

COMMUNITY MEETING REPORT

Petitioner: Harris Teeter, LLC

Rezoning Petition No. 2017-123

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 August 25, 2017. 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 Wednesday, September 6, 2017 at 6:30 PM at the Hilton Charlotte University Place located at 8629 JM Keynes Drive 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 Garrett Maravetz of Harris Teeter, LLC, Steve Blakley and Maggie Jones of Kimley Horn and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioner's representatives. Since there were only three attendees other than the Petitioner's representatives at the Community Meeting, the Community Meeting was very informal.

Utilizing the power point presentation, John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this rezoning request is an approximately .5268 acre portion of Town Center Plaza Shopping Center located on University City Boulevard. John Carmichael shared an aerial photograph of the Town Center Plaza Shopping Center.

John Carmichael shared a slide that depicts the location of the approximately .5268 acre site that is the subject of this rezoning request within the Town Center Plaza Shopping Center, and he discussed the existing zoning of the site and the zoning of the surrounding parcels of land.

Among other things, John Carmichael stated that the site and the shopping center are zoned B-1 SCD, which is no longer a zoning district found in the City of Charlotte Zoning Ordinance. John Carmichael stated that Harris Teeter is requesting that the site be rezoned to the B-2(CD) zoning district to accommodate the development and operation of a Harris Teeter fuel/gasoline center on the site with a maximum of 7 fuel pumps and 14 fueling stations. Although the rezoning plan

would allow up to 7 fuel pumps and 14 fueling stations on the site, at this time, Harris Teeter would construct 5 fuel pumps and 10 fueling stations on the site if this rezoning request is approved. In response to a question, John Carmichael stated that the reason that 7 fuel pumps and 14 fueling stations are being requested is to allow an opportunity for expansion in the future.

John Carmichael then shared the rezoning plan. John Carmichael stated that the fuel/gasoline center would have a maximum 250 square foot kiosk building that would contain restrooms and an office for the attendant. Drinks and snacks and other items would be sold on the site, however, the kiosk would not be a convenience store.

An attendee asked about ingress into and egress out of the fuel/gasoline center, and Maggie Jones pointed out the access points on the rezoning plan and discussed ingress and egress. Maggie Jones stated that ingress into and egress out of the shopping center site would not be impacted by the fuel/gasoline center. The fuel/gasoline center would utilize the existing access points and drive aisles.

An attendee asked how many parking spaces would be removed to accommodate the fuel/gasoline center, and Maggie Jones stated that 77 parking spaces would be removed. However, the shopping center would still meet the parking requirements.

In response to a question, Maggie Jones stated that the fuel/gasoline center would not result in a reduction of the number of parking spaces on the Macado's Restaurant site.

In response to a question, Garrett Maravetz stated that Harris Teeter does not own the shopping center, but Harris Teeter would own the .5268 acre site on which the fuel/gasoline center would be located. Crosland owns the shopping center, and Harris Teeter leases space in the shopping center from Crosland for its grocery store.

An attendee asked if Harris Teeter would buy the property behind the shopping center on which a walking trail that connects the shopping center to an adjacent neighborhood is located. Garrett Maravetz stated that he did not believe that Crosland would sell that property. This attendee expressed a desire to speak with Crosland about the walking trail.

An attendee stated that she likes the idea of this fuel/gasoline center because there are not many gas stations in the immediate vicinity of the shopping center.

Garrett Maravetz shared the elevations of the fuel/gasoline center and described the structures and the operation of the fuel/gasoline center. Among other things, Garrett Maravetz stated that there would be 5 islands with 5 fuel pumps and 10 fueling stations. The kiosk building would contain 250 square feet of floor area, and an attendant would be at the fuel/gasoline center from 6 AM to 10 PM. The kiosk building would contain the attendant's office and restrooms. The only part of the kiosk building that customers could enter would be the restrooms. Snacks, drinks and other items would be sold on the site.

The fuel pumps would be stainless steel and the fuel pumps would be located on tile islands. The brick would match the brick on the grocery store.

Garrett Maravetz stated that the fuel/gasoline center would be an added amenity to Harris Teeter's customers. Harris Teeter's customers would save money on gas purchased at the fuel/gasoline center. If you purchase groceries at Harris Teeter, you get discounts on gas. Garrett Maravetz stated that customers could use their VIC cards at the fuel/gasoline center. Customers could purchase gas with credit cards.

In response to a question, Maggie Jones stated that the top of the underground fuel tanks would be approximately 4 feet below the surface.

In response to a question, Maggie Jones stated that they have not performed any soil testing on the site, but they would do so prior to construction of the fuel/gasoline center.

Maggie Jones stated that Harris Teeter has not had to blast rock yet in connection with the construction of one of its fuel/gasoline centers.

