

COMMUNITY MEETING REPORT
Petitioner: Pavilion Development Company
Rezoning Petition No. 2015-118

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 in **Exhibit A** attached hereto by depositing such notice in the U.S. mail on September 30, 2015. Notice is attached as **Exhibit B**.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, October 8, 2014 at 6pm at the Regus Building, 6047 Tyvola Glen Circle, Charlotte, NC 28217.

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 George Sheild (Pavilion Development Company), Michael McDonald (Pavilion Development Company).

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner, George Sheild, welcomed the attendees and introduced the Petitioner's team. Mr. Sheild indicated that the Petitioner proposed to rezone an approximately 1.79 acre site located on the northeast corner at the intersections of Nations Ford Road and Tyvola Road from the CC (CD) zoning district to CC (CD) SPA zoning district. Mr. Sheild 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. Sheild provided background information about Pavilion Development's experience and as Commercial Real Estate Developer and their longstanding Charlotte, NC and community ties. Mr. Sheild and Mr. McDonald discussed the operation of the proposed convenience store and benefits that 7-Eleven would bring to the community. Michael McDonald with Pavilion Development then presented the site plan and pointed out various revisions made to accommodate the City of Charlotte Staff comments. All staff comments were addressed and incorporated into the proposed site plan and architectural elevations. Mr. McDonald also showed proposed architectural elevations and discussed the design of the proposed facility. It was also noted that Pavilion had worked with 7-Eleven architects to rework the prototypical floor plan to accommodate the request of the Planning Staff for see-through glass on the rear, side and front of the building. Various architectural upgrades were also incorporated into the building design to ensure an enhanced appearance that also respects the residential nature of and view from the nearby residences.

Below is a list of minutes of the conversation about the rezoning.

- The first concern raised was over pedestrian safety to and from the site. Petitioner showed the site plan and off-site improvements requested by staff and CDOT that were adopted by petitioner. The proposed design will add new 6' wide sidewalks that cross Nations Ford Road and sidewalks from Nations Ford to and around to the entrance of 7-Eleven. Neighbors were still concerned with pedestrian safety.
- Another concern was traffic. Three out of the four of the attendees stated that they were burdened by the existing traffic conditions and were concerned that the development of a convenience store would increase the traffic on-site and off-site. Petitioner reviewed the access improvements, and opportunity for "internal capture" of traffic within the development that was discussed with CDOT.
- Neighbors mentioned concerns of the bike lane that had recently been added to Nations Ford Road because it inhibited their ability to pull onto Nations Ford Road from Wilbrow Circle or Sleepy Hollow Road.
- There was a concern of the existing situation of cars that wanted to turn left on Nations Ford Road from Tyvola Glenn Road would be backed up leaving the site and their car stereos would be "booming" causing a nuisance to hotel guests. Petitioner had no response for "booming" stereos.
- The hotel operator said he was told when the property was developed there would be a "sit down" restaurant there, and that is the use he wants. Petitioner said they had solicited those users and found no interest.
- The hotel operator said a Starbuck's with drive through would be a great use, that kind of traffic is good for the hotel, other kinds of traffic aren't. Petitioner said there were no interested drive through restaurants at present, and was confused why that type of traffic was acceptable but a convenience store traffic was not.
- The attraction of "panhandlers" to the site by developing the property was a concern. Petitioner showed the attached 7-11 presentation **Exhibit D** and discussed the on-site security section. Neighbors felt any development there would lead to "panhandler" issues intensifying.
- At the end of the meeting Mr. Sheild and Mr. McDonald took suggestions from the four attendees regarding uses they would prefer to have on the site.

Respectfully submitted, this 9th day of October, 2015.

