2013-605
1-10-2014

Rec'd 1/10/14
mgc

SHEM K. BLACKLEY, JR.
801 SARDIS ROAD NORTH
CHARLOTTE, NORTH CAROLINA 28270

(704) 364-0391

Plantation Estates
Apt A-101
704 841-0713
SKblack01@windstream.net

01-10-2014

Matthews NC Town Board
Planning & Development Staff

Re: Zoning Proposal 213-605
To B-2 (CD)

As a long-term, nearby resident I have noted with concern recent use of subject property by heavy duty over-the-road long-haul truck rigs for round the clock parking and maintenance. I am told this is legal (permitted) under current Industrial zoning. I am also told this usage is informal, or un-regulated by any authority The downside and hazards to the public are I think obvious to all.

After careful study of the proposed zoning change, I support it as proposed. If granted, I hope it will be conditioned on preventing and discouraging the current usage for unregulated truck parking. I suggest that the conditions also discourage such use on the remaining tract, not subject to proposed re-zoning.

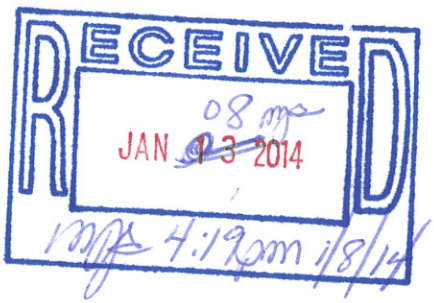
I feel that I speak for many of my residential neighbors who travel Monroe Road/John Street and procabobbler for nearby business interests, as well.

I will leave this matter to your best judgement considering the entire Matthews Community

Yours truly
Shem K Blackley Jr
Martha B Blackley

2013-605
1-8-2014

FAMILY DOLLAR
my family. my family dollar.



BY HAND DELIVERY

January 8, 2014

Ms. Kathi Ingrish, Planning Director
Mr. Jay Camp, Senior Planner
Town of Mathews
232 Mathews Station Street
Mathews, NC 28105-6713

Re: Qualified protest against a zoning map amendment; Zoning Application 2013-605 (the "Application") - To change the zoning from I-1 to B-2(CD) and I-1(CD) on that certain parcel designated as 10701 Monroe Road, and being property belonging to Quattlebaum Associates and further designated as a portion of Tax Parcel 193-211-02

Dear Ms. Ingrish and Mr. Camp:

The purpose of this letter is to file a qualified protest against the Application. Family Dollar Stores, Inc. ("Family Dollar") is the owner of that certain parcel designated as Tax Parcel 193-551-02. Family Dollar objects to the proposed site plan dated October 7, 2013 (a copy of which is enclosed herewith), which shows the construction of a four foot (4') concrete median in Monroe Road. Immediately adjacent, and west of the parcel that is the subject of the Application, Family Dollar maintains an existing driveway with full access on Monroe Road (the "Family Dollar Driveway"). Family Dollar vehicles and employees use this Family Dollar Driveway as ingress and egress to and from Monroe Road. The proposed median would adversely impact the ability of Family Dollar vehicles and employees to make left turns onto Monroe Road.

Family Dollar appreciates your attention and diligence in all town planning matters.

Sincerely,

Family Dollar Stores, Inc.

By: Heather B. Adams
Name: Heather B. Adams
Title: Vice President & Assistant General Counsel

Enclosure

cc: Seth Strickland, Legal (via e-mail)
Brian Strickland, Real Estate (via e-mail)