In response to a question, Garrett Maravetz stated that Harris Teeter is trying to add a fuel/gasoline center to each of its stores. It is Harris Teeter's number one business priority.

In response to a question, Garrett Maravetz stated that gasoline could be purchased 24 hours a day if a customer uses a credit card. An attendant would be on site from 6 AM to 10 PM.

An area resident stated that her only objection to the project is that there would be another structure on the site.

An area resident stated that she likes that the fuel/gasoline center would be well lit from a security standpoint.

Garrett Maravetz stated that there would be an emergency shutoff button on the gas pumps and if the button is pushed, EMS is immediately notified.

Maggie Jones stated that each Harris Teeter fuel/gasoline center has 360 degree security cameras that are monitored.

Garrett Maravetz stated that the gasoline sold would be premium grade A fuel. It is Harris Teeter brand fuel. Garrett Maravetz could not disclose the name of the company that provides the gas to Harris Teeter.

In response to another question regarding security, Garrett Maravetz stated that the site would be well lit and an attendant would be on site from 6 AM to 10 PM.

Garrett Maravetz stated that alcohol would not be sold at the fuel/gasoline center. It is not a convenience store.

An area resident stated that she thought that the fuel/gasoline center would be safe because it would be well lit.

A discussion took place regarding the walking path located to the rear of Town Center Plaza Shopping Center.

John Carmichael thanked the area residents for attending the meeting, and the meeting was adjourned.

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

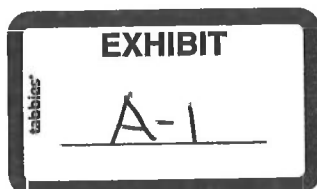
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11th day of September, 2017.

