

G. ROBERT GEORGE & ASSOCIATES, INC.

CONSULTING ENGINEERS, PLANNERS AND LAND SURVEYORS

2411 SAVANNAH HWY. • CHARLESTON, SOUTH CAROLINA 29414 • (843) 556-4261
P.O. BOX 32158 • CHARLESTON, SOUTH CAROLINA 29417 • FAX (843) 571-0276

July 31, 2018

Ms. Tammie Keplinger, Rezoning Manager
Charlotte-Mecklenburg Planning Dept., 8th Floor
600 East 4th Street
Charlotte, NC 28202

Re: COMMUNITY MEETING REPORT
Rezoning Petition 2018-064 filed by Chick-fil-A, Inc.

To whom it may concern:

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 July 10, 2018. A copy of the written notice is attached hereto as **Exhibit B**.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, July 25, 2018 at 6 pm at the Hilton Inn Hilton Inn at 8629 J M Keynes Drive, Charlotte, NC 28262.

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
Nate Thompson - Chick-fil-A Development Manager
Rob Rogers - Chick-fil-A Store Operator
Michael S. White, P.E. - Project Engineer - G. Robert George & Associates, Inc.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, Mr. Nate Thompson, Chick-fil-A Development Manager, welcomed the attendees and introduced the Petitioner's team. Mr. Thompson indicated that the Petitioner proposed to rezone an approximately 2.031 acres site (the "Site") located at 8700 University Executive Park Drive from the O-15 (CD) zoning district to B-2(CD) zoning district. Mr. Thompson 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 concerns from nearby residents and property owners.

The project Engineer, Michael S. White, P.E. provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan made by the Petitioner. Mr. Thompson showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

The following persons offered questions or comments as indicated below:

Mr. Ted Nakato

Mr. Ted Nakato expressed concerns about existing traffic using his site as a cut-thru from the cul-de-sac of Ryans Run Lane (adjacent to Colonial Grand Apt.) to University Executive Park Drive. Mr. Nakato stated that traffic cuts thru from either direction. This condition currently exists and is not related to the proposed Chick-fil-A. However, Mr. Nakato expressed concern that an increase of cut-thru traffic might result after Chick-fil-A is constructed. A general discussion ensued about possible ways for Mr. Nakato to address the current problem which might include signage, on-site traffic calming measures (i.e. speed table or speed bumps), driveway relocation to eliminate the direct route that currently exists, or closure of driveway altogether on Ryans Run Lane.


Police officers Jason Peetz and Chad Webster

Police officers Jason Peetz and Chad Webster expressed concern about the existing traffic signal at the intersection of W.T. Harris and University Executive Park Drive and J.M Keyes. Apparently the left turns off of either side street (University Executive Park Drive and JM Keyes) do not have protected left turn phases and this is causing traffic to back up and is confusing when thru traffic opposes the turning movement. They are of the opinion that a protected left turn phase needs to be added to each side street.

There were no comments made by any of the persons attending requesting changes to the Site Plan.

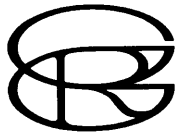
Respectfully submitted on July 31, 2018 by,

G. ROBERT GEORGE & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "Michael S. White", written over a horizontal line.

Michael S. White, P.E.

cc: Karla Cahill, Charlotte-Mecklenburg Planning Department



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July 10, 2018 (Mailing Date)

SUBJECT: NOTICE-TO INTERESTED PARTIES OF COMMUNITY MEETING

Re: Rezoning Petition 2018-064 filed by Chick-fil-A, Inc.
To rezone approximately 2.031 acres located at 8700 University Executive Park Drive
(Formerly SunTrust Bank) for the construction of a Chick-fil-A Restaurant.

Meeting Date & Time: Wednesday, July 25, 2018 at 6:00 pm
Place of Meeting: Hilton Inn - 8629 J M Keynes Drive, Charlotte, NC 28262
"Olmstead" Meeting Room; Phone # (704) 547-7444
Petitioner: Chick-fil-A, Inc. Petition No.: 2018-064

To Whom it may Concern:

We are assisting Chick-fil-A, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 2.031 acre site (the "Site") located at 8700 University Place Drive (former SunTrust Bank) from the O-15 (CD) zoning district to B-2 (CD) zoning district. The purpose of the rezoning is to permit the construction of a Chick-fil-A Restaurant.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins the subject property, is located across the street from the site, or is near the Site.

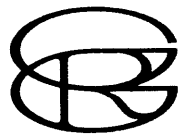
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, July 25, 2018 at Hilton Inn located at 8629 J M Keynes Dr, Charlotte, NC 28262 in "Olmstead" Meeting Room. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answer any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Michael S. White, P.E. at 843-556-4261.

G. Robert George & Associates, Inc.

Michael S. White, P.E.

