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC 28215
2016-135	Mary	Hopper	NorthEnd Partners	3815 N Tryon Street	Charlotte	NC 28206
2016-135	Al	Winget	University City Partners	8335 IBM Drive, Suite 110	Charlotte	NC 28262
2016-135	Dave	Wiggins	Steele Creek Residents Assoc.	12238 Winget Road	Charlotte	NC 28278
			Steele Creek Residents Assoc.	13938 Dingess Road	Charlotte	NC 28273