

## SECOND COMMUNITY MEETING REPORT

**Petitioner: QuikTrip Corporation**

Rezoning Petition No. 2017-182

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 February 16, 2018. 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 Tuesday, February 27, 2018 at 6:30 PM at Assurance United Methodist Church located at 9700 Mt. Holly-Huntersville Road in Huntersville, North Carolina.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

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 John DiBernardo, Paulette Morin and Craig Romrell of QuikTrip Corporation, Duane Ensor of Freeland & Kauffman, Randy Goddard of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

### **SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives utilized a power point presentation during the Second Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the meeting and he introduced himself and the Petitioner's representatives. John Carmichael stated that this is the Second Community Meeting relating to Rezoning Petition No. 2017-182. The first Community Meeting was held on January 9, 2018.

John Carmichael then provided the agenda for the meeting and the current schedule of events relating to this rezoning request. John Carmichael stated that the Public Hearing is currently scheduled to be held on Monday, April 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center, and City Council is currently scheduled to render a decision on this rezoning request on Monday, May 21, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that the site subject to this Rezoning Petition contains approximately 11.964 acres and is located on the west side of West W.T. Harris Boulevard, south of Lake Spring Avenue and north of Interstate 485. John Carmichael shared aerial photographs of the site.

John Carmichael stated that the site is currently zoned R-3, which is a single family zoning district. Utilizing a power point slide, John Carmichael pointed out the zoning of the adjacent and nearby parcels of land.

John Carmichael stated that QuikTrip is requesting that the site be rezoned to the B-2 (CD) and B-D (CD) zoning districts to accommodate a multi-use commercial development on the site that would contain a QuikTrip convenience store with gasoline sales and other specified commercial uses. John Carmichael stated that if the Rezoning Petition is approved, the front portion of the site closest to West W.T. Harris Boulevard would be zoned B-2 (CD) and the rear portion of the site would be zoned B-D (CD). The "CD" indicates a conditional zoning district. This means that if the rezoning request is approved, the site can only be developed in accordance with the approved rezoning plan.

John Carmichael stated that QuikTrip was previously requesting that the entire site be rezoned to the B-2 (CD) zoning district, and the original version of the rezoning plan allowed any use permitted in the B-2 zoning district except for certain prohibited uses. John Carmichael stated that the revised rezoning plan only permits certain enumerated uses so that folks will know the specific uses that will be permitted on the site if the Rezoning Petition is approved.

John Carmichael then shared the rezoning plan. John Carmichael stated that the site is divided into 5 development areas under the Rezoning Plan. The development areas are designated as Development Areas A, B, C, D and E. Development Areas A, B and E would be zoned B-2 (CD), and Development Areas C and D would be zoned B-D (CD). A QuikTrip convenience store with gasoline sales would be located on Development Area A.

An undisturbed 75 foot Class B buffer would be established along the western boundary of the site and along a portion of the northern boundary of the site. An undisturbed 56.25 foot Class B buffer would be established along a portion of the southern boundary of the site and along a portion of the northern boundary of the site. Supplemental trees and shrubs could be planted in the undisturbed buffer areas. A minimum 8 foot tall masonry wall would be installed along portions of the site's northern and southern boundaries and along the site's western boundary. John Carmichael pointed out the vehicular access point into the site. John Carmichael stated that a minimum 20 foot wide planting strip and a minimum 14 foot wide shared use path would be installed along the site's frontage on West W.T. Harris Boulevard.

The maximum building height in Development Areas A, B and E would be 25 feet. The maximum building height in Development Areas C and D would be 40 feet.

John Carmichael then shared the uses that would be permitted on the site. The permitted uses would be as follows:

Development Area A

- Maximum 5,000 square foot QuikTrip convenience store with up to 16 fueling stations.

Development Areas B and E

- A sit down restaurant or a restaurant with drive through windows (Development Area B only).
- Retail uses.
- Professional business and general offices.
- Medical, dental and optical clinics.

- Medical, dental and optical labs.
- Personal services.
- Financial institutions.
- Showrooms.
- Government buildings.
- Pet services indoor.
- Car wash (Development Area E only).
- Automotive service station (without gasoline sales and without a convenience store) (Development Area E only).
- A total maximum of 11,000 square feet of gross floor area may be developed on Development Area B and Development Area E combined.
- No convenience store on Development Area B or Development Area E.
- Maximum of 1 use may have accessory drive through windows.
- If a use located on Development Area B has accessory drive through windows, then the menu board and a speaker box must be located on the western facade of the building, and the window(s) must be located on the southern facade of the building.

#### Development Areas C and D

- A climate controlled, self-storage facility.
- No outside storage.
- Access to the individual storage units will be provided by internal hallways.
- Storage of hazardous materials is prohibited.
- Government buildings.
- Financial institutions.
- Medical, dental and optical labs.
- Pet services indoor.
- Offices.
- Showrooms.

John Carmichael then shared the elevations of the proposed QuikTrip building.

Paulette Morin then addressed the meeting. She shared perspectives of the site that depict the entrance into the site and the minimum 8 foot tall masonry wall.

Randy Goddard then addressed the meeting and discussed and described the transportation improvements that would be installed by QuikTrip if the site is developed pursuant to this rezoning request. Randy Goddard stated that QuikTrip has also agreed to widen West W.T. Harris Boulevard between Lake Spring Avenue and Mt. Holly-Huntersville Road to continue a second northbound travel lane between Lake Spring Avenue and the existing right turn lane at Mt. Holly-Huntersville Road. This is an additional improvement that QuikTrip is committing to install since the first community meeting. Randy Goddard stated that the transportation

improvements that would be installed by QuikTrip more than mitigate the traffic impacts of this proposed development.

