

COMMUNITY MEETING REPORT

Petitioner: Chick-fil-A

Rezoning Petition No. 2018-083

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 24, 2018. 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 5, 2018 at 6:30 PM in Flynn Hall at Selwyn United Methodist Church located at 3100 Selwyn Avenue 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 Evan Foster of Chick-fil-A, Tammi Porter, the owner/operator of the Chick-fil-A located on the rezoning site, Casey Durden of Hill Foley Rossi & Associates, LLC 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 the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-083. Since there were only two attendees at the Community Meeting other than the Petitioner's representatives, the meeting was somewhat informal.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, October 15, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that October 15, 2018 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, October 30, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however,

neither the public nor the Petitioner typically speaks at this meeting. The Zoning Committee will make a recommendation on each petition that was heard on Monday, October 15, 2018 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, November 19, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a series of slides that depict the location of the site. John Carmichael stated that the site contains .88 acres and is located on the south side of Woodlawn Road directly across Woodlawn Road from Park Road Shopping Center. A Chick-fil-A restaurant is currently located on the site. John Carmichael stated that he is sure that everyone knows this location. John Carmichael also showed an aerial photograph that depicts the current improvements on the site.

John Carmichael shared a zoning map that depicts the site and surrounding and nearby parcels of land. John Carmichael stated that the site is currently zoned B-1. The adjacent parcels and the parcels across the street are also zoned B-1, except that a portion of Park Road Shopping Center is zoned Neighborhood Services.

John Carmichael stated that Chick-fil-A is requesting that the site be rezoned from the B-1 zoning district to the B-2 (CD) zoning district to accommodate a new building on the site for the existing Chick-fil-A restaurant that would have drive-through service lanes and windows, pick-up windows and outdoor seating. However, the new building would have no indoor seating.

John Carmichael stated that the purposes of this rezoning request include to improve the vehicular circulation on the site and to increase the capacity of the drive-through service lanes and windows. The new building would also contain a more efficient kitchen that would enable food to get to the customers more quickly. John Carmichael stated that at various times during the day, vehicles in the drive-through lane at the Chick-fil-A restaurant on the site back out onto Woodlawn Road. John Carmichael stated that Chick-fil-A is hopeful that these improvements will eliminate or reduce the number of cars that back up onto Woodlawn Road at various times of the day. John Carmichael stated that there could be no guarantees, but the proposed improvements should be a step in the right direction.

John Carmichael stated that 83% of Chick-fil-A's business at this site is either from the drive-through window or is carry-out.

John Carmichael then shared the rezoning plan that depicts the proposed new Chick-fil-A building on the site. John Carmichael stated that there would be dual drive-through lanes that would ultimately converge into one drive-through lane for picking up orders. John Carmichael stated that there would be outdoor seating. John Carmichael asked Evan Foster if the outdoor seating area would be covered, and Evan Foster stated that at the very least, there would be umbrellas for each table. Chick-fil-A is currently considering whether or not the outdoor seating area could be covered in some fashion.

John Carmichael stated that a rezoning is required from the B-1 zoning district to the B-2 (CD) zoning district because a restaurant with fewer than fifty indoor seats is not allowed in the B-1 zoning district, but is allowed in the B-2 zoning district.

John Carmichael stated that under this rezoning plan, the uses that would be permitted on the site would be restaurants, restaurants with drive-in service, retail uses and office uses.

John Carmichael stated that there would be three walk-up windows on the site in addition to the drive-through windows.

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, Casey Durden stated that if this rezoning request is approved and the site is redeveloped pursuant to this rezoning plan, there would be fewer parking spaces on the site than are currently located on the site.
- In response to a question as to why there would be a need for any parking located on the site under this plan, Evan Foster stated that there would need to be parking for team members, for the walk-up windows and for the outdoor seating. Tammy Porter stated that the number of team members (staff) has increased over the years.
- In response to a question, Evan Foster stated that there would be no improvements to the surrounding roads in connection with this plan.
- An attendee asked if there could still be cars queuing onto Woodlawn Road if the site is redeveloped according to this plan. Evan Foster stated that it is possible that there could still be cars queuing onto Woodlawn Road if the site is redeveloped pursuant to this plan, however, Chick-fil-A hopes that would not be the case.
- Evan Foster discussed the number of cars that can stack on the site currently, and the number of cars that could stack on the site under this proposed plan. The stacking would increase under this proposed plan.
- An attendee asked how often cars queue onto Woodlawn Road during the day. Tammi Porter stated that it is often between 11:30 A.M. and 2:30 P.M. (during the lunch rush hour), and between 4:00 P.M. and 5:00 P.M. Additionally, cars sometimes queue onto Woodlawn Road during the early morning rush hour. An attendee at the meeting stated that she has seen cars queue onto Woodlawn Road after Friday night high school football games. Tammi Porter stated that the biggest complain that she receives as the owner/operator of this Chick-fil-A restaurant is the cars backing out onto Woodlawn Road.
- An attendee asked about cars entering the site from the rear drive. Evan Foster stated that those cars, if the drivers desire to utilize the drive-through service, would drive around the building. Tammi Porter stated that there would be team members outside to direct these drivers where to go.
- An attendee stated that she will hate to lose the playground area on the site. Evan Foster understood her comment, and he stated that Chick-fil-A is looking for another site in this general area on which it could put a larger freestanding Chick-fil-A restaurant that would have a playground area.
- An attendee stated that if this proposed plan works, it will increase traffic safety in this area, and that is definitely a good thing.
- In response to a question, Casey Durden stated that CDOT may want a median in Woodlawn Road across from the entrance into the site from Woodlawn Road. This would insure that the access point is right-in, right-out. Casey Durden stated that a median would be subject to the approval of NCDOT.