Harris Teeter, LLC, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

Pet_No	taxpid	ownerlastn	ownerfirst	ownerfirs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-123	04928105	RADLUND	ERICA L	COREY B	RADLUND	3047 SCOTLAND PKWY		SUN PRARIE	WI	53590
2017-123	04928199	RADLUND	ERICA L PASKE	COREY B	RADLUND	3047 SCOTLAND PKWY		SUN PRAIRIE	WI	53590
2017-123	04928201	TOWN CENTER ASSOCIATES			C/O CROSLAND INC	5960 FAIRVIEW RD SUITE 200		CHARLOTTE	NC	28210
2017-123	04928202	CONST BRICK & TILE CO &	THE CROSLAND GROUP INC			5960 FAIRVIEW RD,STE 200		CHARLOTTE	NC	28210
2017-123	04928203	MACHAR LLC				120 CHURCH AVE SW STE B		ROANOKE	VA	24011
2017-123	04928206	BRANCH BANKING & TRUST CO			ATTN : REAL ESTATE SERVICES	P O BOX 167		WINSTON SALEM	NC	27102
2017-123	04928207	TOWN CENTER ASSOCIATES			C/O CKE RESTAURANTS IN	1325 NORTH ANAHEIM BLVD		ANAHEIM	CA	92801
2017-123	04928208	TOWN CENTER ASSOCIATES			C/O CROSLAND INC	5960 FAIRVIEW RD SUITE 200		CHARLOTTE	NC	28210
2017-123	04928210	TOWN CENTER CHARLOTTE LLC				1551 S WASHINGTON AVE STE 402A		PISCATAWAY	NJ	08854
2017-123	04928211	O'CHARLEY S LLC			ATTN: TAX DEPT	3038 SIDCO DR		NASHVILLE	TN	37204
2017-123	04928297	TOWN CENTER ASSOCIATES			C/O CROSLAND INC	5960 FAIRVIEW RD SUITE 200		CHARLOTTE	NC	28210
2017-123	04928301	DOC PROPERTY MANAGEMENT LLC				5821 FAIRVIEW RD STE 220		CHARLOTTE	NC	28209
2017-123	04931102A	UNIVERSITY OF NORTH	CAROLINA AT CHARLOTTE			U N C C STATION		CHARLOTTE	NC	28213
2017-123	04931102B	BELLSOUTH TELECOMMUNICATIONS	INC		C/O TAX DEPT/16H02 CAMPANILE	PO BOX 7207		BEDMINSTER	NJ	07921
2017-123	04931112	STATE OF N C				PO BOX 629		RALEIGH	NC	27602
2017-123	04931117	STATE EMPLOYEES CREDIT UNION				PO BOX 26807		RALEIGH	NC	27611
2017-123	04934102	STATE OF NORTH CAROLINA			C/O STATE PROPERTY OFFICE	1321 MAIL SERVICE CENTER		RALEIGH	NC	27699
2017-123	04934103	CHANG	LAWRENCE C			8801 NOTTOWAY DR		CHARLOTTE	NC	28213
2017-123	04934119	STATE OF NORTH CAROLINA			C/O STATE PROPERTY OFFICE	1321 MAIL SERVICE CENTER		RALEIGH	NC	27699
2017-123	04934120	UNIVERSITY PROFESSIONAL	PARK I ASSOCIATION			101 E WT HARRIS BLVD STE 5103		CHARLOTTE	NC	28262
2017-123	04934121	UNIVERSITY PROFESSIONAL	PARK MASTER ASSOC INC			101 E WT HARRIS BLVD STE 5103		CHARLOTTE	NC	28262
2017-123	04936322	TREXLER	LOCKE C	NANCY T	TREXLER	8814 NOTTOWAY DR		CHARLOTTE	NC	28213
2017-123	04936323	TAM	EDDY CHI POON		DOROTHY KWAIFUN LEUNG	12603 TELFAIR MEADOW DR		MINT HILL	NC	28227
2017-123	04941501	CHEN	YING			9151 MEADOW VISTA RD		CHARLOTTE	NC	28213
2017-123	04941502	PIMENTEL	PEDRO MANUEL PEREZ			6584 LAKE PEMBROKE PL		ORLANDO	FL	32829
2017-123	04941503	KELLY	MARY ELIZABETH			9155 MEADOW VISTA RD		CHARLOTTE	NC	28213
2017-123	04941504	SANFORD	DAVID	PATRICIA	SANFORD	9157 MEADOW VISTA RD		CHARLOTTE	NC	28213
2017-123	04941505	PELLERANO	JOSE LORENZO LOPEZ			12350 SW 132ND CTSTE 208		MIAMI	FL	33186
2017-123	04941506	ABUSAYMENH	DIRAR	RIHAM	ABUSAYMENH	9161 MEADOW VISTA ROAD		CHARLOTTE	NC	28213
2017-123	04941507	ALLEN SMITH	ANITA			4216 BEAUVISTA DR		CHARLOTTE	NC	28269
2017-123	04941508	PAGE	JONDREA TENEE			9165 MEADOW VISTA RD		CHARLOTTE	NC	28213