The Second 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, Randy Goddard stated that the number of cars travelling daily on West W.T. Harris Boulevard on the other side of the interchange is approximately 26,000, and on the site side of the interchange it is approximately 17,000.
- In response to a question, Randy Goddard stated that no roundabouts would be installed in connection with this development.
- An attendee asked if the traffic signals would be timed to allow cars to turn out of Lake Spring Avenue. Randy Goddard stated that he makes recommendations to CDOT and NCDOT regarding the timing of traffic signals, but he cannot say whether CDOT and NCDOT will follow his recommendations, and they control the timing of traffic signals.
- An attendee stated that it is difficult to turn out of Lake Spring Avenue at times. Randy Goddard stated that he understood, and he hopes that the additional second lane on West W.T. Harris Boulevard will help that situation by providing gaps in traffic.
- In response to a question, Paulette Morin confirmed that the proposed QuikTrip is slightly closer to the neighborhood than it was under the prior version of the rezoning plan.
- An attendee asked what is to prevent this site from becoming another strip center. John Carmichael stated that the site would not become a strip center because only a QuikTrip and an additional 11,000 square feet of floor area could be located on the front portion of the site, and the only allowed uses on the rear portion of the site would be climate controlled self-storage, government buildings, financial institutions, medical, dental and optical labs, pet services indoor, offices and showrooms. Additionally, the development of the site is controlled by the number of vehicular trips that the site can generate.
- In response to a question, Paulette Morin stated that QuikTrip would develop its site. QuikTrip would sell the other parcels to third parties. QuikTrip would be responsible for the maintenance of the buffer areas and the minimum 8 foot tall masonry wall.
- In response to a question, Paulette Morin stated that each use on the site would be required to install and maintain an alarm security system. A discussion ensued regarding the need for security and concerns relating to security, and Paulette Morin described QuikTrip's security system.
- An attendee asked why the masonry wall would be only 8 feet in height. Paulette Morin stated that originally a 6 foot tall wooden fence was proposed by QuikTrip, but as a result of comments received from neighbors, QuikTrip agreed to install an 8 foot tall masonry wall.
- Some attendees expressed a concern that people would climb over the 8 foot tall masonry wall to get into their neighborhood. There have been burglaries in the neighborhood.
- An attendee stated that she prefers a taller wall.
- In response to a question, John DiBernardo confirmed that QuikTrip would be open 24 hours a day.

- In response to a question, Paulette Morin stated that a fast food restaurant with a drive through window could be located on Development Area B under the rezoning plan. However, only 1 use on the site could have a drive through window.
- An attendee stated that she feels that a self-storage use would be an eyesore.
- An attendee stated that there is not a wall or fence around the site now, so the proposed wall would be helpful to the neighborhood.
- An attendee asked if the masonry wall could be extended to an existing fence or wall located off-site.
- In response to a question, John DiBernardo stated that they will have a better idea as to the other uses that will be located on the site if the site is rezoned. A successful rezoning would generate more interest in the site.
- In response to a question, Duane Ensor stated that the buildings that would be located on Development Areas C and D would be located approximately 155 feet from the rear boundary lines of Development Areas C and D.
- In response to a question, Randy Goddard stated that all of the transportation improvements would have to be installed prior to the issuance of a certificate of occupancy for the first building constructed on the site.
- In response to a question, Randy Goddard stated that his study shows that the left turn lane into the neighborhood does not need to be extended.
- Some attendees expressed concerns regarding what could be built on the site if this Rezoning Petition is not approved. In response, John Carmichael stated that the site is currently zoned R-3, and any use not allowed in R-3 would not be permitted on the site under its current zoning. If someone proposes a use not allowed in R-3, then they would have to go through the rezoning process.
- In response to a question, Randy Goddard stated that QuikTrip would not be making any changes to the Lake Spring Avenue intersection with West W.T. Harris Boulevard.
- An attendee stated that the second lane on West W.T. Harris Boulevard would be a big improvement.
- In response to question, Paulette Morin stated that QuikTrip's cameras would cover the vehicular entrance into the site. QuikTrip's cameras would not cover the masonry wall.
- An attendee stated that at their HOA meeting, a police officer stated that QuikTrip is security and police oriented and that you are better off with a QuikTrip on the site for security purposes.
- Paulette Morin stated that the rezoning plan requires other uses on the site to have a security system, but the nature of the security system is not specified on the rezoning plan.
- In response to a question, Paulette Morin stated that this store would be 1,000 square feet smaller than QuikTrip's existing stores in Charlotte.
- In response to a question, Paulette Morin stated that the buffer areas would be established and the masonry wall would be installed prior to the opening of the QuikTrip.
- In response to a question, John DiBernardo stated that QuikTrip also sold land in connection with a development at Christenbury Corners. QuikTrip worked with Collette on that

development. This is the only development QuikTrip has done by itself where the sale of land is involved.

- In response to a question, John DiBernardo stated that QuikTrip would not own the buffer areas but QuikTrip would maintain the buffer areas and the masonry wall.

- In response to the comments of attendees regarding potential uses of the site if this Rezoning Petition is denied or withdrawn, John Carmichael stated that the future land use plan for the site recommends residential uses at a maximum density of 8 dwelling units per acre, and the site is currently zoned R-3. Some attendees are concerned that apartments could be located on the site. John Carmichael stated that he has no opinion on what would happen to this site if this development does not occur, and that City Council would have to rezone the site to allow apartments.

- In response to a question, John DiBernardo stated that diesel fuel would be sold at this location but not for big trucks.

- In response to a comment, Paulette Morin discussed QuikTrip's vapor recovery system.

- In response to a question, Randy Goddard stated that the lighting of interstates and interchanges is controlled by NCDOT.

John Carmichael thanked the attendees 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:**

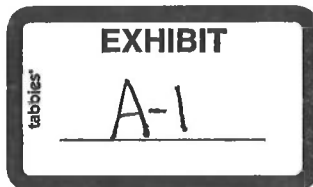
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Second Community Meeting Report solely as a result of the Second Community Meeting.

Respectfully submitted, this 12<sup>th</sup> day March, 2018.

