

## COMMUNITY MEETING REPORT

**Petitioner: Circle K Stores, Inc.**

Rezoning Petition No. 2015-025

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 February 6, 2015. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, February 26, 2015 at 6:30 pm at the New Hope Baptist Church Family Life Center located at 7841 Idlewild Road in Charlotte, NC.

### **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 Adam Serafin (Circle K Stores, Inc.) and Mitch Craig (SEPI Engineering and Construction, Inc.)

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner, Adam Serafin and the Petitioner's agent, Mitch Craig, welcomed the attendees and introduced the Petitioner's team. Circle K Stores, Inc. and SEPI Engineering and Construction, Inc. indicated that the Petitioner proposed to rezone an approximately 1.03 acre site (the "Site") located at 7935 Idlewild Rd & 7841 Idlewild Rd from the INST (CD), R-4, & B-1 zoning districts to the NS zoning district. The Engineer 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.

Circle K Stores, Inc. provided background information about the Petitioner's experience and the typical operation of its facilities. The Engineer then presented the site plan and pointed out various commitments made by the Petitioner. Circle K Stores, Inc. showed examples of architectural elevations and discussed the design of the proposed facility. He used the photos of the existing stores to explain the facility's design concepts, and operations.

There were several questions that were raised by the community and they, as well as the answers provided by the Petitioner and the Engineer, are presented below:

1. Question: Does this petition change anything for the church?  
Answer: The church will be losing approximately one-half of an acre of land in order for the Circle K to expand.

2. Question: Is debris a problem from the existing site?  
Answer: A representative from the church spoke up to say that debris was not an issue. Circle K relayed to the audience that the store managers are in charge of maintaining the debris that is present on the site.
3. Question: Will there be screening for the dumpster?  
Answer: The dumpster will be screened in accordance with the City of Charlotte rules and regulations and the dumpster will be contained in a block enclosure with composite doors.
4. Question: Are there any issues with driveways or locations of the driveways.  
Answer: The locations of the driveways have been coordinated with the City of Charlotte Department of Transportation.
5. Question: Are you adding pumps?  
Answer: There will be the same amount of MPDs (Pumps) but there will be more nozzles. The current location and layout only allow for nozzles on one side of all of the MPDs.
6. Question: Is the rezoning only for what you are buying?  
Answer: Yes
7. Question: How is the current park and ride going to be affected?  
Answer: The park and ride lot will now be located on the west side of the old sanctuary and will be closer to the existing bus shelter.
8. Question: Have there been any negatives regarding other Circle K Stores?  
Answer: None that Circle K has been made aware of.
9. Question: Is crime a problem at the existing location?  
Answer: Loitering was mentioned by the audience. Circle K replied by saying that loitering was not allowed at the site and control of loitering was the responsibility of the store manager.
10. Question: Is the store going to be open 24 hours a day and 7 days a week?  
Answer: Yes.
11. Question: How many employees will be assigned to the new store?  
Answer: 2 @ night and 3 during the day.

Let it be known that it was explained to the audience by the Petitioner and the Petitioner's agent that the zoning that the project is seeking has changed from B-1 (CD) to NS. This was solely done to reduce the setbacks along Idlewild Road and W.T. Harris Road. The Type 'C' buffers that are required by the B-1 zoning are to remain with this zoning.

Respectfully submitted, this third day of March 2015.