cc. Charlotte-Mecklenburg Planning Department

Pet. No.	TaxPID	OwnerLastN	OwnerFirst	OwnerFirs	OwnerLast	MailAddr1	City	State	ZipCode
2015-118	16915309	ABBOTT	KENNETH B	DORIS E	ABBOTT	7135 CANE CT	CHARLOTTE	NC	28226
2015-118	16912112	AHMAD	NASIR	NAIA MUL TARIQA	AHMAD	3517 HAYDEN DR	CHARLOTTE	NC	28269
2015-118	16705402	AMANDA 'S DEVELOPMENT	LP			PO BOX 524695	MIAMI	FL	33152
2015-118	16707207	ANSLEY FALLS APARTMENTS LLC				500 SKONIE BV STE 600	NORTHBROOK	IL	60062
2015-118	16915218	BARKLEY	ANNIE RUTH GREENE			6323 NATIONS FORD RD	CHARLOTTE	NC	28217
2015-118	16915217	BG-NC PROPERTIES LLC				PO BOX 78651	CHARLOTTE	NC	28271
2015-118	16915308	BLACKMAN	MONNIE WILDER			121 ALEXS FOREST DR	STANLEY	NC	28164
2015-118	16705447	BLANKENSHIP INVESTMENTS LLC			ATTN: FRANCES PARKER	4637 NATIONS CROSSING RD	CHARLOTTE	NC	28217
2015-118	16912109	BRE/ESA P PORTFOLIO TXNC	PROPERTIES LP			PO BOX 49550 PROP TAX 0206	CHARLOTTE	NC	28277-9550
2015-118	16705445	CAMACHO	JULIO CESAR	ARMINDA	CAMACHO	412 WILBROWN CR	CHARLOTTE	NC	28217
2015-118	16915411	COOKE	LARRY B JR	KATHRYN L	MILLER	344 SHARVIEW CIR	CHARLOTTE	NC	28217-2643
2015-118	16915413	DE LA PEÑA	EDWARD			PO BOX 11693	CHARLOTTE	NC	28220
2015-118	16705352	GARCIA	YOLANDA ORELLANA			4463 CENTRAL AVE	CHARLOTTE	NC	28205
2015-118	16915210	HARRIS	CAROL J			6322 SKYCREST LN	CHARLOTTE	NC	28217
2015-118	16915410	HINSON	WILLIAM T			400 SHARVIEW CIR	CHARLOTTE	NC	28217
2015-118	16915504	JAMERSON	RORY MCKINLEY			6245 SKYCREST LN	CHARLOTTE	NC	28217
2015-118	16707208	LUGARO	JOSUE	DAVID	LUGARO	3220 CLINZO FEEMSTER RD	HICKORY GROVE	SC	29717-7779
2015-118	16707301	LUGARO	JOSUE	DAVID	LUGARO	295 WESTHAM RIDGE RD	CHARLOTTE	NC	28217
2015-118	16915505	MITTCHUM	EVELYN A			413 SHARVIEW CIR	CHARLOTTE	NC	28217
2015-118	16915213	MOORE	WILLIAM J			6522 SKYCREST LN	CHARLOTTE	NC	28217
2015-118	16915503	MORGAN	WALTER R	BARBARA E	MORGAN	2130 ROSWELL AVE	CHARLOTTE	NC	28207
2015-118	16705444	MUNOZ	JOSE	LUZ	MUNOZ	421 WILBROWN CIR	CHARLOTTE	NC	28217
2015-118	16705446	OSBURN	CHARLES E			400 WILBROWN CIR	CHARLOTTE	NC	28217
2015-118	16915501	OUTEN	LYNDA P			PO BOX 31532	CHARLOTTE	NC	28217-1532
2015-118	16707305	PEREZ	MARIA LOYOLA		CELESTINO PEREZ	6238 NATIONS FORD RD	CHARLOTTE	NC	28217
2015-118	16915211	PETTUS	EVERETTE D SR		RUTH HARRIS	6316 SKYCREST LN	CHARLOTTE	NC	28217
2015-118	16915306	PORTELLO	ADBERLI GUZMAN	ANA LORENA	PRIDEAUX	327 SHARVIEW CR	CHARLOTTE	NC	28217-2627
2015-118	16915215	PRIDEAUX	DANIEL	PEGGY	SOSA	6301 NATIONS FORD RD	CHARLOTTE	NC	28217
2015-118	16915216	RIVERA	ANDREA			6311 NATIONS FORD RD	CHARLOTTE	NC	28217
2015-118	16915219	ROBERSON	T DRUIED &W		HAZEL K	6401 NATIONS FORD RD	CHARLOTTE	NC	28217
2015-118	16915212	ROBERTSON	KATHLEEN A	MARK	ROBERTSON	6515 SKYCREST LN	CHARLOTTE	NC	28217
2015-118	16915214	ROGERS	JOHN C			314 SHARVIEW CIR	CHARLOTTE	NC	28217-2628
2015-118	16912110	SBSW LTD LP			C/O REGUS CORP	15305 DALLAS PKWY STE 400	ADDISON	TX	75001
2015-118	16705401	SCHILL	RICHARD	JOAN (TST FAMILY TRUST)	SCHILL	7006 FINE ROBIN DR	INDIAN TRAIL	NC	28079
2015-118	16705351	SFRH CHARLOTTE RENTAL LP	IVANOBY VENUTRA			PO BOX 480220	CHARLOTTE	NC	28269
2015-118	16707307	SOSA	LINDA JEAN	MARTA	TOVAL	1254 SLEEPY HOLLOW RD	CHARLOTTE	NC	28217
2015-118	16915307	THOMPSON	VICTOR			333 SHARVIEW CIR	CHARLOTTE	NC	28217
2015-118	16912111	TRUIJANT FEDERAL CREDIT UNION				115 SLEEPY HOLLOW RD	CHARLOTTE	NC	28217
2015-118	16912113	TYVOLA HOSPITALITY INC				PO BOX 26000	WINSTON-SALEM	NC	27114
2015-118	16912108	TYVOLA INN LLC				2011 VEASLEY ST	GREENSBORO	NC	27407
2015-118	16707306	WADDY	DONALD ALLEN			PO BOX 855	SANTEE	SC	29142
2015-118	16915412	WILLIAMSON	PATRICIA S			119 SLEEPY HOLLOW RD	CHARLOTTE	NC	28217-2523
2015-118	16707304	WORLD MISSION SOCIETY CHURCH	OF GOD			1014 MONTFORD DR	CHARLOTTE	NC	28209
						117 S BLOOMINGDALE RD	BLOOMINGDALE	IL	60108