- An attendee stated that this proposed plan seems like a valid solution to the problem of cars queuing onto Woodlawn Road. He stated that this plan appears to make the site much more efficient. However, he stated that the urban person that he is understands the planning staff's concerns, and that he understands why the planning staff would want to make the site more pedestrian-friendly. That being said, he recognizes that would not work on this site along Woodlawn Road. The attendee stated that in general, he would like the area to be more walkable. This attendee also stated that he agrees that it would be great to take the traffic off of Woodlawn Road. This attendee further stated that Woodlawn Road is an arterial road, and it will be difficult to make it pedestrian-friendly. This attendee stated that he applauds this solution to the problem with cars queuing onto Woodlawn Road.

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:

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 10th day of September, 2018.

Chick-fil-A, Petitioner

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

2018-083	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-083		Maurly	Finger	316 fieldbrook place		Charlotte	NC	28209
2018-083	Ashbrook Neighborhood Association	Carla	Weyrick	1315 Holmes Dr		Charlotte	NC	28209
2018-083	Ashbrook Neighborhood Association	Judy	Smith	1300 Drexel Place		Charlotte	NC	28209
2018-083	Ashbrook Neighborhood Association	Kristen	Conner	1357 Drexel Place		Charlotte	NC	28209
2018-083	Ashbrook Neighborhood Association	Mike	Rains	1312 Bywood Ln		Charlotte	NC	28209
2018-083	Back Creek I Homeowners Association	Ronald	Bourgeois	4530 Park Rd		Charlotte	NC	28209
2018-083	Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.		Charlotte	NC	28211
2018-083	Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.		Charlotte	NC	28211
2018-083	Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte	NC	28209
2018-083	Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr		Charlotte	NC	28209
2018-083	Cindy Park Homeowners Association	Derek	Greene	4530 Park Rd		Charlotte	NC	28209
2018-083	Club Colony	David	Terrell	2601 Roswell Ave.		Charlotte	NC	28209
2018-083	Freedom Park Neighborhood Association	Bob	Binner	1323 Townes Rd		Charlotte	NC	28209
2018-083	Hillsboro Acres Neighborhood Watch	Thelma P	Mungo	4530 Park Rd		Charlotte	NC	28209
2018-083	Hillside West Condo Owners Association	Dorian H.	Gunter	859 Park Slope Dr		Charlotte	NC	28209
2018-083	Hope Creek Neighborhood Association	Patrick	Schaber	4244 Castlewood Rd		Charlotte	NC	28209
2018-083	Huntington Forest Homeowners Association	Shelly	Jackson	4523 Park Rd		Charlotte	NC	28237
2018-083	Lake Norman	Jessie	Crosswhite	1300 Reece Rd	Unit 316	Charlotte	NC	28209
2018-083	Little Hope Creek Neighborhood	Laura	Paynter	4231 Castlewood Road		Charlotte	NC	28209-3040
2018-083	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte	NC	28215
2018-083	Madison Glen Homeowners Association	Warren	Williams	1249 East Woodlawn Rd		Charlotte	NC	28209
2018-083	Madison Park Homeowner's Association	Douglas	Welton	5601 Murrayhill Road		Charlotte	NC	28210
2018-083	Madison Park Homeowner's Association	Emily	Bartlett	1121 Seneca Place		Charlotte	NC	28210
2018-083	Madison Park Homeowner's Association	Eric	Stenstrom	5809 Murrayhill Rd		Charlotte	NC	28210
2018-083	Madison Park Homeowner's Association	Kay	Tawney	4532 Wentworth Place		Charlotte	NC	28209
2018-083	Madison Park Homeowner's Association	Spencer M.	Brown	4454 Halstead Dr		Charlotte	NC	28209
2018-083	Mouzon United Methodist Church	Charles	DiRico	3100 Selwyn Avenue		Charlotte	NC	28209
2018-083	Myers Park Manor	Brad	Wallace	215 Tranquil Av		Charlotte	NC	28209
2018-083	Page's Pond	Nancy	Mullins	5400 Wintercrest Ln		Charlotte	NC	28209
2018-083	Park Plaza I	Cassandra	Lowery	4523 Park Road		Charlotte	NC	28237
2018-083	Pines Of Woodlawn Homeowners Association	Pamela	Hayes	1201 Scaleybark Rd		Charlotte	NC	28209
2018-083	Preston Flats	Rachel	Chen	1000 E. Woodlawn Apt. 316		Charlotte	NC	28209
2018-083	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte	NC	28209
2018-083	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive		Charlotte	NC	28209
2018-083	Selwyn Village Homeowners Association	Irwin	Bostian	532 Wakefield Dr	Unit B	Charlotte	NC	28209
2018-083	Setter Trace Lane	Joe	McElhanev	2801 Selwyn Av		Charlotte	NC	28209