## EXHIBIT A

Case No	PID	OwnerLastN	OwnerFirst	COwnerFirs	COwnerLast	MailAddr1	MailAddr2	City	State
2015-025	16503303	7930 IDLEWILD LLC				1422 58TH ST		BROOKLYN	NY
2015-025	13504602	AGARWALLA	ISWAR L	AKHAYBONTI D	AGARWALLA	9922 DEER SPRING LN		CHARLOTTE	NC
2015-025	13322315	ALAGGIO	FRANK J	THERESA J	ALAGGIO	7917 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13322412	THE AMERICAN HOME REAL ESTATE PART				PO BOX 15470		ATLANTA	GA
2015-025	13322917	BERMUDEZ	CARLOS ARTURO LEON	ANA ISABEL	LEON	8021 MEADOWDALE PL		CHARLOTTE	NC
2015-025	13321137	BISHOP	BRENDA			1300 QUEENS RD		CHARLOTTE	NC
2015-025	16503507	BOGER	DUSTIN L			6633 LYNMONT DR		CHARLOTTE	NC
2015-025	13321141	BOUNOUAIL	RACHID			6549 LYNMONT DR		CHARLOTTE	NC
2015-025	13504654	BRYANT	TAMMY			8113 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13322313	BUYERS	FRANCES S			7933 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13321116	CAGLE	BARBARA K			2000 MARGLYN DR		MATTHEWS	NC
2015-025	13322406	CARMONA	SIMONE			7900 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13505119	CHAU	HOANG T			8122 MEADOWDALE LN		CHARLOTTE	NC
2015-025	16503304	CHRISTIAN FAITH ASSEMBLY OF CHARLOTTE INC				14227 BUCKTON LN		MATTHEWS	NC
2015-025	16503305	CHRISTIAN FAITH ASSEMBLY OF CHARLOTTE INC				14227 BUCKTON LN		MATTHEWS	NC
2015-025	13321119	CIRCLE K PROPERTIES INC			% PROPERTY TAX DEPARTMENT	PO BOX 52085 DC-17		PHOENIX	AZ
2015-025	13322916	COSTA	JOE	BARBARA	COSTA	8015 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13322318	DINH	HONG	KIM	DINH	41474 AFFIRMED WAY		LEONARDTOWN	MD
2015-025	13322409	DOUGLAS	JACQUELINE N	JONATHAN W	DOUGLAS	7924 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13321138	EASTOVER PARTNERS LLC				4432 FOX BROOK LN		CHARLOTTE	NC
2015-025	13505121	FOSKEY	EDDYCE Y			8108 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13505122	GARRETT	DIANNA C	RONALD	GARRETT	9821 E WT HARRIS BLVD		CHARLOTTE	NC
2015-025	13322317	GORDON	LESLIE	SYBIL M	GORDON	7901 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13322316	GUESS	CHARLES L JR			7909 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13322915	HANKS	DARWIN P		ALMA R HANKS (H/W)	4400 CLOVERDALE AVE		CHARLOTTE	NC
2015-025	13321140	HARKLEY	DORIS			6541 LYNMONT DR		CHARLOTTE	NC
2015-025	13505103	IDLEWILD CONGREGATION OF	JEHOVAHS WITNESS INC			8105 IDLEWILD RD		CHARLOTTE	NC
2015-025	16503601	IDLEWILD CROSSING LTD	PTN		%CHILDRESS KLEIN	2800 ONE FIRST UNION CENTER		CHARLOTTE	NC
2015-025	13322410	JACKSON	JANICE			7932 MEADOWDALE LN		CHARLOTTE	NC
2015-025	16503502	JLJ FAMILY INVESTMENTS LLC				4900 FARM POND LN		CHARLOTTE	NC
2015-025	13505101	KIM	EUGENE		SONYA KIM (H/W)	4428 GLEN HAVEN DR		CONCORD	NC
2015-025	13504655	KURAS	STEVEN J			179 CASTAWAY TRL		MOORESVILLE	NC
2015-025	13321136	LEON	FANNY ELODIA			6523 LYNMONT DR		CHARLOTTE	NC
2015-025	16503318	LGI HOMES-NC LLC				1450 LAKE ROBBINS DR SUITE 450		THE WOODLANDS	TX
2015-025	16503506	LIANTHANGPUIA	SAMUEL			6625 LYNMONT DR		CHARLOTTE	NC
2015-025	13322407	LOPEZ	ROBERTO GOMEZ			7906 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13322918	LULENDO	TONIA			9806 E W T HARRIS BV		CHARLOTTE	NC
2015-025	13321139	MARSHALL	LAVONNE D			6535 LYNMONT DR		CHARLOTTE	NC
2015-025	13322404	MILBURN	REGINALD K		CLIVIA R MILBURN	7828 MEADOWDALE LN		CHARLOTTE	NC
2015-025	16503504	MIRCHANDANI	BALRAM	SHOBHNA	MIRCHANDANI	701 MICHELLE CT		GREDNA	LA
2015-025	13321122	MONTHY PAYMENTS LLC				122 OASIS LN		MOORESVILLE	NC
2015-025	13505117	MUNANTE	MAURO F CHOQUE	MARIA C MEJIA	DE CHOQUE	8130 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13505118	NASSIF	MARK B			8126 MEADOWDALE LN		CHARLOTTE	NC
2015-025	13322414	NEW HOPE BAPTIST CHURCH	(TRUSTEES)		ATTN: TRUSTEES	7841 IDLEWILD RD		CHARLOTTE	NC
2015-025	13322415	NEW HOPE BAPTIST CHURCH	(TRUSTEES)		ATTN: TRUSTEES	7841 IDLEWILD RD		CHARLOTTE	NC
2015-025	13321118	NEW HOPE BAPTIST CHURCH			ATTN: TRUSTEES	7841 IDLEWILD RD		CHARLOTTE	NC