2013-605
1-8-2014

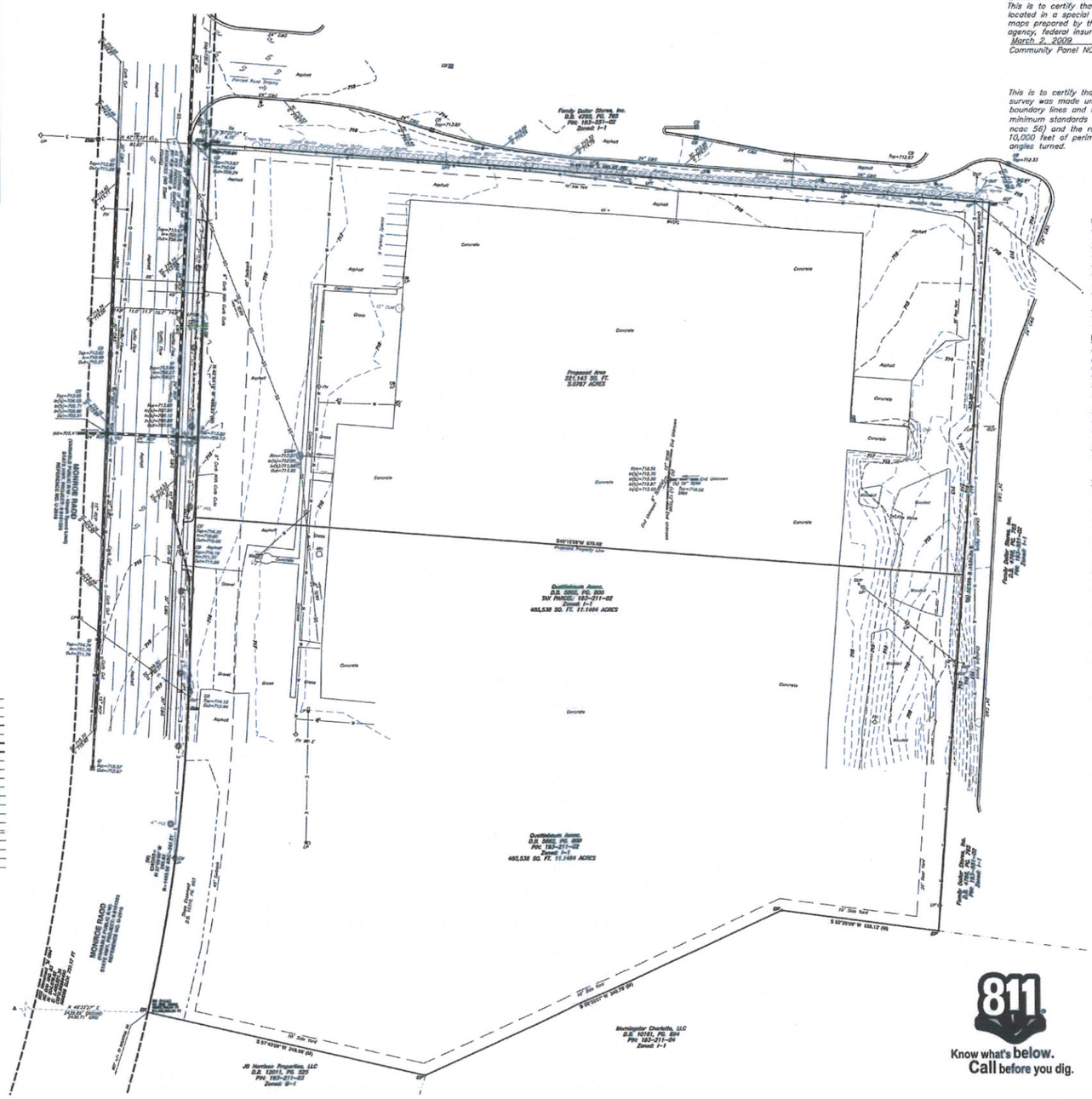
2013-605
10-7-2013

VICINITY MAP
NOT TO SCALE

LEGEND:
A – Arc Length
ASPH – Asphalt
B – Chord Bearing
C – Chord Length
CB – Catch Basin
C.O. – Curb Cut
CI – Curb Inlet
C&G – Curb & Gutter
C/O – Clean Out
CONC – Concrete
DB – Deed Book
EB – Electric Box
ECM – Existing Concrete Monument
EM – Electric Meter
EIP – Existing Iron Pipe
EIR – Existing Iron Rod
EN – Existing Nail
ESMT – Easement
FH – Fire Hydrant
G – Gutter
GI – Grate Inlet
GM – Gas Meter
GP – Gate Post
GV – Gas Valve
GW – Guy Wire
L – Arc Length
LP – Light Pole
LPT – Light Pole w/Transformer
PIN – Parcel Identification Number
PB – Plat Book
PG – Page
R – Radius
PVC – Plastic Pipe
R/W – Right-Of-Way
RCP – Reinforced Concrete Pipe
SMH – Storm Drain Manhole
SSMH – Sanitary Sewer Manhole
(T) – Total
TB – Telephone Box
TC – Top Of Curb
TCB – Traffic Control Box
TERR – Terracotta Pipe
TMH – Telephone Manhole
UB – Utility Box
UP – Utility Pole (Power)
UPL – Utility Pole w/light
UPT – Utility Pole w/transformer
WB – Water Box
WM – Water Meter
WV – Water Valve

LINE LEGEND:
Easement
Fence
Guard Rail
Property Line
Property Line (not surveyed)
Right-Of-Way
Right-Of-Way (not surveyed)
Setback
Cable tv Line
Fiber Optic Line
Gas Line
Power Line
Power Line (underground)
Sanitary Sewer Pipe
Storm Drain Pipe
Storm Drain Pipe >12"
Telephone Line
Telephone Line (underground)
Water Line
Wood Fence

SYMBOL LEGEND
Area Inlet
Benchmark
Fire Hydrant
Guy Wire
Left Turn Arrow
Light Pole
Mailbox
Manhole Cover
Monument
Pedestal
Property Corner Found
Property Corner Set
Right Turn Arrow
Sign
Spot Elevation
Spot Light
Straight Arrow
Traffic Signal Box
Traffic Signal Pole
Tree
Utility Meter
Utility Pole
Valve



FLOOD CERTIFICATION:
This is to certify that the subject property __Is Not__ located in a special flood hazard area as shown on maps prepared by the federal emergency management agency, federal insurance administration, dated March, 2, 2009. Community Panel NO: 370310 4580 J; ZONE 'X'

SURVEYED AND MAPPED BY:
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
480 HAWTHORNE LANE
CHARLOTTE, N.C. 28204
TEL. (704) 376-2186
FILE NO: W-4383
JOB NO: 79678

This is to certify that on the 4TH day of JUNE 20 13 an actual survey was made under my supervision of the property shown on this plat, and that the boundary lines and the improvements, if any, are as shown hereon. this plat meets the minimum standards of practice for land surveying in North Carolina, board rule .1600 (21 ncac 56) and the ratio of precision does not exceed an error of closure of one (1) foot per 10,000 feet of perimeter surveyed nor 20 seconds times the square root of the number of angles turned.