Cc: Mr. Gregory A. Phipps, Council Member, District 4



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#2039
MSW
7-10-2018

July 10, 2018

Council Member Gregory A. Phipps
Council Member, District 4
600 East 4th Street
Charlotte, NC 28202

**Re: Notice of Community Meeting
Rezoning Petition 2018-064 filed by Chick-fil-A, Inc.
To rezone approximately 2.031 acres located at 8700 University Executive Park Drive
(Formerly SunTrust Bank) for the construction of a Chick-fil-A Restaurant.**

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CONSULTING ENGINEERS, PLANNERS AND LANDSCAPE ARCHITECTS

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Cc: Mr. Gregory A. Phipps, Council Member, District 4

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Council Member, District 4
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Charlotte, NC 28202

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D. Flynt
8551 N. Tryon St.
Charlotte, NC 28262

Castle Gardens
Dave A. Parker
8800 N. Tryon St.
Charlotte, NC 28262

Catawba Colony Comm Assoc
Jan Slaven
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Lakeshore Village Condominiums
David D. Jordon
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Lakeshore Village Condominiums
Pamela Isacks
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Welwyn
Karen Tannenbaum
9506 Glenwater Dr
Charlotte, NC 28262

Tryon 8525 LLC
8525 N. Tryon St.
Charlotte, NC 28262

University Financial Properties LLC
101 N. Tryon St,
NC1-001-03-81
Charlotte, NC 28255

Fall Investments LP
6700 Fairview Rd, #300
Charlotte, NC 28210

University Bank Properties
NC1-001-03-81
101 N. Tryon St.
Charlotte, NC 28255

Uphic Associates, LLC
Eight Penn Center
23rd Floor
Phildeplphia, PA 19103

HPTCY Properties Trust
PO Box 579
Louisville, TN 37777

Village Oak Properties
5110 Oxford Crescent Ct.
Charlotte, NC 28226

XIAO Properties, LLC
5309 Landguard Dr
Raleigh, NC 27613

Pontus Vault Portfolio, LLC
875 Prospect St, Suite 303
La Jolla, CA 92037

Nakato Property, LLC
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Fifth Third Bank
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Chicago, IL 60654

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Wells Fargo Bank
6501 Irvine Center Dr
Irvine, CA 92618

2018-064	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-064	Bennington Place Homeowners Association Inc.	D.	Flynt	8551 N Tryon St		Charlotte	NC	28262
2018-064	Castle Gardens	Dave A.	Parker	8800 N Tryon St		Charlotte	NC	28262
2018-064	Catawba Colony Community Association	Jan	Slaven	8800 N Tryon St		Charlotte	NC	28262
2018-064	Lakeshore Village Condominiums	David D.	Jordon	9041 J M Keynes Dr	Unit 3	Charlotte	NC	28262
2018-064	Lakeshore Village Condominiums	Pamela	Isacks	9029 J M Keynes		Charlotte	NC	28262
2018-064	The Law Offices of Keith L. Howard, PLLC	Keith	Howard	301 McCullough Dr	Suite 400	Charlotte	NC	28262
2018-064	Welwyn	Karen	Tannenbaum	9506 Glenwater Drive		Charlotte	NC	28262

Charleston, SC 29414



Council Member Gregory A. Phipps
Council Member, District 4
600 East 4th Street
Charlotte, NC 28202

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Milwaukee, WI 53201



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Nakato Property, LLC
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Village Oak Properties
5110 Oxford Crescent Ct.
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University Bank Properties
NC1-001-03-81
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G. ROBERT GEORGE & ASSOCIATES, INC.

CONSULTING ENGINEERS, PLANNERS AND LAND SURVEYORS

P.O. BOX 32158 • CHARLESTON, SOUTH CAROLINA 29417-2158

University Bank Properties
NC1-001-03-81
101 N. Tryon St.
Charlotte, NC 28255



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Tryon 8525 LLC
8525 N. Tryon St.
Charlotte, NC 28262



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Lakeshore Village Condominiums
Pamela Isacks
9029 J M Keynes
Charlotte, NC 28262



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Castle Gardens
Dave A. Parker
8800 N. Tryon St.
Charlotte, NC 28262



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Bennington Place HOA, Inc.
D. Flynt
8551 N. Tryon St.
Charlotte, NC 28262



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Law Offices of Keith L. Howard, PLLC
Keith Howard
301 McCullough Dr, Suite 400
Charlotte, NC 28262



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Catawba Colony Comm Assoc
Jan Slaven
8800 N. Tryon St.
Charlotte, NC 28262



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Uphic Associates, LLC
Eight Penn Center
23rd Floor
Phildeplphia, PA 19103



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University Financial Properties LLC
101 N. Tryon St,
NC1-001-03-81
Charlotte, NC 28255

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Fifth Third Bank
38 Fountain Square Plaza
Cincinnati, OH 45263

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XIAO Properties, LLC
5309 Landguard Dr
Raleigh, NC 27613

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Origin-OUP, LLC
350 N. LaSalle St, Suite 1000
Chicago, IL 60654



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Welwyn
Karen Tannenbaum
9506 Glenwater Dr
Charlotte, NC 28262



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Lakeshore Village Condominiums
David D. Jordon
9041 J M Keynes Dr, Unit 3
Charlotte, NC 28262



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HPTCY Properties Trust
PO Box 579
Louisville, TN 37777



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Fall Investments LP
6700 Fairview Rd, #300
Charlotte, NC 28210



PETITIONER: CHICK-FIL-A, INC.

Meeting Date: July 25, 2018

Please PRINT CLEARLY

2039-Community-Meeting-SIGNIN