2017-123	04941509	HINSON	MATTHEW E			9167 MEADOW VISTA RD		CHARLOTTE	NC	28213
2017-123	04941510	GEHRIG	GARY BRUCE	KELDA ELIZABETH	GEHRIG	9169 MEADOW VISTA RD		CHARLOTTE	NC	28213
2017-123	04941511	DOWNS	CURTIS J	RHONDA R	DOWNS	1612 REVERDY OAKS DR		MATTHEWS	NC	28105
2017-123	04941512	WYATT	JOSEPH LARRY			9173 MEADOW VISTA RD		CHARLOTTE	NC	28213
2017-123	04941513	KISMET PROPERTIES INC				8068 CROSS CREEK LN		DENVER	NC	28037
2017-123	04941514	WILLIAMS	ROLAND L	BEVERLY G	WILLIAMS	9177 MEADOWS VISTA RD #304		CHARLOTTE	NC	28213
2017-123	04941515	PIRRI	RALPH			4175 SOUTH DECATUR BLVD	APT# 154	LAS VEGAS	NV	89103
2017-123	04941516	GARIEBALLA	ISAM			8611 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941517	AZAD	ABRAHAM S	ALI	AZAD	8613 CORALBELL LN UNIT 102		CHARLOTTE	NC	28213
2017-123	04941518	SHOEMAKER	PRESTON J JR			8615 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941519	BROWNING	MARSHALL			8617 CORALBELL LN UNIT 104		CHARLOTTE	NC	28213
2017-123	04941520	HANCOCK	MARY ELIZABETH	SHARON	DEVORE	8619 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941521	CLEVELAND	CALVIN O III	ROBIN	CLEVELAND	9766 TURNING WHEEL DR		CHARLOTTE	NC	28214
2017-123	04941522	HERRERA	LISANDRO			8623 CORABELL LN		CHARLOTTE	NC	28213
2017-123	04941523	ALLEN-SMITH	ANITA			4216 BEAUVISTA DR		CHARLOTTE	NC	28269
2017-123	04941524	OZIMEK	ERIK W	LINDSEY	OZIMEK	818 N NEW RIVER DR #108		SURF CITY	NC	28445
2017-123	04941525	BUTERA	EUGENE			8629 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941526	BRENDEMUEHL	JOSEPH SHEA			8631 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941527	GOEL	VIKASH	MEGHA	CHOUDHARY	8633 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941528	MARSOCCI	DAVID			8635 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941529	BARFIELD	AMY C			8637 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941530	KOCHNEV	GEORGY V			8639 CORALBELL LN UNIT 305		CHARLOTTE	NC	28213
2017-123	04941531	WISNIEWSKI	TIM J	TERRI R	WISNIEWSKI	5839 KENAI SPUR HWY		KENAI	AK	99611
2017-123	04941532	TODD	JEFFREY D	MAUREEN	TODD	8733 CORALBELL LN UNIT 102		CHARLOTTE	NC	28213
2017-123	04941533	BULLARD	CHRISTOPHER L			8735 CORALBELL RD		CHARLOTTE	NC	28213
2017-123	04941534	RICHARDSON	JEFFREY L			8737 CORABELL LN		CHARLOTTE	NC	28213
2017-123	04941535	JORDAN	MICHAEL D	KRISTON R	DICKSON	8739 CORABELL LN		CHARLOTTE	NC	28213
2017-123	04941536	HAN	DAN			8741 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941537	SILVER	RONALD M	DONNA L	SILVER	8743 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941538	MCDERMITT	ANDREW			288 GREEN DR SW		CONCORD	NC	28027
2017-123	04941539	REEDER	MICHAEL P	SHERLEIN	REEDER	7909 TURQUOISE DR		CHARLOTTE	NC	28215
2017-123	04941540	MACAULEY	JULIAN I			PO BOX 35473		CHARLOTTE	NC	28235
2017-123	04941541	KINCAID	RANDY S	BRENDA A	KINCAID	340 EAKER RD		BESSEMER CITY	NC	28016
2017-123	04941542	EPPI	HONTAH T			8753 CORALBELL LN		CHARLOTTE	NC	28213
2017-123	04941543	CASARENT LLC				4711 MIRABELLA PL		LUTZ	FL	33558
2017-123	04941544	CASARENT LLC				4711 MIRABELLA PL		LUTZ	FL	33558
2017-123	04941545	WILKINS	DAVID A	NANCY	WILKINS	1431 WEDDINGTON HILLS DR		WEDDINGTON	NC	28104



Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-123	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2017-123	Castle Gardens Representative	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2017-123	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2017-123	College Downs Community Association	Cheri	Strickland	8840 University City Blvd		Charlotte	NC	28213
2017-123	College Downs Community Association	Glenda	Martin	9013 Nottoway Dr		Charlotte	NC	28213
2017-123	College Downs Community Association	Meg	Morgan	9001 Nottoway Drive		Charlotte	NC	28213
2017-123	College Downs Community Association	Terry	Leonard	1821 Bonnie Lane		Charlotte	NC	28213
2017-123	College Downs Community Association, Inc	Sylvia L.	Nance	1928 Bonnie Ln		Charlotte	NC	28213
2017-123	Forest Glen Neighborhood	Katherine	Olson	7515 Batavia Ln		Charlotte	NC	28213
2017-123	Greenelefe Village Homeowners Association	Ursula	Smith	7800 Knollwood Cr		Charlotte	NC	28213
2017-123	Lakeview II At Faires Farm Homeowners Association	Alvin	Roland	1836 Jeffery Bryan Dr		Charlotte	NC	28213
2017-123	NC State Senate #40 Candidate	John	Aneralla	7714 Pickering Dr		Charlotte	NC	28213
2017-123	Shady Hills Community Association	Elliott	Glover	808 Carolyn Ln		Charlotte	NC	28213
2017-123	The Law Offices of Keith L. Howard, PLLC	Keith	Howard	301 McCullough Dr	Suite 400	Charlotte	NC	28262
2017-123	University City	Johnelle	Causwell	1320 Ivy Meadow Drive		Charlotte	NC	28213
2017-123	University Park	Kelly	Alexander	9201 University City Bv		Charlotte	NC	28223

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2017-123** filed by Harris Teeter, LLC to request the rezoning of an approximately .5268 acre portion of Town Center Plaza Shopping Center located at 8514 University City Boulevard from the B-1 SCD zoning district to the B-2 (CD) zoning district

Date and Time of Meeting: Wednesday, September 6, 2017 at 6:30 PM

Place of Meeting: Hilton Charlotte University Place
Walden Room
8629 JM Keynes Drive
Charlotte, NC 28262

We are assisting Harris Teeter, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department to request the rezoning of an approximately .5268 acre portion of Town Center Plaza Shopping Center located at 8514 University City Boulevard from the B-1 SCD zoning district to the B-2 (CD) zoning district. This .5268 acre portion of Town Center Plaza Shopping Center is generally located between the Harris Teeter store and University City Boulevard. The purpose of this rezoning request is to accommodate the development and operation of a fuel/gasoline center with a maximum 7 fuel pumps and 14 fueling stations and certain other limited uses on the rezoning 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 Wednesday, September 6, 2017 at 6:30 PM in the Walden Room at Hilton Charlotte University Place located at 8629 JM Keynes Drive in Charlotte, NC. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

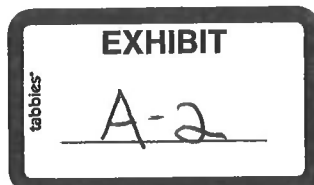
In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Greg Phipps, Charlotte City Council District 4 (via email)
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: August 25, 2017

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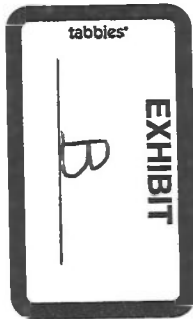
Harris Teeter, LLC, Petitioner
Rezoning Petition No. 2017-123

Community Meeting Sign-in Sheet

Hilton Charlotte University Place
Walden Room
8629 JM Keynes Drive
Charlotte, NC 28262

Wednesday, September 6, 2017

6:30 P.M.