Signed _____

ALTA/ACSM CERTIFICATION:
To: Chiba Group, LLC; QuikTrip Corporation; Quattlebaum Assoc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 minimum standard detail requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, 14, 16, 17 and 18 of table a thereof. the field work was completed on June 4, 2013

Justin F. Cloninger
Professional Land Surveyor NCPLS L-4430

BENCHMARKS:
BM-1
(N.G.S. Monument "7M 094") station is 13.98 ft S 37° E of the centerline of Charing Cross Rd, 51.38 ft N 45° E of the centerline of a driveway, 40.29 ft N 25° E of utility pole No. 7010-009, and 50.39 ft S 15° E of fire hydrant no. 38.
Elevation=731.17'

TBM-1
nail set in utility pole near the northwest corner of the subject property.
Elevation=716.64'

PARKING:
No parking exists on subject property.

GENERAL NOTES:
1. *All corners monumented as shown.*
2. *The location of underground utilities shown on this map is approximate, based on information provided by others or by field location. utility locations as shown hereon are intended for planning only. actual location, size, or depth of line should be verified with the individual utility company before construction.*
3. *Elevations based on N.G.S. Monument "7M 094", elevation = 731.17 feet, NAVD 88.*
4. *Broken lines indicate property lines not surveyed.*
5. *The off-site right-of-way shown hereon is for illustrative purposes only. the undersigned certifies only to the right-of-ways surveyed, and does not certify to the right of way width of any adjacent properties.*
6. *Contour interval = 1 ft.*
7. *Monroe Road is shown as a "major thoroughfare" on the Mecklenburg-Union Metropolitan planning organization thoroughfare plan of 2004 and may be subject to a future right-of-way of 50' from centerline.*

ZONING:
Zoning restrictions as per zoning ordinance: subject property zoned: I-1 (Light Industrial District)

Setbacks I-1 District

minimum setback:	*40'*
minimum side yard:	*10'*
minimum rear yard:	*20'*
maximum height:	*35'**

**For buildings or structures greater than 35 feet in height, side and rear yards must be increased by one foot for every two feet (or fraction thereof) of building height over 35 feet. in addition, the Fire Chief or County Marshall must confirm there is adequate firefighting equipment available (locally of through mutual aid).*

For further information contact the Town of Matthews Zoning Department at 704-708-1232.

811
Know what's below.
Call before you dig.

MAP REFERENCE: NC GRID NAD 83

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALES

PROJECT NO.: 79678 W-4383

QuikTrip No. 1028

10701 MONROE ROAD
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.

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PROTOTYPE: P-74 (2/01/13)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY: NM
REVIEWED BY: JFC

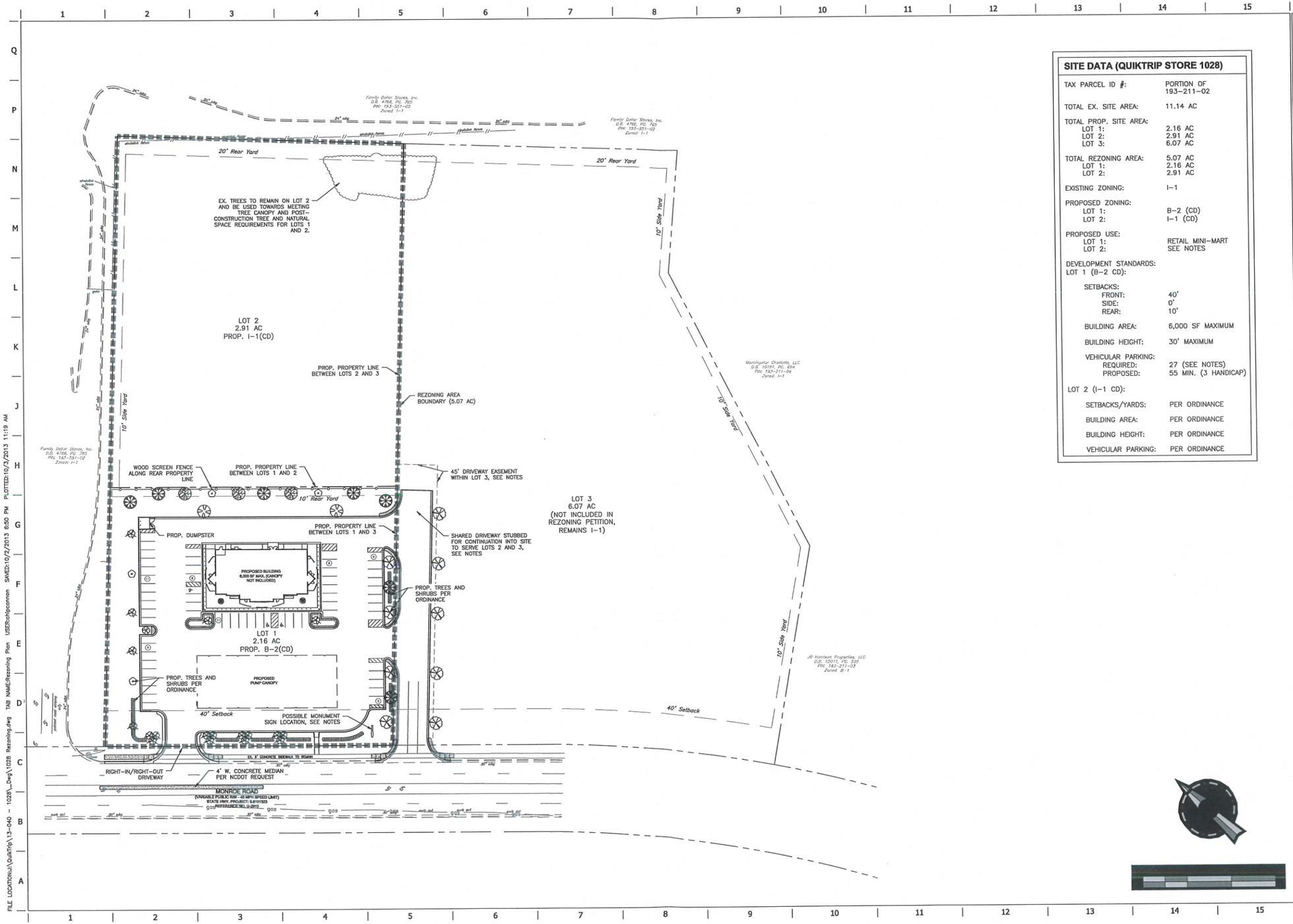
REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10-04-2013