**QuikTrip Corporation, Petitioner**

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

2017-182	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2017-182	02521101	WEDGEWOOD HOMEOWNERS	ASSOCIATION			219 E KINGSTON AVE		CHARLOTTE	NC	2803
2017-182	02521102	ALVARENGA	JUAN A MENIVAR	IRIS YOLANDA	RIOS	9416 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521103	RICHARDSON	KIM	CLIFF	NESBIT	9412 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521104	HILL	JOSEPH E III			9406 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521105	GONZALEZ	SONIA CASTILLA	BOONE	HOBBS	9400 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521106	JONES	DONDE B			9324 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521107	SMITH	JEROME	ELIZABETH	SMITH	9318 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521108	BATES	NORBERTA FUENTES			9312 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521109	ST HILL-BLAKE	TRACEY			9306 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521110	ST HILL	TERRENCE V	SHEILA DIANE	ST HILL	9300 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521111	PULLEN	GARRY L	PAMALA S	PULLEN	9216 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521112	KEPHART	AARON D	MARCIA S	KEPHART	9208 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521113	DEWITT	SHERRIE L			8807 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521114	GRIGGS	KIMBERLY A			8813 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521115	TOEPPER	GREGORY R	MARY M	TOEPPER	8819 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521116	CLINARD	ROBIN COLLEEN			8825 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521117	MASON	ROY D	MARY P	MASON	8831 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521118	ARONSON	NOEL	CHOLI	ARONSON	8901 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521119	BOWSER	GREGORY L	TERESA K	BOWSER	8907 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521120	ROWE	ANGELA B			8913 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521121	WALKER	LISA M	WILLIAM G	WALKER	8919 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521122	THOMPSON	JACQUELINE D			8925 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521123	KNOX	MARY A			8931 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521124	FRITZ	BENJAMIN K	EDITHANNA M	FRITZ	8937 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521125	ERVIN	MARTY W			8939 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521126	WILSON	ESTELLE M	STEVEN JOSEPH	WILSON	8941 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521127	HEILMAN	DARWIN CLETUS III	PHYLLIS PRUIJT	HEILMAN	8944 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521129	SHIPP-KING	LINDA	LEONARD F	KING	8940 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521130	O'CONNELL	RYAN P	AMANDA MARIE	FREDERICK	8936 CYPRESS FOREST DRIVE		CHARLOTTE	NC	28216
2017-182	02521131	SENIUK	MICHAEL W	SANDRA C	SENIUK	8930 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521132	WHITE	RUSSELL P	MARTHA S	WHITE	8924 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521133	CANNITO	GERARD	MELISSA	CANNITO	8918 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521134	JACOBSON	ALAN D	PATRICIA A	JACOBSON	8912 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521135	JOHNSON	JAMES DAVID	MAYA S	JOHNSON	8906 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521136	THOMAS	CHERYL A			8834 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521137	ROSADO-LAGUILLO	ROSITA			8828 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521138	HANKINS	BRIAN	LAURA ELLEN	HANKINS	8822 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521139	YANCEY	SCOTT T	CATHY E	YANCEY	8816 CYPRESS FOREST DR		CHARLOTTE	NC	28216
2017-182	02521140	SMITH	DEBORAH J			9130 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521193	FLORENTINE	DOROTHY B	TRUST	DOROTHY B FLORENTINE FAMILY LEGACY	303 OLD STATESVILLE RD		HUNTERSVILLE	NC	28078
2017-182	02521195	WEDGEWOOD II HOMEOWNERS	ASSOCIATION INC			PO BOX 9465		CHARLOTTE	NC	28299
2017-182	02521198	FLORENTINE	DOROTHY BLYTHE			303 SOUTH OLD STATESVILLE RD		HUNTERSVILLE	NC	28078
2017-182	02521199	FLORENTINE	DOROTHY B	TRUST	DOROTHY B FLORENTINE FAMILY LEGACY	303 S OLD STATESVILLE RD		HUNTERSVILLE	NC	28078
2017-182	02521206	HAWSE	JACQUELYN K			9201 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521207	BLASHKA FAMILY REVOCABLE TRUST	TRUST			9207 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521208	OLIVER	CONSTANCE L			9213 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521209	IANCHICI	STEFAN			9219 LAKE SPRING AV		CHARLOTTE	NC	28216
2017-182	02521218	BADOUR	SHAWN D	SHERRON J	BADOUR	9301 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521219	VARNELL	STEPHEN	REGINA	VARNELL	9307 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521220	MORROW	DEREK	KRISTIN	MORROW	9313 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521221	TAPIA	JUDITH E			9319 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521222	HILL	KEITH E	EVA J	HILL	9325 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521229	BENNETT	KENNETH	CHRISTIAN	BENNETT	9401 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521230	DRAKEFORD	APRIL L			9409 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02521231	ALLISON	LUTHER M	CAROLYN C	ALLISON	9417 LAKE SPRING AVE		CHARLOTTE	NC	28216
2017-182	02529122	GREENE	JUNE M & SYLVIA M			PO BOX 220924		CHARLOTTE	NC	28222



	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2017-182	Braemar At Treyburn Owners Association Inc.	Gall	Crawford	9016 Sherington Pl		Charlotte	NC	28216
2017-182	Holly Creek	Tara	Hunter- McKoy	8738 Holly Creek Court		Charlotte	NC	28216
2017-182	Hunter Acres Park Association, Inc	Rosie	Hemmingway	10191 Reindeer Way Ln		Charlotte	NC	28216
2017-182	Hunter Wood	Alan	Wells	8308 Rudolph Rd		Charlotte	NC	28216
2017-182	Mcintyre Homeowners Association	BJ	Jones	9510 Bayview P		Charlotte	NC	28216
2017-182	MeckEd	Rashaan	Peek	9930 Lanaken Dr		Charlotte	NC	28216
2017-182	Treyburn Owners Association	kevin	farrow	9228 darbyshire place		charlotte	NC	28216
2017-182	Treyburn Towne Meadows Homeowners Association	Lisa	Luzw	9021 Cinnabay Dr		Charlotte	NC	28216
2017-182	Treyburn Towne Meadows Homeowners Association	Pam	Massey	9030 Cinnabay Dr		Charlotte	NC	28216
2017-182	Urban Institute - Uncc	Bill	McCoy	8921 McCartney Wy		Charlotte	NC	28216
2017-182	Wedgewood North	Charlie Leo	Kiper	8413 Londonshire Dr		Charlotte	NC	28216
2017-182	Wedgewood North HOA, inc.	Mike	Cimbotti	8921 McCartney Way		Charlotte	NC	28216
2017-182	Wedgewood North Homeowners Association	Alan	Jacobson	8400 Londonshire Dr		Charlotte	NC	28216
2017-182	Wedgewood North Homeowners Association	Amanda	Hiite	9128 Whittel Place		Charlotte	NC	28216



