COMMUNITY MEETING REPORT
**Petitioner: QuikTrip Corporation**
Rezoning Petition No. 2017-182

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 December 28, 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 Tuesday, January 9, 2018 at 6:30 PM at Assurance United Methodist Church located at 9700 Mt. Holly-Huntersville Road in Huntersville, 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, Paulette Morin and Craig Romrell of QuikTrip Corporation, Duane Ensor of Freeland & Kauffman, Randy Goddard of Design Resource Group 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 meeting and he introduced himself and the Petitioner's representatives. John Carmichael stated that this is the Community Meeting relating to Rezoning Petition No. 2017-182.

John Carmichael then provided the agenda for the meeting and the potential schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this Rezoning Petition contains approximately 12.14 acres and is located on the west side of West W.T. Harris Boulevard, south of Lake Spring Avenue and north of Interstate 485. John Carmichael shared aerial photographs of the site.

John Carmichael stated that the site is currently zoned R-3, which is a single family zoning district. Utilizing a power point slide, John Carmichael pointed out the zoning of the adjacent and nearby parcels of land.

John Carmichael stated that QuikTrip is requesting that the site be rezoned to the B-2 (CD) zoning district to accommodate a multi-use commercial development on the site that would contain a QuikTrip convenience store with gasoline sales and other commercial uses. John Carmichael stated that the "CD" indicates a conditional zoning district. This means that if the

rezoning request is approved, the site can only be developed in accordance with the approved rezoning plan.

John Carmichael then shared the rezoning plan. John Carmichael stated that the site is currently divided into 4 development areas under the Rezoning Plan. The development areas are designated as Development Areas A, B, C and D. A QuikTrip convenience store with gasoline sales would be located on Development Area A.

An undisturbed 56.25 foot Class B buffer and a 6 foot tall wooden fence would be established and installed along the western and northern boundaries of the site and along a portion of the southern boundary of the site. John Carmichael pointed out the vehicular access point into the site.

The maximum building height in Development Area A would be 25 feet. The maximum building height in Development Area B would be 40 feet and the maximum building height in Development Areas C and D would be 48 feet.

John Carmichael then shared a proposed revised rezoning plan that would divide the site into 5 development areas.

John Carmichael then shared the proposed allowed uses for the site. John Carmichael stated that QuikTrip would work with the neighbors on the allowed uses for the site.

John Carmichael showed the elevations of the proposed QuikTrip store.

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 it is difficult to turn out of Lake Spring Avenue onto West W.T. Harris Boulevard. Randy Goddard stated that QuikTrip has been working with NCDOT for a long time on this proposed development. QuikTrip had to go through a process to obtain a break in the controlled access on West W.T. Harris Boulevard. Randy Goddard then described the transportation improvements that QuikTrip would be required to install in connection with this development. QuikTrip would fully mitigate the traffic impacts that would be generated by this development. QuikTrip prepared a traffic study for this development that was approved by NCDOT.

- An attendee stated that you cannot get out of the neighborhood now and that these transportation improvements will not help that situation. Randy Goddard stated that he understands the concerns. He stated that the majority of the vehicular trips will come from the interstate. Randy Goddard stated that there have been some discussions with CDOT about QuikTrip possibly adding a second lane on West W.T. Harris Boulevard from Lake Spring Avenue to Mt. Holly-Huntersville Road. This attendee did not feel that improvement would help the situation either.

- In response to a question, Randy Goddard stated that a traffic signal cannot be installed at the intersection of Lake Spring Avenue and West W.T. Harris Boulevard due to spacing issues.

- An attendee asked how QuikTrip convinced the State to allow underground storage tanks next to a residential area. This attendee asked if there are safety measures for leaks. Paulette Morin stated that there would be safety measures such as double walled tanks and an electronic monitoring system. If there is a leak, the second wall retains it.

- An attendee asked what the tanks are made of, and Paulette Morin stated that she is not sure, but that she will get that information.

- An attendee stated that he has an environmental concern with dry cleaners. Paulette Morin stated that they will look at removing dry cleaners as a permitted use.

- In response to a question, Paulette Morin showed the location of the underground tanks on the rezoning plan.

- An attendee asked about the site located across West W.T. Harris Boulevard that QuikTrip had originally considered. John DiBernardo stated that after speaking with NCDOT about that site, QuikTrip decided not to pursue it and dropped the contract on that site.

- An attendee asked if QuikTrip as done any studies regarding the impact on crime of a QuikTrip store and the impact of a QuikTrip store on the values of adjacent parcels of land. John DiBernardo stated that he is not aware of any studies, but he does not believe a QuikTrip store has an adverse impact on the values of adjacent and nearby parcels.

- An attendee stated that they are concerned that this development would harm their property values.

- Paulette Morin stated that every QuikTrip store is a "Safe Place" and has state of the art security. Every inch of the lot is monitored 24 hours a day.

- An attendee stated that QuikTrip's security system protects the store, not the neighborhood.

- An attendee stated that a 6 foot tall wooden fence would not be a deterrent to people entering the neighborhood. This attendee is concerned about a possible increase in crime. This attendee wants a large concrete barrier, such as a sound wall.

- An attendee asked if QuikTrip knew the specific uses for the other parts of the site, and Paulette Morin stated that they do not at this time.

- An attendee asked why QuikTrip would like to put a store on this site, and John DiBernardo stated that area residents have asked for another store in this area.

- In response to a question about the site located across West W.T. Harris Boulevard that QuikTrip had previously considered, John DiBernardo stated that locating on that site would have impacted the access to the neighborhood.

- In response to a question, Paulette Morin stated that the uses of the site are limited by the number of vehicular trips that the uses would generate per NCDOT.

- In response to a question as to why conversations with the community were not held sooner, John DiBernardo stated that QuikTrip had to go through the break in controlled access and traffic study processes with NCDOT before starting the rezoning process. Once the break in controlled access was approved by NCDOT, the rezoning process was started.

- An area resident asked if the entire site would be cleared when the QuikTrip store is built, and Paulette Morin stated that would be up to the community. John DiBernardo stated that the only work would be the construction of the QuikTrip and the entrance road until other portions of the site are ready to be developed.

- In response to a question, John DiBernardo stated that the 6 foot tall wooden fence would be located on the site.

- In response to a question regarding exterior lights, John Carmichael stated that the maximum height of any freestanding light fixtures would be 21 feet and such lights would be fully capped and shielded.