SHEET TITLE:
SURVEY PLAN

SHEET NUMBER:
RZ-1

2013-605
1-8-2014

2013-605
10-7-2013



SITE DATA (QUIKTRIP STORE 1028)

TAX PARCEL ID #:	PORTION OF 193-211-02
TOTAL EX. SITE AREA:	11.14 AC
TOTAL PROP. SITE AREA:	
LOT 1:	2.16 AC
LOT 2:	2.91 AC
LOT 3:	6.07 AC
TOTAL REZONING AREA:	5.07 AC
LOT 1:	2.16 AC
LOT 2:	2.91 AC
EXISTING ZONING:	I-1
PROPOSED ZONING:	
LOT 1:	B-2 (CD)
LOT 2:	I-1 (CD)
PROPOSED USE:	
LOT 1:	RETAIL MINI-MART
LOT 2:	SEE NOTES
DEVELOPMENT STANDARDS: LOT 1 (B-2 CD):	
SETBACKS:	
FRONT:	40'
SIDE:	0'
REAR:	10'
BUILDING AREA:	6,000 SF MAXIMUM
BUILDING HEIGHT:	30' MAXIMUM
VEHICULAR PARKING:	
REQUIRED:	27 (SEE NOTES)
PROPOSED:	55 MIN. (3 HANDICAP)
LOT 2 (I-1 CD):	
SETBACKS/YARDS:	PER ORDINANCE
BUILDING AREA:	PER ORDINANCE
BUILDING HEIGHT:	PER ORDINANCE
VEHICULAR PARKING:	PER ORDINANCE

PROJECT NO.: 13-040

URBAN DESIGN PARTNERS

1318-e6 central ave. • 704.334.3303
charlotte, nc 28205 • 704.334.3305
urbandesignpartners.com

QuikTrip No. 1028

10701 MONROE ROAD
MATTHEWS, NC

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PROTOTYPE: P-75 (5/01/13)
DIVISION:
VERSION: 001
DESIGNED BY: UDP
DRAWN BY: UDP
REVIEWED BY: JCP

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 10-04-2013

SHEET TITLE:
REZONING PLAN

SHEET NUMBER:
RZ-2

FILE LOCATION:J:\QuikTrip\13-040 - 1028_Dwg\1028 Rezoning.dwg TAB NAME:Rezoning Plan USER:chipcannon SAVED:10/2/2013 6:50 PM PLOTTED:10/3/2013 11:19 AM

2013-605
1-8-2014

2013-605
10-7-2013

SITE PERSPECTIVE (FROM NORTH CORNER)

BUILDING ELEVATIONS

SITE PERSPECTIVE (FROM MONROE ROAD)

PUMP CANOPY ELEVATIONS

SITE PERSPECTIVE (AERIAL)

SITE PERSPECTIVE (FROM SOUTH CORNER)

NOTE: IMAGES ARE ILLUSTRATIVE ONLY

PROJECT NO.: 13-040

URBAN DESIGN PARTNERS
1318-e5 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbandesignpartners.com

QuikTrip No. 1028

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PROTOTYPE:	P-75 (5/01/13)
DIVISION:	
VERSION:	001
DESIGNED BY:	UDP
DRAWN BY:	UDP
REVIEWED BY:	JCP

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 10-04-2013

SHEET TITLE:

BUILDING ELEVATIONS AND PERSPECTIVES

SHEET NUMBER:

