

COMMUNITY MEETING REPORT  
**Petitioner: QuikTrip Corporation**  
Rezoning Petition No. 2022-216

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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-1 attached hereto by depositing such notice in the U.S. mail on November 2, 2023. 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 Tuesday, November 14, 2023 at 6:30 P.M at Hope Community Church of Metrolina located at 3205 Sam Wilson Road in Charlotte.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Mark Horton and JD Dudley of the Petitioner, Duane Ensor of Freeland and Kauffman, Inc., Randy Goddard of Design Resource Group and John Carmichael and Nina Speed of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

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

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2022-216.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the earliest that the Public Hearing could occur is Tuesday, January 16, 2024 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4<sup>th</sup> Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that the Public Hearing could be deferred for some reason.

The earliest that the Zoning Committee Work Session could be held is Tuesday, January 30, 2024 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting. The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

The earliest date that City Council could render a decision on this rezoning request is Monday, February 19, 2024 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 3.55 acres and is located on the northwest corner of the intersection of Sam Wilson Road and Centergrove Lane. The site is located at the I-85 – Sam Wilson Road interchange. John Carmichael described the existing conditions of the site.

John Carmichael shared a map that depicts the zoning of the site and the surrounding parcels. He stated that the site is zoned CG (Commercial General) and N1-A, which is a residential zoning district. John Carmichael discussed the zoning of the surrounding and nearby parcels of land.

John Carmichael stated that QuikTrip is requesting that the site be rezoned from the N1-A and CG zoning districts to the I-1 (CD) zoning district to accommodate the development and operation of a convenience store with gasoline and diesel fuel sales for passenger vehicles and trucks (including tractor-trailer trucks). The maximum size of the convenience store building would be 6,000 square feet of gross floor area and the maximum height of the building would be 25 feet.

John Carmichael shared a slide of the Charlotte Future 2040 Policy Map for this site, and he stated that under the Charlotte Future 2040 Policy Map, this site is located in the Manufacturing and Logistics Place Type.

Mark Horton then reviewed the site plan and the building and canopy design. He stated that this store would be a standard QuikTrip store and it would be like other QuikTrip stores except that there would be four bays for diesel fuel sales to tractor trailer trucks at the rear of the site, and there would be a separate counter in the store for tractor trailer truck drivers to pay. Mark Horton pointed out the access points, the location of the convenience store building and the two areas designated for fueling. Mark Horton stated that the building and landscaping would be similar to other QuikTrip locations throughout Charlotte. He stated that the site would not be a travel center (truck stop). This site would not have showers, overnight sleeping rooms or truck parking. Mark Horton stated that there would not be room for truck parking on the site. He stated that the rezoning request is a conditional rezoning request and the development and use of the site would have to comply with the requirements of the conditional rezoning plan. Mark Horton stated that QuikTrip would be required to install transportation improvements. Mark Horton stated that the median would be removed from Sam Wilson Road to accommodate left turns from Centergrove Lane onto Sam Wilson Road and that a traffic signal would be installed at the intersection of Centergrove Lane and Sam Wilson Road. Mark Horton stated that the transportation improvements would have to be completed before a certificate of occupancy would be issued by the City for the site.

Randy Goddard reviewed the required transportation improvements. As a condition of the QuikTrip project, NCDOT will require improvements to Sam Wilson Road and Centergrove Lane. He stated that the crossover median at Centergrove Lane and Sam Wilson Road would be removed and a traffic signal installed to allow for left turns from Centergrove Lane onto Sam Wilson Road. A right turn lane on Sam Wilson Road at Centergrove Lane would be installed. A right turn lane on Centergrove Lane would be installed at the first QuikTrip access point for passenger vehicles and trucks. An eastbound left turn lane would be installed on Centergrove Lane at the intersection of Centergrove Lane and Sam Wilson Road as well. Randy Goddard stated that three traffic signals would be installed on Sam Wilson Road and coordinated with NCDOT. Randy Goddard stated that all three traffic signals would have to be installed for the QuikTrip to open.

JD Dudley then reviewed the Petitioner's security plan for the site. All areas of the site are monitored by cameras 24 hours per day, 7 days per week from a centralized, high-tech Security Operations Center.

Mark Horton shared a slide that compares the proposed site and site plan with the Love's site located on Sam Wilson Road, north of I-85. The Love's site is significantly larger than the QuikTrip site. Mark Horton reiterated that this site would not be a truck stop.

JD Dudley provided background information and history about QuikTrip.

The 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, Mark Horton stated that he does not know if the speed limit on Sam Wilson Road will change once the traffic signal is installed at the Sam Wilson Road - Centergrove Lane intersection.
- An attendee commented on the large number of trucks parking in the area and on the I-85 ramps as well as the garbage left by the overnight truckers. The attendee commented that it is very difficult to enter/exit her driveway on Sam Wilson Road due to the speed of the traffic on Sam Wilson Road. This attendee stated that the traffic on Sam Wilson Road needs to be slowed down.
- In response to a question, Mark Horton stated that the Petitioner is working on a sewer line connection for the site. An attendee stated that they do not have sewer on Centergrove Lane.
- An attendee commented that the truck traffic on Sam Wilson Road is awful and truck parking is an issue.
- In response to a question, Mark Horton stated that the Petitioner works well with communities and has a 24-hour service center that takes calls regarding complaints and concerns. He also stated that the Petitioner works with community leaders to resolve issues like truck parking.
- In response to a question, JD Dudley stated that the Petitioner will make improvements near the site. He stated that a 10-acre facility near the airport on Wilkinson Boulevard is being developed for truck parking, which could help alleviate trucks parking on the I-85 ramps. JD Dudley stated that the Petitioner is planning to develop a 6-8 acre QuikTrip Travel Center on Wilkinson Boulevard, which could help alleviate some of the traffic at the Love's on Sam Wilson Road. He stated that this site would just be a fuel stop and convenience store to sell food.
- In response to a question, JD Dudley stated that the Petitioner has purchased the site and the property across the street from the site.
- In response to a question, JD Dudley stated that the property across the street from the site will mostly likely be sold in the future once the sewer line issue has been resolved.
- In response to a question, Randy Goddard stated that the three traffic signals to be installed on Sam Wilson Road would need to be installed in order for QuikTrip to open. He stated that he does not know why Love's did not complete any improvements.
- An attendee commented that the required installation of the traffic signals is a guaranty for the community that our traffic concerns are being addressed.
- In response to a question, JD Dudley stated that 18 wheeler trucks could purchase diesel fuel at this proposed QuikTrip.