2018-083	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-083	17514101	S L & E INVESTMENTS LLC			ATTN: SAMI I NAFISI	7935 COUNCIL PL SUITE 200		MATTHEWS	NC	28105
2018-083	17514102	KENTUCKY AVENUE LLC			C/O COLLETT & ASSOCIATES	PO BOX 36799		CHARLOTTE	NC	28236
2018-083	17514103	KOUTSOPIAS	BILL A	JOANNA B	KOUTSOPIAS	6706 SUNVIEW DR		CHARLOTTE	NC	28210
2018-083	17514104	KOTROTSIOS	DIMITRIOS S			2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
2018-083	17514105	ANAGNOSTOPOULOS	GEORGE A	STAVROULA G	ANAGNOSTOPOULOS	5517 WEDGEWOOD DR		CHARLOTTE	NC	28210
2018-083	17514106	BORRELLI	JOSEPH A SR	KATHY R	BORRELLI	2251 SELWYN AVE, UNIT 102		CHARLOTTE	NC	28207
2018-083	17514107	BURNETTE	THOMAS E	ADRIAN E	BURNETTE	142 BALMORAL DR		MOORESVILLE	NC	28117
2018-083	17514113	JOHNSTON	EMERY PETER			1613 MONTFORD DR		CHARLOTTE	NC	28209
2018-083	17514114	PENNSYLVANIA AVENUE LLC			C/O COLLETT & ASSOCIATES	PO BOX 36799		CHARLOTTE	NC	28236
2018-083	17514115	CHARTER VENTURE LLC				5200 BUFFINGTON RD		ATLANTA	GA	30349
2018-083	17514503	JKS MANAGEMENT 1600 MONTFORD LLC				2131 AYRSLEY TOWN BLVD STE 300		CHARLOTTE	NC	28273
2018-083	17514504	KOTROTSIOS	SOULA A			2520 WHITNEY HILL RD		CHARLOTTE	NC	28226
2018-083	17514505	WACHOVIA BANK & TRUST CO			C/O CORP TAX DEPT 3RD FL	PO BOX 2609		CARLSBAD	CA	92018
2018-083	17518101A	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2018-083	17518101C	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2018-083	17518101D	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2018-083	17518106	PRSC HOLDINGS LLC				PO BOX 528		COLUMBIA	SC	29202
2018-083	17518107	PRSC HOLDINGS LLC		INC	C/O CAROLINA RESTAURANT GROUP,	PO BOX 528		COLUMBIA	SC	29202

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Petition No. 2018-083** filed by Chick-fil-A to request the rezoning of an approximately .88 acre site located on the south side of Woodlawn Road, east of Park Road and across Park Road from Park Road Shopping Center (the existing Chick-fil-A site), from the B-1 zoning district to the B-2 (CD) zoning district

Date and Time of Meeting: Wednesday, September 5, 2018 at 6:30 p.m.

Place of Meeting: Selwyn United Methodist Church
Flynn Hall
3100 Selwyn Avenue
Charlotte, NC 28209

We are assisting Chick-fil-A (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately .88 acre site located on the south side of Woodlawn Road, east of Park Road and across Park Road from Park Road Shopping Center (the existing Chick-fil-A site), from the B-1 zoning district to the B-2 (CD) zoning district to accommodate a new building on the site for the existing Chick-fil-A restaurant that would have drive-through service lanes and windows and outdoor seating, but would not have indoor seating. The purposes of this rezoning request include to improve the vehicular circulation on the site and to increase the capacity of the drive-through service lanes and windows 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 Wednesday, September 5, 2018 at 6:30 p.m. in Flynn Hall at Selwyn United Methodist Church located at 3100 Selwyn Avenue 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: Mr. Tariq Bokhari, Charlotte City Council District 6 (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: August 24, 2018

11120519v1 26322.00011





Community Meeting Sign-in-Sheet

Chick-fil-A, Petitioner -- Rezoning Petition No. 2018-083

Flynn Hall at Selwyn United Methodist Church
3100 Selwyn Avenue, Charlotte, NC 28209

Wednesday, September 5, 2018 at 6:30 P.M.