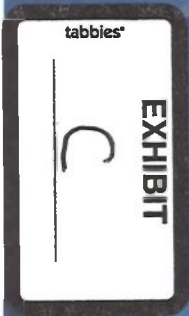
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Meg Morgan	9001 Nottoway Dr.	704-549-5728	
2.	Glenda Martin	9013 Nottoway Dr	704-609-8679	zuzupetals@Carolina.rr.com
3.	PATRICIA SANFORD	9157 MEADOW VISTA RD	704-464-6973	busyPATTY@aol.com.
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5.				
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10.				
11.				
12.				

Rezoning Petition No. 2017-123

Harris Teeter, LLC, Petitioner

Community Meeting

September 6, 2017



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Rezoning Team

- Garrett Maravetz, Harris Teeter, LLC
- Steve Blakley, Kimley Horn
- Maggie Jones, Kimley Horn
- John Carmichael, Robinson Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, October 16, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Wednesday, November 1, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, November 20, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

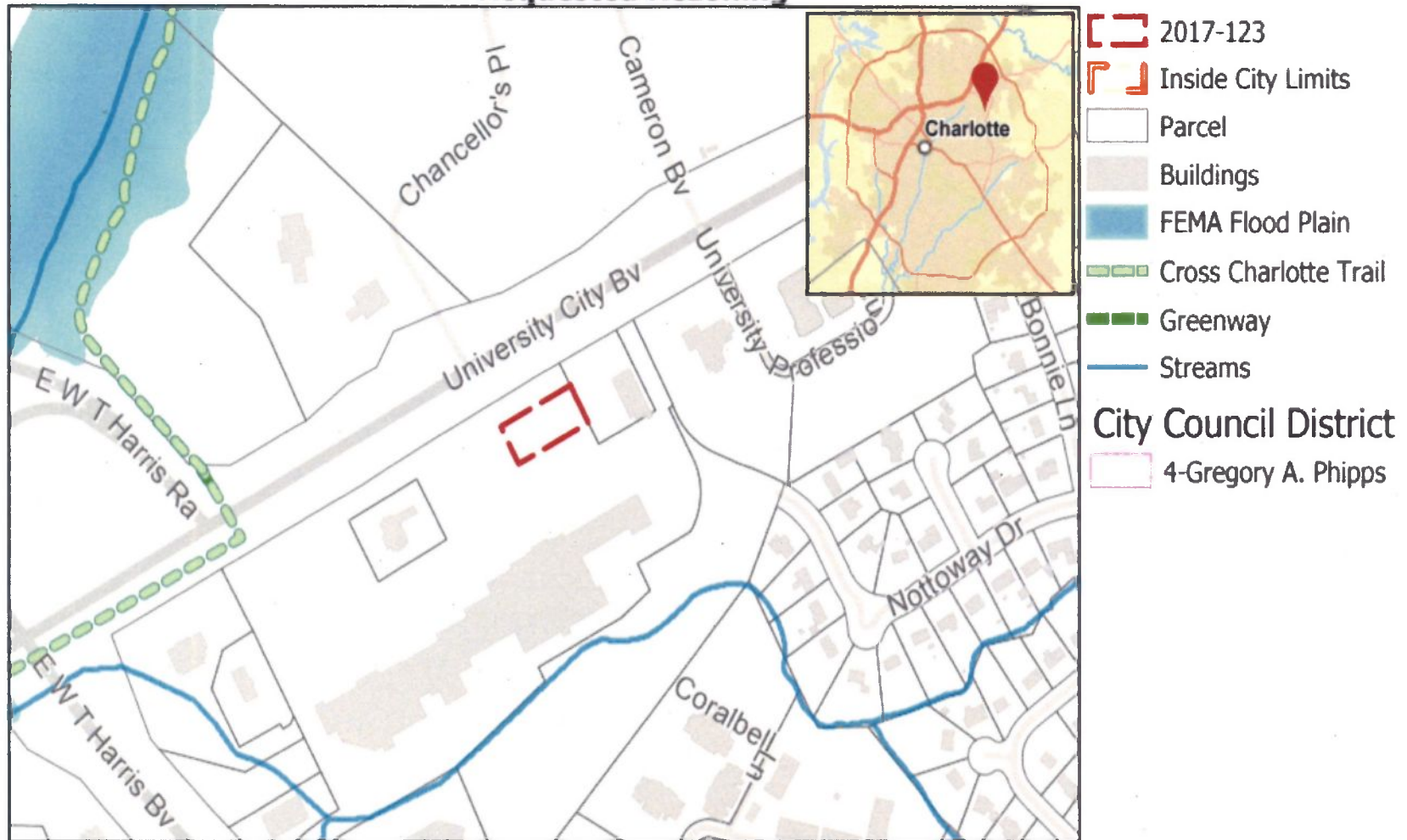
Site -- .5268 Acre Portion of Town Center Plaza