- An attendee commented that good thought and planning has been put into this site plan and if QuikTrip holds true to its commitments regarding the road improvements, things should get better.
- In response to a question, Randy Goddard stated that he is not aware of any changes to the speed limit on Sam Wilson Road. However, the three traffic signals should naturally slow down the speed of the traffic. He stated that other road improvements are coming to the area due to other projects in the area.
- An attendee commented on the bad traffic backups in the area on Sam Wilson Road.
- In response to a question, Randy Goddard stated that he is not aware of any NCDOT road improvements on I-485 and I-85 that include a connection to Sam Wilson Road.
- In response to a question regarding why QuikTrip picked this location, JD Dudley stated that a location close to an interstate exit ramp is the type of location that QuikTrip likes to be located on.
- An attendee stated that there is not a simple way for trucks to get to this site. He stated that during the last 4-5 years, the traffic on Sam Wilson Road has tripled. He stated that the truck traffic on Sam Wilson Road is bad. He stated that Sam Wilson Road is not wide enough for this truck traffic. He stated that once a month his mailbox gets knocked down by a truck.
- An attendee commented on the other project that did not complete the proper paperwork in order to complete its required road improvements. He commented that it has been an issue for the fire department, which is located across Sam Wilson Road from this other project.
- In response to the comment, Randy Goddard stated that the median for the other project will eventually be removed if this rezoning is approved.
- An attendee stated that traffic will back up from the I-85 bridge to Wilkinson Boulevard. Randy Goddard stated that there are other traffic improvements coming to this area.
- In response to a question, Mark Horton stated that if this rezoning request is approved, it is possible that this store could be open in the next couple of years.
- An attendee asked that QuikTrip keep the neighbors in mind during the planning of the sewer line.
- In response to a question, JD Dudley stated that if the rezoning is not approved, the property would be deed restricted and sold.
- In response to a question, JD Dudley stated that the Petitioner would not be seeking to annex the property into Charlotte.
- In response to a question, John Carmichael stated that the Planning Department provides the mailing list for the Community Meeting. The mailing list is comprised of the owners of property located within 300 feet of the site and registered neighborhood leaders and organizations within a mile of the site. Notices were sent to everyone on the mailing list.
- John Carmichael stated that he would email a copy of the presentation and JD Dudley's contact information to the attendees.
- In response to a question, JD Dudley stated that QuikTrip is a privately owned company, and 51% of the company is owned by the employees. He stated that QuikTrip promotes from within the company.



John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE 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 Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 11<sup>th</sup> day of December, 2023

**QuikTrip Corporation**

cc: Mr. Maxx Oliver, Charlotte Planning, Design & Development Department (via e-mail)

## **EXHIBIT A-1**

2022-216	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-216	05322111	ALLISON	KELLY E	SARA M ALLISON TRUST		371 ISLAND GREEN LN		INMAN	SC	29349
2022-216	05322209		LIBERTY BAPTIST CHURCH	ATTN: TRUSTEES		2508 KENDRICK AVE		CHARLOTTE	NC	28269
2022-216	05322210		LIBERTY BAPTIST CHURCH	ATTN: TRUSTEES		3000 SAM WILSON RD		CHARLOTTE	NC	28214
2022-216	05322211		LIBERTY BAPTIST CHURCH	ATTN: TRUSTEES		3000 SAM WILSON RD		CHARLOTTE	NC	28214
2022-216	05322221		LIBERTY BAPTIST CHURCH	ATTN: TRUSTEES		3000 SAM WILSON RD		CHARLOTTE	NC	28214
2022-216	05322301	DELLINGER	KERRY DWAYNE	LISA CROTTS	DELLINGER	5521 CROTTS TREE FARM RD		HICKORY	NC	28602
2022-216	05322302	DELLINGER	KERRY DWAYNE	LISA CROTTS	DELLINGER	5521 CROTTS TREE FARM RD		HICKORY	NC	28602
2022-216	05322303	SOTO	WILMER OMAR	ALBA RUBIDIA	SOTO	3905 FAR WEST DR		CHARLOTTE	NC	28269
2022-216	05322307	DOGAN	ANTHONY NEIL	MARY J	DOGAN	338 HUITT ST		MT HOLLY	NC	28120
2022-216	05322308	DOGAN	MARY JOSEPHINE	ANTHONY NEIL	DOGAN SR	338 HUITT ST		MT HOLLY	NC	28120
2022-216	05322309	BOLTON	LOUIS EUGENE	KAREN V	BOLTON	8912 CENTERGROVE LN		CHARLOTTE	NC	28214
2022-216	05322310	BOLTON	LOUIS EUGENE	KAREN V	BOLTON	8912 CENTERGROVE LN		CHARLOTTE	NC	28214
2022-216	05322311	BAILEY	FLOYD C	GLENDA	BAILEY	116 COVE AV		MT HOLLY	NC	28120
2022-216	05322312		LIBERTY BAPTIST CHURCH TRUST	BOB	PARKER	3000 SAM WILSON RD		CHARLOTTE	NC	28214
2022-216	05322313	KHAYYAT	AHMED ABDUL	LISA POLLARA	KHAYYAT	PO BOX 7811		CHARLOTTE	NC	28241
2022-216	05322314	KHAYYAT	AHMED ABDUL	LISA POLLARA	KHAYYAT	PO BOX 7811		CHARLOTTE	NC	28241
2022-216	05322315	ALVAREZ	GUSTAVO A			8917 LAKEBROOK ROAD		CHARLOTTE	NC	28214
2022-216	05322316	STIKELEATHER	THOMAS A	PATRICIA	STIKELEATHER	112 COUNTRY LN		BELMONT	NC	28012
2022-216	05322401		QUIKTRIP CORPORATION			3701 ARCO CORPORATE DR STE 15		CHARLOTTE	NC	28273
2022-216	05322402		QUIKTRIP CORPORATION			3701 ARCO CORPORATE DR STE 15		CHARLOTTE	NC	28273
2022-216	05322403		QUIKTRIP CORPORATION			PO BOX 3475		TULSA	OK	74101
2022-216	05322404		QUIKTRIP CORPORATION	ATTN: TAX DEPARTMENT		PO BOX 3475		TULSA	OK	74101
2022-216	05322405		QUICKTRIP CORPORATION			3701 ARCO CORPORATE DR STE 15		CHARLOTTE	NC	28273
2022-216	05322406		QUIKTRIP CORPORATION			PO BOX 3475		TULSA	OK	74101
2022-216	05539106		PROLOGIS 2 LP			1800 WAZEE ST		DENVER	CO	80202
2022-216	05539107		PROLOGIS 2 LP			1800 WAZEE ST STE 500		DENVER	CO	80202
2022-216	05539302		QUIKTRIP CORPORATION	ATTN TAX DEPARTMENT		PO BOX 3475		TULSA	OK	74101
2022-216	05539305		QUIKTRIP CORPORATION	ATTN TAX DEPARTMENT		PO BOX 3475		TULSA	OK	74101
2022-216	05539306		QUIKTRIP CORPORATION	ATTN TAX DEPARTMENT		PO BOX 3475		TULSA	OK	74101



2022-216	full_name_neighborhood	first_name	last_name	physical_address	city	state	zip_code
2022-216	Northwest Community Alliance	Martha	Eppes	12601 MOORES CHAPEL RD	CHARLOTTE	NC	28214
2022-216	Westerly Hills Neighborhood Association	Emma	Potts	9025 LONGVIEW RD	CHARLOTTE	NC	28214
2022-216	Westmoreland Homeowners Association	Larry	Ziegler	3433 FARRHILL RD	CHARLOTTE	NC	28214
2022-216	Westmoreland Homeowners Association	Leah	Henrichsen	3317 SAINT EVANS RD	CHARLOTTE	NC	28214
2022-216	Westmoreland Homeowners Association	Lynn	Cook	9110 THAYER RD	CHARLOTTE	NC	28214
2022-216	Wilmore Neighborhood Association	Missy	Eppes	12601 MOORES CHAPEL RD	CHARLOTTE	NC	28214
2022-216	Wilson Glen Homeowners Association	Bonita	Chapman	3343 BUCKVALLEY DR	CHARLOTTE	NC	28214

## **EXHIBIT A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting - **Rezoning Petition No. 2022-216** filed by QuikTrip Corporation to request the rezoning of an approximately 3.55 acre site located on the northwest corner of the intersection of Sam Wilson Road and Centergrove Lane (see enclosed map)

**Date and Time of Meeting:** Tuesday, November 14, 2023 at 6:30 p.m.

**Place of Meeting:** Hope Community Church of Metrolina  
3205 Sam Wilson Road  
Charlotte, NC 28214

We are assisting QuikTrip Corporation (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 3.55 acre site located on the northwest corner of the intersection of Sam Wilson Road and Centergrove Lane (see enclosed map) from the N1-A and CG zoning districts to the I-1 (CD) zoning district. The purpose of this rezoning request is to accommodate the development and operation of a convenience store with gasoline and diesel fuel sales for passenger vehicles and trucks (including tractor trailer trucks).