Pet. No.	First Name	Last Name	Apt/ Org Label	Mail Address	Mail City	Mail Zip
2015-118	Alberta	Reed	Montclair South HOA	1146 Rocky Ridge Drive	Charlotte	NC 28217
2015-118	Lois	Nwosu	Spring Field Comm. Assoc.	517 Echodale Drive	Charlotte	NC 28217
2015-118	Martha	Parks	Tyrola Ridge at Yorkmont Park Assoc.	5701 Southampton Road	Charlotte	NC 28217
2015-118	Phillip	Davis	Southwest Comm. Dev. Corp.	Post Office Box 77285	Charlotte	NC 28271
2015-118	Donna	Canup	Yorkmont Park	616 Knight Court	Charlotte	NC 28217
2015-118	Al	Peace	Montclair South HOA	1021 Carysbrook Lane	Charlotte	NC 28217

EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition 2015-118 filed by Pavilion Development Company. To rezone approximately 1.79 acres located on the northeast corner at the intersections of Nations Ford Road and Tyvola Road to allow the development of a Convenience Store with Gasoline Sales.

Date and Time Of Meeting: Thursday, October 8, 2015 at 6 pm – 7:30 pm

Place of Meeting: Regus Charlotte, 6047 Tyvola Glen Circle, Charlotte, NC 28217

Petitioner: Pavilion Development Company

Petition No.: 2015-118

We are assisting Pavilion Development Company (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 1.79 acres site (the “Site”) located on the northeast corner at the intersections of Nations Ford Road and Tyvola Road from the CC (CD) zoning district to CC (CD) SPA zoning district. The purpose of the rezoning is to permit the development of a convenience store with gasoline sales and a small retail building.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, 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 Commission’s records indicate that you are either a representative or 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 the Rezoning Petition on Thursday, October 8, 2015 at 6 pm – 7:30 pm at Regus Charlotte, 6047 Tyvola Glen Circle, Charlotte, NC 28217. The Petitioner’s representatives look forward to sharing this rezoning proposal with you and to answering any questions to may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call George Sheild at 704-944-5964 or Michael McDonald at 704-944-5962.

cc.: Councilwomen Lawana Mayfield, Tammie Keplinger, Claire Lyte-Graham

Date Mailed: September 29, 2015



7-Eleven: A Neighborhood Store

- 7-Eleven is your neighborhood store, open when you need us.
- Each store's merchandise is tailored to the community and neighbors the store serves.
- 7-Eleven stores are *typically* franchised and usually by someone who lives in the area.
- Store operators work to be part of the fabric of their communities.

A global company with some 52,000 stores in 16 countries, 7-Eleven stores provide convenience to millions of people throughout the world every day



Neighborhood Benefits

Each new 7-Eleven that opens means:

1. At least 10 new jobs
2. A franchise business opportunity
3. More management positions become available
4. Local contractors and construction workers will be employed to build this store.





