

COMMUNITY MEETING REPORT  
**Petitioner: QuikTrip Corporation**  
Rezoning Petition No. 2011-050

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 August 16, 2011. A copy of the written notice is attached hereto as Exhibit B.

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

The Community Meeting was held on Tuesday, August 30, 2011 at 6:00 p.m. at Central United Methodist Church located at 6030 Albemarle Road, Charlotte.

**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 Jake Satcher, Mike Carey and Jake Sutton with QuikTrip Corporation. The Petitioner's agent, Collin Brown with K&L Gates also attended on behalf of the Petitioner.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the QuikTrip team. Mr. Brown indicated that the Petitioner proposed to rezone an approximately 7.07+/- acre site located at the northeast quadrant of the intersection of Albemarle Road and Regal Oaks Drive (the "Site") from the B-2(CD) Zoning District to the B-1(CD) Zoning District. Mr. Brown explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mr. Satcher provided background information about QuikTrip's corporate culture and business focuses. He then presented the site plan and pointed out various commitments made by the Petitioner. Mr. Satcher responded to questions related to the future development of Parcel B.

Mr. Satcher showed proposed architectural elevations and provided attendees with photos of interior areas of existing QuikTrip stores. He used the elevations and photos to explain QuikTrip's design concepts, offerings, and operations.

Mr. Brown and Mr. Satcher responded to questions regarding QuikTrip's existing stores. They explained that QuikTrip is entering the Charlotte market and that the proposed location might be one of QuikTrip's first stores in the area. Mr. Satcher and Mr. Sutton explained QuikTrip's operating hours, employment policies and staffing levels. Mr. Carey indicated that QuikTrip is driven by the success of their employees and strongly emphasizes employee training and retention. He estimated that this location would have 6-8 employees working during most shifts and that 15-20 jobs would be created by this location, at least six of which would be full-time positions. Mr. Sutton and Mr. Satcher responded to questions related to salaries and employee benefits.

An attendee asked why QuikTrip chose the Site. Mr. Carey explained the factors involved in the site selection process and pointed out some of the Site's specific attributes.

Attendees asked several questions regarding the potential impact on existing businesses and other convenience stores in the area. Mr. Carey responded that QuikTrip's higher-end stores and focus on customer service typically raise the bar for convenience store operators in markets that it enters. Mr. Carey responded to questions regarding security and how QuikTrip would handle students from nearby schools.

Mr. Brown responded to questions about a proposed street connection through the Site from Regal Oaks Drive to the adjacent property to the east. He explained that CDOT had requested that the Petitioner construct the connection as a public or private street. He indicated that the Petitioner has concerns about constructing, maintaining and securing such a connection prior to development on Parcel B, and therefore the Petitioner is willing to commit to construct the street in conjunction with the development of Parcel B. Attendees expressed concerns about security if a stub street is built prior to development of Parcel B.

An attendee suggested that QuikTrip consider a "go-dark" provision that would govern maintenance of Parcel A in the event that QuikTrip were to cease operations on the Site. Mr. Carey discussed his confidence in the location and the investment that QuikTrip would be making in the Site. Mr. Brown said that the Petitioner would discuss the possibility of a "go-dark" provision.

Attendees asked questions about access points and the width of driveways. Mr. Satcher explained the dimensions of each access point and responded to concerns about the right-in-right-out driveway on Albemarle Road. He also explained that QuikTrip uses wider driveways to accommodate vehicles with wider turning radii. He said that QuikTrip generates high volumes of customers and therefore needs large sites and open maneuvering areas in order to provide ample space for the circulation.

In response to a question, Mr. Satcher stated that in a best-case scenario, the store could be operational by mid-2012.

Mr. Brown reviewed the uses that would be prohibited on Parcel B. Attendees asked if the Petitioner would be willing to prohibit all drive-through uses. Mr. Brown indicated that the Petitioner would consider prohibiting uses that neighbors find objectionable.

At approximately 7:00 p.m. Mr. Brown thanked attendees for their comments and explained that the design team would consider the issues raised and may make modifications when revised plans are submitted.

Following the formal question and answer session the Petitioner's representatives continued conversations with attendees individually.

Respectfully submitted, this 8<sup>th</sup> day of September, 2011.

cc: Mr. Shad Spencer, Charlotte-Mecklenburg Planning Department  
The Honorable Nancy Carter, Charlotte City Council  
Mr. Jake Satcher  
Clerk to Charlotte City Council

C

**COMMUNITY MEETING SIGN-IN SHEET**  
**PETITIONER: QUIKTRIP CORPORATION**  
**REZONING PETITION NO.: 2011-050**  
**August 30, 2011**

Name,

## Address

**Phone Number**

Call W. Brown 314 N. Tryon 704-331-7531

JAKE SUTTON      699 GOLDFLOWER DR. ROCK HILL      704-559-8013

Jack Satcher 205 Regency Exec Park Dr Ste 306 704-559-8016

Mike Carey 205 Regency Exec Park 704.559.2012

Elizabeth Theiling 1408 Sycamore Knoll Natick MA 704-589-3429

CHUCK THEILING 1408 SYCAMORE Knoll 704 589-8400

MARK Theiling    1660 Morrison Rd    704-455-5971

Vickie Fewell 5014 Grafton Dr 704) 763-5286

Gary Frederick 9228 Raintree Ln. 704-650-6002

Bill + Cerie Strain 625 Allister Dr. 704-536-0317

Susan Lindsay 6205 Rosecroft N 704/537-2269

Jeane Welch 5736 Ebber 704-532-2829