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 Planning, Design & Development 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 Community Meeting regarding this Rezoning Petition on Tuesday, November 14, 2023 at 6:30 p.m. at Hope Community Church of Metrolina located at 3205 Sam Wilson Road in Charlotte.** 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 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)  
Mr. Maxx Oliver, Charlotte Planning, Design & Development Department (via email)

Date Mailed: November 2, 2023

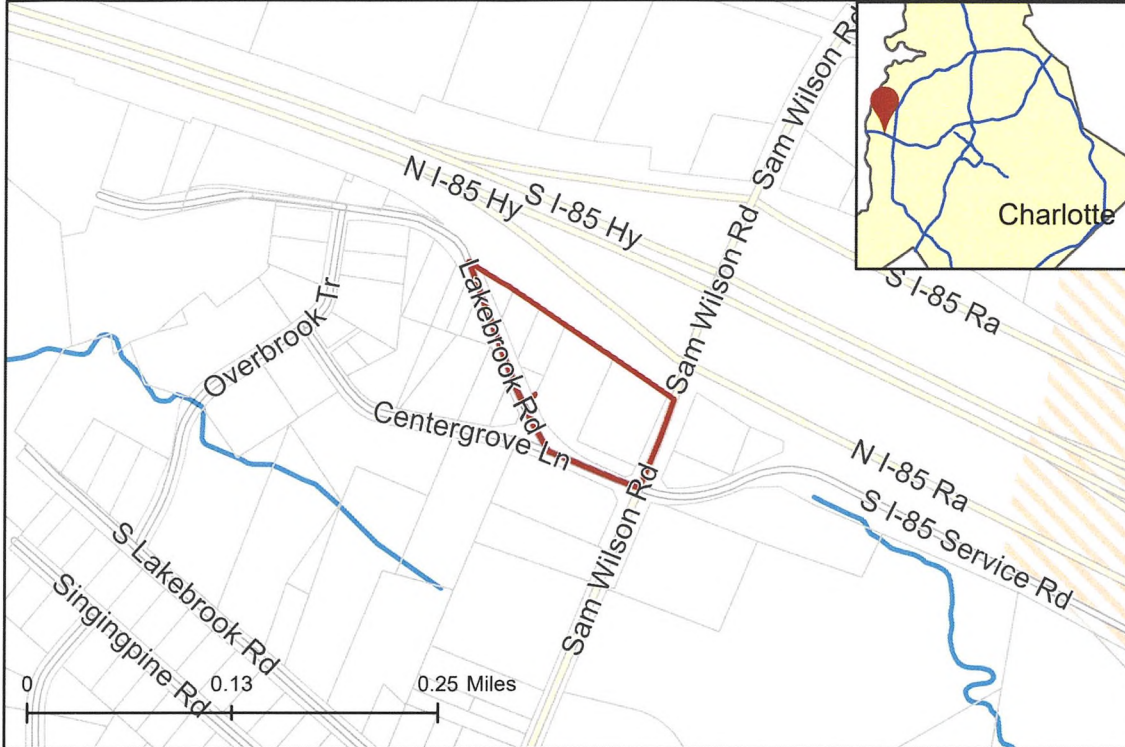


## 2022-216: QuickTrip Corporation

**Current Zoning** N1-A (Neighborhood 1-A) CG (General Commercial)  
**Requested Zoning** I-1(CD) (Light Industrial, Conditional)

Approximately 3.55 acres

### Location of Requested Rezoning



## Rezoning Map



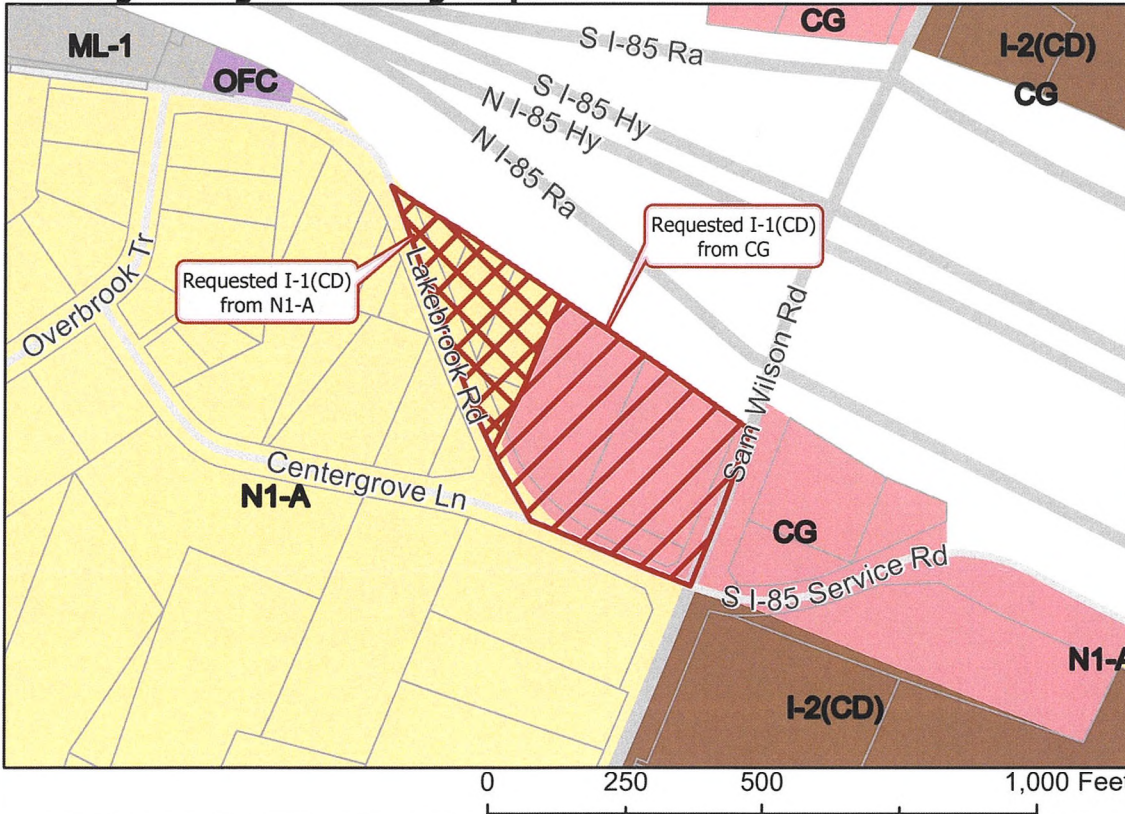
- 2022-216
- Outside City Limits
- Parcel
- Streams
- Airport Noise Overlay

Adjacent to  
City Council District

- 3-Victoria Watlington  
County Commissioner
- 2-Vilma D. Leake



### Existing Zoning & Rezoning Request



- Requested I-1(CD) from N1-A
- Requested I-1(CD) from CG

### Zoning Classification

- Neighborhood 1
- Office
- Business
- Light Industrial
- General Industrial



Map Created 7/25/2023

## **EXHIBIT B**

# Community Meeting Sign-In Sheet

Petitioner: QuikTrip Corporation

Rezoning Petition No. 2022-216

Tuesday, November 14, 2023 at 6:30 P.M.