**NOTICE TO INTERESTED PARTIES  
OF SECOND COMMUNITY MEETING**

**Subject:** Second Community Meeting -- **Rezoning Petition No. 2017-182** filed by QuikTrip Corporation to request the rezoning of an approximately 12.14 acre site located on the west side of West W.T. Harris Boulevard, north of Interstate 485 and south of Lake Spring Avenue, from the R-3 zoning district to the B-2 (CD) and B-D (CD) zoning districts

**Date and Time of Meeting:** Tuesday, February 27, 2018 at 6:30 p.m.

**Place of Meeting:** Assurance United Methodist Church  
(Basement Located at the Rear of the Building)  
9700 Mt. Holly-Huntersville Road  
Huntersville, NC 28078

We are assisting QuikTrip Corporation (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 12.14 acre site located on the west side of West W.T. Harris Boulevard, north of Interstate 485 and south of Lake Spring Avenue, from the R-3 zoning district to the B-2 (CD) and B-D (CD) zoning districts. The purpose of this rezoning request is to accommodate a multi-use commercial development on the site that would contain a QuikTrip convenience store with gasoline sales and other commercial uses.

The Petitioner previously held a Community Meeting regarding this Rezoning Petition on January 9, 2018. The Petitioner will hold a Second Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal and revisions to the conditional rezoning plan 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.

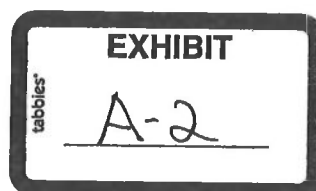
**Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Second Community Meeting regarding this Rezoning Petition on Tuesday, February 27, 2018 at 6:30 p.m. at Assurance United Methodist Church located at 9700 Mt. Holly-Huntersville Road in Huntersville.** 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: Dr. Justin Harlow, Charlotte City Council District 2 (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: February 16, 2018



QuikTrip Corporation, Petitioner  
Rezoning Petition No. 2017-182

Second Community Meeting Sign-in Sheet

Assurance United Methodist Church  
9700 Mt. Holly-Huntersville Road  
Huntersville, NC 28078

Tuesday, February 27, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Swapna Shiddapur	8913 Carastan Dr, Charlotte		swapnas@att.net
2.	T. Aldred			taldred@live.com
3.	Joe JARVES			SHMONEY1@GMAIL.COM
4.	J Brown	McCartney Way		n/a
5.	Michael Mollen	8402 Golden Oak Ct Charlotte	704-258-2732	pcworks4u@hotmail.com
6.	DC & Phyllis Steilman	8944 Cypress Forest Dr.		
7.	Jerry & Melissa Conits	8918 Cypress Forest Dr		
8.	Corbett Hill + AL Mey	8400 Red Cypress Ct.		
9.	Jackie D. Thompson	8925 Cypress Forest Dr	-	-
10.	DAVID Bisson	8725 Laidlaw Drive Dr.		
11.	Mary Spillman	9112 Vermeil Ct.	704-907-7626	maryspillman@bellsouth.net
12.	KATHY ROBBINS	8405 Red Cypress Ct.	704-907-6114	Kathy.robbins100@gmail.com
13.	Cheri Aranson	8901 Cypress Forest Dr.	954-612-9965	cheri_star@yahoo.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14.	Noel Armson	4901 Cypress Forest Dr	954-557-4638	longawayx@yahoo.com
15.	Garry Pullen	9216 LAKE SPRING AVE	980-722-7744	<sup>PULLEN</sup> garrypullen@bellsouth.net
16.	Caren Hsu	8400 Red Cypress Ct	704-222-2890	chilldiaz@yahoo.com
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**QuikTrip Corporation, Petitioner**  
**Rezoning Petition No. 2017-182**

**Second Community Meeting Sign-in Sheet**

**Assurance United Methodist Church**  
**9700 Mt. Holly-Huntersville Road**  
**Huntersville, NC 28078**

**Tuesday, February 27, 2018**

**6:30 P.M.**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Amanda Hite	9128 Whittel Pl.	704.340.3021	amandahite4uwn@gmail.com
2.	Mary Mason	8831 Cypress Forest Dr	704-641-8508	mpm2578@gmail.com
3.	Sandra Seniuk	8930 Cypress Forest Dr	704 391-7852	
4.	Piffany Gaither	9311 Lewisburg St.	919 579 9839	gaitherapiffany@gmail.com
5.	Louisa Rao	9122 Lake Spring Ave.	804 874 1525	louisarao@netscape.net
6.	DUANE PRIOR	8515 Picecone Island Ln	704 398 5461	
7.	Angela Sanders	8316 Londonshire Dr	217-652-6088	vivid5dst@yahoo.com
8.	BETTY FORTNER	8731 LONDONSHIRE	980-236-7015	b.fort1963@gmail.com
9.	BEN "	"	"	
10.	Derek + Krishn Morrow	9313 Lake Spring Ave	704-795-8998	Derekmorrowst@yahoo.com
11.	Fannie Jemison	8406 Red Cypress Ct.	704-778-6247	fajemison@gmail.com
12.	Sarah + Robert Woodbury	8407 Red Cypress Ct	704-399-7731	ROBERTWOODBURY18@gmail.com
13.	LEN + LINDA KING	8940 CYPRESS FOREST DR.	617-470-3584 (LINDA)	LKING109@ATT.NET

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
14.	Johan Roldan	8927 Raven Park Dr	704 712 5409	Jchenrd@hotmail.com
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# Rezoning Petition No. 2017-182

QuikTrip Corporation, Petitioner

Second Community Meeting

February 27, 2018



ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



# Rezoning Team

- John DiBernardo, QuikTrip Corporation
- Paulette Morin, QuikTrip Corporation
- Craig Romrell, QuikTrip Corporation
- Duane Ensor, Freeland & Kauffman
- Randy Goddard, Design Resource Group
- John Carmichael, Robinson Bradshaw & Hinson