RZ-3

2013-605
1-8-2014

2013-605
10-7-2013

General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by QuikTrip Corporation to accommodate the development of a retail mini-market with gasoline pump sales on an approximately 2.16 acre portion of that approximately 5.07 acre site located on the east side of Monroe Road, north of Industrial Drive (the "Site").
2. The Site is a portion of that approximately 11.14 acre parcel of land designated as Parcel No. 193-211-02 on the Mecklenburg County Tax Maps. For purposes of this rezoning request, Parcel No. 193-211-02 is divided into three lots, which are designated as Lot 1, Lot 2 and Lot 3 on the Rezoning Plan. Lot 1 and Lot 2 are subject to the Rezoning Petition filed by QuikTrip Corporation, and Lot 3 is not part of this rezoning request.
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Town of Matthews Zoning Ordinance (the "Ordinance") for the B-2 zoning district shall govern the use and development of that portion of the Site designated as Lot 1 on the Rezoning Plan.
4. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning district shall govern the use and development of that portion of the Site designated as Lot 2 on the Rezoning Plan.
5. The exact locations of the building, canopy and parking areas to be constructed on Lot 1 have not been determined. Petitioner, therefore, reserves the flexibility to make adjustments to the precise locations of these improvements shown on the Rezoning Plan during the design development and construction phases. However, the placement of these improvements shall be generally consistent with the locations depicted on the Rezoning Plan and they shall satisfy all Ordinance standards.
6. The number, location, size and height of the buildings to be located on Lot 2, as well the location of the parking areas and other improvements shall be governed by the standards and regulations set out in the Ordinance.

Permitted Uses

1. That portion of the Site designated as Lot 1 on the Rezoning Plan may only be devoted to a retail mini-market with gasoline pump sales, and to any accessory uses relating thereto that are allowed in the B-2 zoning district.
2. That portion of the Site designated as Lot 2 on the Rezoning Plan may be devoted to any use or uses (including any accessory uses) allowed by right or under prescribed conditions in the I-1 zoning district, provided, however, that the following uses shall not be permitted on Lot 2:
   - Arboretum
   - Colleges and universities
   - Farms, either in conjunction with or separate from dwellings, which may conduct retail sales of products produced on the premises
   - Fraternal organizations
   - Golf courses, public and private, for daytime use only
   - Parks and playgrounds, operated on a noncommercial basis for purposes of public recreation
   - Trailer, overnight camping (stored unoccupied on a lot)
   - Trailer, overnight camping (within an overnight camping trailer park)
   - Armories for meetings and training of military organizations
   - Automobile laundries
   - Cafeterias
   - Civic organizations
   - Commercial schools and schools providing adult training in any of the arts, sciences, trades, and professions
   - Contractors' offices, excluding accessory storage
   - Fertilizer, packaged retail sales
   - Frozen food lockers
   - Funeral homes and crematories
   - Government office buildings and public utility office buildings such as telephone exchanges and similar uses
   - Laundries and dry cleaning establishments not to exceed 4,500 square feet of gross floor area
   - Mail order houses
   - Marinas
   - Mobile home sales
   - Social and social service organizations
   - Tourist homes
   - Trailers, overnight camping, retail and wholesale sales, rental and repair
   - Vending machines, located out-of-doors, subject to yard and setback requirements
   - Blacksmith shops
   - Book binding
   - Bottling and canning works for soft drinks
   - Commercial outdoor amusement, such as miniature golf, rides, slides, commercial beaches, and similar commercial enterprises
   - Crating services
   - Laundries and dry cleaning plants
   - Packing sheds, fruit and vegetable
   - Radio and television stations and/or offices
   - Railroad right of way
   - Telephone booths
   - Trailer park, overnight camping
   - Heliport, medically-related
   - Clairvoyant entertainment business

Maximum Gross Floor Area

1. The maximum gross floor area of the building to be located on Lot 1 shall be 6,000 square feet. The area under the canopy to be located over the gas pumps shall not be included in the calculation of gross floor area.
2. The total maximum allowed gross floor area of the building(s) to be located on Lot 2 shall be governed by the standards of the Ordinance.

Setbacks and Yards

The development of the Site shall satisfy or exceed the setback, rear yard and side yard requirements of the Ordinance.

Access

Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.

Streetscape Treatment/Sidewalk

1. The streetscape treatment along Lot 1's frontage on Monroe Road shall comply with the requirements of the Ordinance.
2. The existing sidewalk located along the Site's frontage on Monroe Road shall remain in place.

Architectural Standards

1. The maximum height of the building to be constructed on Lot 1 shall be 30 feet.
2. The maximum height of the canopy to be located over the gas pumps on Lot 1 shall be 30 feet.
3. The maximum height of any building to be constructed on Lot 2 shall be governed by the standards of the Ordinance.
4. Set out on Sheet RZ-3 of the Rezoning Plan are schematic architectural renderings of the building to be constructed on Lot 1 that will contain the retail mini-market that are intended to depict the general conceptual architectural style and character of this building. Accordingly, the building to be constructed on Lot 1 that will contain the retail mini-market shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural renderings. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
5. The exterior building materials for the building to be constructed on Lot 1 that will contain the retail mini-market are listed on the schematic architectural renderings of such building set out on Sheet RZ-3 of the Rezoning Plan.
6. Set out on Sheet RZ-3 of the Rezoning Plan are schematic architectural renderings of the canopy to be constructed over the gas pumps to be installed on Lot 1 that are intended to depict the general conceptual architectural style and character of the canopy. Accordingly, the canopy to be constructed over the gas pumps to be installed on Lot 1 shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural renderings. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
7. The exterior building materials for the canopy to be constructed over the gas pumps to be installed on Lot 1 are listed on the schematic architectural renderings of such canopy set out on Sheet RZ-3 of the Rezoning Plan.
8. The dumpster and recycling area will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

Parking

1. Off-street parking shall be provided on the Site in accordance with the requirements of the Ordinance.
2. Parking areas shall comply with the interior landscaping requirements of the Ordinance.