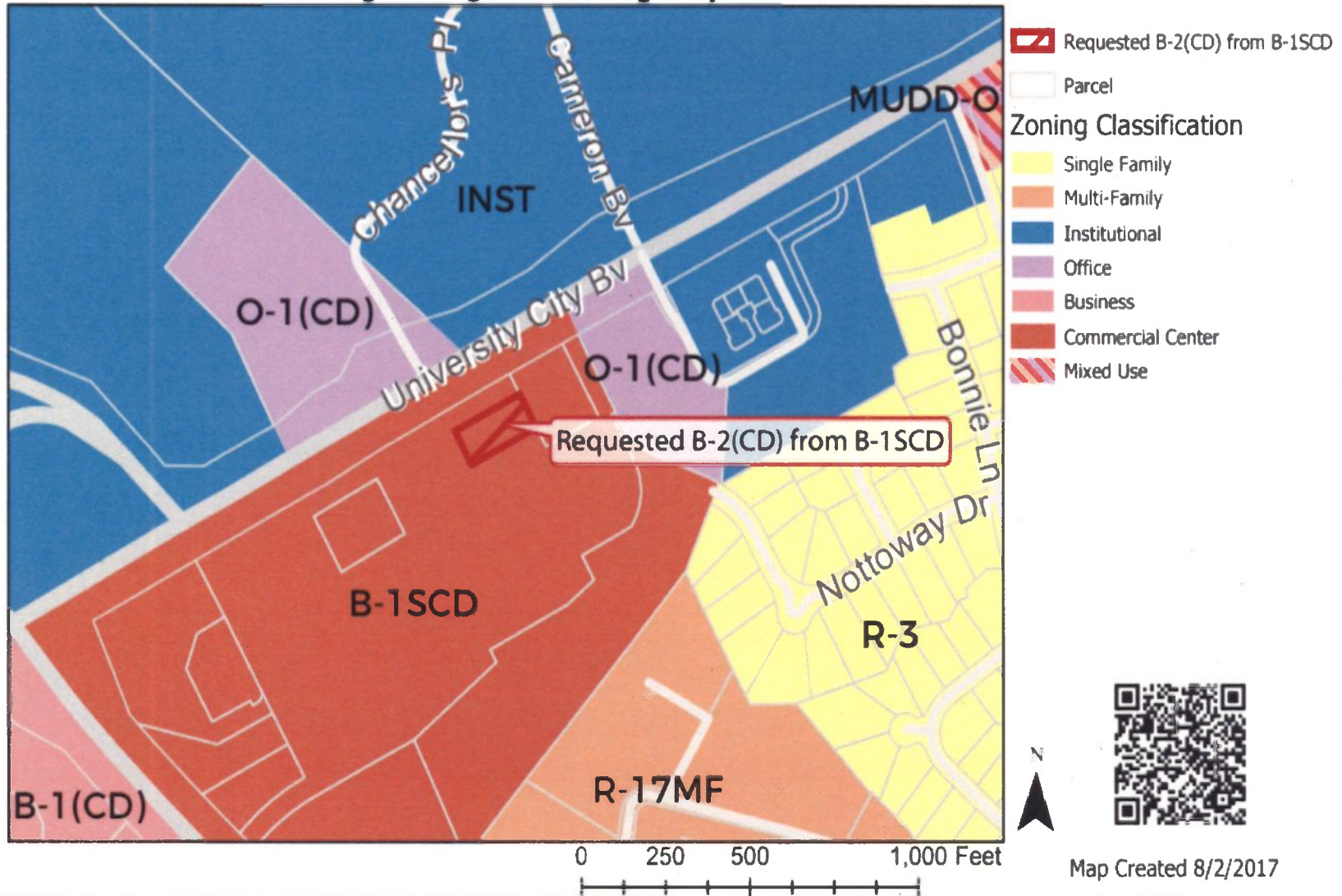
Site



Location of Requested Rezoning



Existing Zoning & Rezoning Request




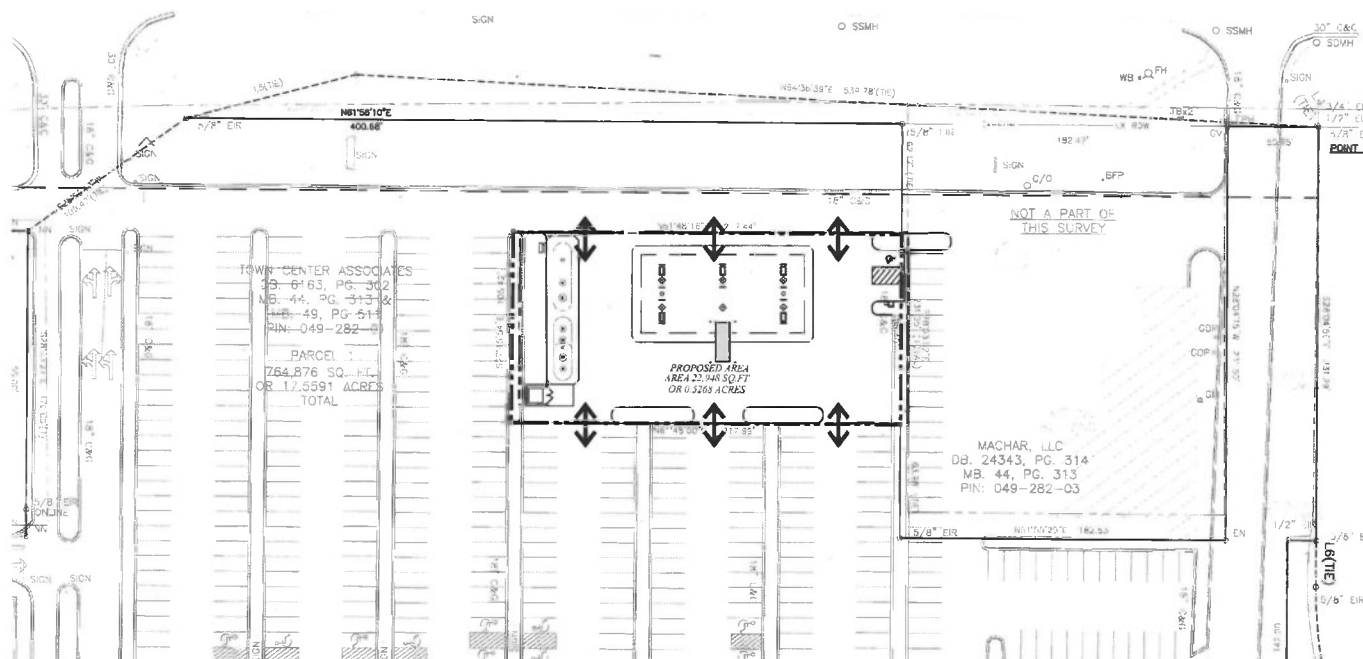


Rezoning Request

- Requesting the rezoning of this approximately .5268 acre site from the B-1 SCD zoning district to the B-2 (CD) zoning district to accommodate the development and operation of a fuel/gasoline center with a maximum 7 fuel pumps and 14 fueling stations and certain other limited uses on the site.

[illegible]VICINITY MA
MOORE & ASSOCIATES, INC.

LEGEND	
	REZONING BOUNDARY
	BUILDING ENVELOPE FOR FUEL CENTER ACCESSORY BUILDING
	RAILS ADJACENT ACCESS BOUNDARY



JULY 24, 2012

[illegible]

DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE TOWN ENGINEER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE ZONING MAP ARE SUBJECT TO SECTION 6.21 OF THE ORDINANCE.