Hope Community Church of Metrolina  
3205 Sam Wilson Road  
Charlotte, NC 28214

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Karen Hanna	3208 Sam Wilson Rd.	704-575-4772	khanna@cardinalrr.com
2.	Eugene Barrett Jr.	'''	704-575-4003	'''
3.	<del>Richard B. Bunker</del>	<del>9846 Longview Dr</del>	<del>704-355-7451</del>	<del>fbarr@cardinalrr.com</del>
4.	Lisa Knayyat Eddie Knayyat	Charlotte NC 28241 P.O. Box 7811	980-666-9142	metrocpa@LPKCPA.COM eddiesgenera@gmail.com
5.	John Mills	3000 Sam Wilson		'''
6.	HARRY SIGLAR	3433 PARK HILL RD CLT 28214	704-777-4487	LSIGLARE38@gmail.com
7.	Mary Dogan	9000 Center Grove Ln	704-562-7200	



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	Anthony Collins	116 COVE AVE MT HOLLY	704-148 2269	✓
9.	Floyd & Glenda Bailey	116 COVE AVE MT. HOLLY, NC 28120	704-418 5630	gbailey517@yahoo.com
10.	Louis Balte	812 CENTER GROVE LN CHARLOTTE NC.	704-361-02 53	✓
11.	Francisco Cas Lopez	2900 Overbrook Ter	704 7263031	Franciscoca@live.com
12.	Dwayne Dellinger	2909 Overbrook Ter 9007 LAKEBROOK	828 302 1010	Dwaynedell@aol.com
13.	Tom Stikeleath	9001 N LAKEBROOK	704-813-4192	TSTIKE@AOL.COM
14.				
15.				
16.				
17.				
18.				
19.				
20.				

## **EXHIBIT C**



# Rezoning Petition No. 2022-216

QuikTrip Corporation, Petitioner

Community Meeting

November 14, 2023

ROBINSON  
BRADSHAW

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



# Team

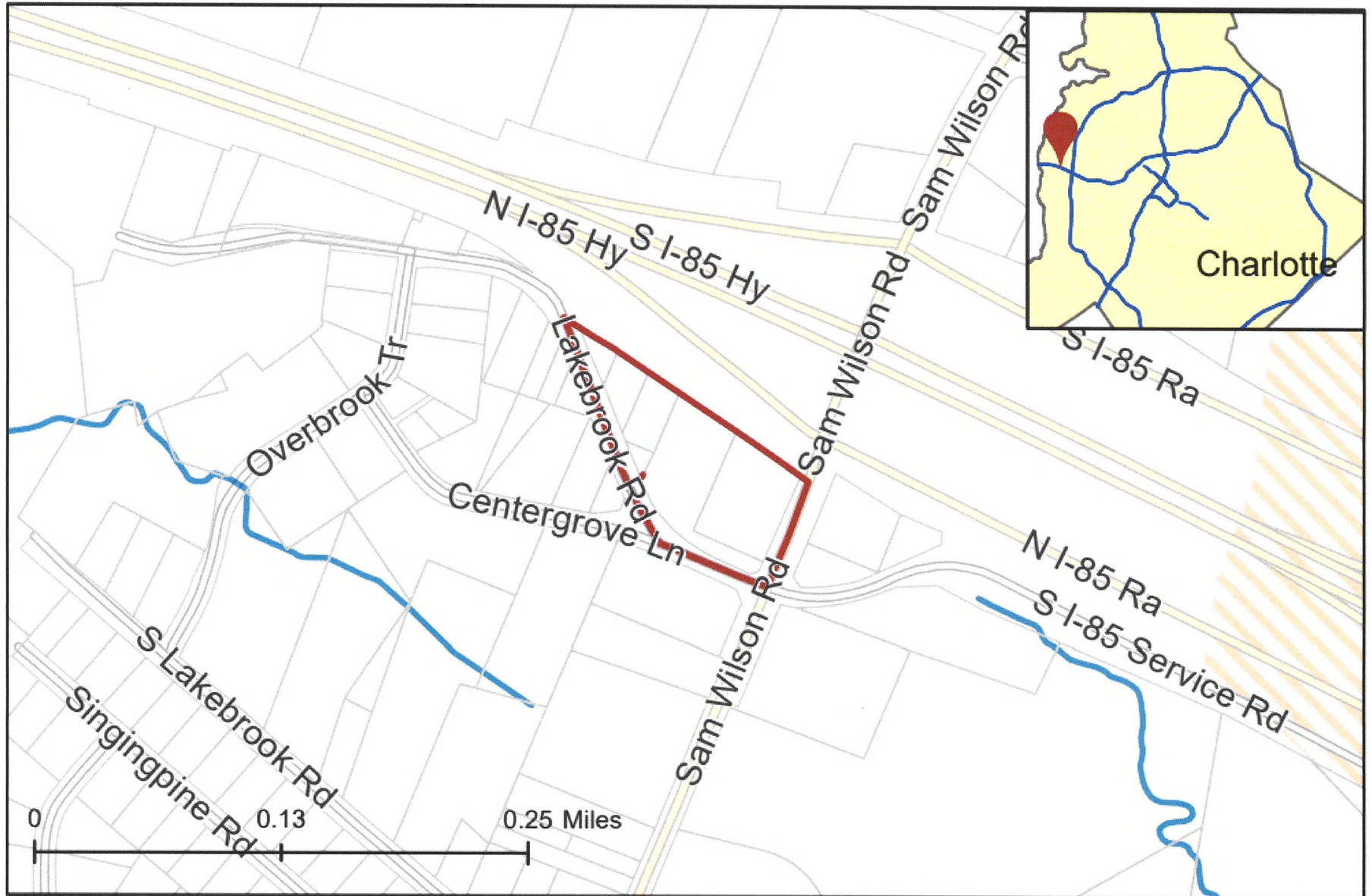
- Mark Horton, QuikTrip Corporation
- JD Dudley, QuikTrip Corporation
- Duane Ensor, Freeland and Kauffman, Inc.
- Randy Goddard, Design Resource Group
- Nina Speed, Robinson, Bradshaw & Hinson
- John Carmichael, Robinson, Bradshaw & Hinson

# Current Rezoning Schedule

- Public Hearing: Tuesday, January 16, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, January 30, 2024 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 19, 2024 at 5:00 PM at the Charlotte-Mecklenburg Government Center

