

COMMUNITY MEETING REPORT  
**Petitioner: QuikTrip Corporation**  
Rezoning Petition No. 2015-092

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 on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 10, 2015. 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 Thursday, August 20, 2015 at 7:00 PM at Greater Providence Baptist Church located at 2000 Milton Road 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 Jake Sutton and Judy Allie of the Petitioner, Chip Cannon of Urban Design Partners and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

John Carmichael welcomed everyone to the meeting and introduced himself and the Petitioner's representatives.

John Carmichael stated that this is the Community Meeting relating to Rezoning Petition No. 2015-092, and QuikTrip Corporation is the Petitioner.

John Carmichael stated that the site subject to this rezoning request is an approximately 4.4 acre site located on the northwest corner of the intersection of East W.T. Harris Boulevard and The Plaza. The site is located between Plaza Road Baptist Church and East W.T. Harris Boulevard.

The site is currently zoned R-4 and B-1(CD). More specifically, the western portion of the site is zoned R-4 and the eastern portion of the site is zoned B-1(CD). Family Dollar was previously located on the B-1(CD) portion of the site.

John Carmichael stated that QuikTrip is requesting that this site be rezoned from the R-4 and B-1(CD) zoning districts to the B-1(CD) and B-1(CD) S.P.A. zoning districts to accommodate the development of a QuikTrip convenience store with gasoline sales on the site.

Since this is a conditional rezoning request, if this rezoning is approved by City Council, the only permitted use of the site would be a convenience store with gasoline sales and the site would have to be developed in accordance with the rezoning plan, and the building would have to look like the architectural elevations that Judy will share with you in a moment.

John Carmichael then shared the schedule of events relating to this rezoning request.

John Carmichael stated that the Public Hearing will be held on Monday, September 21, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center. The Zoning Committee Work Session will be held on Wednesday, September 30, 2015 at 4:30 PM at the Charlotte-Mecklenburg Government Center, and City Council will make a decision on this rezoning request on Monday, October 19, 2015 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

An area resident stated that she is concerned that Dollar General will want to locate on this site if QuikTrip does not develop the site.

Judy Allie then addressed the meeting. She stated that she has been with QuikTrip for 10 years and that she started her career with QuikTrip working in the stores. She stated that QuikTrip currently has 27 stores in North Carolina and approximately 850 employees. QuikTrip is a Fortune 100 company.

Judy Allie then shared and discussed the site plan and building elevations. Judy Allie discussed the access points into the site, and she stated that there would be two access points from The Plaza and one access point from East W.T. Harris Boulevard. The access point from East W.T. Harris Boulevard would be a right-in/right-out driveway, one of the access points from The Plaza would be a right-in/right-out driveway, and the other access point from The Plaza would be a full movement access point. Judy Allie discussed the buffers and landscaping, and she discussed the location of the retail building and the fuel pumps.

An area resident asked how this proposed development would impact the intersection of The Plaza and East W.T. Harris Boulevard. Judy Allie stated that QuikTrip determines potential locations for its stores based upon the need for the stores in a given area. Ms. Allie stated that she did not believe that this store would add a great deal of traffic to the intersection, just vehicular movements to the intersection. This is because many of the vehicles that would enter the site would be existing traffic traveling on The Plaza and East W.T. Harris Boulevard.

Jake Sutton stated that these roads are already heavily traveled. Jake Sutton stated that QuikTrip likes this site because of the demand for fuel in this area. Jake Sutton stated that a QuikTrip store on the site should not impede traffic on The Plaza and East W.T. Harris Boulevard because most of the business would be from cars already traveling on these roads. Jake Sutton also stated that the multiple access points into the site should be helpful. In response to a question, Jake Sutton stated that in connection with the development of the site, the site would be elevated so that the QuikTrip store would not be located in a hole. Chip Cannon then discussed the grading of the site in more detail.

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 and the comments and concerns that were expressed at the meeting.

- In response to a question, John Carmichael stated that QuikTrip is requesting that the site be rezoned from the R-4 and B-1(CD) zoning districts to the B-1(CD) and B-1(CD) S.P.A. zoning districts. John Carmichael stated that the B-1(CD) portion of the site would allow business uses, and the R-4 portion of the site would allow single-family residential uses.
- In response to a question, Jake Sutton confirmed that QuikTrip had a traffic study performed in connection with this proposed development. The traffic study has been submitted to the North Carolina Department of Transportation and the Charlotte Department of Transportation for review.