# Agenda

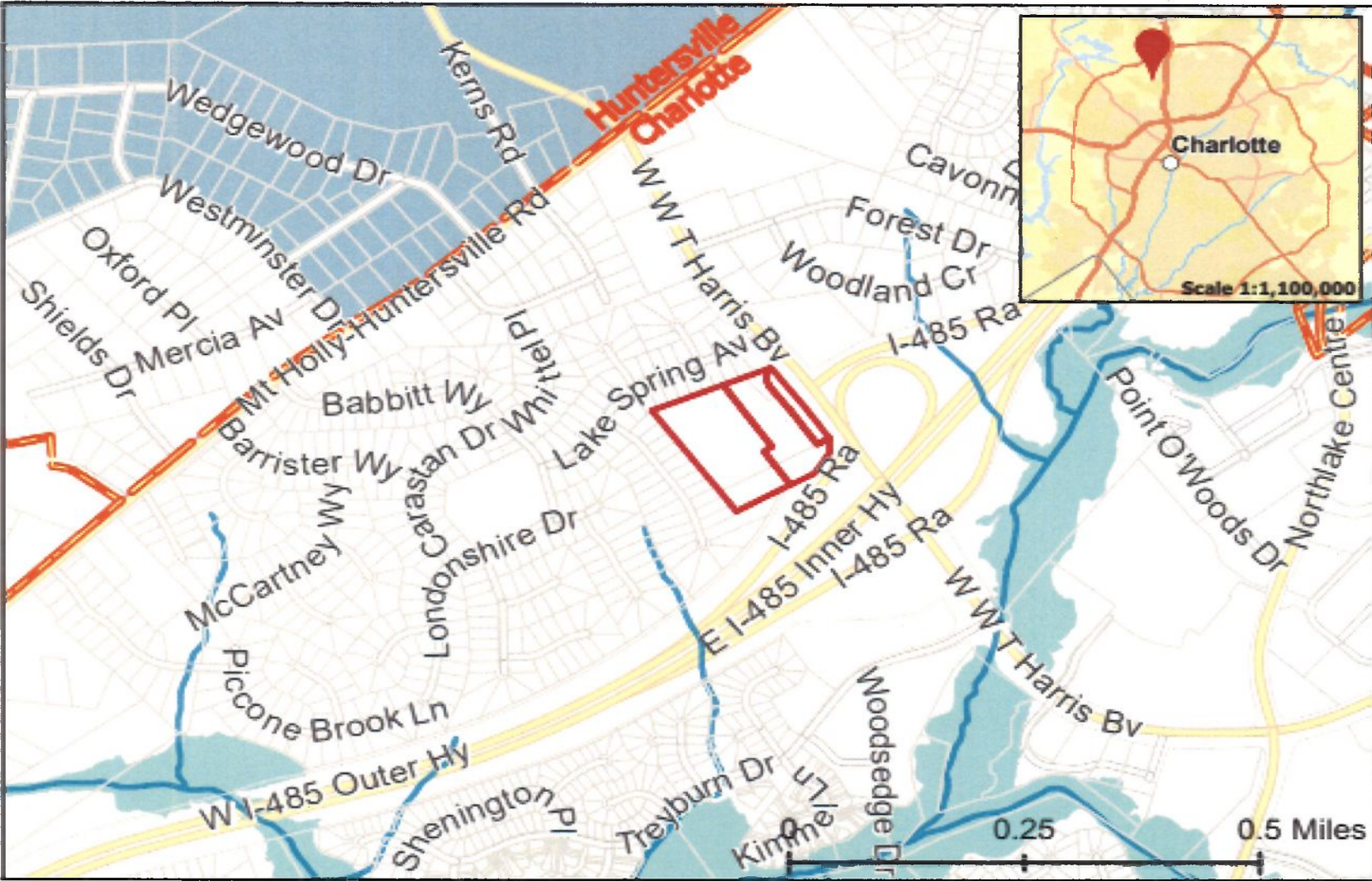
- I. Introduction of Rezoning Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review and Discussion of the Site Plan/Proposed Uses
- V. Question, Answer and Comment Session



# Rezoning Schedule

- Public Hearing: Monday, April 16, 2018 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Tuesday, May 1, 2018 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, May 21, 2018 at 5:30 PM  
at the Charlotte-Mecklenburg  
Government Center