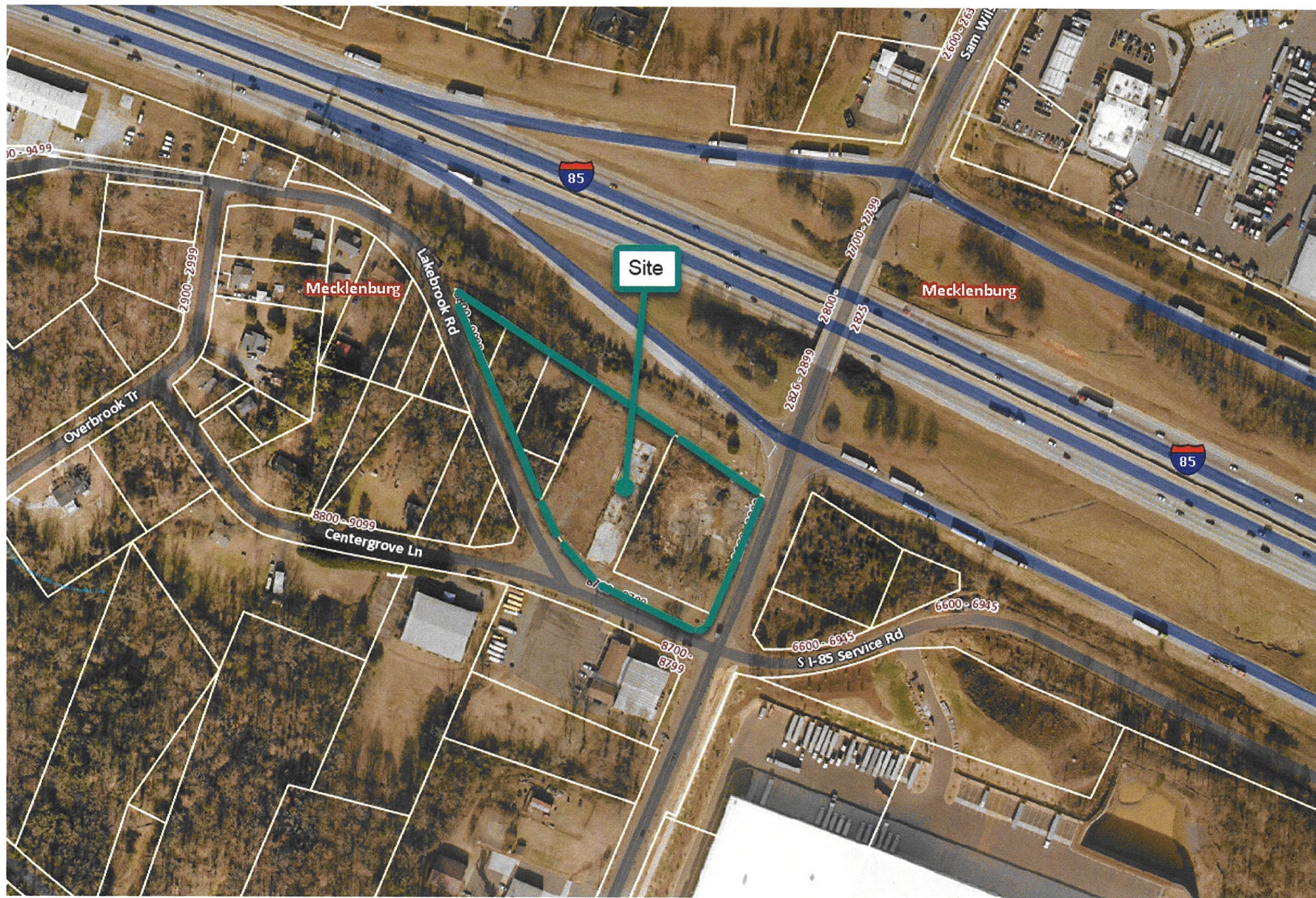


## Site – 3.55 Acres





# Site





# Site







## EXISTING CONDITIONS

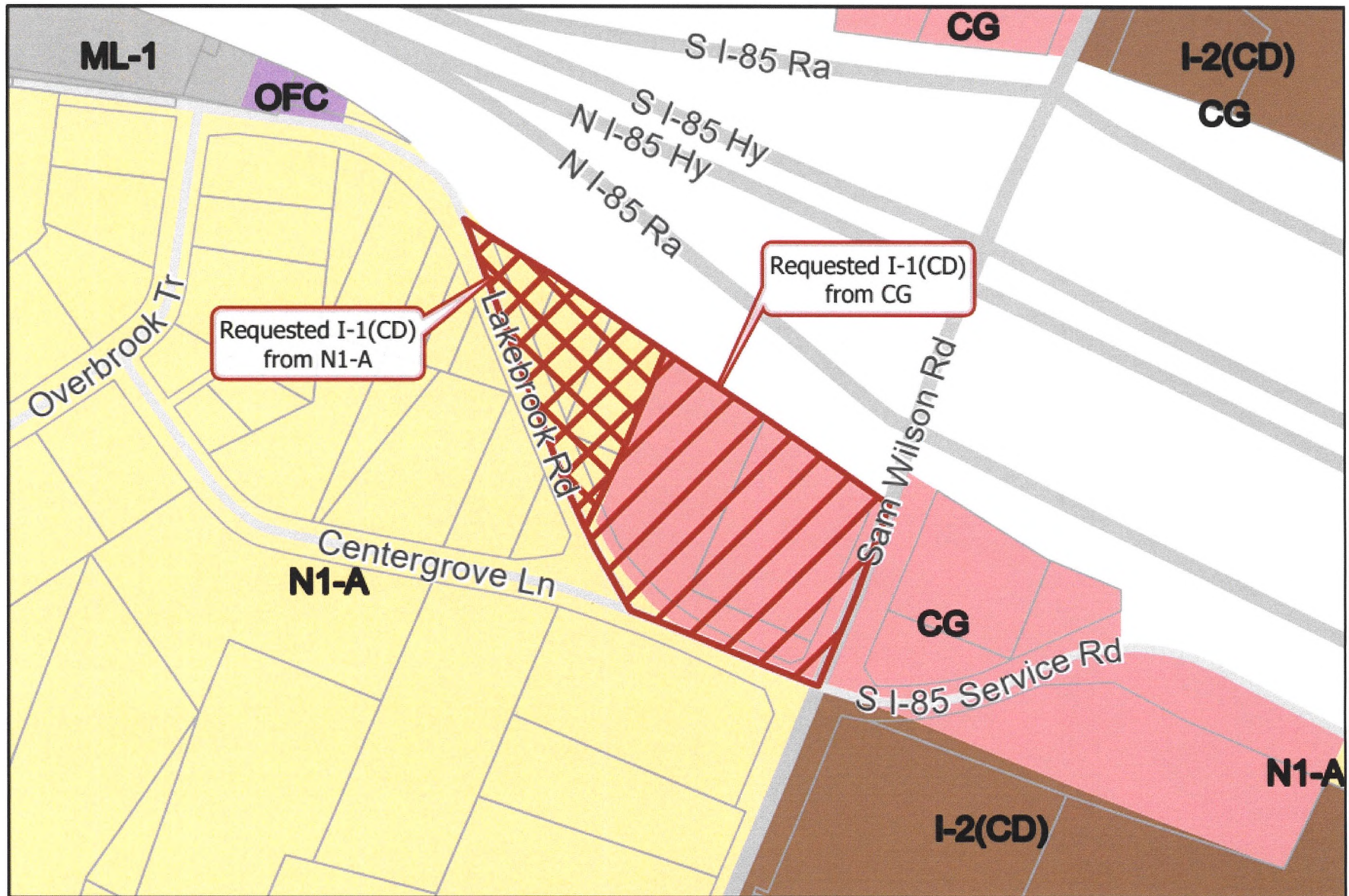
As a condition of the Prologis project across the street, DOT required improvements to Sam Wilson Road. This work is currently under construction.