- In response to a question, Jake Sutton stated that QuikTrip is interested in this site because it is located at a busy intersection. The adjacent roads are heavily traveled and QuikTrip likes to locate its stores on heavily traveled roads in order to capture the business of vehicles already traveling on the roads.
- In response to a question, Jake Sutton stated that QuikTrip feels that this intersection will support another gas station.
- In response to a question, Judy Allie confirmed that QuikTrip is working with the Charlotte Department of Transportation and the North Carolina Department of Transportation on traffic and access matters.
- An area resident stated that he has a serious concern regarding traffic on The Plaza and East W.T. Harris Boulevard, and putting a business use on this site would add more traffic.
- An area resident stated that the site seems a little smaller than other QuikTrip locations, and Jake Sutton confirmed that the site is a little smaller than a standard QuikTrip location.
- An area resident asked if anyone employed by the City of Charlotte is at the meeting, and John Carmichael stated that there is not an employee of the City of Charlotte at the meeting.
- An area resident who is a pastor at a nearby church stated that his church submitted a request for the rezoning of the church site, but the rezoning request was denied because of traffic impacts. This area resident asked if it is fair to allow QuikTrip to put a store at this location and to not allow his church to expand.
- An area resident stated that a QuikTrip store at this location would increase the amount of traffic traveling on The Plaza and East W.T. Harris Boulevard.
- In response to a question, Jake Sutton stated that he believes that if this rezoning request is approved and QuikTrip develops and operates a store at this location, this store will be the fourth QuikTrip store located on the east side.
- In response to a question, Jake Sutton stated that QuikTrip does have stores in other areas of Charlotte. For instance, there are stores located on the South Boulevard corridor, Wilkinson Boulevard and Eastway Drive. QuikTrip hopes to do more stores in Charlotte.
- An area resident stated that the City Council denied a rezoning request that QuikTrip had filed for a site located at Idlewild Road and W.T. Harris Boulevard.
- In response to a question, Jake Sutton stated that QuikTrip has been in this market since 2010, and QuikTrip has been in business since 1958.
- An area resident stated that the full movement access point from The Plaza could be a problem. This area resident stated that the left turn into this access point from The Plaza would be difficult. Jake Sutton stated that the Charlotte Department of Transportation has concerns about that access point, and that QuikTrip is discussing this access point with the Charlotte Department of Transportation and the North Carolina Department of Transportation.
- In response to a question, Jake Sutton stated that the purpose of the meeting is to provide information on the rezoning request and the development proposal.
- An area resident reiterated his concerns regarding traffic and this proposed development's impact on traffic. This individual stated that the intersection of The Plaza and East W.T. Harris Boulevard is extremely busy during the afternoon rush hour.

- In response to a question, Jake Sutton stated that the store would not be a truck stop and would not provide fuel for tractor trailer trucks.
- In response to a question, Jake Sutton confirmed that this store would operate on a 24-hour basis.
- In response to a question, Jake Sutton stated that QuikTrip works closely with the communities in which it locates its stores. Jake Sutton stated that QuikTrip donates 5% of its profits to the community. Jake Sutton stated that QuikTrip donated \$700,000.00 to the Carolinas United Way last year.
- An area resident stated that QuikTrip is a good company.
- In response to a question, Jake Sutton stated that each new store would generate approximately twenty jobs.
- In response to a question, Jake Sutton stated that in the event that this rezoning request is approved, the store would likely open in the Fall of 2016.
- In response to a question, Jake Sutton stated that this store would indeed look like the store on Sharon Amity. Jake Sutton stated that the size of the building would be approximately 5,800 square feet. However, the rezoning request is asking for the approval for up to 8,000 square feet for the building.
- Jake Sutton stated that the storm water detention facilities would be located underground.
- An individual asked if QuikTrip thought about constructing a second-story to the building for other uses. Jake Sutton stated that he does not believe that QuikTrip would have an interest in doing that.
- In response to a question about the building, Jake Sutton stated that this would be QuikTrip's generation three building, which is the nicest building QuikTrip has ever built.
- In response to a question, Jake Sutton stated that a bus shelter pad would be built between the two driveways on The Plaza. An individual stated that a bus stop there could cause problems.

John Carmichael thanked everyone 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:**

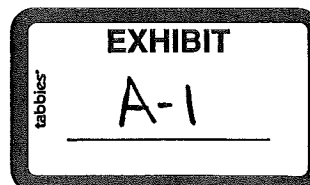
No changes have been made to the Conditional Rezoning Plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 4<sup>th</sup> day of December, 2015.