Signs

1. All signs installed on the Site shall comply with the requirements of the Ordinance. The signs depicted on the schematic architectural renderings set out on Sheet RZ-3 of the Rezoning Plan are illustrative only. All signs installed on the Site shall be separately permitted.
2. Petitioner or any successor owner of the Site may pursue the approval of a Master Sign Plan pursuant to the terms of the Ordinance.

Screening and Landscaping

Screening and landscaping shall conform to the standards of the Ordinance.

Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

PROJECT NO.: 13-040

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

QuikTrip No. 1028
10701 MONROE ROAD
MATTHEWS, NC

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PROTOTYPE: P-75 (5/01/13)
DIVISION:
VERSION: 001
DESIGNED BY: UDP
DRAWN BY: UDP
REVIEWED BY: JCP

REV	DATE	DESCRIPTION

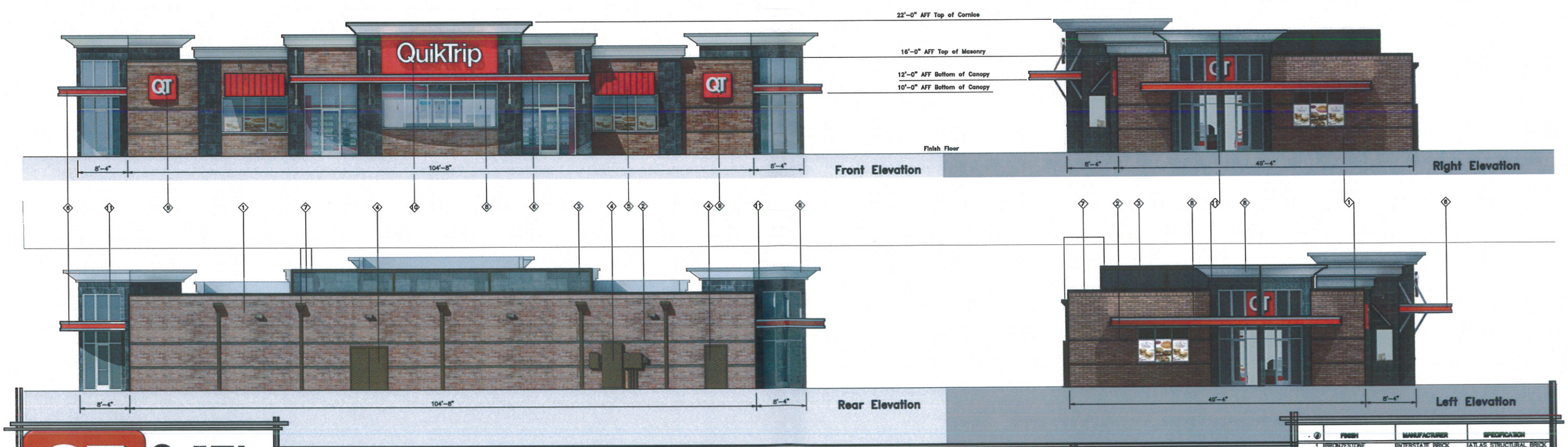
ORIGINAL ISSUE DATE: 10-04-2013

SHEET TITLE:
DEVELOPMENT NOTES

SHEET NUMBER:
RZ-4

2013-605
1-8-2014

2013-605
10-7-2013



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Address:	City, State:
1028	10701 Monroe Road	Matthews, NC

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
81-1028-BSTI	1/16"=1'-0"	08/01/13	CDC	

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	CHASE COURT FABRICS	SUNBRELLA 95 MESH
4	OLE BROWN	SHERWIN WILLIAMS	PAINT
5	QT SAN	LANE	STANDING SEAM AWNING
6	3/8" POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	DARK BRONZE	LANE	METAL/PAINT
8	PCF-ALUMINUM	ALPOLIC	FASCIA
9	RSC-24	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
10	CL-60R	ALLEN INDUSTRIES	SIGNAGE
11	MP04 - RADIANT IRON	DALTILE	PORCELAIN TILE

2013-605
1-8-2014

2013-605
10-7-2013

QuikTrip

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1028	View from West Corner	10701 Monroe Road	Matthews, NC

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
81-1028-PE09	NTS	08/10/13	CDC	

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2013-605
1-8-2014

2013-605
10-7-2013

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:	City, State:
1028	View from Monroe Road	10701 Monroe Road	Matthews, NC

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
81-1028-PE10	NTS	08/10/13	CDC	

