

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2014-054

QuikTrip

Petitioner: QuikTrip.

Rezoning Petition No. 2014-054

Property: Approximately 2.40 acres located on the northeast quadrant of the intersection of N. Sharon Amity Road and Central Avenue in Charlotte NC.

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on June 18th, 2014, 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** by depositing the Community Meeting Notice in the U.S. mail on June 4th 2014. A copy of the written notice is attached as **Exhibit B**.

The Petitioner also met with representatives of E.A.S.T (Eastland Area Strategies Team) to discuss the plans for the Site prior to the filing of the Petition.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on June 18th, 2014 at 6:00 PM, at Hickory Grove Library, 5935 Hickory Grove Road, Charlotte, North Carolina 28262.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**.

The Petitioner's representatives at the required Community Meeting were Jake Sutton and John Dibernardo with QuikTrip. Also in attendance representing the Petitioner was; Brandon Plunkett with The John R. McAdams Company, and Keith MacVean with Moore & Van Allen.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction. Mr. Keith MacVean opened the meeting and introduced the Petitioner's representatives to the attendees. Mr. MacVean provided an outline of the rezoning process, the zoning schedule and provided the date for the upcoming public hearing before City Council. He described that the Petition involves a request to rezone a ±2.4 acre Site from B-1 & B-1SCD to B-1(CD). Portions of this Site were rezoned to the B-1SCD zoning district for the development of Eastland Mall. The remainder of the Site is zoned B-1 and developed with a currently vacant gasoline service station.

Overview of Development Plan. The presentation was then turned over to John Dibernardo. Mr. Dibernardo described QuikTrip's philosophy of wanting to be a part of the neighborhoods where stores are developed. QuikTrip likes to meet with neighborhood representatives to discuss the proposed development as a way to get to know the neighborhoods they locate stores in. QuikTrip feels that its stores are more successful when they become part of the neighborhood fabric. He also mentioned that QuikTrip was getting ready to open its 50th store in the Carolinas.

He described the existing zoning for the Site and how the existing zoning would allow the existing vacant gas station to be reopened but that QuikTrip would prefer to remove the existing building and associated underground tanks and build a new building. It was also mentioned that as per an agreement with the existing property owner QuikTrip is working toward removing the existing underground tanks in the coming months. The removal of the existing underground tanks is not contingent on the approval of the rezoning petition and can be done ahead of the rezoning decision.

Mr. Dibernardo then described the proposed site plan; he indicated that the front of the building would be oriented toward N. Sharon Amity Road as would the canopy over the gasoline pumps. He also indicated that as part of the development of the Site eight foot planting strips with street trees and six foot sidewalks would be provided along Central Avenue, N. Sharon Amity Road and the driveway to the Eastland Mall property. In addition low decorative walls and landscaping would be provided along the Site's frontage on Central Avenue and N. Sharon Amity. He also indicated that QuikTrip had committed to provide a neighborhood identification sign at the intersection of Central Avenue and N. Sharon Amity. The design of the sign would be submitted to representatives of E.A.S.T. for review and comment.

He also described the location of the access points to the Site and described how QuikTrip preferred to have multiple access points to disperse the traffic on the Site and avoid congestion points. Access to the Site is proposed to be from N. Sharon Amity, Central Avenue, the Eastland Mall access Road as well as through the adjoining property located east of the Site along Central Avenue.

The attendees were then invited to ask questions.

II. Summary of Questions and Responses

One of the attendees wanted to know when the store would open. If the rezoning petition is approved it is anticipated that construction on the store would start in March of 2015 and the store would be open as early as September of 2015. It was also mentioned that the removal of the existing underground gas tanks is planned to occur by this September per an agreement with the current property owner.

Several questions were asked about traffic movement in and around the Site. Mr. Sutton described the two primary and two alternate access points to the Site and explained how the multiple access points help disperse traffic and avoid congestion points. He also explained that traffic to and from the Site varies from day to day and stores are typically located to take advantage of the existing traffic on the adjoining roadways.

One attendee wanted to know how this location would affect stores currently under construction on Albemarle Road and on Eastway Drive. It was explained that since those stores are located on different streets with different traffic patterns the impact of this additional location should have only a minor impact on those store customer volumes.

A question about the effect of the development on property values was also asked. It is anticipated that the redevelopment of the Site and the investment it represents may have a positive effect on property values.

A description of how the Site and the proposed building are been designed to accommodate customers that are coming to the Site to shop at the convenience store was provided. Mr. Dibernardo described the location of the proposed bike racks, outdoor seating areas and tables, pedestrian connections from the building to the sidewalks on the adjoining streets as well as the location of the four customer entrances into the building.