**QuikTrip Corporation, Petitioner**

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
 Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)  
 Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)  
 Ms. Judy Allie (via email)

Per. No.	TaxPID	OwnerLastH	OwnerFirst	OwnerFirs	OwnerLast	MaRAddr1	MaRAddr2	City	State	ZipCode
2015-092	09703301	ALEXANDER	LAFAYETTE M	JULIA	ALEXANDER	7105 THE PLZ		CHARLOTTE	NC	28215-0905
2015-092	09703318	BANKS	DARREN			6013 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
2015-092	09703115	BANYON PARK RESOURCES LLC	NPHILLIP BARRETT/P/W/M & A			41 S HIGH ST		COLUMBUS	OH	43215
2015-092	09703139	BARRON	LUCIO		ISABLE B MARTINEZ	5925 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
2015-092	09703202	BLACKWELL	JANICE J			2237 SAINT JOHNS CHURCH RD		CHARLOTTE	NC	28215-1809
2015-092	10708109	CANUP	ATRESS WILSON JR	LOIS CAROLYN	CANUP	9631 SUNWAY DR		CHARLOTTE	NC	28227-5417
2015-092	09703140	CARTER	CHRISTOPHER E			7321 CAPTAIN NEAL LN		CHARLOTTE	NC	28273
2015-092	09703110	COL-DEN LP			C/O HENDERSON PROPERTIES	919 NORLAND RD		CHARLOTTE	NC	28205
2015-092	10509115	DANCY CIRCLE LLC	% D/S/O/H/P/KEVIN TREACY		C/O CIRCLE K STORES, INC	PO BOX 52065		PHOENIX	AZ	85072
2015-092	09703137	DIGSBY	HARLON		RUBY J DIGSBY	5915 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
2015-092	09703123	FISH	ALLEN HARDY			5314 FARM POND LN		CHARLOTTE	NC	28212
2015-092	09703141	FLOYD	RANDOLPH			5939 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
2015-092	09703114	GAUNES	HOWARD C JR			PO BOX 44088		CHARLOTTE	NC	28215-0035
2015-092	09703107	GEMTONE INC			C/O RTE AID	P O BOX 9165		HARRISBURG	PA	17105
2015-092	09703129	GILLESPIE	GEOFFREY WINSTON			6029 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
2015-092	09703105	HILTON	HOWARD A JR	JANE HILTON	CALDWELL	212 HOLIDAY RD		COLUMBIA	SC	29223
2015-092	09703106	HILTON	HOWARD A JR	JANE HILTON	CALDWELL	212 HOLIDAY RD		COLUMBIA	SC	29223
2015-092	09703152	HILTON	HOWARD A JR	JANE HILTON	CALDWELL	212 HOLIDAY RD		COLUMBIA	SC	29223
2015-092	09703138	IHA PROPERTY NORTH CAROLINA LP			C/O ALTUS GROUP US INC	21001 N TATUM BLVD	STE 1630-630	PHOENIX	AZ	85050
2015-092	09703127	JACKSON	CALVIN	DIANA	JACKSON	6015 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
2015-092	10708108	JOHNSON	BETTY M	WILLIAM E	HAMPTON	6000 FAIRVIEW RD SUITE 110		CHARLOTTE	NC	28210
2015-092	10709105	JOHNSON	BETTY M	WILLIAM E	HAMPTON	6000 FAIRVIEW RD SUITE 110		CHARLOTTE	NC	28210
2015-092	10709111	JOHNSON	BETTY M	WILLIAM E	HAMPTON	6000 FAIRVIEW RD SUITE 110		CHARLOTTE	NC	28210
2015-092	09703112	JOHNSON	JOHNNIE MYRTLE		C/O MICHAEL JOHNSON	5009 DAVIS RD		WAXHAW	NC	28173
2015-092	09703113	MERCADO	LEIRIS	JOSE A	ORTEZ	9008 EAST W T HARRIS BLVD APT E		CHARLOTTE	NC	28215
2015-092	10708106	MISSION CHARLOTTE DST			C/O ODM'S	3201 JERAMANTOWN RD SUITE 220		FAIRFAX	VA	22030
2015-092	10709110	PLAZA PARK PROPERTIES LLC				5821 FAIRVIEW RD SUITE G-10		CHARLOTTE	NC	28215
2015-092	09703104	PLAZA ROAD BAPTIST CHURCH			C/O NANCY J TAYLOR	6120 WILLIAMS RD		CHARLOTTE	NC	28215
2015-092	09703130	PLAZA ROAD BAPTIST CHURCH				6035 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
2015-092	09703151	PLAZA ROAD BAPTIST CHURCH				7201 THE PLAZA		CHARLOTTE	NC	28215-0999
2015-092	10509111	PS NC III LP				701 WESTERN AVE		GLENDAL	CA	91201
2015-092	10509114	PS NC III LP				701 WESTERN AVE		GLENDAL	CA	91201
2015-092	10509116	PS NC III LP				701 WESTERN AVE		GLENDAL	CA	91201
2015-092	09703111	RAMIREZ	EVELYN YANETH			2300 ST JOHN'S CHURCH RD		CHARLOTTE	NC	28215
2015-092	09703204	REDMOND	MAURICE	DEBORAH	REDMOND	605 REE RIDGE CT		FORT MILL	SC	29715
2015-092	09703136	SFRH CHARLOTTE RENTAL LP				PO BOX 480220		CHARLOTTE	NC	28215
2015-092	09703142	SAITH	ANTHONY W			6003 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
2015-092	09703237	TUCKER	DAVID			PO BOX 2066		MONROE	NC	28111
2015-092	09703238	TUCKER	DAVID			PO BOX 2066		MONROE	NC	28111
2015-092	09703239	TUCKER	DAVID			PO BOX 2066		MONROE	NC	28111
2015-092	10709114	UNITED STATES POSTAL SERVICE				PO BOX 27497		GREENSBORO	NC	27495