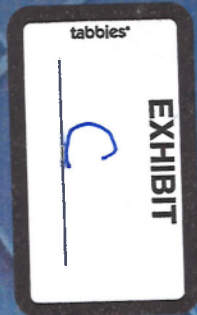
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Casey Durden	3680 Pleasant Hill Rd Duluth, GA 30096	770-622-9856	
2.	Boris Howell	4201 CONGRESS ST #700 CHARLOTTE NC 28209	7047793361	
3.	Douglas A. Welton	5601 Murrayhill Rd Charlotte, NC 28210	980.275.3805	
4.	Leigh Robinson	5417 Topping Pl Charlotte NC 28209	704-241-4456	Lrobinson.rpe@gmail.com
5.				
6.				
7.				
8.				
9.				

Rezoning Petition No. 2018-083

Chick-fil-A, Petitioner

Community Meeting

September 5, 2018





Agenda

- I. Introduction of Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review of the Site Plan
- V. Existing Drive-Through Queueing Issues
- VI. Question, Answer and Comment Session

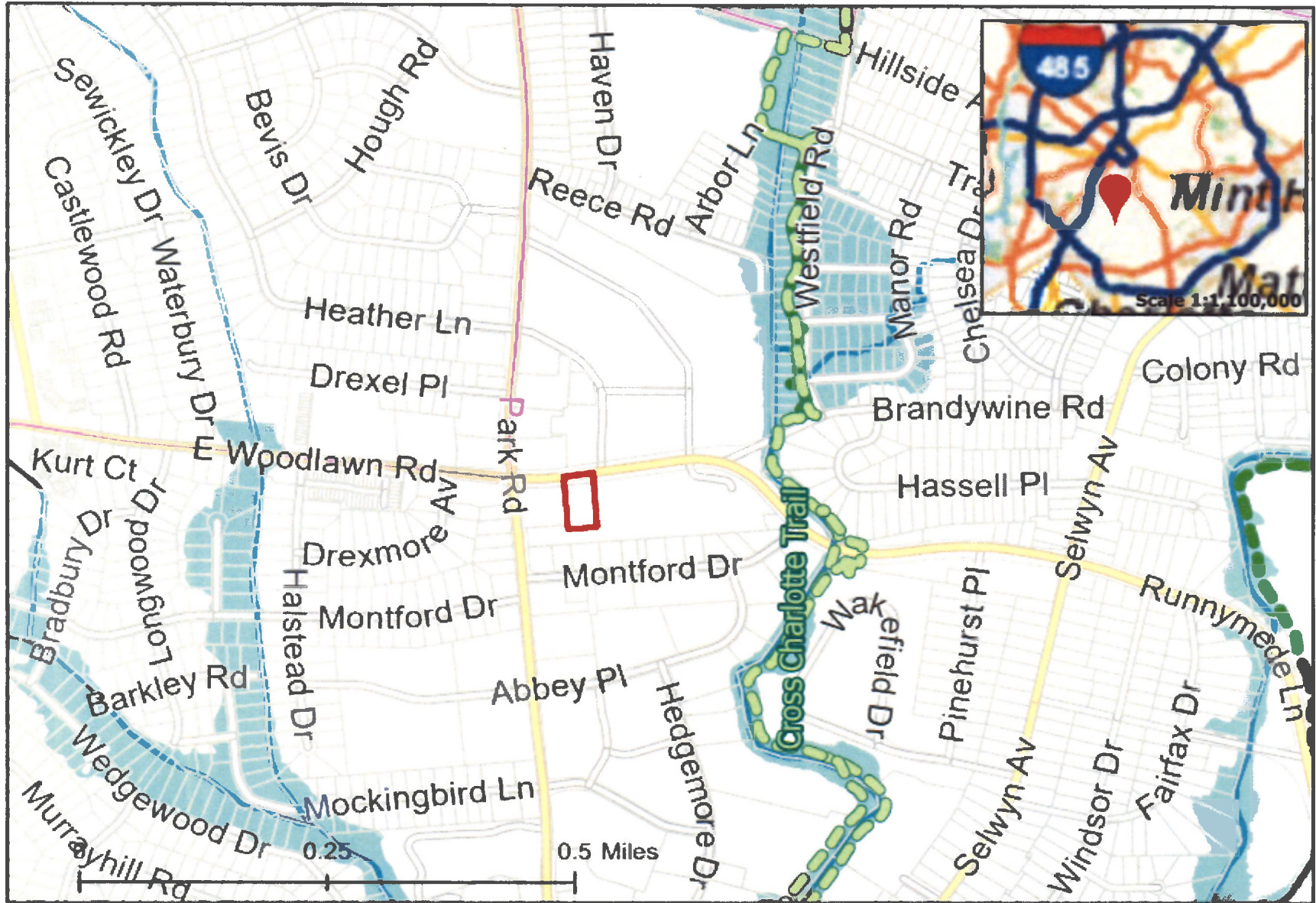
Rezoning Team

- Evan Foster, Chick-fil-A Support Center
- Tami Porter, Owner/Operator
- Casey Durden, Hill Foley Rossi and Associates, LLC
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, October 15, 2018 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, October 30, 2018 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, November 19, 2018 at 5:30
PM at the Charlotte-Mecklenburg
Government Center