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2013-605
1-8-2014

2013-605
10-7-2013

QuikTrip. 4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700	Store # 1028 View from South Corner		Address: 10701 Monroe Road		City, State: Matthews, NC	
	Serial # 81-1028-PE11	Scale: NTS	Issue Date: 08/10/13	Drawn By: CDC	Rev/Notes:	

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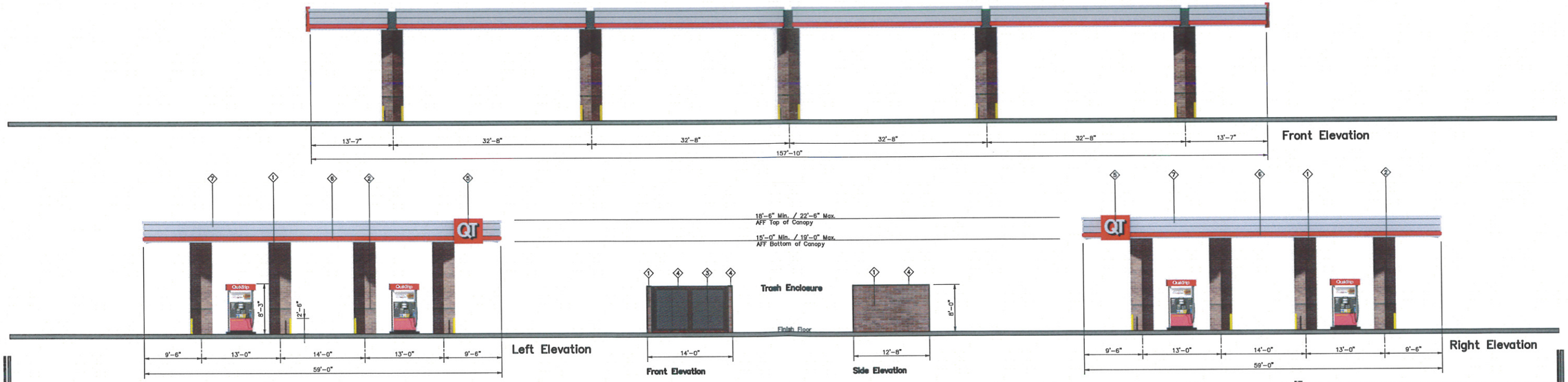
2013-605
1-8-2014

2013-605
10-7-2013



QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	Address:	City, State:
1028	10701 Monroe Road	Matthews, NC

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
81-1028-GD10	1/16"=1'-0"	08/01/13	CDC	

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#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPRO 85 MESH
4	DARK BRONZE	LANE	METAL/PAINT
5	RDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
7	HLZ-ALUMINUM	ALPOLIC	CANOPY

2013-605
1-8-2014

2013-605
10-7-2013

QuikTrip
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #		Address:		City, State:
1028 Aerial View from West Corner		10701 Monroe Road		Matthews, NC
Serial #	**Scale:**	**Issue Date:**	**Drawn By:**	**Rev/Notes:**
81-1028-SP01	NTS	08/10/13	CDC	

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COMMUNITY MEETING REPORT
Applicant: QuikTrip Corporation
Rezoning Application No. 2013-605

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time and location of the 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 27, 2013. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, December 11, 2013 at 6:30 PM at the Matthews Branch Library located at 230 Matthews Station Street, Matthews, North Carolina.

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 B. The Applicant's representatives at the Community Meeting were John Dibernardo and Jake Sutton of the Applicant, Chip Cannon of Urban Design Partners, the Applicant's landscape architect, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since only one area property owner attended the Community Meeting, the Community Meeting was very informal. John Carmichael advised that the Applicant is requesting to rezone an approximately 5 acre site located at 10701 Monroe Road from the I-1 zoning district to the B-2 (CD) and I-1 (CD) zoning districts. John Carmichael stated that the approximately 5 acre site is a portion of an 11.14 acre parcel. John Carmichael then shared the schedule of events relating to this rezoning request. He advised that the Public Hearing will be held on Monday, January 13, 2014 at 7:00 PM at the Matthews Town Hall; the Planning Board will consider the rezoning request on Tuesday, January 28, 2014 at 7:00 PM at the Matthews Town Hall; and the Town Board of Commissioners will render a decision on this rezoning request on Monday, February 10, 2014 at 7:00 PM at the Matthews Town Hall.

John Carmichael stated that the purpose of the rezoning request is to allow a convenience store with gasoline sales to be developed on the front portion of the site that is designated as Lot 1 on the rezoning plan, and to allow certain uses permitted in the I-1 zoning district to be located on Lot 2. John Carmichael stated that under this rezoning request, the only permissible use of Lot 1 would be a convenience store with gasoline sales, and that with respect to Lot 2, certain uses otherwise allowed in the I-1 zoning district would be prohibited. The proposed convenience store with gasoline sales would be owned and operated by QuikTrip Corporation.

John Carmichael then shared and discussed the rezoning plan and the building elevations of the proposed convenience store with gasoline sales. John Carmichael and Chip Cannon also shared and discussed a plan depicting the screen wall and landscaping proposed to be installed along the site's frontage on Monroe Road.

