

COMMUNITY MEETING REPORT  
**Petitioner: QuikTrip Corporation**  
Rezoning Petition No. 2017-147

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 October 27, 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 Thursday, November 9, 2017 at 6:30 PM in the Fellowship Hall at Hoskins Avenue Baptist Church located at 101 South Hoskins Road 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 this is the official Community Meeting relating to Rezoning Petition No. 2017-147.

John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, December 18, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Thursday, January 4, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center, and City Council will render a decision on this rezoning request on Tuesday, January 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that as you know, QuikTrip is currently building a convenience store with gasoline sales on an approximately 1.85 acre site located at the intersection of Brookshire Boulevard and North Hoskins Road. The store is currently scheduled to open on November 30, 2017.

A convenience store with gasoline sales and a car wash was previously located on the front portion of this site. The front portion of this 1.85 acre site was previously zoned B-2 (CD), and the rear portion was previously zoned R-5.

On July 18, 2016, the entire 1.85 acre site was rezoned to the B-1 (CD) zoning district to accommodate the QuikTrip store. John Carmichael then shared and discussed the currently approved B-1 (CD) Conditional Rezoning Plan for the 1.85 acre site.

John Carmichael then shared and discussed the Conditional Rezoning Plan relating to this Rezoning Petition (Rezoning Petition No. 2017-147). John Carmichael stated that QuikTrip has filed this Rezoning Petition with the City of Charlotte requesting that a portion of a parcel of land located immediately to the east of the site (owned by Ms. Dorothy Keistler) be rezoned from the R-5 zoning district to the B-1 (CD) zoning district so that this property can be incorporated into the QuikTrip site. Pursuant to this Rezoning Petition, QuikTrip is also requesting an amendment to the approved Conditional Rezoning Plan for the remainder of the site. The additional property would be used for portions of the required tree save area and buffer.

QuikTrip has determined that it would like to add 8 parking spaces on the eastern portion of the site as shown on the Conditional Rezoning Plan.

Adding these parking spaces would push the required tree save area and buffer further to the east, and portions of the required tree save area and buffer would then spill onto a portion of Ms. Keistler's property. Because portions of the required tree save area and buffer would be located on a portion of Ms. Keistler's property, the relevant portion of Ms. Keistler's property must be rezoned to the B-1 (CD) zoning district in order to permit portions of the required tree save area and buffer to be located on the relevant portion of Ms. Keistler's property. The 8 additional parking spaces would be located on the original 1.85 acre QuikTrip site.

John Carmichael stated that a 75 foot Class B buffer would be located along a portion of the eastern boundary of the site, and the buffer would taper down to 30 feet as you move south and then increase to 33 feet near North Hoskins Road.

John Carmichael stated that the tree save area would be located along the eastern edge of the site, and a double sided wood fence would be installed along the eastern edge of the site as shown on the Conditional Rezoning Plan.

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.

- In response to a question, John DiBernardo of QuikTrip stated that if this Rezoning Petition is approved, two more homes on North Cloudman Street would be removed.
- In response to a question, Jeff Edney shared the landscaping plan for the site, and he stated that the red trees on the landscaping plan represent the new trees that will be planted in the tree save area. He stated that 18 new trees would be planted.
- In response to a question, John DiBernardo stated that QuikTrip has entered into an agreement with Ms. Keistler to purchase a portion of her property.
- An area resident who lives on North Cloudman Street to the east of the 1.85 acre QuikTrip site (Mr. McKnight) expressed concerns about the traffic that will be generated by the QuikTrip Store and the narrow width of North Cloudman Street. Mr. McKnight stated that it is already difficult for two cars to pass each other on North Cloudman Street, and he is concerned that trucks and vehicles coming to and leaving QuikTrip will travel down North Cloudman Street. Jeff Edney stated that QuikTrip has widened North Cloudman Street along the site's frontage on North Cloudman Street. Mr. McKnight stated that the narrow width of North Cloudman Street will create a difficult situation. He stated that a truck was recently parked on North Cloudman Street in front of his home, and a school bus could not get by the parked truck.