Site – .88 Acres



Site – .88 Acres



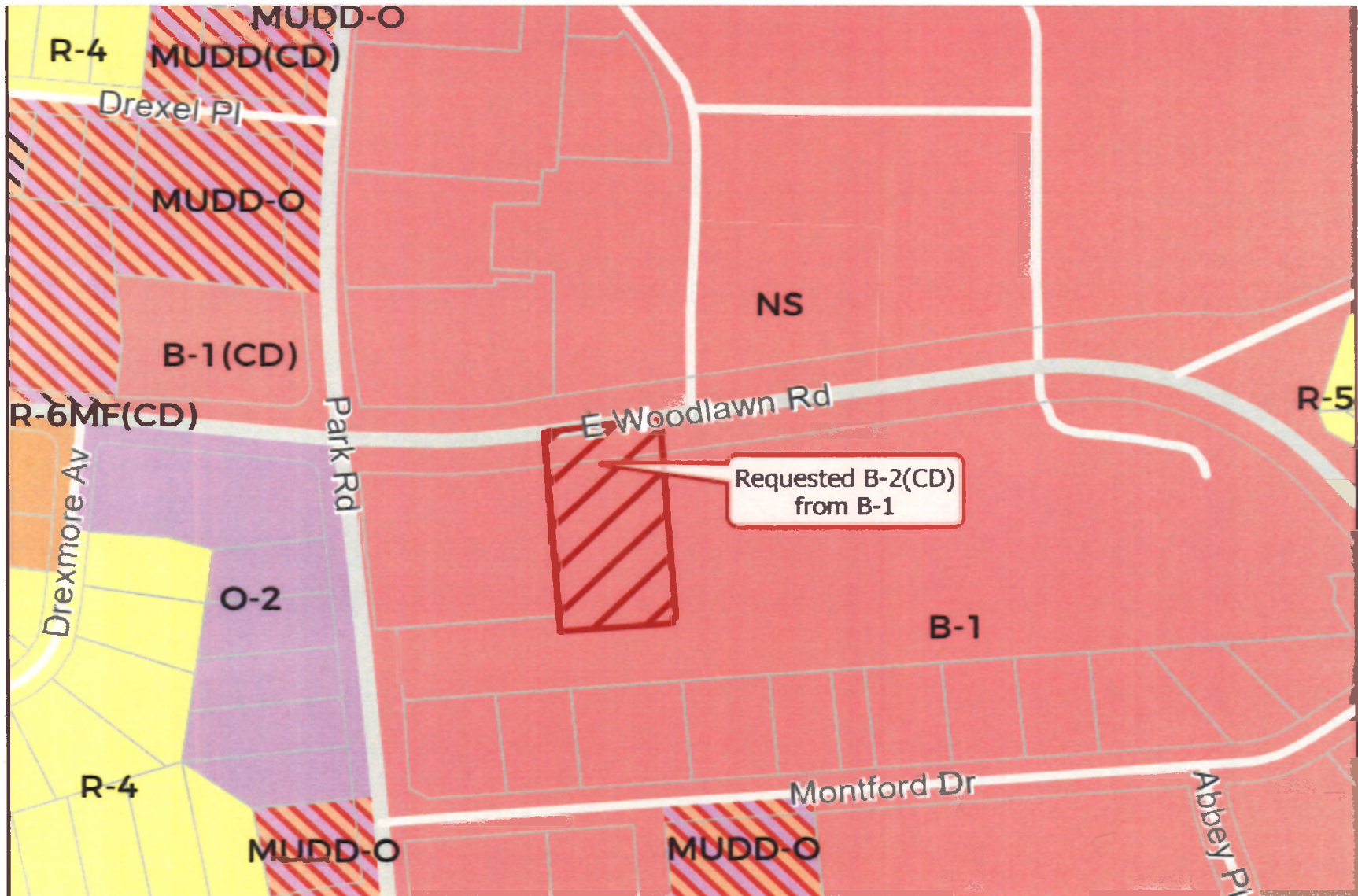
Site – .88 Acres



Site – .88 Acres



Site – Existing Zoning



Rezoning Request

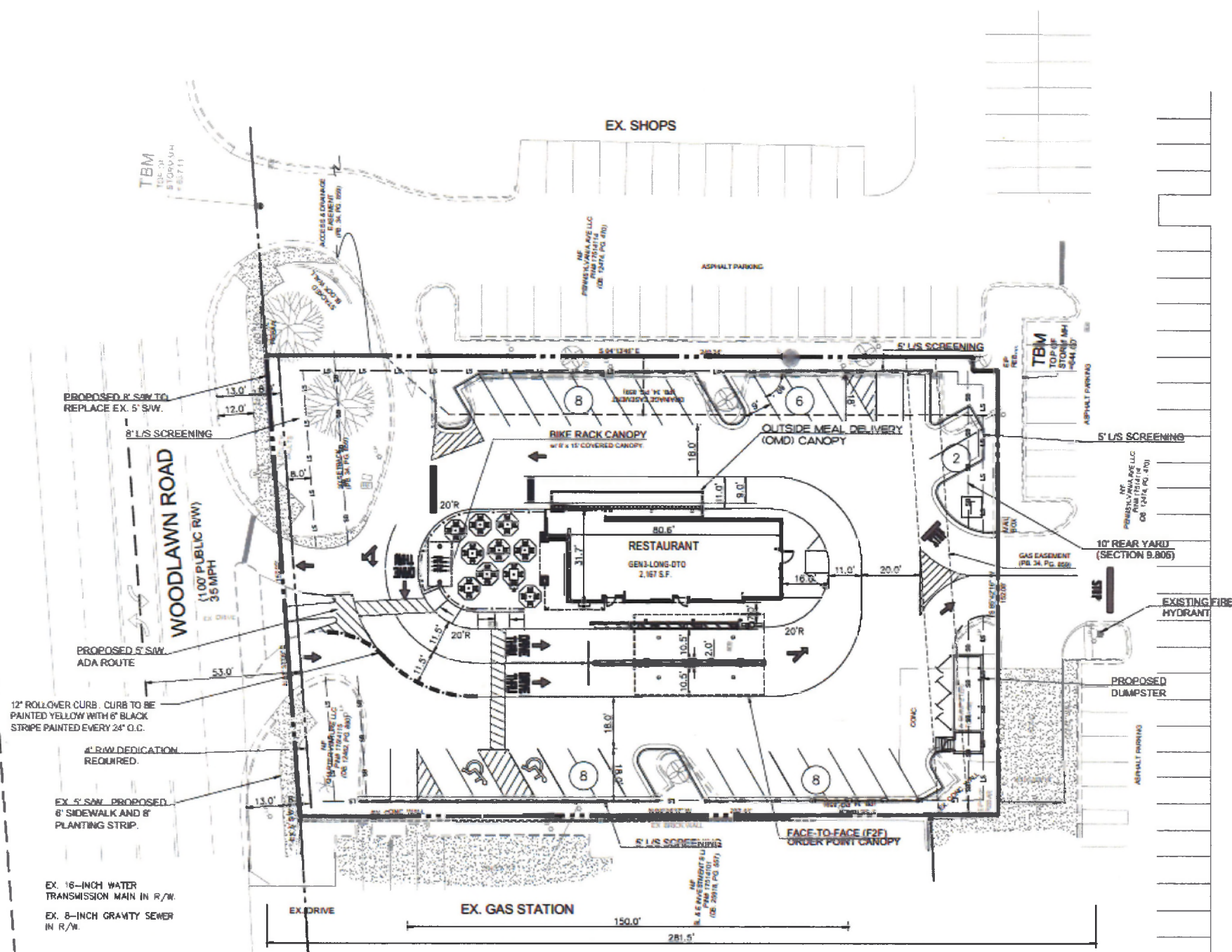
- Requesting that the site be rezoned from the B-1 zoning district to the B-2 (CD) zoning district to accommodate a new building on the site for the existing Chick-fil-A restaurant that would have drive-through service lanes and windows and outdoor seating, but no indoor seating.

Rezoning Request

- The purposes of this rezoning request include to improve the vehicular circulation on the site and to increase the capacity of the drive-through service lanes and windows.



Rezoning Plan



PROPOSED R' S/W TO REPLACE EX. 5' S/W.

TBM
TOP OF
BY/OPEN/44
53.711

WOODLAWN ROAD
(1,100' PUBLIC R/W)
35 MPH

PROPOSED 5' S/W ADA ROUTE

12" ROLL-OVER CURB. CURB TO BE PAINTED YELLOW WITH 6" BLACK STRIPE PAINTED EVERY 24" O.C.

4' R/W DEDICATION REQUIRED.

EX. 5' S/W PROPOSED 6' SIDEWALK AND 6' PLANTING STRIP.