The area property owner who attended the Community Meeting is Ann Meadows with the animal hospital located across Monroe Road from the site. She asked if tractor trailer trucks would continue to park on the site if the rezoning is approved. John Dibernardo stated that if the rezoning is approved and the Applicant acquires the site, then the trucks would no longer be permitted to park on the site. Ms. Meadows was pleased that the trucks would no longer be parking on the site.

Regarding the delivery of merchandise and products to the convenience store, John Dibernardo stated that generally, it will be difficult to see the delivery trucks because the trucks will unload merchandise and products behind the convenience store. However, you will be able to see the fuel trucks that will deliver fuel to the site. John Dibernardo stated that fuel would not be delivered to the site during peak hours.

John Carmichael stated that it is the Applicant's understanding that a car wash is going to be located on the adjoining parcel of land. The car wash would share the access drive with the convenience store with gasoline sales.

Jake Sutton described the lighting that would be installed on the site by the Applicant. In response to a question, John Dibernardo stated that there would be a minimum of two employees at the store during the evening hours, and that the store would be a 24-hour operation. He stated that there would always be at least two employees working in the store. John Dibernardo stated that QuikTrip convenience stores are designated as national safe places.

The meeting then concluded.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

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

Respectfully submitted, this 30th day of December, 2013.

John Carmichael

John Carmichael, Agent
QuikTrip Corporation, Applicant

cc: Mr. John Dibernardo (via email)

2013-605
12-23-2013

COMMUNITY MEETING MAILING LIST

Rezoning Application No. 2013-605

Parcel No. 193-551-02
Family Dollar Stores, Inc.
P.O. Box 1017
Charlotte, NC 28201

Parcel No. 193-211-04
Morningstar Charlotte, LLC
P.O. Box 25025 NC- 08516
Glendale, CA 91201-5025

Parcel No. 193-211-03
JB Harrison Properties, LLC
16909 Jetton Road
Cornelius, NC 28031

Parcel No. 213-012-26
Albemarle Road Land Company, LLC
P.O. Box 23755
Charlotte, NC 28277

Parcel No. 213-012-28
Matthews Power Equipment, LTD
P.O. Box 920
Salisbury, NC 28145

Parcel No. 213-012-29
Shurgard/Morningstar Storage Centers, LLC
P.O. Box 25025 NC-08559
Glendale, CA 91201-5025

Parcel No. 213-012-30
Morningstar Animal Hospital Building and Land, LLC
1332 Ridgecrest Avenue
Burlington, NC 27215

EXHIBIT
tabbies
A-1

Parcel No. 213-012-31
A & H Realty Co.
c/o Levine Properties
P.O. Box 2439
Matthews, NC 28106

Parcel No. 213-012-34
A & H Realty Co.
c/o Levine Properties
P.O. Box 2439
Matthews, NC 28106

Parcel No. 193-211-31
GS Investments, Inc.
P.O. Box 397
Newton, NJ 07860

Parcel No. 213-012-24
Albemarle Road Land Company, LLC
P.O. Box 23755
Charlotte, NC 28277

Parcel No. 213-012-25
Albemarle Road Land Company, LLC
P.O. Box 23755
Charlotte, NC 28277

Parcel No. 213-012-35
ACMAWAM Properties, LLC
10600 Monroe Road
Matthews, NC 28105

Parcel No. 213-012-22

Albemarle Road Land Company LLC
PO Box 23755
Charlotte, NC 28227

2013-605
12-23-2013

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Application No. 2013-605 filed by QuikTrip Corporation seeking to rezone an approximately 5.07 acre site located on the east side of Monroe Road, north of Industrial Drive (10701 Monroe Road), from the I-1 zoning district to the B-2(CD) and I-1(CD) zoning districts

Date and Time of Meeting: Wednesday, December 11, 2013 at 6:30 p.m.

Place of Meeting: Matthews Branch Library
230 Matthews Station Street
Matthews, NC 28105

Applicant: QuikTrip Corporation

Application No.: 2013-605

We are assisting QuikTrip Corporation (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews seeking to rezone an approximately 5.07 acre site located on the east side of Monroe Road, north of Industrial Drive (10701 Monroe Road), from the I-1 zoning district to the B-2(CD) and I-1(CD) zoning districts. The purpose of this rezoning request is to accommodate a convenience store with gasoline sales on the front portion of the site, and to accommodate the development of uses allowed in the I-1 zoning district on the rear portion of the site.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with adjacent and nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Wednesday, December 11, 2013 at 6:30 p.m. at the Matthews Branch Library located at 230 Matthews Station Street in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

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. Jay Camp, Town of Matthews (via email)
Mr. John Dibernardo, QuikTrip Corporation (via email)
Mr. Chip Cannon, Urban Design Partners (via email)

Date Mailed: November 27, 2013

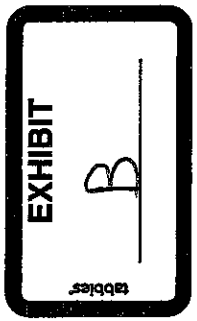
EXHIBIT
tabbies
A-2

2013-605
12-23-2013

QuikTrip Corporation, Applicant
Rezoning Application No. 2013-605

Community Meeting Sign-in Sheet

Matthews Branch Library
230 Matthews Station Street
Matthews, NC 28105



Wednesday, December 11, 2013
6:30 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Ann Meadows			
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