- An area resident asked about the Community Meeting relating to the prior rezoning of the site in 2016, and she wanted to know why she did not get notice of that meeting. Other attendees stated that they did not get notice of the Community Meeting relating to the prior rezoning of the site. John Carmichael stated that he used the invitation list provided by the Planning Department for the Notice of Community Meeting, and the invitation list is comprised of property owners within 300 feet of the site and registered associations and leaders within a mile of the site. John Carmichael assured everyone that all required procedures were followed in connection with the prior rezoning. An area resident stated that she would have liked to have known about the previous Community Meeting.
- In response to concerns expressed about traffic, Judy Allie stated that QuikTrip would be happy to contribute funds to the City to pay for the installation of speed bumps on North Cloudman Street. Judy Allie stated that in connection with the prior rezoning, a traffic study was performed, and according to the traffic study, only 2 percent of the traffic from the QuikTrip store will travel down North Cloudman Street.
- An area resident stated that QuikTrip's customers will travel down North Cloudman Street.
- John Carmichael stated that the way it would work would be that QuikTrip would contribute funds to CDOT for the installation of speed bumps on North Cloudman Street, and CDOT would hold the funds for 5 years. If during that 5 year period CDOT determined to install speed bumps on North Cloudman Street, CDOT would use the funds to pay for the speed bumps. If CDOT did not determine to install speed bumps on North Cloudman Street within that 5 year period, the funds would be returned to QuikTrip. Whether or not speed bumps would be installed on North Cloudman Street would be determined by CDOT.
- In response to a question, Judy Allie stated that QuikTrip wants the 8 additional parking spaces for employee parking and to improve circulation.
- Mr. McKnight stated that the driveway on North Cloudman Street concerns him. An area resident stated that maybe a no right turn sign could be placed at the driveway on North Cloudman Street to dissuade drivers from exiting QuikTrip and taking a right turn onto North Cloudman Street. Judy Allie stated that QuikTrip could not enforce such a restriction.
- John DiBernardo stated that the area residents who attended the Community Meeting relating to the previous rezoning wanted the driveway connection to North Cloudman Street.
- Mr. McKnight stated that QuikTrip is now tearing down two more homes and coming further down North Cloudman Street.
- An area resident suggested that QuikTrip widen the remainder of North Cloudman Street. In response, Judy Allie stated that it would be up to the City to widen the remainder of North Cloudman Street. Additionally, there would be right of way issues relating to the further widening of North Cloudman Street. QuikTrip did widen that portion of North Cloudman Street that is immediately adjacent its site.
- An area resident stated that before CDOT will install speed bumps on a street, there needs to be a certain number of vehicular trips on the street.
- An area resident reiterated the traffic concerns and stated that vehicles will travel down North Cloudman Street.

- An area resident stated that people will drive to this store because QuikTrip is a nice store.
- An area resident stated that it will be unsafe to take a left turn out of the QuikTrip site onto North Hoskins Road during certain times of the day.
- An area resident asked what QuikTrip could do for the community and suggested that QuikTrip install curb along the south side of North Cloudman Street to Black Avenue. Judy Allie stated that QuikTrip could not install curb along the south side of North Cloudman Street to Black Avenue. There is not existing right of way to accommodate those improvements.
- An area resident stated that QuikTrip would be creating a bad traffic situation on North Cloudman Street.
- An area resident suggested that QuikTrip install landscaping or bollards in the yards on North Cloudman Street.
- Mr. McKnight reiterated that North Cloudman Street is too narrow to accommodate the traffic.
- An area resident stated that the neighbors could not afford to oppose QuikTrip last time. John Carmichael stated that the Community Meeting relating to the prior rezoning was pretty positive.
- An area resident stated that we need new businesses in the community and suggested that QuikTrip could possibly hold a safety event on its site.
- An area resident suggested that QuikTrip could possibly assist with getting restroom facilities installed at Eve Barber Park, which is located in the community.
- John Carmichael stated that QuikTrip will consider the suggestions offered tonight and follow up with the attendees.
- An area resident stated that she did not get notice of the prior rezoning of the site for the QuikTrip store. John DiBernardo described his communications with adjacent property owners in connection with the prior rezoning. An area resident stated that only a few neighbors approved the QuikTrip.

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

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

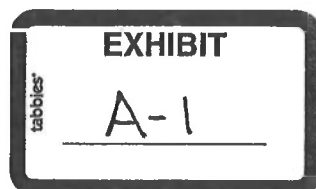
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 13<sup>th</sup> day of November, 2017.