- In response to a question, John DiBernardo stated that Development Areas C and D would need to be developed to make the development work financially. However, QuikTrip could potentially increase the size of the buffer.

- An attendee stated his view of the major flaws of this proposal. These flaws are: using a wooden fence, the size of the buffers, underground storage tanks and traffic. This attendee stated that the rezoning plan does not adequately address traffic issues. John DiBernardo mentioned possibly adding a second lane on West W.T. Harris Boulevard from Lake Spring Avenue to Mt. Holly-Huntersville Road.

- In response to a question, Randy Goddard stated that he would make the traffic study available upon request.

- In response to a question, Randy Goddard stated that the growth rate in the traffic study considers traffic generated by other developments.

- In response to a question, John Carmichael stated that a truck stop would not be a permitted use on the site.

- In response to a question, John DiBernardo stated that QuikTrip is looking into what it can do to accommodate electric cars.

- In response to a question, John DiBernardo stated that the QuikTrip store would be a 24 hour store.

- An attendee expressed a concern that 48 foot tall buildings could be located on Development Areas C and D. John DiBernardo stated that they will look at reducing the maximum building height on Development Areas C and D.

- An attendee stated that she desired a taller fence, and John DiBernardo stated that they would consider increasing the height of the fence.

- An attendee asked what happens if QuikTrip closes this store. John DiBernardo stated that both the State and QuikTrip have requirements that must be followed if a store is closed. Everything is removed except for the building, concrete and storm water system. QuikTrip must obtain a release letter from the State. QuikTrip has been in business since 1958, so we don't anticipate going away.

- An attendee stated that they have rivers in their back yards now and asked about storm water measures for the site. Duane Ensor described the on-site storm water measures that would be installed. The site would have to meet all storm water regulations.

- In response to a question, John DiBernardo showed potential locations for storm water ponds.

- In response to a question, Duane Ensor stated that the storm water ponds would be dry most of the time.

- In response to a question, John DiBernardo noted QuikTrip stores that are located in proximity to residential uses. He mentioned sites at Plaza and Harris and Brookshire Boulevard and Hoskins Road and a site in Cornelius.

- In response to a question, John DiBernardo stated that a use on Development Area B, including a restaurant, could have a drive through window.
- In response to a question, John DiBernardo stated that QuikTrip would not want a McDonald's or a Starbucks on Development Area B since they compete with QuikTrip.
- In response to a question, John DiBernardo stated that they want to work with area residents to hopefully develop a list of uses that area residents are comfortable with on this site.
- In response to a question, John DiBernardo stated that QuikTrip is not currently considering any other sites in the vicinity of this site.
- Paulette Morin stated that the underground storage tanks are double walled fiberglass tanks.
- A general discussion ensued regarding crime in the area.
- In response to a question, John DiBernardo stated that QuikTrip has the site under contract and does not currently own the site.
- An attendee stated that she would like to see a police substation on the site.

John Carmichael thanked the attendees 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:**

Among other things, Petitioner increased the width of portions of the buffer areas, committed to install an 8 foot tall masonry wall along portions of the perimeter of the site and developed a list of permitted uses as a result of the Community Meeting and subsequent meetings with area residents.

Respectfully submitted, this 12th day March, 2018.

**QuikTrip Corporation, Petitioner**

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

| 2017-182 | TAXPID | OWNERLASTN | OWNERFIRST | COWNERFIRS | COWNERLAST | MAILADDR1 | MAILADDR2 | CITY | STATE | ZIPCODE |
|---|---|---|---|---|---|---|---|---|---|---|
| 2017-182 | 02521101 | WEDGEWOOD HOMEOWNERS | ASSOCIATION | | | 219 E KINGSTON AVE | | CHARLOTTE | NC | 2803 |
| 2017-182 | 02521102 | ALVARENGA | JUAN A MENJIVAR | IRIS YOLANDA | RIOS | 9416 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521103 | RICHARDSON | KIM | CLIFF | NESBIT | 9412 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521104 | HILL | JOSEPH E III | | | 9406 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521105 | GONZALEZ | SONIA CASTILLA | BOONE | HOBBS | 9400 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521106 | JONES | DONDE B | | | 9324 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521107 | SMITH | JEROME | ELIZABETH | SMITH | 9318 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521108 | BATES | NORBERTA FUENTES | | | 9312 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521109 | ST HILL-BLAKE | TRACEY | | TRACEY ST HILL-BLAKE LIVING TRUST | 9306 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521110 | ST HILL | TERRENCE V | SHEILA DIANE | ST HILL | 9300 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521111 | PULLEN | GARRY L | PAMALA S | PULLEN | 9216 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521112 | KEPHART | AARON D | MARCIA S | KEPHART | 9208 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521113 | DEWITT | SHERRIE L. | | | 8807 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521114 | GRIGGS | KIMBERLY A | | | 8813 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521115 | TOEPFER | GREGORY R | MARY M | TOEPFER | 8819 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521116 | CLINARD | ROBIN COLLEEN | | | 8825 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521117 | MASON | ROY D | MARY P | MASON | 8831 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521118 | ARONSON | NOEL | CHOLI | ARONSON | 8901 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521119 | BOWSER | GREGORY L | TERESA K | BOWSER | 8907 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521120 | ROWE | ANGELA B | | | 8913 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521121 | WALKER | LISA M | WILLIAM G | WALKER | 8919 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521122 | THOMPSON | JACQUELINE D | | | 8925 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521123 | KNOX | MARY A | | | 8931 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521124 | FRITZ | BENJAMIN K | EDITHANNA M | FRITZ | 8937 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521125 | ERVIN | MARTY W | | | 8939 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521126 | WILSON | ESTELLE M | STEVEN JOSEPH | WILSON | 8941 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521127 | HEILMAN | DARWIN CLETUS III | PHYLLIS PRUITT | HEILMAN | 8944 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521129 | SHIPP-KING | LINDA | LEONARD F | KING | 8940 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521130 | O'CONNELL | RYAN P | AMANDA MARIE | FREDERICK | 8936 CYPRESS FOREST DRIVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521131 | SENIUK | MICHAEL W | SANDRA C | SENIUK | 8930 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521132 | WHITE | RUSSELL P | MARTHA S | WHITE | 8924 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521133 | CANNITO | GERARD | MELISSA | CANNITO | 8918 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521134 | JACOBSON | ALAN D | PATRICIA A | JACOBSON | 8912 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521135 | JOHNSON | JAMES DAVID | MAYA S | JOHNSON | 8906 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521136 | THOMAS | CHERYL A | | | 8834 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521137 | ROSADO-LAGUILLO | ROSITA | | | 8828 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521138 | HANKINS | BRIAN | LAURA ELLEN | HANKINS | 8822 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521139 | YANCEY | SCOTT T | CATHY E | YANCEY | 8816 CYPRESS FOREST DR | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521140 | SMITH | DEBORAH J | | | 9130 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521193 | FLORENTINE | DOROTHY B | TRUST | DOROTHY B FLORENTINE FAMILY LEGACY | 303 OLD STATESVILLE RD | | HUNTERSVILLE | NC | 28078 |
| 2017-182 | 02521195 | WEDGEWOOD II HOMEOWNERS | ASSOCIATION INC | | | PO BOX 9465 | | CHARLOTTE | NC | 28299 |
| 2017-182 | 02521198 | FLORENTINE | DOROTHY BLYTHE | | | 303 SOUTH OLD STATESVILLE RD | | HUNTERSVILLE | NC | 28078 |
| 2017-182 | 02521199 | FLORENTINE | DOROTHY B | TRUST | DOROTHY B FLORENTINE FAMILY LEGACY | 303 S OLD STATESVILLE RD | | HUNTERSVILLE | NC | 28078 |
| 2017-182 | 02521206 | HAWSE | JACQUELYN K | | | 9201 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521207 | BLASHKA FAMILY REVOCABLE TRUST | TRUST | | | 9207 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521208 | OLIVER | CONSTANCE L | | | 9213 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521209 | IANCHICI | STEFAN | | | 9219 LAKE SPRING AV | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521218 | BADOUR | SHAWN D | SHERRON J | BADOUR | 9301 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521219 | VARNELL | STEPHEN | REGINA | VARNELL | 9307 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521220 | MORROW | DEREK | KRISTIN | MORROW | 9313 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521221 | TAPIA | JUDITH E | | | 9319 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521222 | HILL | KEITH E | EVA J | HILL | 9325 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521229 | BENNETT | KENNETH | CHRISTIAN | BENNETT | 9401 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521230 | DRAKEFORD | APRIL L | | | 9409 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02521231 | ALLISON | LUTHER M | CAROLYN C | ALLISON | 9417 LAKE SPRING AVE | | CHARLOTTE | NC | 28216 |
| 2017-182 | 02529122 | GREENE | JUNE M & SYLVIA M | | SYLVIA M SMITH | PO BOX 220924 | | CHARLOTTE | NC | 28222 |