2015-025	13321142	NEW HOPE BAPTIST CHURCH			ATTN: TRUSTEES	7841 IDLEWILD RD	CHARLOTTE	NC
2015-025	16503505	REISNER	DOUGLAS B	DIXIE DARLENE	REISNER	811 N 50TH AVE	YAKIMA	WA
2015-025	13505120	RODRIGUEZ	CARMEL IRENE			8116 MEADOWDALE LN	CHARLOTTE	NC
2015-025	16503319	RUSRHON INVESTMENTS LLC			C/O AUTO ZONE INC #3901	PO BOX 2198, DEPT 8088	MEMPHIS	TN
2015-025	13322405	SCHIMMEL	PAUL GREGORY			7836 MEADOWDALE LN	CHARLOTTE	NC
2015-025	13504656	SFRH CHARLOTTE RENTAL LP				PO BOX 480220	CHARLOTTE	NC
2015-025	13322413	SIMMONDS	IVY	EDWIN N	SIMMONDS	8006 MEADOWDALE LN	CHARLOTTE	NC
2015-025	16503503	SMITH	WILLIAM TODD	LISA K	EDDINS-SMITH	8801 CROSSTIMBERS DR	CHARLOTTE	NC
2015-025	13322319	SUAN	MANG K			7827 MEADOWDALE LN	CHARLOTTE	NC
2015-025	13322314	SUTHERLAND	JACQUELINE T			7925 MEADOWDALE LN	CHARLOTTE	NC
2015-025	13322411	TOWNSEND	SYDNEY L SR	WRETHA M	TOWNSEND	7940 MEADOWDALE LN	CHARLOTTE	NC
2015-025	13504657	VR INVESTMENTS LLC				626 CHAR MECK LN	CHARLOTTE	NC
2015-025	13322403	WALLING	LEE ANNE			7820 MEADOWDALE LN	CHARLOTTE	NC
2015-025	13321135	WILLIAMS	HENRY JR			6519 LYNMONT DR	CHARLOTTE	NC
2015-025	13504603	WINFREE	BEN HOLMAN			PO BOX 690755	CHARLOTTE	NC
2015-025	13322408	WOODARD	KATOYIREA E			7916 MEADOWDALE LN	CHARLOTTE	NC

ZipCode  
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28205  
28212  
28212-5868  
28227  
28212-4817

