

SECOND COMMUNITY MEETING REPORT

Petitioner: QuikTrip Corporation
Rezoning Petition No. 2015-092

This Second 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 Second 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 November 19, 2015. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Monday, November 30, 2015 at 6:30 PM at Greater Providence Baptist Church located at 2000 Milton Road in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Second Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Second Community Meeting were Judy Allie and John Dibernardo of the Petitioner, Chip Cannon and Brian Smith of Urban Design Partners, Michael Wickline of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by welcoming everyone and introducing himself and the Petitioner's representatives.

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

John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, December 14, 2015 at 4:00 PM at the Charlotte-Mecklenburg Government Center. He also stated that due to the number of public hearings on December 14, the meeting will be recessed at 10:00 PM and reconvened at 4:00 PM on Thursday, December 17, 2015 if necessary. John Carmichael stated that he thought that the Public Hearing on this rezoning request would be reached on Monday, December 14 since the Public Hearing has been deferred on several occasions. John Carmichael stated that the Zoning Committee Work Session will be held on Monday, January 4, 2016 at 2:00 PM at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Tuesday, January 19, 2016 at 6:00 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that this rezoning request was originally filed with the City on April 27, 2015. At that time, the rezoning site contained approximately 4.35 acres. We held a Community Meeting relating to this rezoning request here at Greater Providence Baptist Church on August 20, 2015.

At the Community Meeting we advised that QuikTrip was working with CDOT and NCDOT on site access issues. To be more specific, the issues concerned the proposed full movement access point from The Plaza.

QuikTrip deferred the Public Hearing on this rezoning request several times to provide it with additional time to work with CDOT and NCDOT on the site access issues, ultimately deferring the Public Hearing to December 14, 2015.

Working with CDOT and NCDOT, it was determined that the proposed full movement access point from The Plaza needed to move further to the west. To accommodate the relocation of this access point, the rezoning site had to extend to the west to include additional land.

As a result, QuikTrip filed an Amended Rezoning Application with the Planning Department to add land to the rezoning request, and the site subject to this rezoning request now contains approximately 5.11 acres.

Utilizing the rezoning plan, John Carmichael showed the location of the site and the land added to the rezoning request. This additional land is located to the west of the original rezoning site, and it is owned by Plaza Road Baptist Church.

John Carmichael stated that the site is currently zoned R-4 and B-1(CD). The western portion of the site is zoned R-4 and the eastern portion is zoned B-1(CD). Family Dollar was previously located on the B-1(CD) portion of the site.

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 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 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.

John Carmichael then shared and discussed the rezoning plan and building elevations. On the site plan, John Carmichael pointed out the relocated access point from The Plaza and the land added to the rezoning request. John Carmichael discussed the buffers and the location of the proposed building and fuel pumps. John Carmichael noted that the location of the fuel pumps has been revised from the prior version of the rezoning plan.

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, Chip Cannon stated that a bus shelter pad would be located adjacent to the site on The Plaza. QuikTrip is working with CATS on the location of the bus shelter pad. Chip Cannon stated that the desire is to have it located as far away from the intersection of East W.T. Harris Boulevard and The Plaza as possible.
- In response to a question, John Carmichael stated that under the existing zoning of the B-1(CD) portion of the site, the maximum size of the building permitted on that portion of the site is 13,500 square feet of floor area.

- In response to a question, John Carmichael stated that the size of the original rezoning site was 4.35 acres, and the size of the rezoning site is now 5.11 acres.
- In response to a question, John Carmichael confirmed that land was added to the rezoning request to allow the western-most driveway on The Plaza to be shifted further to the west. This western-most driveway would be a full-movement access point.
- An individual asked how a vehicle would make a left turn from The Plaza into this western-most access point. Michael Wickline described the improvements that would be made by QuikTrip to The Plaza to accommodate this left turn movement, and he shared a plan that depicted these improvements.
- In response to a question, Judy Allie stated that the size of the building proposed to be built on the site would be 5,800 square feet of gross floor area. However, the rezoning request would allow the building to contain up to 8,000 square feet of gross floor area.
- In response to a question, Judy Allie stated that the size of the store would be the same as the QuikTrip buildings located on Eastway Drive and Central Avenue.
- In response to a question regarding the relocation of the fuel pumps, Judy Allie stated that the fuel pumps have been shifted from The Plaza to make The Plaza a more pedestrian friendly streetscape.
- In response to a question, Chip Cannon confirmed that there would be a sidewalk from The Plaza to the building located on the site.
- An area resident stated that this development would dump more traffic on Plaza Road Extension and the surrounding streets.
- In response to a question, Judy Allie discussed the transportation improvements.
- An area resident stated that if this rezoning is not approved, then the neighborhood is stuck with the same problem, and that problem is that a Dollar Store could potentially be located on the B-1(CD) portion of the site.
- An area resident asked if there would be any improvements to the curb and gutter on the opposite side of The Plaza. Chip Cannon stated that there could be some improvements in connection with the transportation improvements constructed by QuikTrip.
- An area resident stated that she would prefer that all corners of this intersection not be used for commercial purposes, but that she cannot do anything about it since all four corners are already zoned for commercial uses.
- In response to a question, John Dibernardo stated that in the event this rezoning request is approved, construction could start in the Spring of 2016, and it would take approximately six months to develop the site.