EXHIBIT

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A-1

| 2017-182 | ORGANIZATI | FIRST_NAME | LAST_NAME | STREET_ADD | UNIT_NUM | CITY | STATE | ZIP |
|---|---|---|---|---|---|---|---|---|
| 2017-182 | Braemar At Treyburn Owners Association Inc. | Gail | Crawford | 9016 Shenington Pl | | Charlotte | NC | 28216 |
| 2017-182 | Holly Creek | Tara | Hunter- McKoy | 8738 Holly Creek Court | | Charlotte | NC | 28216 |
| 2017-182 | Hunter Acres Park Association, inc | Rosie | Hemmingway | 10191 Reindeer Way Ln | | Charlotte | NC | 28216 |
| 2017-182 | Hunter Wood | Alan | Weiis | 8308 Rudolph Rd | | Charlotte | NC | 28216 |
| 2017-182 | Mcintyre Homeowners Association | BJ | Jones | 9510 Bayview P | | Charlotte | NC | 28216 |
| 2017-182 | MeckEd | Rashaan | Peek | 9930 Lanaken Dr | | Charlotte | NC | 28216 |
| 2017-182 | Treyburn Owners Association | kevin | farrow | 9228 darbyshire place | | charlotte | NC | 28216 |
| 2017-182 | Treyburn Towne Meadows Homeowners Association | Lisa | Luzw | 9021 Cinnabay Dr | | Charlotte | NC | 28216 |
| 2017-182 | Treyburn Towne Meadows Homeowners Association | Pam | Massey | 9030 Cinnabay Dr | | Charlotte | NC | 28216 |
| 2017-182 | Urban Institute - Uncc | Bill | McCoy | 8921 McCartney Wy | | Charlotte | NC | 28216 |
| 2017-182 | Wedgewood North | Charlie Leo | Kiper | 8413 Londonshire Dr | | Charlotte | NC | 28216 |
| 2017-182 | Wedgewood North HOA, Inc. | Mike | Cimbotti | 8921 McCartney Way | | Charlotte | NC | 28216 |
| 2017-182 | Wedgewood North Homeowners Association | Alan | Jacobson | 8400 Londonshire Dr | | Charlotte | NC | 28216 |
| 2017-182 | Wedgewood North Homeowners Association | Amanda | Hite | 9128 Whittel Place | | Charlotte | NC | 28216 |

**NOTICE TO INTERESTED PARTIES**
**OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2017-182** filed by QuikTrip Corporation to request the rezoning of an approximately 12.14 acre site located on the west side of West W.T. Harris Boulevard, north of Interstate 485 and south of Lake Spring Avenue, from the R-3 zoning district to the B-2 (CD) zoning district

**Date and Time of Meeting:** Tuesday, January 9, 2018 at 6:30 p.m.

**Place of Meeting:** Assurance United Methodist Church
9700 Mt. Holly-Huntersville Road
Huntersville, NC 28078

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 12.14 acre site located on the west side of West W.T. Harris Boulevard, north of Interstate 485 and south of Lake Spring Avenue, from the R-3 zoning district to the B-2 (CD) zoning district. The purpose of this rezoning request is to accommodate a multi-use commercial development on the site that would contain a QuikTrip convenience store with gasoline sales and other commercial uses.