**QuikTrip Corporation, Petitioner**

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

Pet_No	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-147	Benton Woods	Bill	Riggs	4157 Tillman Rd		Charlotte	NC	28208
2017-147	Brookfield Neighborhood Association	Eva	Barber	4938 Ridgeley Dr		Charlotte	NC	28208
2017-147	Glenwood Neighborhood Association	Cora	Robinson	3900 Barlowe Rd		Charlotte	NC	28208
2017-147	Glorious Church Of God Inc	Doretha	Huey	601 Dewolfe St		Charlotte	NC	28208
2017-147	Hoskins Community	Brenda	Stevenson	3900 Gossett Av		Charlotte	NC	28208
2017-147	Lakewood Community Development Corpotation	Scott	Terry	211 Lakewood Av		Charlotte	NC	28208
2017-147	Lakewood Neighborhood Alliance	Chini	Nichols	212 Halsey Street		Charlotte	NC	28208
2017-147	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2017-147	Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave		Charlotte	NC	28208
2017-147	Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2017-147	Northwest Service Center	Eleanor	Washington	3401 Kentucky Av		Charlotte	NC	28216
2017-147	Thomasboro Neighborhood Association	Mary	Wallace	119 Bradford Dr		Charlotte	NC	28208
2017-147	Thomasboro Neighborhood Association	Renee	Jones	4125 Welling Av		Charlotte	NC	28208
2017-147	Thomasboro/Hoskins	Shamaiye K.	Crenshaw	319 Goff Street		Charlotte	NC	28208



Pet_No	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-147	03901101	CRIDER	JOHN			206 PARK AVE WEST		CHARLOTTE	NC	28203
2017-147	03901102	MOTELY	GREGORY M			4229 LA BREA DR		CHARLOTTE	NC	28216
2017-147	03901103	GOLDEN B ENTERPRISES LTD				1111 CENTRAL AVE SUITE 300		CHARLOTTE	NC	28204
2017-147	03901104	MOTLEY	GREGORY M			4229 LA BREA DR		CHARLOTTE	NC	28216
2017-147	03901106	SMITH	PEARL JONES			PO BOX 33214		CHARLOTTE	NC	28233
2017-147	03901107	MCNEELY	JACK R			7992 SHADY OAK TR,UNIT 147		CHARLOTTE	NC	28210
2017-147	03901199	SMITH	PEARL JONES			PO BOX 33214		CHARLOTTE	NC	28233
2017-147	03901501	FONG	BARRY L (REV TRUST)	VICTORIA F (REV TRUST)	FONG	PO BOX 1302		TIBURON	CA	94920
2017-147	03901508	SHREEJI PROPERTIES INC				PO BOX 79297		CHARLOTTE	NC	28271
2017-147	03902320	GCA PROPERTY INC				408 SKYLAND AVE		CHARLOTTE	NC	28205
2017-147	03902321	LATIS	VASILE PALINCAS			366 E MAIN ST		ROCK HILL	SC	29730
2017-147	03903509	WEST	OTHO LEON JR	JR		1701 RONALD ST		CHARLOTTE	NC	28216
2017-147	03903510	THE FAMILY TRUST OF OTHO LEON WEST JR				1701 RONALD ST		CHARLOTTE	NC	28216
2017-147	03903511	MOUJAHID	KARIM			1913 STROUD PARK CT		CHARLOTTE	NC	28206
2017-147	03903601	POPLAR HOLDINGS LLC				568 JETTON ST SUITE 200		DAVIDSON	NC	28036
2017-147	03903602	RUFF	DONALD A			2014 MALLARD PINE CT		CHARLOTTE	NC	28262
2017-147	03903613	EA	SENG A			31 BETTY ANN LN		DRACUT	MA	01826
2017-147	03904302	HUNTLEY	PAMELA L			252 N DAKOTA ST		CHARLOTTE	NC	28216
2017-147	03904303	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2017-147	03904304	W H KEISTLER JR FAMILY TRUST				302 DAKOTA ST		CHARLOTTE	NC	28216
2017-147	03904305	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2017-147	03904307	INMAN	JERRY DEAN			214 N DAKOTA ST		CHARLOTTE	NC	28216
2017-147	03904308	HUGGINS	RICHARD M	LEIGH H		831 SARDIS COVE DR		CHARLOTTE	NC	28270
2017-147	03904310	MARTIN	WILLIAM B III			3608 SCHOOL HOUSE LN		CHARLOTTE	NC	28226
2017-147	03904312	REEBA ENTERPRISES LLC				8000 STEVENS MILL RD		MATTHEWS	NC	28104
2017-147	03904313	FOUR J PROPERTIES LLC				7169 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2017-147	03904314	KING	WILLIAM			3970 39TH ST. E		NITRO	WV	25143
2017-147	03904315	SHAW	SHIRLEY KEISTLER			209 N CLOUDMAN ST		CHARLOTTE	NC	28216
2017-147	03904316	LOR	CHUE			211 N CLOUDMAN ST		CHARLOTTE	NC	28216
2017-147	03904317	MCRORIE	BAXTER L			PO BOX 38077		ROCK HILL	SC	29732
2017-147	03904318	TONGSRI	EKSUPAR			415 GRAND ST #E		NEW YORK	NY	10002
2017-147	03904402	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2017-147	03904403	MCKNIGHT	HOWARD D	LUTICIA C		214 N CLOUDMAN ST		CHARLOTTE	NC	28216
2017-147	03904404	MCRORIE	BAXTER L			PO BOX 38077		ROCK HILL	SC	29732
2017-147	03904405	KEISTLER	DOROTHY R			302 DAKOTA ST		CHARLOTTE	NC	28216
2017-147	03904407	QUIKTRIP CORPORATION				PO BOX 3475		TULSA	OK	74101
2017-147	03904412	WEAVER	ROBERT BOYD JR			501 TODDVILLE RD		CHARLOTTE	NC	28214
2017-147	03904413	RICHARDSON	ANGIE			245 N HOSKINS RD		CHARLOTTE	NC	28216
2017-147	03904414	HASHEMLOO	HASSAN			4300 BRIDGEWOOD LN		CHARLOTTE	NC	28226
2017-147	03904415	MENG	NAVY			4023 BROOKSHIRE BLVD STE D		CHARLOTTE	NC	28216
2017-147	03904416	THE IRA CLUB				79 W MONROE ST STE 1208		CHICAGO	IL	60603
2017-147	03904419	FOUR J PROPERTIES LLC				7169 PLEASANT GROVE RD		CHARLOTTE	NC	28216
2017-147	03904420	SMITH	MIRIAM M			235 N HOSKINS RD		CHARLOTTE	NC	28216