- Raised median-bound intersection at Sam Wilson Road & Centergrove Road. Only allows Right-turns out of Centergrove Road and the I-85 Service Road.
- Added Northbound Sam Wilson deceleration lane for I-86 Service Road.
- Added Northbound Sam Wilson acceleration lane for I-85 Service Road.





# Zoning of the Site and Surrounding Parcels



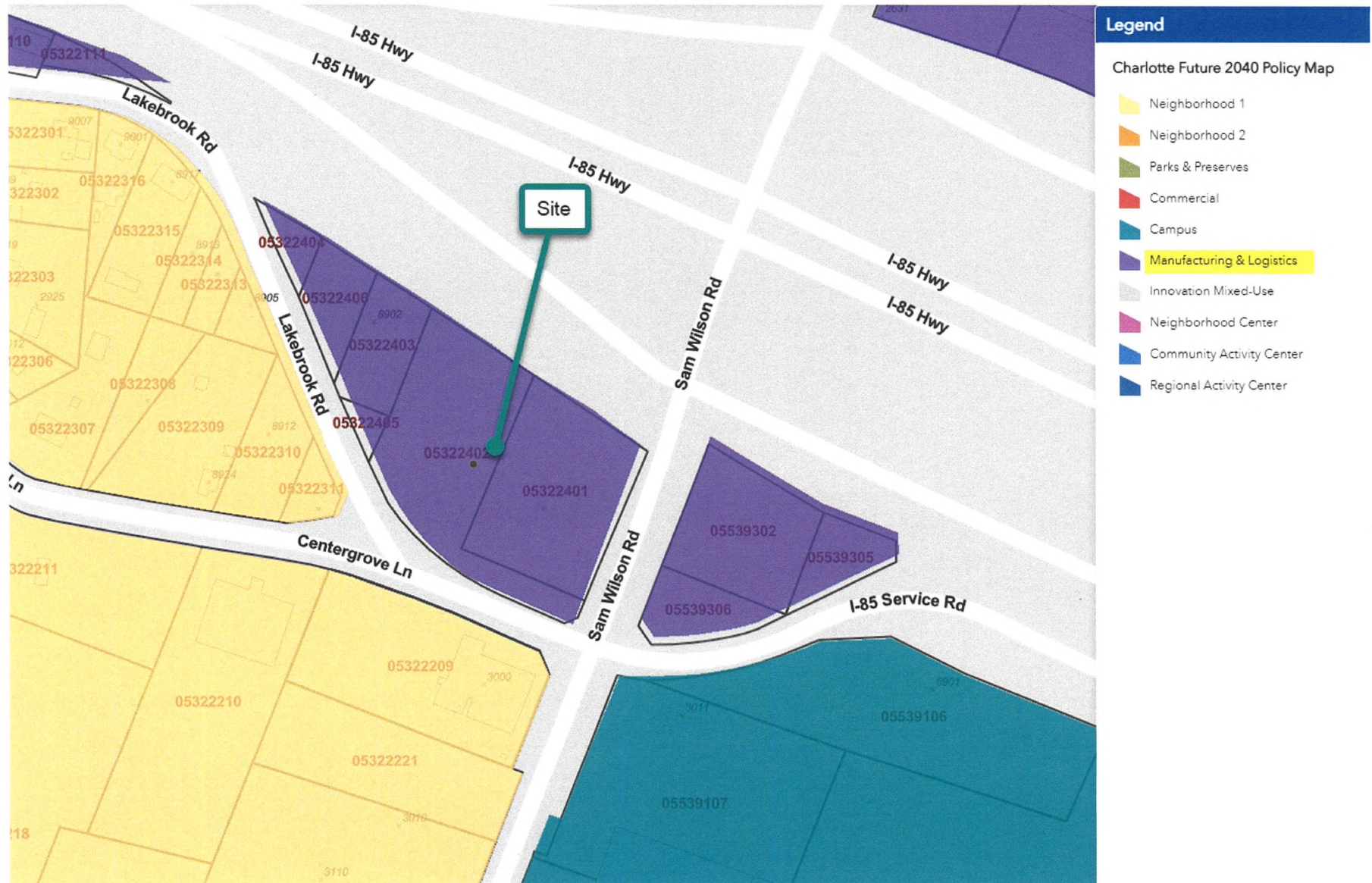
## Request

Requesting that the site be rezoned from the N1-A and CG zoning districts to the I-1 (CD) zoning district to accommodate the development and operation of a convenience store with gasoline and diesel fuel sales for passenger vehicles and trucks (including tractor trailer trucks)

The maximum size of the convenience store building would be 6,000 square feet of gross floor area and the maximum height would be 25 feet



# Charlotte Future 2040 Policy Map



# Site Plan









# Building and Canopy Design



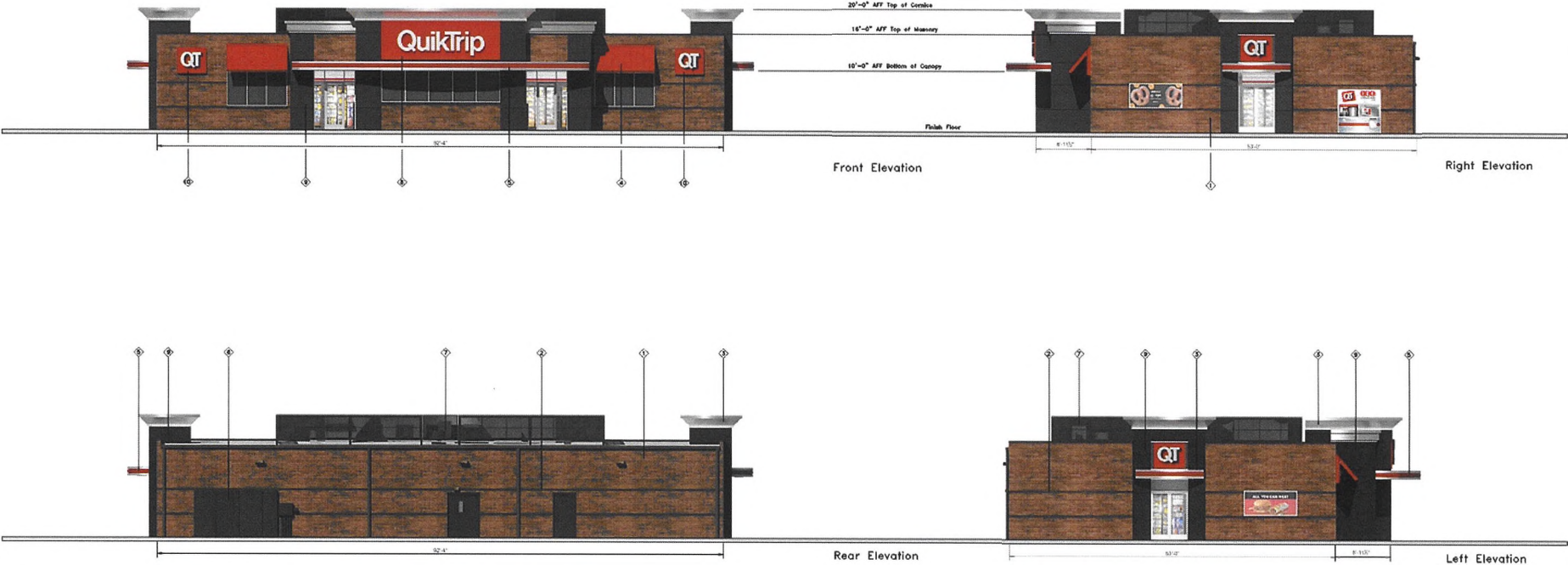
## BUILDING PERSPECTIVE

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# BUILDING ELEVATIONS



## CANOPY PERSPECTIVE



**QT** QuikTrip®



## DIESEL CANOPY PERSPECTIVE



**QT** QuikTrip.



## STORE SECURITY

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### Security That Leaves Nothing To Chance