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, January 9, 2018 at 6:30 p.m. at Assurance United Methodist Church located at 9700 Mt. Holly-Huntersville Road in Huntersville.** 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: Dr. Justin Harlow, Charlotte City Council District 2 (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: December 28, 2017

EXHIBIT
A-2

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**QuikTrip Corporation, Petitioner**
**Rezoning Petition No. 2017-182**

**Community Meeting Sign-in Sheet**

**Assurance United Methodist Church**
**9700 Mt. Holly-Huntersville Road**
**Huntersville, NC 28078**

**Tuesday, January 9, 2018**

**6:30 P.M.**

tabbies EXHIBIT B

| | NAME | ADDRESS | TELEPHONE | EMAIL ADDRESS |
|---|---|---|---|---|
| 1. | Cheli Aronson | 8901 Cypress Forest | 954-612-9965 | cheli_star@yahoo.com |
| 2. | Sarah Sawier | 9107 Vermel Ct | 704-602-2283 | sasquier@gmail.com |
| 3. | Pamela Amrhein | 9127 Lake Spring Ave | 901-483-1223 | peamrhein1@gmail.com |
| 4. | Greg Toepfer | 8819 Cypress Forest Dr. | 407-492-0959 | gt1001@hotmail.com |
| 5. | T Aldred | 42 Forest Lake Dr | 704 574 4200 | taldred@live.com |
| 6. | Amanda Hite | 9128 Whittel Pl. | 704-340-3021 | amandahite4town@gmail.com |
| 7. | Roy + Mary Mom | 8831 Cypress Forest Dr | 704-641-8508 | mpm2578@gmail.com |
| 8. | Justin & Justin | 9300 Quilting Bee Ln | 980 800-3175 | jtilersinnott@gmail.com |
| 9. | Edithanne Fritz | 8937 Cypress Forest Dr | 704-957-9192 | ediscurly@yahoo.com |
| 10. | Jackie & Karen Thompson | 8925 Cypress Forest Dr | 704-650-2157 | mjacqueline94@yahoo.com |
| 11. | Brian Kurosak | 9101 Badditt Way | 330-998-5556 | bkurosak@yahoo.com |
| 12. | Greg Rice | 8516 Beldegreen Ct | 704 236 0320 | wildrice99@GMAIL.com |
| 13. | Sandra Seniuk | 8930 Cypress Forest Dr. | 704 391-7652 | scs.seniuk@gmail.com |

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| | NAME | ADDRESS | TELEPHONE | EMAIL ADDRESS |
|---|---|---|---|---|
| 14. | Keri Morgan | 8403 Golden Oak Ct Clt, NC 28216 | 980-218-9112 | gizmo0623@yahoo.com |
| 15. | Deb Savage | " | " | |
| 16. | Darwin Theilman | 8544 Cypress Forest Dr | 704-918-3797 | dheilman3@gmail.com |
| 17. | Phyllis K Heilman | " | 704 918-3794 | " |
| 18. | Garry Pullen | 9216 Lake Spring Ave | 980-722-7744 | garrypullen@bellsouth.net |
| 19. | Donna Croom | 8942 Raven Park Drive | 704- | ways777@gmail.com |
| 20. | Sheree Daye | 9020 Pickering Grove Ln | | sedaye@aol.com |
| 21. | | | | |
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**QuikTrip Corporation, Petitioner**
**Rezoning Petition No. 2017-182**

**Community Meeting Sign-in Sheet**

**Assurance United Methodist Church**
**9700 Mt. Holly-Huntersville Road**
**Huntersville, NC 28078**

**Tuesday, January 9, 2018**

**6:30 P.M.**

| | NAME | ADDRESS | TELEPHONE | EMAIL ADDRESS |
|---|---|---|---|---|
| 1. | Fannie Jemison | 8406 Red Cypress Ct | 704-778-6247 | fajemison@gmail.com |
| 2. | Michael Mullen | 8402 Golden Oak Ct 28216 | 704-258-2732 | pcworks4u@hotmail.com |
| 3. | Alicia Knox | 8931 Cypress Forest | 704.503.9812 | Alicia2Knox@Yahoo.com |
| 4. | Kelly Bethea | 9403 Fetlock Ct 28216 | 845 337 1899 | suzulee7@gmail |
| 5. | John T. Lee | 12832 Hopewell Ave #202, H'ville | (918) 706-6571 | JohnTLee52@hotmail.com |
| 6. | Justina Duffie | 9981 Reindeer Wag Ln | 646-645-1909 | JDuffie@yahoo.com |
| 7. | LENT LINDA KING | 8940 CYPRESS FOREST DR. | 617-470-3584 (LINDA) | LKING109@ATT.NET |
| 8. | Sevone F. & Gwen Rhynes | 8724 Skeltonham Way | 704-399-8697 | sevonef@bellsouth.net |
| 9. | M Roldan | Raven Park Dr. | — | — |
| 10. | Jerry + Melissa Cannito | 8918 Cypress Forest Dr | 704-394-6021 | melissacannito@hotmail.com |
| 11. | GERARD CANNITO | ✓ | 704 598 0007 | gcannito@bellsouth.net |
| 12. | | | | |
| 13. | | | | |

10316837v1

# Rezoning Petition No. 2017-182

QuikTrip Corporation, Petitioner

Community Meeting

January 9, 2018

tabbies

EXHIBIT

C

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
**robinsonbradshaw.com**

# Rezoning Team

- John DiBernardo, QuikTrip Corporation
- Paulette Morin, QuikTrip Corporation
- Duane Ensor, Freeland & Kauffman
- Randy Goddard, Design Resource Group
- John Carmichael, Robinson Bradshaw & Hinson