John Carmichael thanked everyone for attending the meeting and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE SECOND
COMMUNITY MEETING AS OF THE DATE HEREOF:**

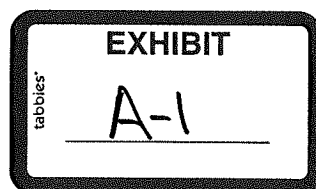
No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Second Community Meeting Report solely as a result of the Second Community Meeting.

Respectfully submitted, this 4th 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)

taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
09703113	MERCADO	LEIRI S	JOSE A	ORTEZ	9008 EAST W T HARRIS BLVD APT E		CHARLOTTE	NC	28215
09703139	BARRON	LUCIO		ISABLE B MARTINEZ	5925 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703202	BLACKWELL	JANICE J			2237 SAINT JOHNS CHURCH RD		CHARLOTTE	NC	28215
10709105	JOHNSON	BETTY M	WILLIAM E	HAMPTON	4301 TOTTENHAM RD		CHARLOTTE	NC	28226
10708108	JOHNSON	BETTY M	WILLIAM E	HAMPTON	4301 TOTTENHAM RD		CHARLOTTE	NC	28226
09703239	TUCKER	DAVID			PO BOX 2066		MONROE	NC	28111
09703137	DIGSBY	HARLON		RUBY J DIGSBY	5915 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703238	TUCKER	DAVID			PO BOX 2066		MONROE	NC	28111
09703152	HILTON	HOWARD A JR	JANE HILTON	CALDWELL	212 HOLIDAY RD		COLUMBIA	SC	29223
09703237	TUCKER	DAVID			PO BOX 2066		MONROE	NC	28111
09703128	BANKS	DARIEN			6023 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703141	FLOYD	RANDOLPH			5939 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703301	ALEXANDER	LAFAYETTE M	JULIA	ALEXANDER	7105 THE PLZ		CHARLOTTE	NC	28215
09703129	GILLESPIE	GEOFFREY WINSTON			6029 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703123	FISH	ALLEN HARDY			5314 FARM POND LN		CHARLOTTE	NC	28212
09703136	TAH 2015-1 BORROWER LLC				PO BOX 6660		FOLSOM	CA	95763
09703106	HILTON	HOWARD A JR	JANE HILTON	CALDWELL	212 HOLIDAY RD		COLUMBIA	SC	29223
10708106	MISSION CHARLOTTE DST			C/O ALLIANCE TAX ADVISORS	433 E LAS COLINAS BV SUITE 300		IRVING	TX	75039
10708109	CANUP	ATRESS WILSON JR	LOIS CAROLYN	CANUP	9631 SUNWAY DR		CHARLOTTE	NC	28227
09703115	BANYON PARK RESOURCES LLC	%PHILLIP BARRETT/P/W/M & A			41 S HIGH ST		COLUMBUS	OH	43215
09703114	GAINES	CRYSTAL MOBLEY			4323 WOODWIND ST		CHARLOTTE	NC	28213
09703304	GILMER	PHYLLIS L			4916 ARDENWOODS DR		CHARLOTTE	NC	28215
10709110	PLAZA PARK PROPERTIES LLC				5821 FAIRVIEW RD SUITE G-10		CHARLOTTE	NC	28209
10709114	UNITED STATES POSTAL SERVICE				PO BOX 27497		GREENSBORO	NC	27495
10509116	PS NC III LP				701 WESTERN AVE		GLENDALE	CA	91201
10509111	PS NC III LP				701 WESTERN AVE		GLENDALE	CA	91201
09703107	GEMTONE INC			C/O RITE AID	P O BOX 3165		HARRISBURG	PA	17105
10509114	PS NC III LP				701 WESTERN AVE		GLENDALE	CA	91201
09703303	KARIMI	NAJEEB			7943 WOODMERE DR		HARRISBURG	NC	28075
09703112	JOHNSON	JOHNNIE MYRTLE		C/O MICHAEL JOHNSON	5009 DAVIS RD		WAXHAW	NC	28173
09703105	HILTON	HOWARD A JR	JANE HILTON	CALDWELL	212 HOLIDAY RD		COLUMBIA	SC	29223
09703104	PLAZA ROAD BAPTIST CHURCH			C/O NANCY J TAYLOR	6120 WILLIAMS RD		CHARLOTTE	NC	28215
09703151	PLAZA ROAD BAPTIST CHURCH				7201 THE PLAZA		CHARLOTTE	NC	28215
10709111	JOHNSON	BETTY M	WILLIAM E	HAMPTON	4301 TOTTENHAM RD		CHARLOTTE	NC	28226
09703110	COL-DEN LP				PO BOX 241632		CHARLOTTE	NC	28224
10509115	DBNCH CIRCLE LLC	% D/S/O/F/LP/KEVIN TREACY		C/O CIRCLE K STORES, INC	PO BOX 52085		PHOENIX	AZ	85072
09703204	REDMOND	MAURICE	DEBORAH	REDMOND	605 REE RIDGE CT		FORT MILL	SC	29715
09703142	SMITH	ANTHONY W			6003 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703130	PLAZA ROAD BAPTIST CHURCH				6035 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703140	CARTER	CHRISTOPHER E			7321 CAPTAIN NEAL LN		CHARLOTTE	NC	28273
09703302	SAIT	MOHAMED HAROON	THAFSEERA S	BAI	6018 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703138	IH4 PROPERTY NORTH CAROLINA LP			C/O ALTUS GROUP US INC	21001 N TATUM BLVD	STE 1630-630	PHOENIX	AZ	85050
09703127	JACKSON	CALVIN	DIANA	JACKSON	6015 HUNTERS CROSSING LN		CHARLOTTE	NC	28215
09703111	RAMIREZ	EVELYN YANETH			2300 ST JOHN'S CHURCH RD		CHARLOTTE	NC	28215
	Davis	Charles and Gloria			7420 The Plaza		Charlotte NC		28205