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2015-092	Guy	Derby	Chestnut Commons HOA	8015 Chestnut Ridge Drive	Charlotte	NC	28215
2015-092	Johnnie	Wallace	Eastside Community Eco. Dev. Corp.	6008 Quiet Cove Court	Charlotte	NC	28215
2015-092	Lena	Pickens	Hampshire Hills NA	5900 Craftsbury Drive	Charlotte	NC	28215
2015-092	Evelyn	Horton	Eastbrook Woods	6913 Cardigan Avenue	Charlotte	NC	28215
2015-092	Jim & Donna	Lorenzen	Candlewood	7334 Delta Lake Drive	Charlotte	NC	28215
2015-092	Janie	Sumpter	Bridlewood Comm. Org.	6329 Bridlewood Lane	Charlotte	NC	28215

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Petition No. 2015-092** filed by QuikTrip Corporation to request the rezoning of an approximately 4.4 acre site located on the northwest corner of the intersection of East W.T. Harris Boulevard and The Plaza from the B-1 (CD) and R-4 zoning districts to the B-1 (CD) S.P.A. and B-1 (CD) zoning districts

**Date and Time of Meeting:** Thursday, August 20, 2015 at 7:00 p.m.

**Place of Meeting:** Greater Providence Baptist Church  
2000 Milton Road  
Charlotte, NC 28215

We are assisting QuikTrip Corporation (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone an approximately 4.4 acre site located on the northwest corner of the intersection of East W.T. Harris Boulevard and The Plaza from the B-1 (CD) and R-4 zoning districts to the B-1 (CD) S.P.A. and B-1 (CD) zoning districts. The purpose of this rezoning request is to accommodate the development of a QuikTrip convenience store with gasoline sales, retail sales and restaurant 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.

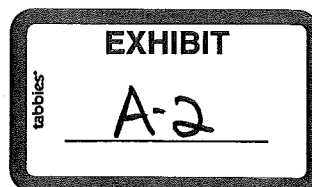
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, August 20, 2015 at 7:00 p.m. at Greater Providence Baptist Church located at 2000 Milton Road in Charlotte.** Representatives 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. John Autry, Charlotte City Council District 5 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Ms. Sonja Sanders, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: August 10, 2015



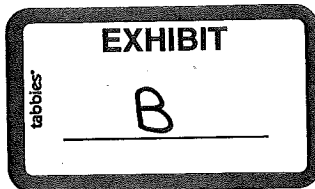
QuikTrip Corporation  
Rezoning Petition No. 2015-092

Community Meeting Sign-in Sheet

Greater Providence Baptist Church  
2000 Milton Road  
Charlotte, NC 28215

Thursday, August 20, 2015

7:00 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	JACKIE DEAR	6220 VANDERBROOK RD. 28215	704-567-0172	JDEAR77320@gmail.com
2.	SUSAN LINDSAY	6205 Rose Creek Dr. 28215	704-537-2269	S-Lind544@bellsouth.net
3.	Noble J. Hall	5216 Adams Dr. Char. NC 28215	704-567-8296	MJHall152@aol.com
4.	Brenda J. Slade	5232 The Plaza, Char 28215	704-401-7952	Slade.brenda@yahoo.com
5.	Fred Gibson	2000 Milton Rd. 28215	704-532-6228	gpbcd.gilsononline.com
6.	KEITHMAN THOMAS	5913 CRAFTSBURY DR	704-568-0949	
7.	MAURICE REDMOND	4000 E. W.T. HARRIS BLVD.	704-763-7217	MAURICE.Redmond58@yahoo.com
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