# Agenda

I. Introduction of Rezoning Team Members

II. Potential Rezoning Schedule

III. Site/Existing Zoning/Rezoning Request

IV. Review and Discussion of the Site Plan/Proposed Uses

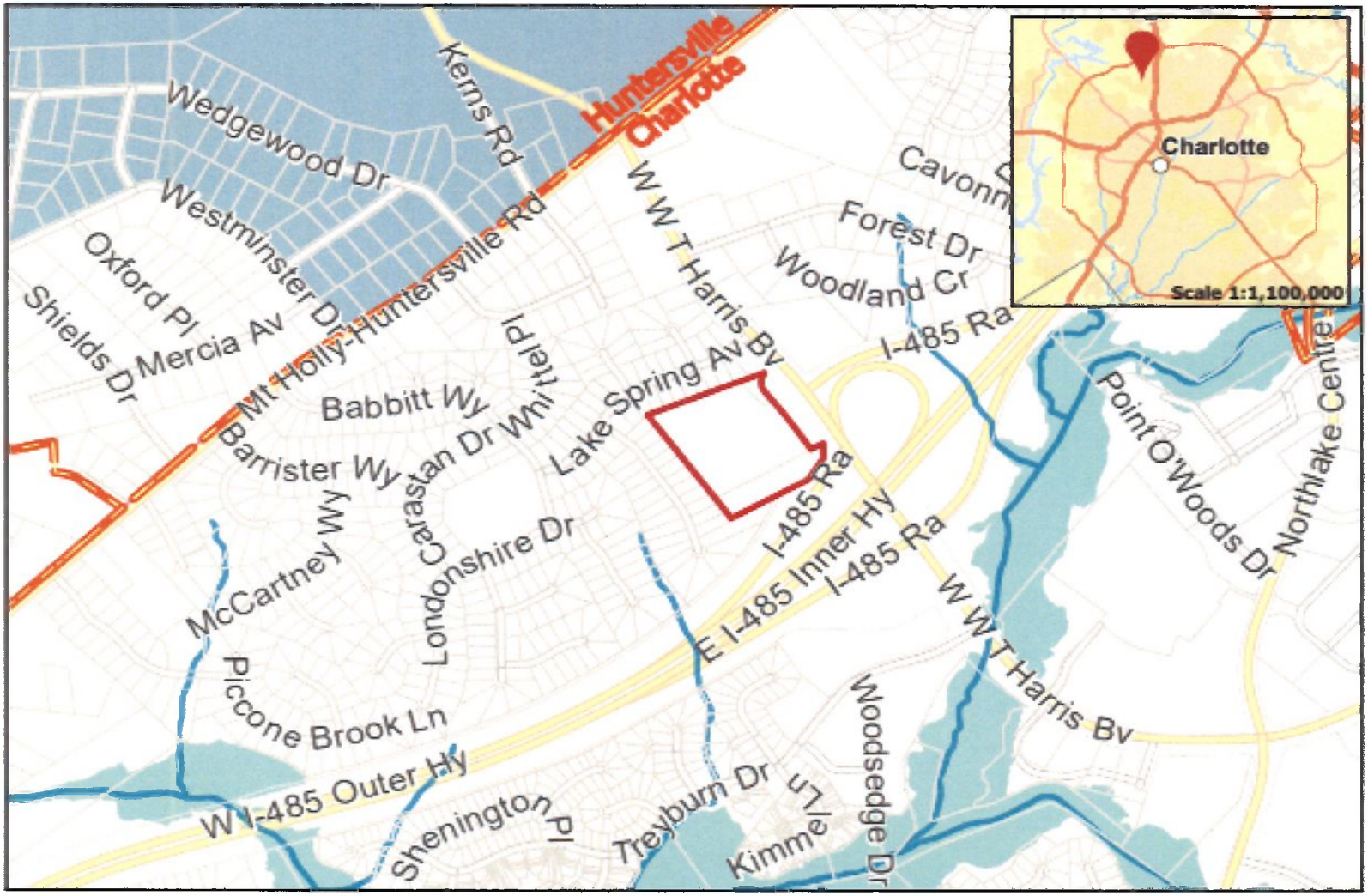
V. Question, Answer and Comment Session

# Potential Rezoning Schedule

- Public Hearing: Monday, February 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, March 6, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, March 19, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