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	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 SECOND COMMUNITY MEETING**

Subject: Second Community Meeting -- **Rezoning Petition No. 2015-092** filed by QuikTrip Corporation to request the rezoning of an approximately 5.11 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:** Monday, November 30, 2015 at 6:30 p.m.

Place of Meeting: The Chapel at 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 5.11 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.

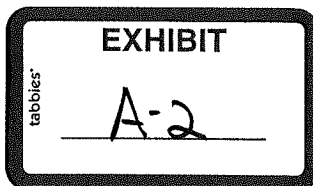
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, November 30, 2015 at 6:30 p.m. in the Chapel at Greater Providence Baptist Church located at 2000 Milton Road in Charlotte. Please park in the lower parking lot, as it is located closer to the Chapel than the upper parking lot. 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: November 19, 2015



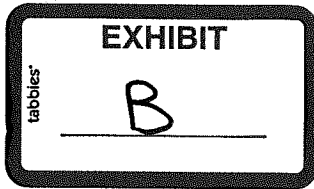
QuikTrip Corporation
Rezoning Petition No. 2015-092

Second Community Meeting Sign-in Sheet

Greater Providence Baptist Church
2000 Milton Road
Charlotte, NC 28215

Monday, November 30, 2015

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	ROCKIE DEAL	6100 VANDERBILT BLVD	704 567-0172	JDEAL7732@comcast.com
2.	ALAN MAYER	5401 ROBERT LN	704 566-1153	mayer@web.com
3.	Susan Lindsay	6305 Rose Craft Dr.	704 537-2269	s_lindsay@bellsouth.net
4.	Mable J. Hall	5216 Adams Dr.	704 567-8296	mjh152@aol.com
5.	Fred Gibson	2000 Milton Rd.	704-532-6338	gpgb@qibsonline.com
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				