2. PERMITTED UNDESIRABLE DEVELOPMENT LIMITATIONS

- (A) THE SITE MAY ONLY BE DEVOTED TO THE FOLLOWING USES:
- (1) OFFICE, FINANCIAL INSTITUTIONS, RESIDENTIAL, OR RESTAURANTS AND RETAIL
- (2) OFFICE, FINANCIAL INSTITUTIONS, RESIDENTIAL, OR RESTAURANTS AND RETAIL ASSOCIATED HEREWITH WITH THE MAXIMUM 250 SQUARE FEET OF THE ORIGINAL BUILDING REMAINING
- (3) RETAIL SALES OUT OF THE MAXIMUM 250 SQUARE FEET OF ORIGINAL BUILDING DESCRIBED BELOW
- (4) A MAXIMUM OF ONE ACCESSORY BUILDING FOR THE FULL GASOLINE CENTER, MAY BE LOCATED ON THE SITE, AND THE MAXIMUM FLOOR AREA OF THE ACCESSORY BUILDING SHALL BE 750 SQUARE FEET. THE ACCESSORY BUILDING MAY BE USED FOR OFFICE, STORAGE, WAREHOUSE, RETAIL SALES, RESTROOM FACILITIES AND VENDING MACHINES
- (5) OUTDOOR MERCHANDISING AND VENDING MACHINES
- (6) A MAXIMUM OF ONE ACCESSORY BUILDING FOR THE FULL GASOLINE CENTER, MAY BE LOCATED ON THE SITE, AND THE MAXIMUM FLOOR AREA OF THE ACCESSORY BUILDING SHALL BE 750 SQUARE FEET. THE ACCESSORY BUILDING MAY BE USED FOR OFFICE, STORAGE, WAREHOUSE, RETAIL SALES, RESTROOM FACILITIES AND VENDING MACHINES
- (7) AN EXPRESS LAKE HOLE CRESTOR PAVILION W/ PULP FOR A GROCERY STORE LOCATED OUTSIDE CENTER PLAZA SHOPPING CENTER
- (8) ACCESSORY BUILDING FOR THE FULL GASOLINE CENTER MAY HAVE A MAXIMUM OF 750 SQUARE FEET OF FLOOR AREA
- (9) ELECTRIC, CABLE/TELEPHONE STATIONS

- B. A CAR WASH SHALL NOT BE PERMITTED ON THE SITE.

TRANSPORTATION

A. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND THE DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY (TOD AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

4. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THE PRESENT ZONING ORDINANCE SHALL BE DEEMED TO BE IN FULL FORCE AND EFFECT, UNLESS THE BOARD AMENDS IN THE MANNER PROVIDED UNDER THE ORDINANCE. THE BOARD'S FINDING UPON AND DUE TO THE BENEFIT OF PETITIONER AND THE EVIDENT AND REASONABLE CIRCUMSTANCES OF THE SITE AND THE IMPROVED SUCCESSORS IN INTEREST AND ASSIGN.
- THE BOARD SHALL DEVELOP DEVELOPMENT STANDARDS, THE TERMS OF WHICH SHALL BE DEEMED TO INCLUDE THE TERMS, DEEDS, PERSONAL REPRESENTATIVE, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THROUGH ANY SUBSEQUENT REZONING PETITION. THE BOARD SHALL BE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



811

Know what's below.
Call before you dig.

Kimley»Horn

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SUITE 100
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BRUNN TEETER FUEL CENTER
STORE #258 UNIVERSITY
8000 UNIVERSITY CITY BLVD
CHARTER OAK, NORTH CAROLINA 28013
MECKLENBURG COUNTY
REZONING PETITION #2017-

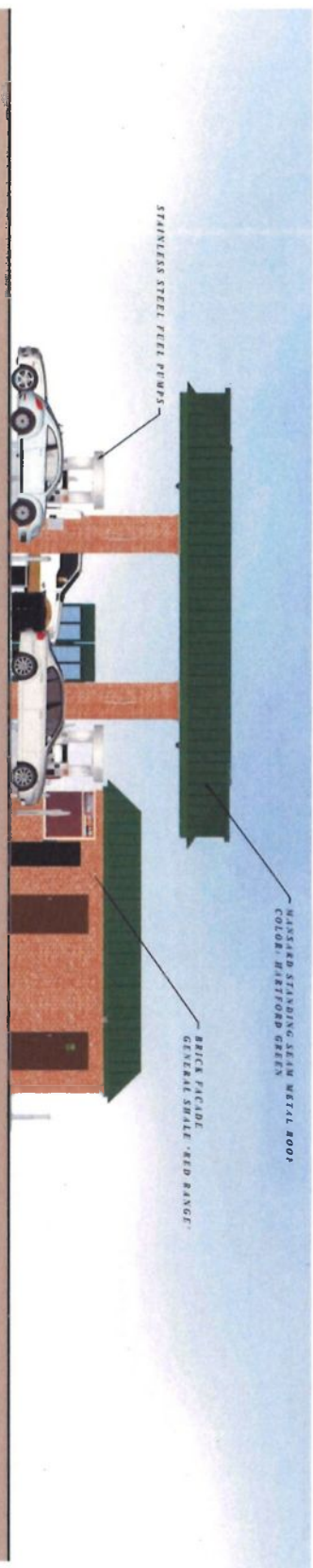
FUEL CENTER SITE
PLAN AND
REZONING NOTES

DESIGNED BY:	MJ
DRAWN BY:	PH
CHECKED BY:	ML
DATE:	07/14/2017
PROJECT#:	015640050

RZ-2



North Elevation
Scale: 1/4" = 1'-0"



West Elevation
Scale: 1/4" = 1'-0"

HARRIS TEETER FUEL CENTER - UNIVERSITY, CHARLOTTE, NC - STORE #258



Harris Teeter
Neighborhood Food & Pharmacy

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Questions and Comments