Fresh Foods

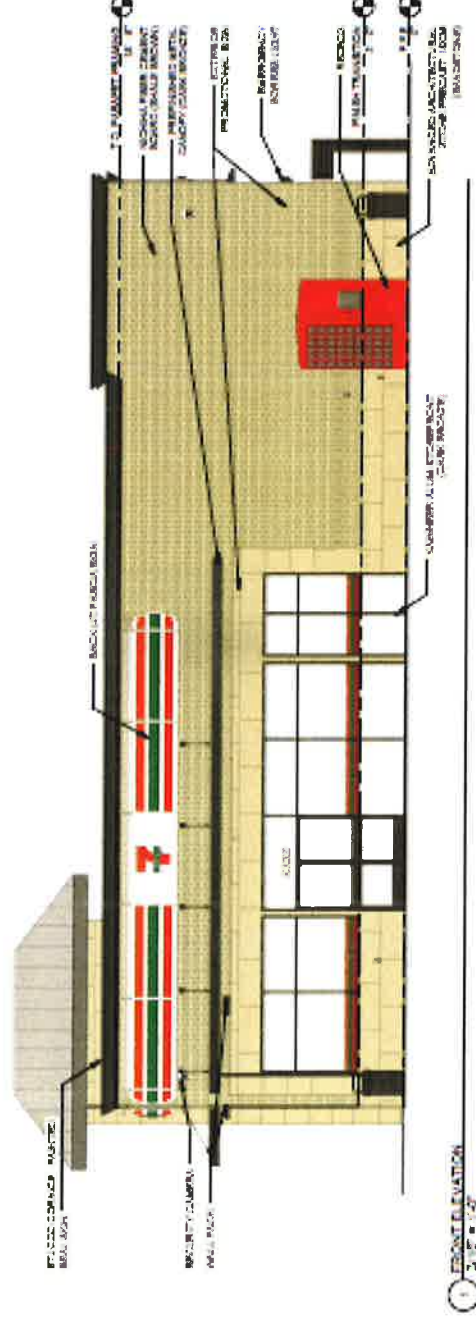


- Fresh foods delivered to every store, every day
- “Better-for-you” options in sandwiches and beverages
- Whole and fresh cut fruit
- Fresh cut vegetables
- Chicken tenders that are baked, not fried, and just 200 calories per piece



YOUR Neighborhood Store

Take a look at what we've been doing inside and out



- Well lit , but neighbor-friendly lighting
- Clean, uncluttered store
- Fresh focus
- Private-branded value products





7-Eleven's Crime-Deterrence and Safety Programs

- Instituted in 1976
- Operation Alert
- Updated to keep pace with technology and criminal behavior
- Fishbowl look
- Low cash available
- Timed-access safe
- State-of-the-art surveillance-camera system
- Reporting process
- Positive relationships with law-enforcement
- Crime reduced nationwide by 70%



Asset Protection

- Decrease in area where 7-Eleven stores are located
- \$40M spent on state-of-the-art video systems with remote-monitoring capabilities
- 20 police agencies have endorsed our video system
- \$12M more to be spent on upgrades
- Night visits to check on stores
- Police Community Network Centers / police substations - about 10 stores

OPERATION
ARE WE AT RISK FOR ROBBERY?

1. Is the store secure and locked?
2. Are the doors, windows, and the alarm system in good working order?
3. Are the doors, windows, and the alarm system in good working order?
4. Are the doors, windows, and the alarm system in good working order?
5. Are the doors, windows, and the alarm system in good working order?

REDUCE OUR ROBBERY RISK

1. Make sure the store is secure and locked.
2. Make sure the store is secure and locked.
3. Make sure the store is secure and locked.
4. Make sure the store is secure and locked.
5. Make sure the store is secure and locked.

DON'Ts

1. Don't let anyone in the store who is not a customer.
2. Don't let anyone in the store who is not a customer.
3. Don't let anyone in the store who is not a customer.
4. Don't let anyone in the store who is not a customer.
5. Don't let anyone in the store who is not a customer.

WHAT IF A ROBBERY HAPPENS?

1. Stay calm and don't panic.
2. Stay calm and don't panic.
3. Stay calm and don't panic.
4. Stay calm and don't panic.
5. Stay calm and don't panic.



A Great Neighbor & Corporate Citizen

7-Eleven has raised more than \$100 million dollars for various charities



Together, we can save a life

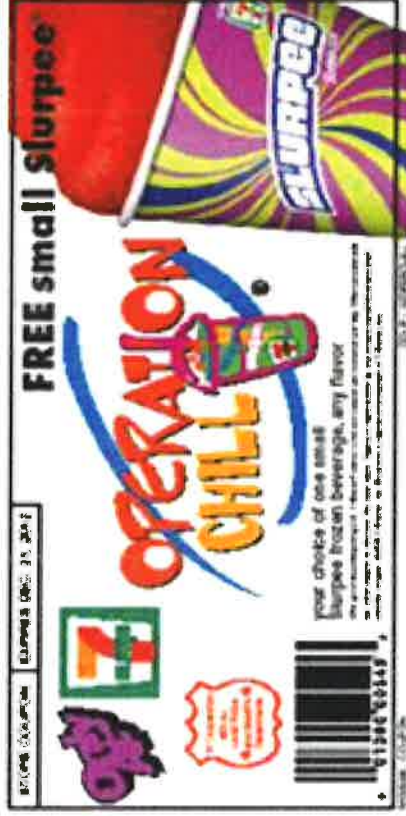


Until Every One Comes Home.®





National/Grassroots: Operation Chill



- Build relationship with **local police**
- Donate coupons to local police departments
- Enhance relations between police & youth
- Police “ticket” kids for good behavior
- Hundreds of police departments participate annually
- Public relations support



Build Relationship with Local Police