# Site – 11.964 Acres









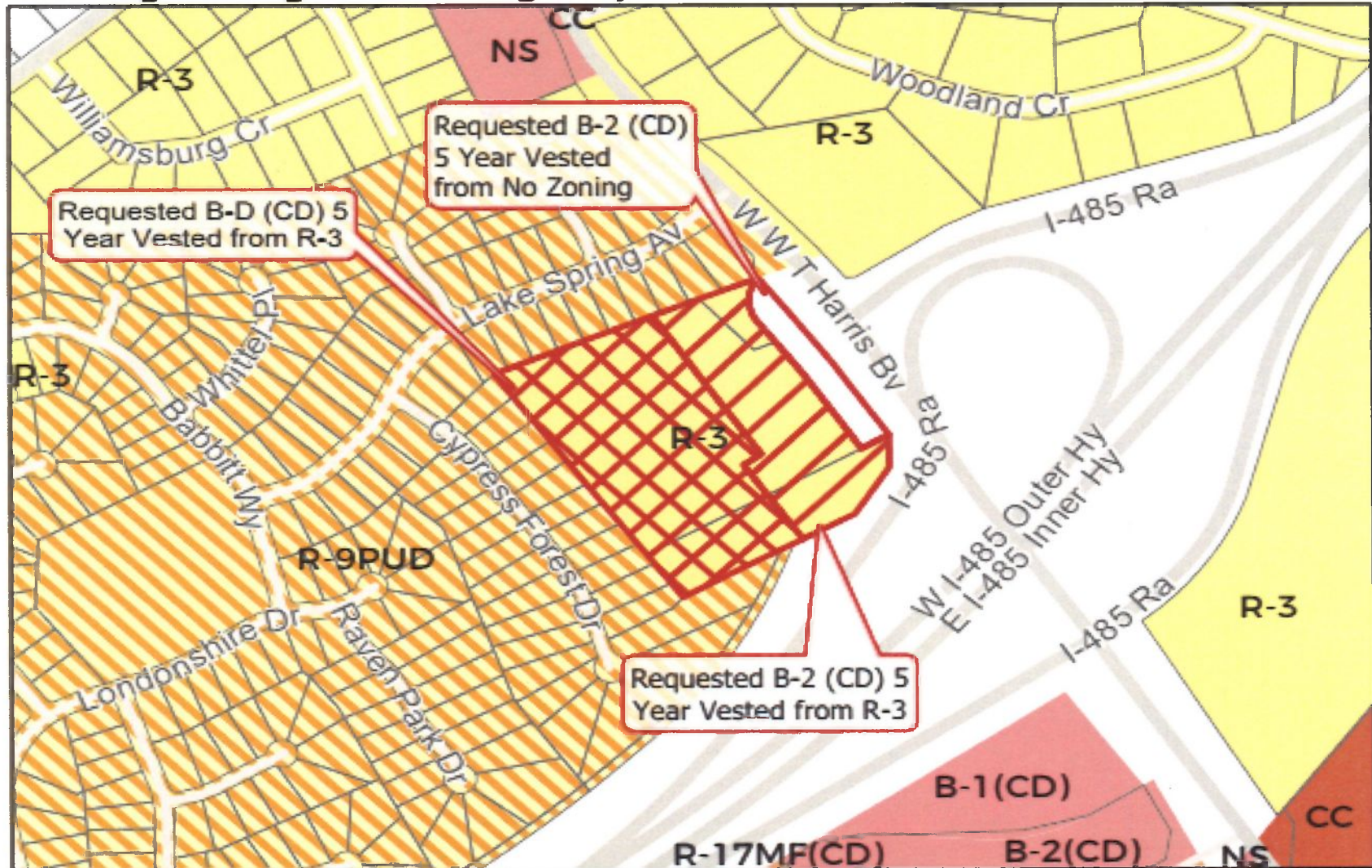
# Site – 11.964 Acres





# Existing Zoning/Rezoning Request

## Existing Zoning & Rezoning Request





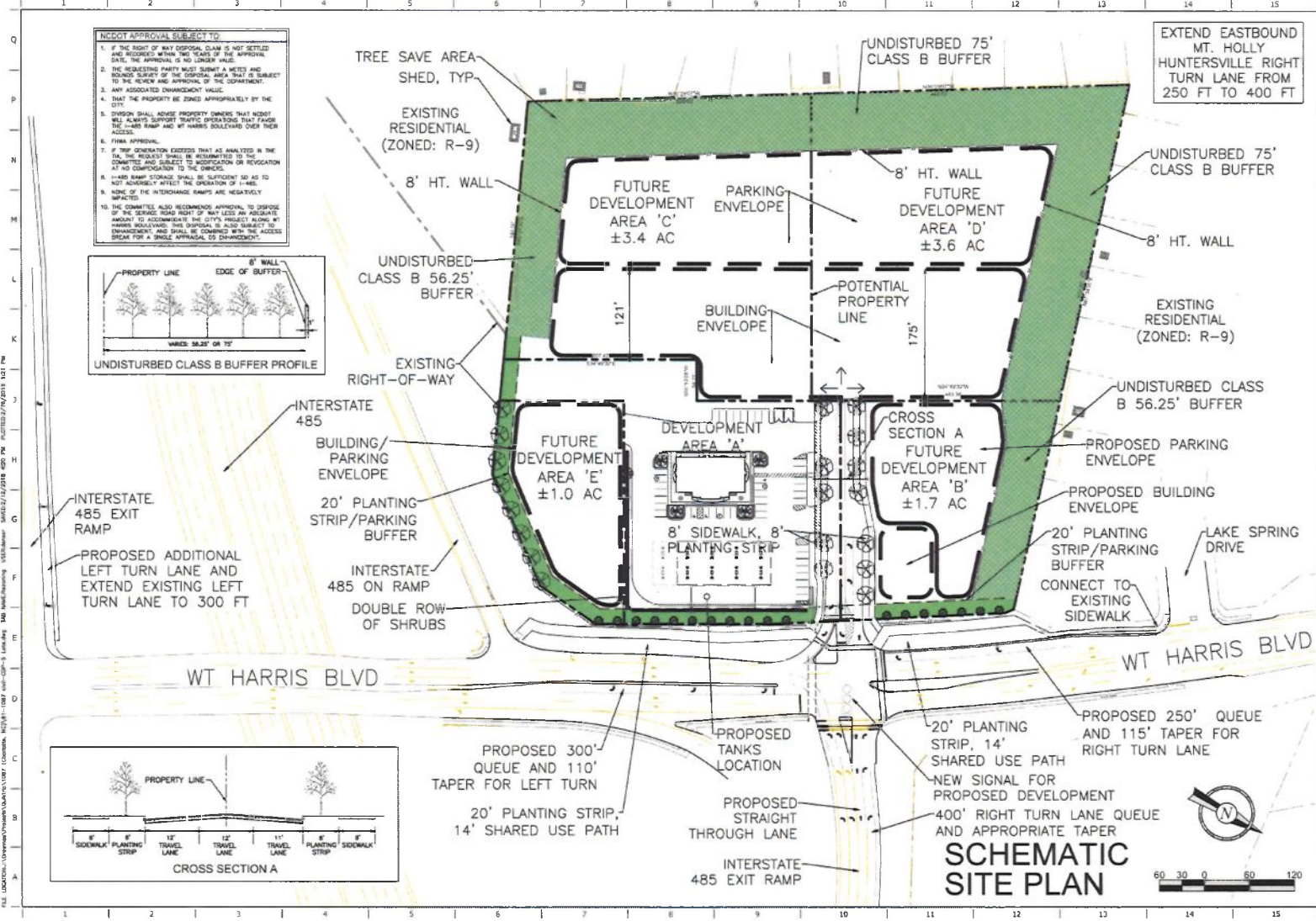
## Rezoning Request

Requesting the rezoning of the site from the R-3 zoning district to the B-2 (CD) and B-D (CD) zoning districts to accommodate a multi-use commercial development on the site that would contain a QuikTrip convenience store with gasoline sales and other specified commercial uses.