A question about why QuikTrip had chosen to open stores in the Carolinas was asked. It was explained that QuikTrip started in Tulsa 56 years ago and had been very successful and had looked

at different areas of the country to expand into in order to continue providing opportunities for its employees to grow and succeed. Before moving into the Carolinas QuikTrip had opened stores in Atlanta and then began to look at the I-85 corridor. It was explained that when QuikTrip examined the existing gasoline and convenience store offerings in the Carolinas, QuikTrip saw an opportunity to bring to the Carolinas a gasoline and convenience store concept that was not currently being offered.

The attendees were thanked for their time and interest, the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes to the Petition were made as a result of the Community Meeting.

QUIKTRIP

cc: Mayor Dan Clodfelter, Mayor Pro-Tem Barnes, and Members of Charlotte City Council
Tammie Keplinger, Planning Department
Solomon Fortune, Planning Department
Dennis, Rorie, CDOT
John Dibernardo, QuikTrip
Jake Sutton, QuikTrip
Jeff Brown & Keith MacVean, Moore & Van Allen

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	MailAddr2	City	State	ZipCode
2014-54	Pettitioner	QuikTrip		Attn: J. DiBernardo		3701 Arco Corporate Dr., Ste. 150		Charlotte	NC	28273
2014-54	Agent	Moore & Van Allen		Attn: K. MacVean		100 N. Tryon St., Ste. 4700		Charlotte	NC	28202
2014-54	10304127	5471 CENTRAL AVENUE LLC				2727 LYNDON B JOHNSON FREEWAY	SUITE 610	DALLAS	TX	75234
2014-54	10121211	ADULUS LLC				2022 TANFIELD DR		MATTHEWS	NC	28105
2014-54	10121256	ALFARO HOLDINGS LLC				4221 SAWMILL TRACE DR		CHARLOTTE	NC	28213
2014-54	10305325	ALVARENGA	TRANSITO			3800 N SHARON AMITY RD		CHARLOTTE	NC	28205
2014-54	13105103	BAKLAYAN	VICKEN	ZOZETE	BAKLAYAN	300 S AUSTRALIAN AVE SUITE 1610		WEST PALM BEACH	FL	33401
2014-54	10121212	BELK	BASCOM V	HARRIET	BELK	204-C WEST WOODLAWN RD		CHARLOTTE	NC	28217
2014-54	10301107	BELLSOUTH TELECOMMUNICATIONS	INC		C/O TAX DEPT/16H02 CAMPANILE	PO BOX 7207		BEDMINSTER	NJ	07921
2014-54	10301108	BELLSOUTH TELECOMMUNICATIONS	INC		C/O TAX DEPT/16H02 CAMPANILE	1155 PEACHTREE ST NORTHEAST		ATLANTA	GA	30309-2211
2014-54	10304133	EASTLAND LTD			C/O INTERSTATE TOWER #1900	121 W TRADE ST#2700		CHARLOTTE	NC	28202-5399
2014-54	10305326	GRANVILLE LLC				4517 RANDOLPH RD		CHARLOTTE	NC	28211
2014-54	10121207	H & K VENTURES				5101 CENTRAL AVE		CHARLOTTE	NC	28205-5811
2014-54	10304128	HOUSTON PROPERTIES INC			C/O ASTON PROPERTIES INC	610 E. MOREHEAD ST. SUITE 100		CHARLOTTE	NC	28202
2014-54	10301109	JKS MANAGEMENT LLC				2933 ROCKBROOK DR		CHARLOTTE	NC	28211
2014-54	10121208	KEITH	PEGGY M			4010 TRIANGLE DR		CHARLOTTE	NC	28208
2014-54	10121210	KOSKINAS	SAM	IRO	KOSKINAS	534 LYTTLETON DR		CHARLOTTE	NC	28211
2014-54	10121209	PAK	KEUN BO			6323 WILLOW BRANCH DR		MINT HILL	NC	28227-8153
2014-54	13105101	PURSER	RUTH Y	HENRY DEVON	PURSER	10417 BLAIR RD		CHARLOTTE	NC	28227
2014-54	13105102	S L & E INVESTMENTS LLC			C/O SAM'S MART LLC	7935 COUNCIL PLACE STE 200		MATTHEWS	NC	28105
2014-54	10301110	TACO BELL OF AMERICA INC			C/O TBC TAX UNIT#004210	PO BOX 35370		LOUISVILLE	KY	40232-5370



Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2014-054	Darrell	Bonapart	Charlotte East Comm. Partners	5707 Justins Forest Drive	Charlotte	NC	28212
2014-054	Susie	Hines	Charlotte East Comm. Partners	6023 Hanna Court	Charlotte	NC	28212
2014-054	Heather	Ferguson	Charlotte East Comm. Partners	6031 Hanna Court	Charlotte	NC	28212
2014-054	John	Bordsen	Coventry Woods NA	4810 Beechknoll Court	Charlotte	NC	28212
2014-054	Judy	Warner	Driftwood/Rosehaven Duplexes Owners	3733 Driftwood Drive	Charlotte	NC	28205
2014-054	Nathan	Karow	Eastway/Sheffield NA	3319 Diftwood Drive	Charlotte	NC	28205
2014-054	Louise	Barden	Oaks Condominiums, The	1501 Lansdale Drive, Unit G	Charlotte	NC	28205
2014-054	Sandy	Weaver	Sheffield Park NA	5129 Greenbrook Drive	Charlotte	NC	28205
2014-054	Henry	Mills	Starkwood/Grafton	5514 Starkwood Drive	Charlotte	NC	28212
2014-054	Heather	Ferguson	Vernedale Farms	6031 Hanna Court	Charlotte	NC	28212
2014-054	Larry	Hines	Vernedale Farms	6023 Hanna Court	Charlotte	NC	28212
2014-054	Cheryl	Higgins	Wilora Lake NA	5701 Wilora Lake Road	Charlotte	NC	28212
2014-054	Diane	Langevin	Winterfield NA	3825 Winterfield Place	Charlotte	NC	28205
2014-054	John	Griffith	Winterfield NA	3514 Rosehaven Drive	Charlotte	NC	28205
2014-054	Karen	MacKenzie	Winterfield NA	3601 Winterfield Place	Charlotte	NC	28205

NOTICE TO INTERESTED PARTIES OF REZONING PETITION
PETITION #2014-054 – QuikTrip

Subject: Rezoning Petition No. 2014-054

Petitioner: QuikTrip

Property: ±2.4 acres located on the northeast corner of the intersection of N. Sharon Amity Road and Central Avenue.

Existing Zoning: B-1 and B-1SCD

Rezoning Requested: B-1(CD)

Date and Time of Community Meeting: June 18th, 2014 at 6:00 p.m.

Location of Community Meeting: Hickory Grove Library
5935 Hickory Grove Road
Charlotte, North Carolina 28215

Date of Notice: Mailed on June 4th, 2014

We are assisting QuikTrip (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately 2.4 acres (the “Site”) located on the northeast corner of the intersection of N. Sharon Amity Road and Central Avenue. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone a ±2.4 acre Site from B-1 & B-1SCD to B-1(CD). Portions of this Site were rezoned to the B-1SCD zoning district for the development of Eastland Mall. The remainder of the Site is zoned B-1 and developed with a currently vacant gasoline service station.

The conditional plan for the Site proposes to redevelop the Site with a new state of the art QuikTrip convenience store with gasoline sales. The proposed building and gasoline island canopy will be oriented toward N. Sharon Amity Road. As part of the redevelopment of the Site the Petitioner plans to improve the N. Sharon Amity Road and a portion of the Eastland Mall access road with five and eight foot planting strips respectively and a six foot sidewalk. In addition decorative landscape areas will be provided along the Site’s frontage on Central Avenue, N. Sharon Amity Road and the Eastland Mall access road. A low decorative masonry wall is also proposed along Central Avenue.

Access to the Site will be from Central Avenue, N. Sharon Amity Road and the Eastland Mall access drive.

Community Meeting Date and Location

The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on June 18th, 2014 at 6:00 p.m. at the Hickory Grove Library located 5935 Hickory Grove Road.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144).

Moore & Van Allen



cc: Mayor Clodfelter, Mayor Pro-Tem Barnes and Members of Charlotte City Council
Solomon Fortune, Charlotte Mecklenburg Planning Commission
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Dennis Rorie, Charlotte Department of Transportation (CDOT)
Jake Sutton, QuikTrip
John Dibernardo, QuikTrip
Jefferson W. Brown, Moore & Van Allen, PLLC

QuikTrip

Rezoning Petition 2014-054
 Community Meeting
 Wednesday, June 18, 2014
 6:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>	<u>Time</u>
1	Alicia Bengum	3825 Winterville Rd 28205	704-536-7809	alabingiv809@yahoo.com	6 pm
2	Karen MacKenzie	3601 Winterville Place	704-536-8236	kmackenzie423@earthlink.net	6 pm
3	Rose M. Gern	8117 Mahogany Dr 28227	980-257-2768	germuyee@hotmail.com	6 pm
4	Tigada Tuft	8617 Lockwood Ridge Rd 28105	704-757-1541	Patrice L@Hotmail.Com	6 pm
5	Azieb Johannes	2022 Telfield Dr 28105	704-661-3336	Yhannesinc@hotmail.com	6 pm
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