# Site – 12.14 Acres

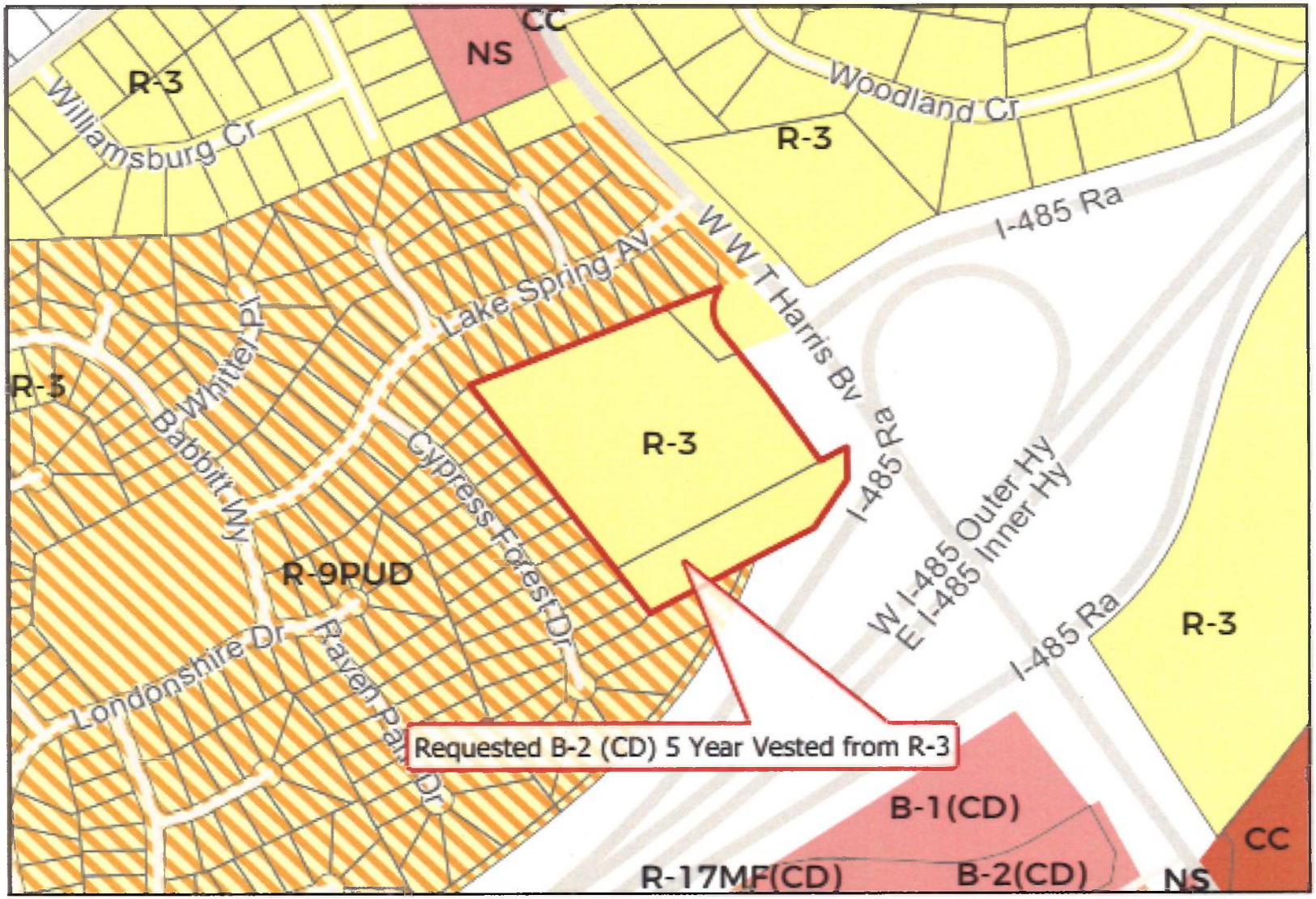
**Location of Requested Rezoning**



# Site – 12.14 Acres

# Site – 12.14 Acres

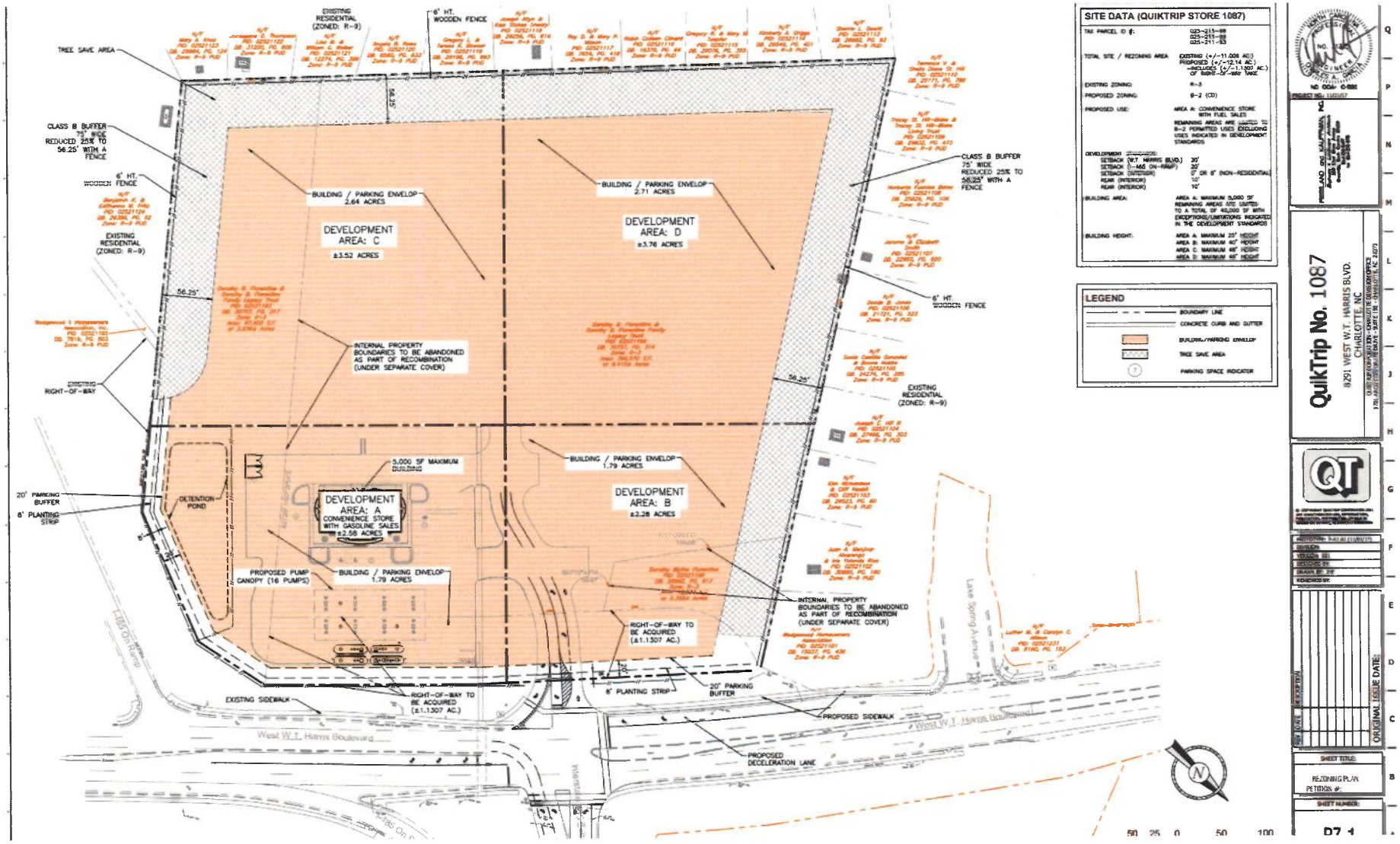
# Existing Zoning of the Site --- R-3



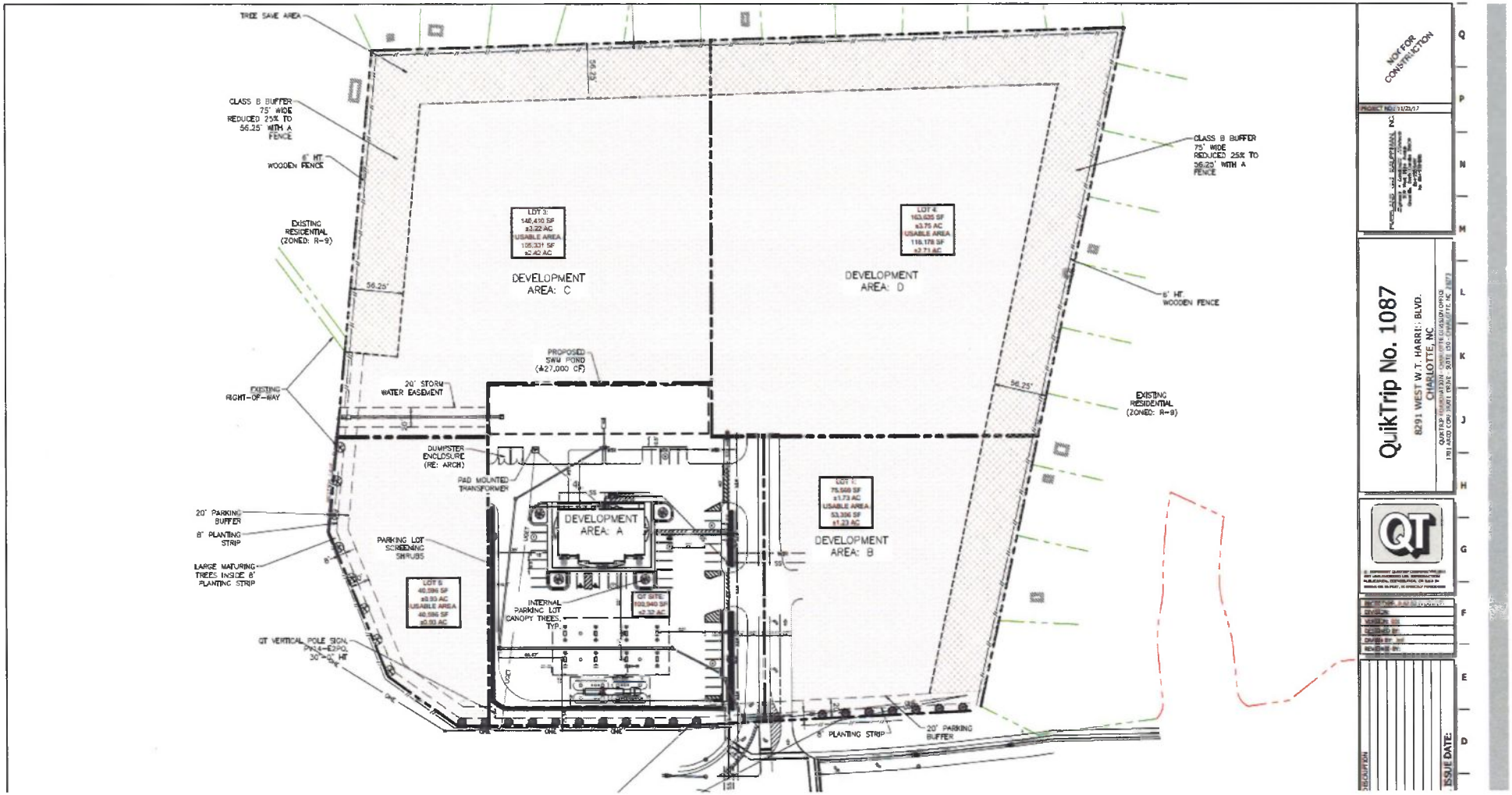
# Rezoning Request

Requesting the rezoning of the site from the R-3 zoning district to the B-2 (CD) zoning district to accommodate a multi-use commercial development on the site that would contain a QuikTrip convenience store with gasoline sales and other commercial uses.

# Rezoning Plan Currently Filed with Planning Department



# Proposed Revised Rezoning Plan



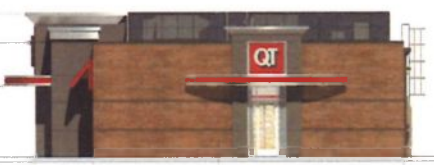
# Proposed Allowed Uses

- Maximum 5,000 square foot QuikTrip with up to 16 fueling stations on Development Area A.
- Automotive service station without gasoline sales and without a convenience store (i.e., a Jiffy Lube) on Lot 5.
- A car wash on Lot 5.
- A sit down restaurant or a restaurant with drive through windows on Development Area B.
- Retail, office and/or medical office uses and laboratories.
- Pet services indoor/outdoor on Development Area C or Development Area D.
- A religious institution.
- Boat and ship sales.

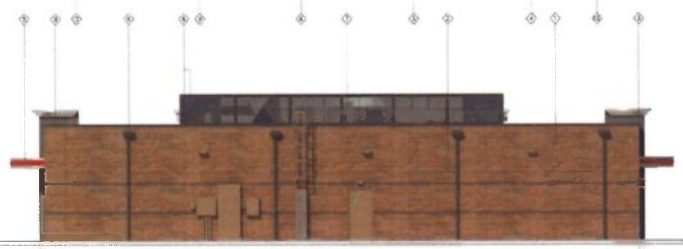