Case No	FirstName	LastName	OrgLabel	MailAddres	MailCity	MailState	MailZip	PrimEmail
2015-025	Tony	Bastfield	Idlewild South NA	3627 Winchelsea Drive	Charlotte	NC	28212	
2015-025	Darrell	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC	28212	dbonapart218@yahoo.com
2015-025	Susan	Dixon Grumblatt	Wallace Lane Community	7675 Wallace Lane	Charlotte	NC	28212	sjdgladybug@carolina.rr.com
2015-025	Charles	Elligson	Brighton Woods Comm. Org.	7228 Brighton Brook Drive	Charlotte	NC	28212	djelligson@bellsouth.net
2015-025	Pat	Emma	Brighton Woods Comm. Org.	7021 Brighton Brook Drive	Charlotte	NC	28212	emma-p@myway.com
2015-025	Hans	Faassen	Valley Grove Assoc.	8526 Sunflower Road	Charlotte	NC	28212	hfaassen@carolina.rr.com
2015-025	Heather	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC	28212	
2015-025	Vickie	Fewell	Charlotte East Comm. Partners	5014 Grafton Drive	Charlotte	NC	28215	vfewell@bellsouth.net
2015-025	Rick	Gardino	Chesnut Lake NA	7222 Lea Wood Lane	Charlotte	NC	28227	rgardino@carolina.rr.com
2015-025	Joan	Hauck	Rosegate HOA	5144 Rosemede Drive	Charlotte	NC	28227	jhauck0082@aol.com
2015-025	Susie	Hines	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC	28212	shines@morethandolls.com
2015-025	Bea	Kiser	J H Gunn NA	6628 Crab Orchard Court	Charlotte	NC	28212	
2015-025	Susan	Lindsay	Charlotte East Comm. Partners	6205 Rosecroft Drive, Unit C	Charlotte	NC	28215	s_lindsay@bellsouth.net
2015-025	Deanna	Long	Easthaven NA	4801 Easthaven Drive	Charlotte	NC	28212	dmlong@bellsouth.net
2015-025	Sue	McKenzie	Easthaven NA	4659 Easthaven Drive	Charlotte	NC	28212	
2015-025	Dennis	Murphy	Easthaven NA	4611 Twin Oaks Place	Charlotte	NC	28212	dennisfmurphy@yahoo.com
2015-025	Charles	Newton	Cedars East	7000 Reddman Road	Charlotte	NC	28212	
2015-025	Michelle	Ross	Country Walk Community	6127 Country Walk Drive	Charlotte	NC	28212	
2015-025	Charles	Simon	Idlewild Farms NA	5942 Pepperhill Road	Charlotte	NC	28212	
2015-025	Bill	Strain	Fairfield Park	625 Allister Drive	Charlotte	NC	28227	strainwm@hotmail.com
2015-025	Benjamin	Theodore	Idlewild Farms NA	4316 Hillbourn Drive	Charlotte	NC	28212	tedbenjamin@carolina.rr.com
2015-025	Kyle	Woudstra	Eastland Area Strategy Team (EAST)	610 East Morehead Street, Suite 200	Charlotte	NC	28202	kwdesigns@carolina.rr.com



AltEmail

PrimPhone	AltPhone	RegistDate Updated
(704) 536-3716		#####
(704) 531-5594	(704) 890-2771	#####
(704) 568-2617		#####
(704) 535-8234	(704) 497-5234	#####
(704) 563-0217		#####
(704) 536-2885		8/8/2008
(704) 532-8083		#####
(704) 537-5066	(704) 763-5286	#####
(704) 563-5714		
(704) 563-7274		#####
(704) 568-1592		#####
(704) 537-5790		#####
(704) 537-2269		#####
(704) 535-3790	(704) 577-7901	#####
(704) 532-0672	(704) 384-6750	#####
(704) 537-2089	(704) 374-1845	
(704) 566-0317		8/8/2009
(704) 568-6189	(704) 535-4888	
(704) 536-0317		
(704) 563-8036		#####
(704) 277-6673	(704) 342-9876	##### 8/8/2008

Comments

Email Undeliverable - Deleted 09/24/10

Former President. Currently Zoning Consultant.