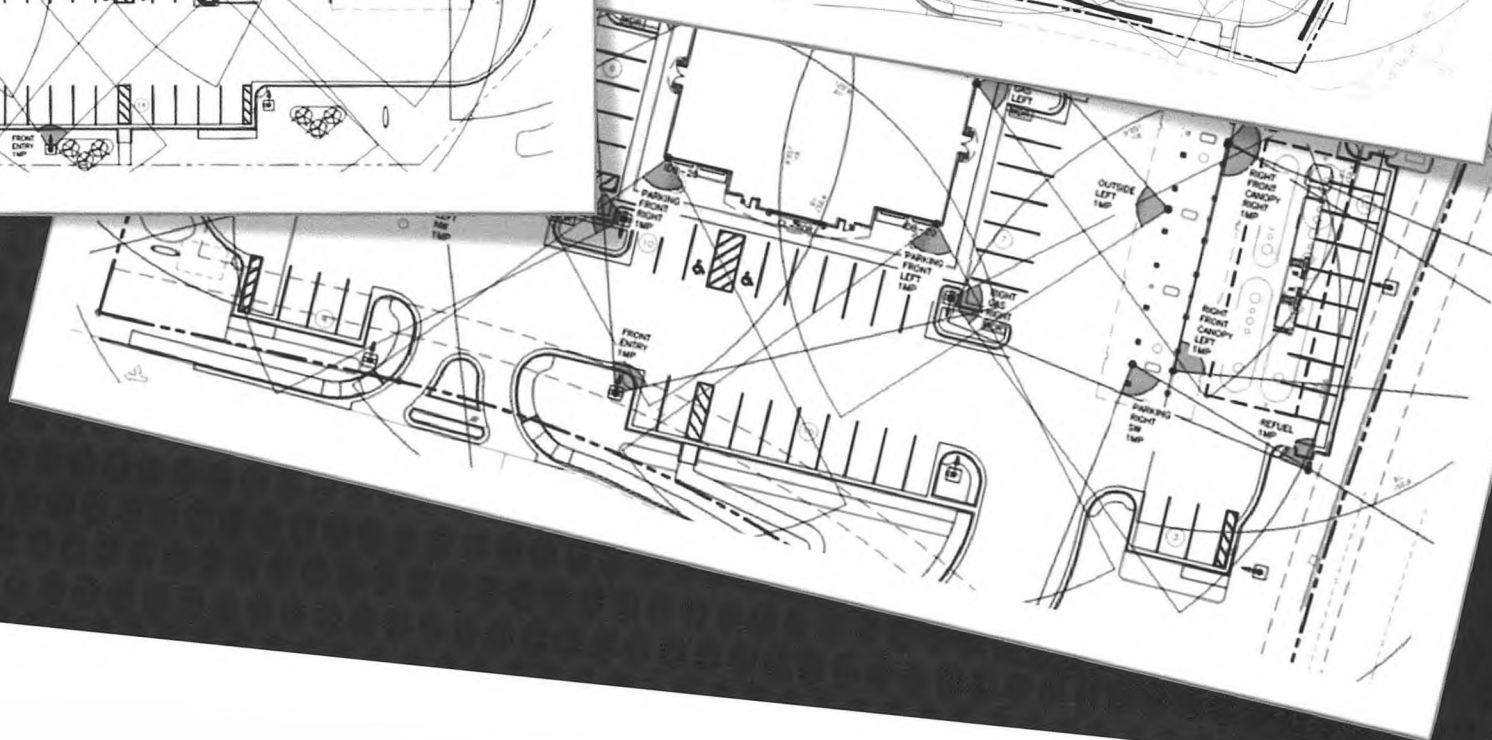
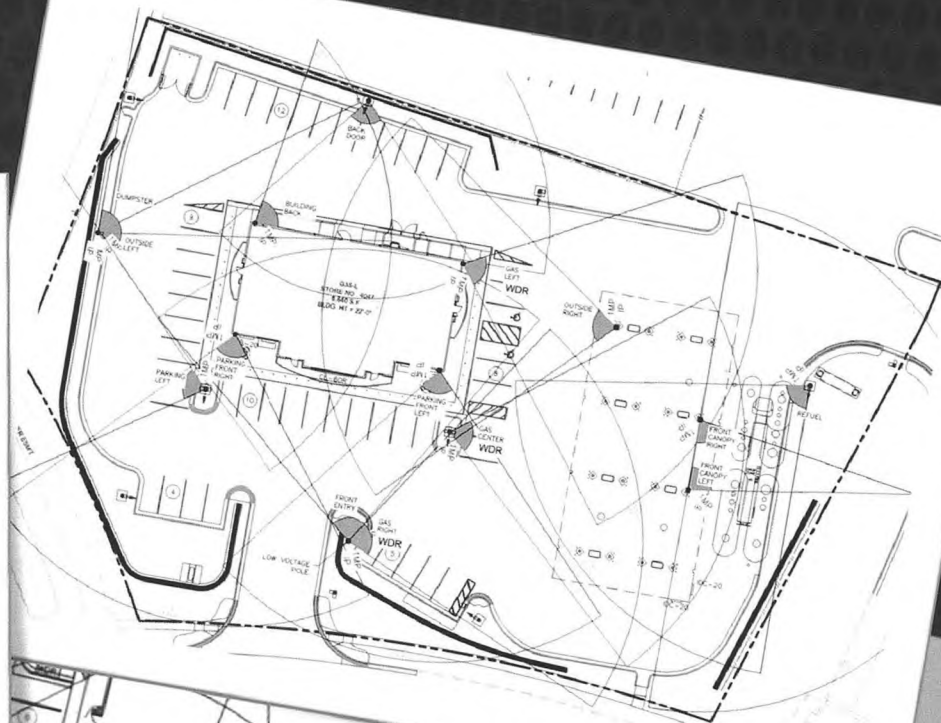
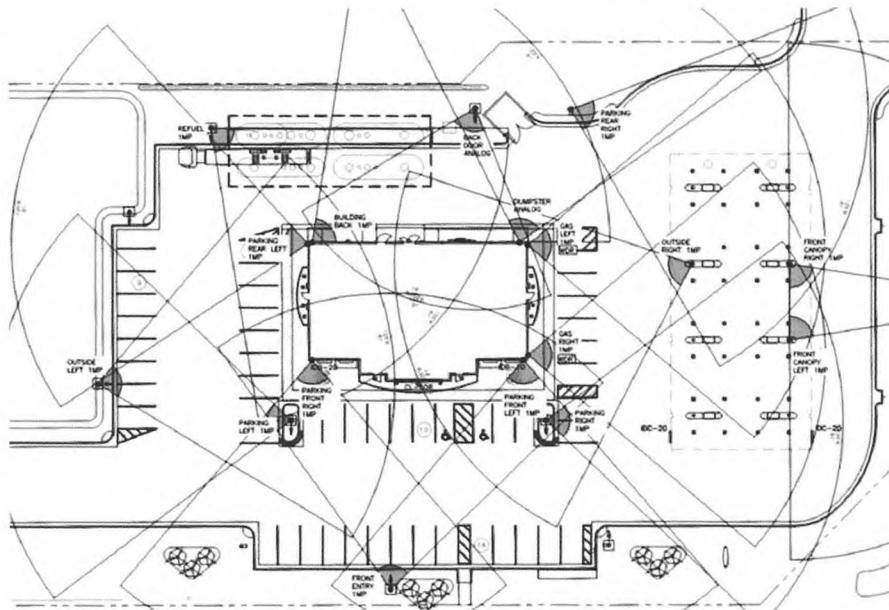
Providing a great work environment, serving our customers and being a welcome community partner start with exceptional security. Each store has multiple alarm points and digital video surveillance that is monitored 24/7 from our centralized, high-tech Security Operations Center.