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2017-147** filed by QuikTrip Corporation to request the rezoning of an approximately 2.045 acre site located on the northeast corner of the intersection of Brookshire Boulevard and North Hoskins Road from the B-1 (CD) and R-5 zoning districts to the B-1 (CD) S.P.A. and B-1 (CD) zoning districts

**Date and Time of Meeting:** Thursday, November 9, 2017 at 6:30 p.m.

**Place of Meeting:** Hoskins Avenue Baptist Church  
Fellowship Hall  
101 South Hoskins Road  
Charlotte, NC 28208

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 2.045 acre site located on the northeast corner of the intersection of Brookshire Boulevard and North Hoskins Road from the B-1 (CD) and R-5 zoning districts to the B-1 (CD) S.P.A. and B-1 (CD) zoning districts. A QuikTrip Convenience Store with gasoline sales is currently under construction on a portion of the site, and the purposes of this rezoning request are to incorporate a portion of an adjacent parcel of land into the QuikTrip site, relocate the required tree save area onto the relevant portion of the adjacent parcel of land and increase the number of parking spaces 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.

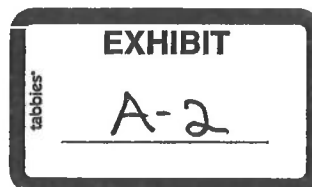
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, November 9, 2017 at 6:30 p.m. in the Fellowship Hall at Hoskins Avenue Baptist Church located at 101 South Hoskins Road in 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: Ms. Carlenia Ivory, Charlotte City Council District 2 (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: October 27, 2017



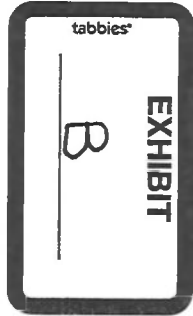
QuikTrip Corporation, Petitioner  
Rezoning Petition No. 2017-147

Community Meeting Sign-in Sheet

Hoskins Avenue Baptist Church  
Fellowship Hall  
101 South Hoskins Street  
Charlotte, NC 28208

Thursday, November 9, 2017

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Gloria Knox	4337 Birkdale Dr	704 399-1208	gloria.knox@bellsouth.net
2.	Russie Jetter	4326 Ridgely Dr.	704-392-0669	
3.	Minnie Danner	4300 Toluca Pl. city	704-399-8031	
4.	Shamaye K. Haynes	319 Goff Street	(613)884-8822	Shamaye@yahoo.com
5.	Janice Sams	4700 Ridgely	(704) 399-0208	
6.	Ann A. Janelle	4629 Ridgely Dr.	704-394-3861	
7.	Sarah Poole	4321 Ridgely Dr	704.399.7537	
8.	Howe M Knight	214 N Clodman St	704-891-0894	howe-ms58@ig-mail.com
9.	Dave & Chini Nichols	212 Halsey St.	704-651-1368	
10.	Eva B. Barber	4938 Ridgely Dr.	704-393-2857	EBarber3@carolina.rr.com
11.	Ungun	307 N Hoskins Dr		
12.	Shawn Smith	PO Box 33214 Alt. NC	704-460-2256	shawn@pearlrealtync.com