# Proposed Allowed Uses - Continued

- Showrooms (i.e., furniture showroom or a cabinet showroom).
- Dry cleaner.
- Childcare center.
- Financial institution.
- Personal services (i.e., barber/beauty shop).

Front Elevation




Right Elevation



Rear Elevation

Left Elevation

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

| Store # | | Address: | City, State: |
|---|---|---|---|
| 1087 | G3S Building Elevations | NW Corner Harris Blvd. & I-485 | Charlotte, NC |

| Serial # | Scale: | Issue Date: | Drawn By: | Rev/Notes: |
|---|---|---|---|---|
| 81-1087-G3S2 | 1/16"=1'-0" | 11.17.17 | TR | |

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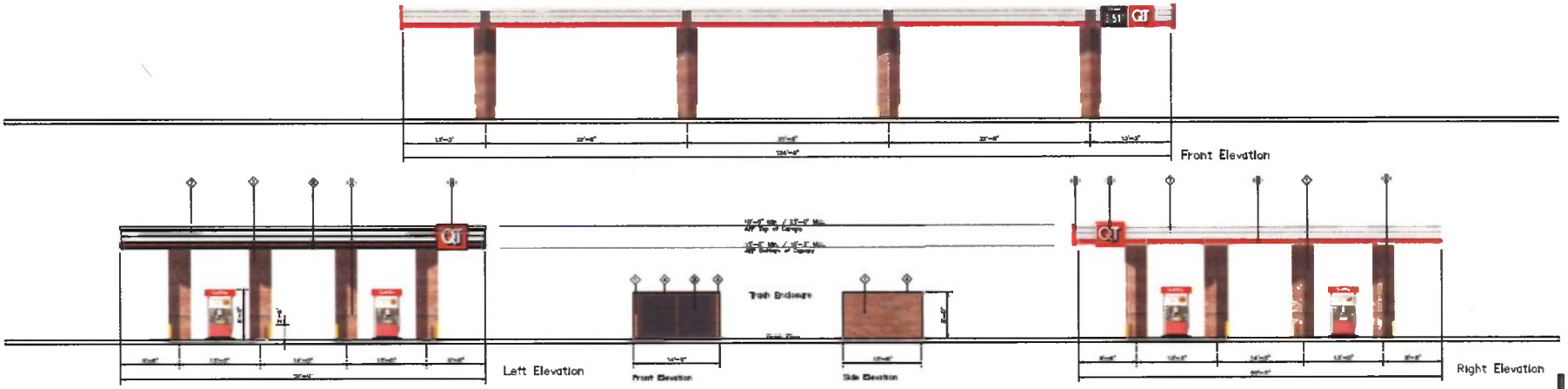
| # | FINISH | MANUFACTURER | SPECIFICATION |
|---|---|---|---|
| 1 | BRICK TYPE | ALL STATES BRICK | ATLAS STRUCTURAL BRICK |
| 2 | VENEER | ALL STATES BRICK | ATLAS STRUCTURAL BRICK |
| 3 | ALUMINUM | ALL STATES | FASCIA |
| 4 | QT PTD | TBAE | STANDING SEAM AWNING |
| 5 | SIDELIGHT/SIDELIGHT W | ALL WINDOW TYPES | SS UNIVATTE GLASS |
| 6 | FRAME BRONZE | TBAE | ALUMINUM |
| 7 | FRAME | ALL COURT FABRICS | PERFORATED VICRIN |
| 8 | GLASS | ALL CLASS TYPES | SOLUXE |
| 9 | FRAME W | TBD | ALUMINUM |
| 10 | DOOR | ALL EXTERIOR DOORS | SOLUXE |