EX. 16-INCH WATER TRANSMISSION MAIN IN R/W.
EX. 8-INCH GRAVITY SEWER IN R/W.

EX. SHOPS

ASPHALT PARKING

NOT FOR CONSTRUCTION
FOR 17/10/14
DB: 1/24/14 PG. 4/01

TBM
TOP OF
STORY #4
#44.87

5' L/S SCREENING

10' REAR YARD (SECTION B.805)

EXISTING FIRE HYDRANT

PROPOSED DUMPSTER

ASPHALT PARKING

NOT FOR CONSTRUCTION
FOR 17/10/14
DB: 1/24/14 PG. 4/01

GAS EASEMENT
PG. 24, PG. 256

EX. DRIVE

EX. GAS STATION

5' L/S SCREENING

FACE-TO-FACE (F2F) ORDER POINT CANOPY

NOT FOR CONSTRUCTION
FOR 17/10/14
DB: 2/28/14 PG. 5/01

281.5'

150.0'

POSED 8' S/W TO
FACE EX. 5' S/W.

8' L/S SCREENING

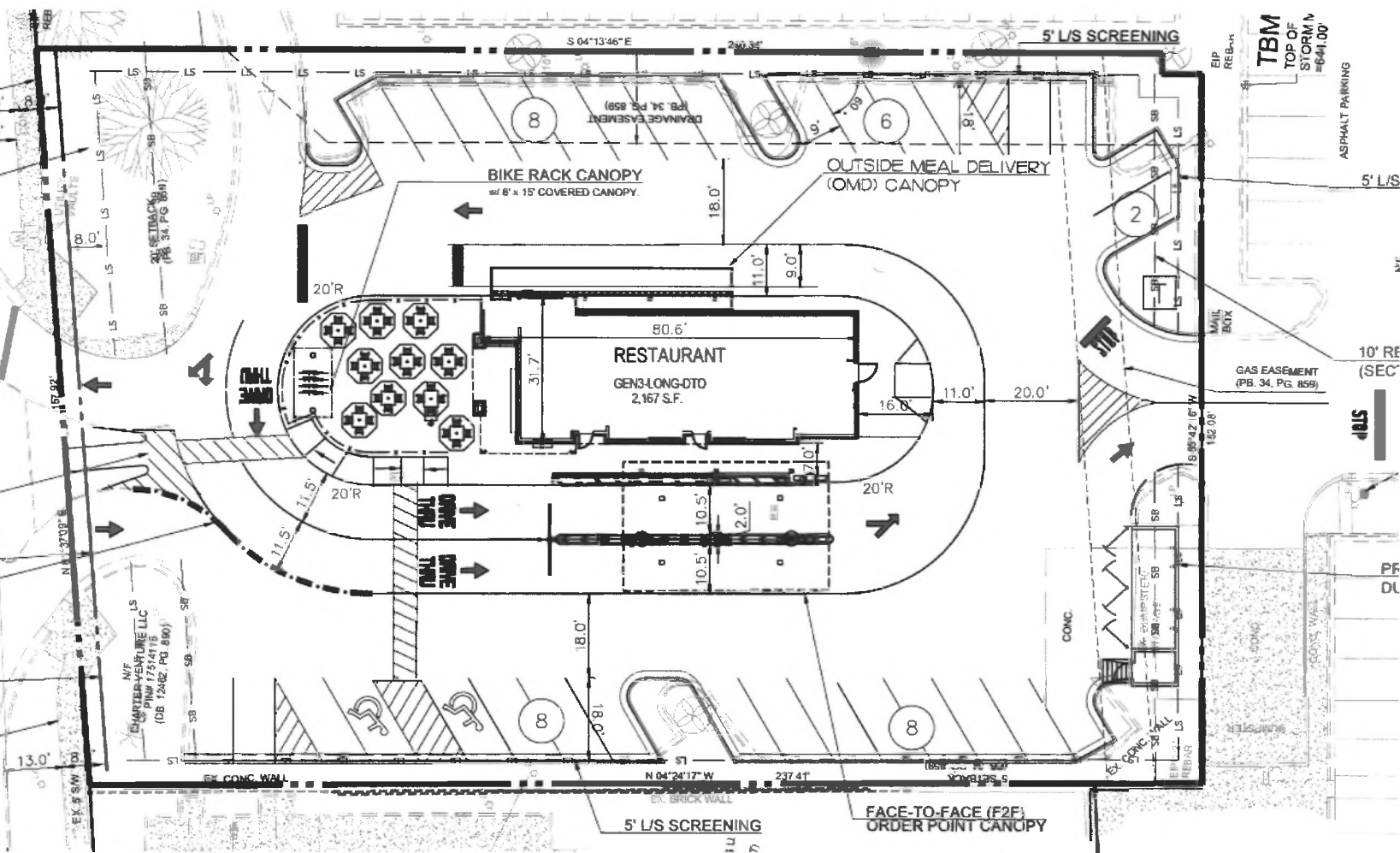
WOODLAWN ROAD
(100' PUBLIC R/W)
35 MPH

POSED 5' S/W
TRA ROUTE

R.B. CURB TO BE
WITH 6" BLACK
VERY 24" O.C.