*"QuikTrip's commitment to the safety of their employees and customers is not only well known by the community, it is deeply appreciated by every deputy in Tulsa County."*

*-Tulsa County Sheriff's Department*



# STORE SECURITY





## A FEW FACTS ABOUT QUIKTRIP

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- 15 years on Fortune's List of "100 Best Companies to Work For"
- Perennially listed on Forbes' "Top 100 Privately Held Companies"
- Each new store creates an average of 20 new jobs per location
- Average Store Manager's salary - \$84,704/year up to \$130,000/year
- Average entry level Assistant Manager starting pay - \$55,967/year - 30% above national average
- Starting Part Time pay - \$11.50-\$13.50 depending on how many hours they work each week
- QuikTrip contributes 5% of its profits to charitable organizations in the local communities in which it operates
- QuikTrip is a National Safe Place location for endangered youth – Over 600 helped last year alone



FOLDS of HONOR





# Transportation





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**QT 1001 SAM WILSON ROAD TIS**  
 CHARLOTTE, NC

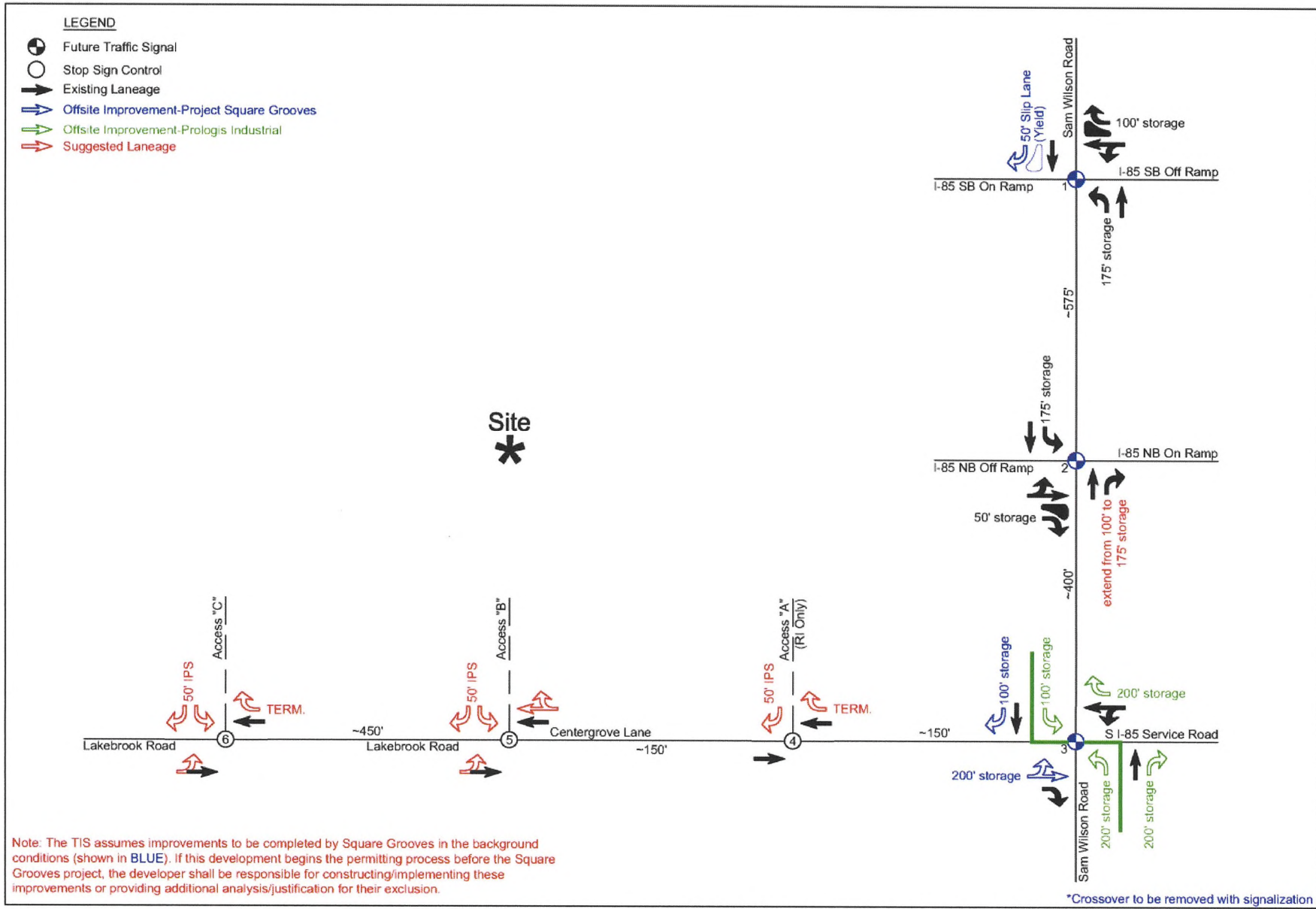
**QUIKTRIP CORPORATION**  
 3701 ARCO CORPORATE DRIVE  
 CHARLOTTE, NC 28273

**AREA OF INFLUENCE MAP**

0	200'	400'	N
SCALE: 1" = 400'			
PROJECT #:		336-041	
DRAWN BY:		SA	
CHECKED BY:		PA	
OCTOBER 2022			
REVISIONS:			

**Figure 1**





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QT 1001 SAM WILSON ROAD TIS

CHARLOTTE, NC

QUIKTRIP CORPORATION  
3701 ARCO CORPORATE DRIVE  
CHARLOTTE, NC 28273

SUGGESTED  
LANEAGE

SCALE: NTS

PROJECT # 336-041  
DRAWN BY LAM  
CHECKED BY MWM

OCTOBER 2022

REVISIONS

Figure 9





## PROPOSED CONDITIONS

As a condition of the QuikTrip project, DOT will require improvements to Sam Wilson Road and Centergrove Road.

- Remove raised median-bound intersection at Sam Wilson Road & Centergrove Road. Add traffic signalization
- Add Southbound Sam Wilson right-turn lane for Centergrove Road.
- Add Westbound Lakebrook Road right-turn lanes for QuikTrip entrances.
- Add Eastbound Lakebrook Road left-turn lane at Sam Wilson intersection











**QuikTrip Site  $\approx$  160,000 SF**



**Love's Site  $\approx$  420,000 SF**







**MORE THAN  
A GAS STATION.™**

