

COMMUNITY MEETING REPORT
Petitioner: Pavilion Development Company
Rezoning Petition No. 2014-092

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 in Exhibit A attached hereto by depositing such notice in the U.S. mail on September 24, 2014. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, October 7, 2014 at 6pm at the Wingate Hotel, 6050 Tyvola Glen Circle, Charlotte, NC 28217.

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 George Sheild (Pavilion Development Company), Michael McDonald (Pavilion Development Company) and Robert Sule (7-Eleven, Inc.)

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, George Sheild, welcomed the attendees and introduced the Petitioner's team. Mr. Sheild indicated that the Petitioner proposed to rezone an approximately 1.79 acre site located on the northeast corner at the intersections of Nations Ford Road and Tyvola Road from the CC (CD) zoning district to CC (CD) SPA zoning district. Mr. Sheild 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.

Mr. Sheild provided background information about Pavilion Development's experience and as Commercial Real Estate Developer and their longstanding Charlotte, NC and community ties. Robert Sule with 7-Eleven, Inc. discussed the operation of the proposed convenience store and benefits that 7-Eleven would bring to the community. Michael McDonald with Pavilion Development then presented the site plan and pointed out various revisions made to accommodate the City of Charlotte Staff comments. All staff comments were addressed and incorporated into the proposed site plan and architectural elevations. Mr. McDonald also showed proposed architectural elevations and discussed the design of the proposed facility. He noted that he had worked with 7-Eleven architects to rework the prototypical floor plan to accommodate the request of the Planning Staff for see-through glass on the rear, side and front of the building. Various architectural upgrades were also incorporated into the building design to ensure an enhanced appearance that also respects the residential nature of and view from the nearby residences.

Below is a list of minutes of the conversation about the rezoning.

- It seemed to be a general consensus that the nearby residents and business owners in attendance were pleased with the idea of having 7-Eleven as the operator of this convenience store. There was agreement that 7-Eleven was an extremely strong brand and would be an asset to the community. The benefits mentioned of having the 7-Eleven were the convenient access to quality products, the improvement to the security of the area, local job creation and community involvement.
- It was noted that 7-Eleven is the largest convenience store company in the world and one of the largest overall companies in the world.
- There were some concerns voiced by the attendees. The concern that was most mentioned was traffic. Several of the neighbors stated that they were burdened by the existing traffic condition and were concerned that the development of a convenience store would increase the traffic.
- It was mentioned that all commercial uses (with the exception of automobile service stations, dwellings and building material sales) could be permitted on this property without any community input. Several of those uses would meet or exceed the estimated traffic of the proposed 7-Eleven.
- Neighbors had concerns of the bike lane that had recently been added to Nations Ford Road because it inhibited their ability to pull onto Nations Ford Road from Wilbrow Circle or Sleepy Hollow Road.
- There were concerns of the existing situation of cars that wanted to turn left on Nations Ford Road from Tyvola Glenn Road either driving over the median or turning north and then making a U-turn at Wilbrow circle. The proposed condition would allow for a median break that would prevent this situation.
- There was a question about the environmental compliance of the underground fuel tanks. 7-Eleven meets all Local, State and Federal Codes and maintenance requirements
- The nearby business owners in attendance (hotel owners) expressed a desire to have a restaurant on the smaller parcel proposed. Pavilion Development is looking for this type of use.
- There were concerns of the safety of young people crossing Nations Ford Road from the Sleepy Hollow neighborhood. The proposed design will add new 6' wide sidewalks that cross Nations Ford Road and sidewalks from Nations Ford to and around to the entrance of 7-Eleven
- Todd Blanton (General Manager of the Wingate) and other nearby business owners would like to see an exit driveway onto Tyvola Road. Pavilion Development had inquired to CDOT about the driveway and was told that CDOT could get comfortable with it, but NCDOT would not allow. 7-Eleven and Pavilion Development are in favor of this drive and would support efforts to have it installed.
- At the end of the meeting Mr. Sheild, Mr. McDonald and Mr. Sule walked the proposed site with some of the attendees and pointed out specific locations of the site design.
- Attached to this report is a short presentation about 7-Eleven that was made at the meeting.

Respectfully submitted, this 10th day of October, 2014.

cc. Charlotte-Mecklenburg Planning Department

Date 10/7/14

Pavilion Development

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Pavilion Development

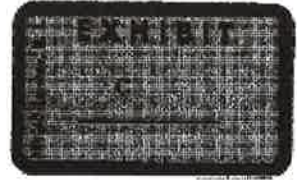
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Date 10/7/14

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COMMUNITY MEETING SIGN-IN SHEET

PETITIONER: ~~XYZ DEVELOPMENT, LLC~~

REZONING PETITION NO.: 2013-~~XXX~~ 92

Date 10/7/14

Pavilion Development

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