# Rezoning Plan





- NCCOT APPROVAL SUBJECT TO:**
1. IF THE RIGHT OF WAY DISPOSAL CLAIM IS NOT SETTLED AND RESOLVED WITHIN TWO YEARS OF THE APPROVAL DATE, THE APPROVAL IS NO LONGER VALID.
  2. THE REQUESTING PARTY MUST SUBMIT A METES AND BOUNDS SURVEY OF THE DISPOSAL AREA THAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE COMMITTEE.
  3. ANY ASSOCIATED ENHANCEMENT VALUE.
  4. THAT THE PROPERTY BE ZONED APPROPRIATELY BY THE CITY.
  5. DIVISION SHALL ADVISE PROPERTY OWNERS THAT ACCESS WILL ALWAYS SUPPORT TRAFFIC OPERATIONS THAT CROSS THE 485 RAMP AND WY HARRIS BOULEVARD OVER THEIR ACCESS.
  6. FINAL APPROVAL.
  7. IF THE GENERATION SKEDGES THAT AS ANALYZED IN THE DIA, THE RESOLVE SHALL BE SUBMITTED TO THE COMMITTEE AND SUBJECT TO MODIFICATION OR RELOCATION AT NO COMPROMISE TO THE DESIGN.
  8. RAMP STORAGE SHALL BE SUFFICIENT SO AS TO NOT ADVERSELY AFFECT THE OPERATION OF I-485.
  9. NONE OF THE INTERCHANGE RAMP ARE NEARLY IMPACTED.
  10. THE COMMITTEE ALSO RECOMMENDS APPROVAL TO DISPOSE OF THE SERVICE ROAD RIGHT OF WAY LESS AN ADJACENT ADJACENT TO ACCOMMODATE THE CITY'S PROJECT PLANNING W/ HARRIS BOULEVARD THIS DISPOSAL IS ALSO SUBJECT TO ENHANCEMENT AND SHALL BE COVERED WITH THE ACCESS BREAK FOR A SINGLE APPRAISAL OR ENHANCEMENT.

NOT FOR CONSTRUCTION

PREPARED BY: SAUFALIAN, INC.  
1000 W. HARRIS BLVD., SUITE 100, CHARLOTTE, NC 28202  
TEL: 704.375.1111 FAX: 704.375.1112

**QuikTrip No. 1087**  
8091 WEST W.T. HARRIS BLVD.  
CHARLOTTE, NC 28226  
WWW.QUIKTRIP.COM

**QT**

DATE: 08/11/2011  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
DATE: 08/11/2011

ORIGINAL ISSUE DATE:

SHEET TITLE:  
REVISION HISTORY: 2011-10-20

SHEET NUMBER:  
**1**

FILE LOCATION: \\server\projects\1087\1087.dwg  
 USER: [Name]  
 DATE: 08/11/2011 10:11 PM  
 PLOT: 1087.dwg  
 PLOT DATE: 08/11/2011 10:11 PM  
 PLOT SCALE: 1:1  
 PLOT SHEET: 1 OF 1





## Proposed Allowed Uses – Development Area A

- Maximum 5,000 square foot QuikTrip with up to 16 fueling stations



## Proposed Allowed Uses – Development Areas B and E

- A sit down restaurant or a restaurant with drive through windows (Development Area B only)
- Retail uses
- Professional business and general offices
- Medical, dental and optical clinics
- Medical, dental and optical labs
- Personal services
- Financial institutions
- Showrooms
- Government buildings
- Pet services indoor
- Car wash (Development Area E only)
- Automotive service station (without gasoline sales and without a convenience store) (Development Area E only)



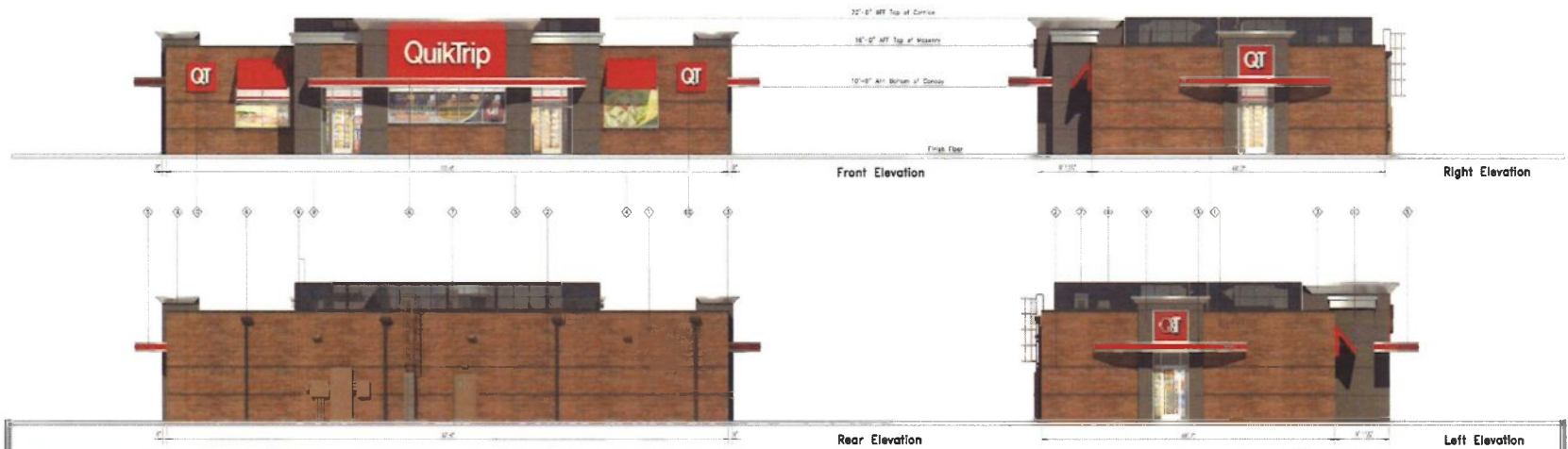
## Proposed Allowed Uses – Development Areas B and E

- A total maximum of 11,000 square feet of gross floor area may be developed on Development Area B and Development Area E combined
- No convenience store on Development Area B or Development Area E
- Maximum of 1 use may have accessory drive through windows
- If a use located on Development Area B has accessory drive through windows, then the menu board and a speaker box must be located on the western facade of the building, and the window(s) must be located on the southern facade of the building.