Email Undeliverable - Deleted 09/24/10

NUM_X_COC	NUM_Y_COC	POINT_X	POINT_Y
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1483413	529706	0.00000000	0.00000000
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#####	#####	221197.37506100000	#####

## EXHIBIT B

NOTICE TO INTERESTED PARTIES OF  
COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition 2015-025 filed by Circle K Stores, Inc. to rezone approximately 1.03 acres located in the northwest quadrant of the intersection of East W.T. Harris Boulevard & Idlewild Road to allow the re-development of a convenience store.

Date and Time  
of Meeting: Thursday, February 26, 2015 @ 6:30 pm

Place of Meeting: New Hope Baptist Church Family Life Center  
7841 Idlewild Rd.  
Charlotte, NC 28212

Petitioner: Circle K Stores, Inc.  
Petition No.: 2015-025

We are assisting Circle K Stores, Inc. (the “Petitioner”) in connection with a Rezoning Petition that has been filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.03 acre site (the “Site”) located at 7935 Idlewild Rd & 7841 Idlewild Rd from the INST (CD), R-4, & B-1 (as shown in the attached “Existing Zoning Areas” exhibit) zoning districts to the B-1 (CD) zoning district (as shown on the attached “Proposed Zoning Areas” exhibit). The purpose of the rezoning is to permit the development of a 4000 square foot, single story convenience store (as shown on attached preliminary site plan).

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 record 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, February 26, 2015 at 6:30 pm. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any question or comments about this matter, please call Mitch Craig, PE at 919-573-9937 or email him at [mcraig@sepiengineering.com](mailto:mcraig@sepiengineering.com).

Cc: John Autry

Date Mailed: February 6, 2015

Sincerely,

Joseph M. Craig  
Site/Civil Department Manager  
SEPI Engineering & Construction, Inc.

## EXHIBIT C

COMMUNITY MEETING  
SIGN-IN SHEET  
PETITIONER: Circle K Stores, Inc.  
REZONING PETITION NO.: 2015-025  
Date: 02/26/2015

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Linda Norton	5307 Fennell Street Indian Trail, NC	704.941.4756	Lrnorton231@gmail.com
Carolyn Davis	6605 Conifer Circle Indian Trail, NC	704.882.0337	<a href="mailto:Ged43@aol.com">Ged43@aol.com</a>
Terry Lacy	New Hope Baptist Church	704.651.2307	<a href="mailto:hlacy@carolina.rr.com">hlacy@carolina.rr.com</a>
Bill Strain	625 Allister Drive	704.536.0317	<a href="mailto:strainwm@yahoo.com">strainwm@yahoo.com</a>
Laney Emanuel	7841 Idlewild Road 6269 Snowcrest Court	704.622.4648	<a href="mailto:Lemanuel67@gmail.com">Lemanuel67@gmail.com</a>
Susan Lindsay	6205 Rose Croft Drive	704.537.2269	<a href="mailto:S_lindsay@bellsouth.net">S_lindsay@bellsouth.net</a>
Jeff Smith	7628 Cedar Tree Lane	704.537.9644	<a href="mailto:jeff@smithjanitorial.com">jeff@smithjanitorial.com</a>
Dan Crawford	8700 Eaglewind Drive	704.535.2988	<a href="mailto:crawforddan@bellsouth.net">crawforddan@bellsouth.net</a>
Don Jordan	New Hope Baptist Church	704.361.5959	<a href="mailto:Donhazmat17@yahoo.com">Donhazmat17@yahoo.com</a>
Sam Tamer	Circle K	704.441.3739	<a href="mailto:stamer@circlek.com">stamer@circlek.com</a>
Chris Battle		704.430.8772	<a href="mailto:Cbattle68@yahoo.com">Cbattle68@yahoo.com</a>
Lynette Battle		704.430.8772	<a href="mailto:Cbattle68@yahoo.com">Cbattle68@yahoo.com</a>
Matt Cummings	Cummings Construction Corporation	704.845.9868	<a href="mailto:matt@cummingsconst.com">matt@cummingsconst.com</a>
Tonia Lulendo	E W.T. Harris	704.891.0334	Wogw2004@yahoo.com