QT Quiktrip.

| Store # | Address: | City, State: |
|---|---|---|
| 1087 Double Stack 8 Canopy Elevations | NW Corner Harris Blvd. & I-485 | Charlotte, NC |

| Drawing # | Scale | Issue Date: | Drawn By: | Rev./Notes: |
|---|---|---|---|---|
| 81-1087-GD08 | 1/16"=1'-0" | 11.17.17 | TR | |

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| # | PHASE | MANUFACTURER | VERIFICATION |
|---|---|---|---|
| 1 | [illegible] | [illegible] | [illegible] |
| 2 | [illegible] | [illegible] | [illegible] |
| 3 | [illegible] | [illegible] | [illegible] |
| 4 | [illegible] | [illegible] | [illegible] |
| 5 | [illegible] | [illegible] | [illegible] |
| 6 | [illegible] | [illegible] | [illegible] |

# QuikTrip and Your Community

- The company donates 5% of our annual profits to charitable organizations.

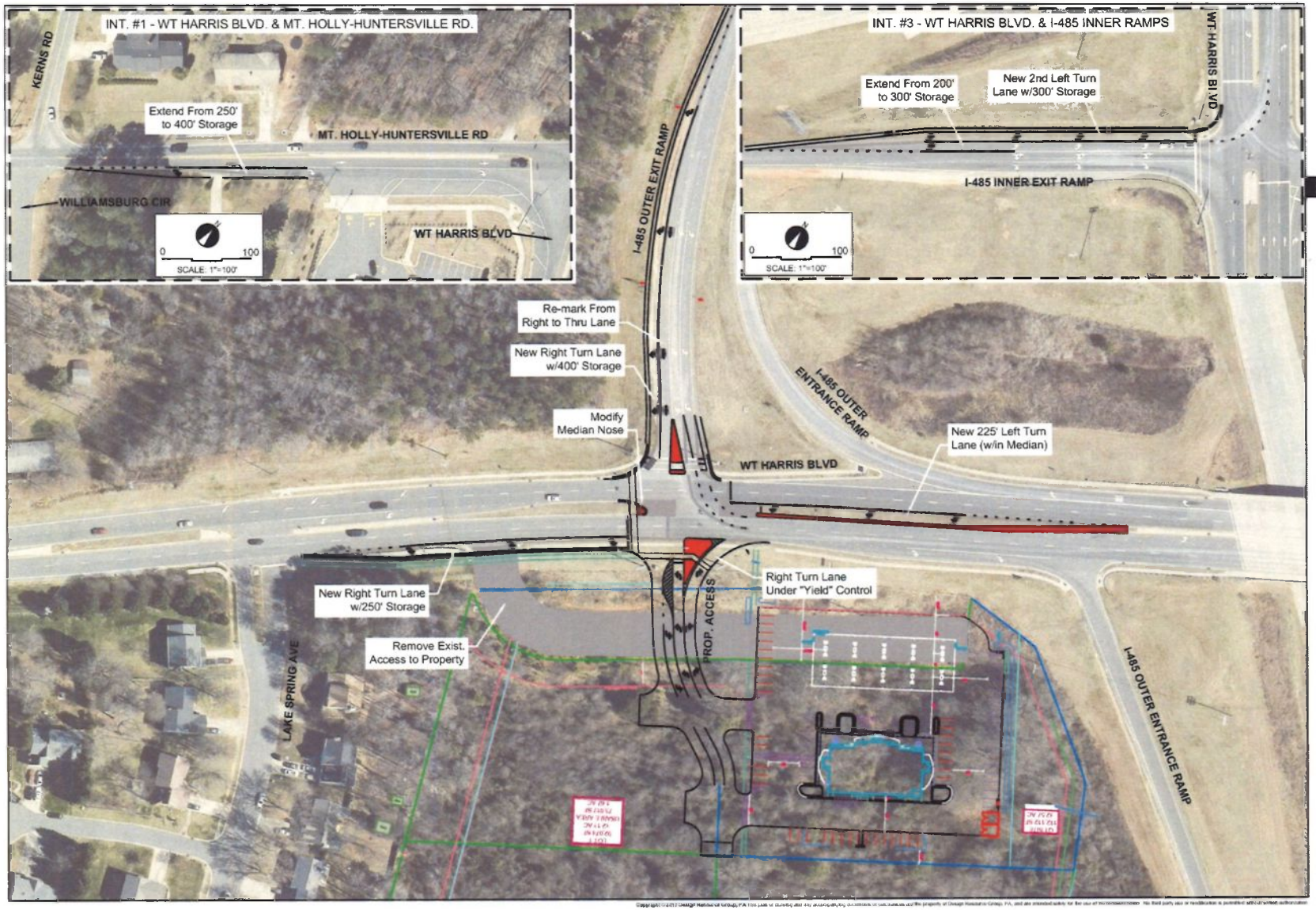
LIVE UNITED

United Way

SAFE PLACE

FOLDS of HONOR FOUNDATION

•QuikTrip hopes to be a part of your community, and we look forward to working with you.




DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

# QUIKTRIP 1087 TIA - C/A BREAK

CHARLOTTE, NC

QUIKTRIP CORPORATION
3701 ARCO CORPORATE DRIVE SUITE 150
CHARLOTTE, NC 28273

SUGGESTED CONCEPTUAL IMPROVEMENTS

0 50' 100'
SCALE: 1"=100'

PROJECT #: 336-031
DRAWN BY: JLZ
CHECKED BY: BRG

MAY 2017

REVISIONS:
1 08/25/17 Rev. for FINAL TIA

Figure 7

# Questions and Comments