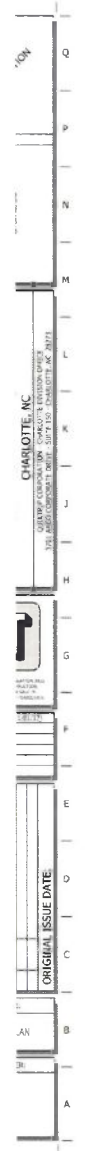


## Proposed Allowed Uses – Development Areas C and D

- A climate controlled, self-storage facility
  - No outside storage
  - Access to the individual storage units will be provided by internal hallways
  - Storage of hazardous materials is prohibited
- Government buildings
- Financial institutions
- Medical, dental and optical labs
- Pet services indoor
- Offices
- Showrooms



	<b>QuikTrip.</b> <small>4335 Sully 129th 138th Ave.          Tulsa, OK 74134-7009          P.O. Box 3476          Tulsa, OK 74101-3476          (918) 512-2702</small>	Store # <b>1087</b> Serial # <b>81-1087-G3S2</b>	<b>G3S Building Elevations</b> Scale: <b>1/16"=1'-0"</b>	Issue Date: <b>11.17.17</b>	Address: <b>NW Corner Harris Blvd. &amp; I-485</b> City, State: <b>Charlotte, NC</b>	Drawn By: <b>TR</b> Rev/Notes:	<small>         CONTENT: 2011 BUNKER CONSTRUCTION DESIGN INTENTS          DESIGN: PLEASE REFER TO THE ORIGINAL DRAWINGS OF EXISTING CONSTRUCTION. SERIAL          SEARCHES: THESE PLANS ARE PROTECTED BY THEIR EXISTENCE BY DOMESTIC AND          INTERNATIONAL COPYRIGHT AND PATENT LAWS. ANY UNAUTHORIZED USE, REPRODUCTION,          REVISION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY PROHIBITED.       </small>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUE FOR PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>2</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>3</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>4</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>5</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>6</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>7</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>8</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>9</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>10</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>11</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>12</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>13</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>14</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>15</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>16</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>17</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>18</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>19</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>20</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>21</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>22</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>23</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>24</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>25</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>26</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>27</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>28</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>29</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> <tr> <td>30</td> <td>REVISED PER PERMITS</td> <td>11/17/17</td> <td>TR</td> </tr> </tbody> </table>	NO.	REVISION	DATE	BY	1	ISSUE FOR PERMITS	11/17/17	TR	2	REVISED PER PERMITS	11/17/17	TR	3	REVISED PER PERMITS	11/17/17	TR	4	REVISED PER PERMITS	11/17/17	TR	5	REVISED PER PERMITS	11/17/17	TR	6	REVISED PER PERMITS	11/17/17	TR	7	REVISED PER PERMITS	11/17/17	TR	8	REVISED PER PERMITS	11/17/17	TR	9	REVISED PER PERMITS	11/17/17	TR	10	REVISED PER PERMITS	11/17/17	TR	11	REVISED PER PERMITS	11/17/17	TR	12	REVISED PER PERMITS	11/17/17	TR	13	REVISED PER PERMITS	11/17/17	TR	14	REVISED PER PERMITS	11/17/17	TR	15	REVISED PER PERMITS	11/17/17	TR	16	REVISED PER PERMITS	11/17/17	TR	17	REVISED PER PERMITS	11/17/17	TR	18	REVISED PER PERMITS	11/17/17	TR	19	REVISED PER PERMITS	11/17/17	TR	20	REVISED PER PERMITS	11/17/17	TR	21	REVISED PER PERMITS	11/17/17	TR	22	REVISED PER PERMITS	11/17/17	TR	23	REVISED PER PERMITS	11/17/17	TR	24	REVISED PER PERMITS	11/17/17	TR	25	REVISED PER PERMITS	11/17/17	TR	26	REVISED PER PERMITS	11/17/17	TR	27	REVISED PER PERMITS	11/17/17	TR	28	REVISED PER PERMITS	11/17/17	TR	29	REVISED PER PERMITS	11/17/17	TR	30	REVISED PER PERMITS	11/17/17	TR
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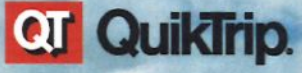


Store 1087  
81-1087-PE09

Charlotte, NC  
Date: 02.23.18 By:JK







Store 1087  
81-1087-PE10

Charlotte, NC  
Date: 02.23.18 By:JK











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Figure 6

NORTH WT HARRIS  
 BLVD. CORRIDOR  
 CONCEPTUAL  
 IMPROVEMENTS  
 SCALE: 1"=100'  
 PROJECT # 1087 TTM  
 DATE: FEBRUARY 2016  
 REVISIONS

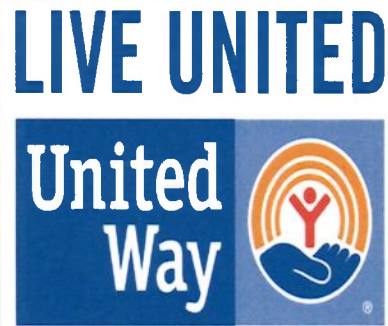
**QUIKTRIP 1087 TTM**  
 CHARLOTTE, NC  
**QUIKTRIP CORPORATION**  
 3/01 ARCO CORPORATE DRIVE, SUITE 150  
 CHARLOTTE, NC 28273

**DRG**  
**DESIGN**  
**RESOURCE**  
**GROUP**  
 LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 TRANSPORTATION PLANNING  
 1000 W. WILSON AVENUE, SUITE 200  
 CHARLOTTE, NC 28203  
 TEL: 704.366.1100  
 WWW.DRG-NC.COM



# QuikTrip and Your Community

- The company donates 5% of our annual profits to charitable organizations.



- QuikTrip hopes to be a part of your community, and we look forward to working with you.



# Questions and Comments