1' R/W DEDICATION
REQUIRED.

S/W PROPOSED
WALK AND 8'
ING STRIP.



TBM
TOP OF
STORM W
= 641.00'

ASPHALT PARKING

5' L/S

10' RE
(SEC)

4' L/S

PR
DL

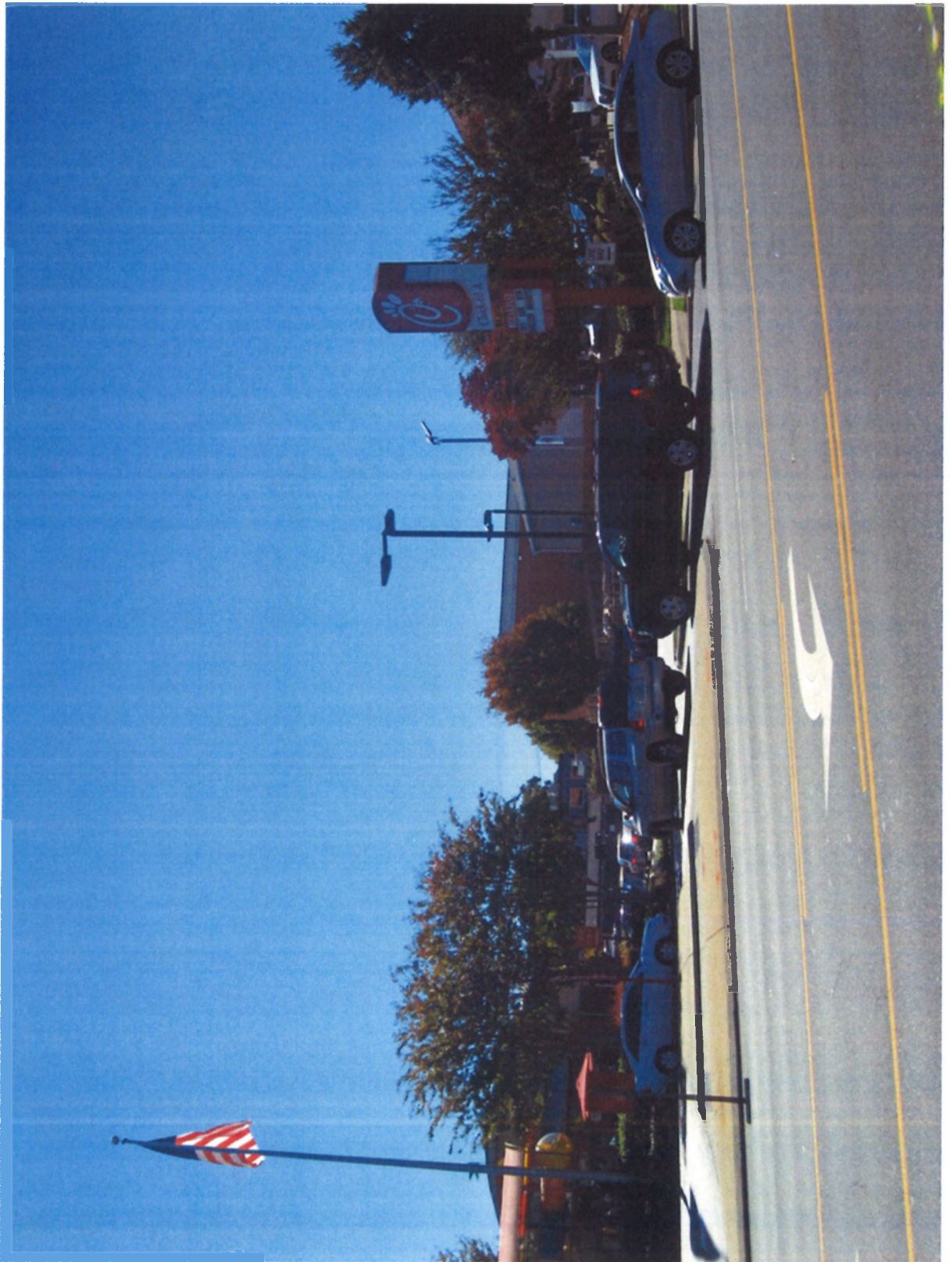
M/F
CHARTER VENTURE LLC
PIN# 524715
(DB 12462, PG. 890)

5' L/S SCREENING

FACE-TO-FACE (F2F)
ORDER POINT CANOPY



Existing Drive Through Queueing Issues







Questions