

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-028

Petitioner: TAG Ventures, LLC
Rezoning Petition No.: 2017-028
Property: ± .77 acres located at 5251 Ridge Road Charlotte, NC 28269 (the "Site").

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 Wednesday, January 11, 2017, 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 12/30/16. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The **Community Meeting required by the Ordinance was held on January 11, 2017 at 7:00 PM**, at Crossway Community Church, 6400 Prosperity Church Road, Charlotte, NC 28269.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Henry and David Atkins, also at the meeting assisting the Petitioner was Nick Vrettos with One and One Design, and Brian Upton with The Isaacs Group, P.E. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Keith MacVean opened the meeting and thanked everyone for their attendance. He then introduced the Petitioner's representatives to the attendees. He also explained the rezoning schedule and the anticipated dates for the public hearing on the Petition. He explained that the earliest date possible for the public hearing would be February 20th with a decision on March 20th.

He then provided the attendees with some background on the Site. The Site was previously rezoned to CC by Rezoning Petition No. 2013-094 to allow the Site to be developed with a small commercial building with retail, personal service uses, and restaurants. He then explained that the proposed rezoning petition would amend the previously approved conditional plan for the Site to allow one retail or personal service use with an accessory drive-up and drop-off area/window. The anticipated new allowed use that would utilize the covered valet pick-up and drop-off area/window is a dry cleaning

establishment. The intended dry cleaning establishment would be a Tide Dry Cleaners. The proposed building would front on Ridge Road with parking located to the rear of the building. The covered pick-up and drop-off window/area would be located adjacent to the building and would be screened from Ridge Road.

He also explained that access to the Site would be from Brice Knoll Lane an existing public street constructed as part of the previously approved conditional plan for the Site.

Mr. Henry Atkins explained to the attendees that his company currently operates a Tide Dry Cleaning establishment on W. Mallard Creek Church Road. This proposed facility would be a sister store to that existing facility, but would be 50% smaller than existing store. He also explained that their observations off the covered pick-up and drop-off window at the existing facility was that the window did not generate very high volumes of customers, when compared to other uses with drive-through windows. He explained that many of the customers actually park under the canopy and walk into the store. This is possible because unlike other users with typical drive-through windows that have high volumes of customers utilizing the drive-through facility the dry cleaning establishment does not. He explained that based on the volume last year at the existing store, the busiest hour had 15 visits but other hours were between 9 and 14 visits per hour. Because the new store would be a smaller store the volume of visits may or may not be similar.

Attendees were then invited to ask questions or provide comments.

II. Summary of Questions/Comments and Responses:

One of the attendees at the meeting indicate that the use was okay, but struggled with the idea of the valet pick-up and drop-off area. The Petitioner explained that the anticipated volume of the window was very low with many customers utilizing the covered drop-off area as a convenient place to park while they drop-off or pick up their clothes.

One attendee wanted to know how important the drop-off and pick-up area was to the operation of the dry cleaning establishments. The Petitioner explained that Tide had conducted customer surveys to see what was important to the potential customers. The surveys had revealed that having the convenience of the covered drop-off pick-up area was one of the important differences between a Tide Cleaners and other facilities, other differences included posted prices, and environmentally safe dry cleaning fluids.

A general discussion of how dry cleaning establishments operate and attendee's experiences with having clothes dry cleaned was had.

A question about who the other tenants in the building might be was asked. The Petitioner indicated that they had not yet started their leasing efforts, but would most likely start in February. A question about would local business be considered as possible tenants was asked. The Petitioner said yes and welcomed suggestions.

One of the attendees wanted to know if he could arrange a visit and tour of the existing store located on W. Mallard Creek Church Road. The Petitioner agreed to meet at the existing facility so they could observe how the facility operates.

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

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner made the following changes to the Petition after the Community Meeting. Added a low masonry wall along Ridge Road to screen the valet pick-up and drop-off area, and restricted the use of the accessory drop-off and pick up window/area to a personal service use like a dry cleaning establishment.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Solomon Fortune, Charlotte Mecklenburg Planning Department
Henry Atkins, TAG Ventures, LLC
David Atkins, TAG Ventures, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

TAG Ventures, LLC Rezoning Petition 2017-028
Community Meeting –January 11, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Brian Upton	8720 Red Oak Blvd, Suite 420 Charlotte, NC 28217	704-227-9406	bupton@isaacsgrp.com
2	LINDA FLOREZYK	5406 Beatgrass Rd ^{Dr.}	704-995-5155	Lindees12@gmail.com
3	WIL RUSSELL		204	W.russell78@gmail.com
4	ANITA McKIERNAN	PARKWAY OAKS, HIGHLAND CREEK		anita.sbm62@gmail.com
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NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-028 – TAG Ventures, LLC

Subject: Rezoning Petition No. 2017-028

Petitioner/Developer: TAG Ventures, LLC

Current Land Use: Vacant

Existing Zoning: CC

Rezoning Requested: NS

Date and Time of Meeting: **Wednesday, January 11th at 7:00 p.m.**

Location of Meeting: Crossway Community Church
6400 Prosperity Church Road
Charlotte, NC 28269

Date of Notice: 12/30/16

We are assisting TAG Ventures, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site with a small commercial building with up to 4,500 square feet of retail, and restaurant uses including one retail or personal service use with an accessory drop-off and pick-up window, which is anticipated to be a dry cleaning establishment with valet pick-up and drop-off lane, on a .77 acre parcel located on the south side of Ridge Road between Prosperity Church Road and Benfield Road (the “Site”). 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 the ±.77 acre Site from CC to NS. The Site was previously rezoned to CC by Rezoning Petition No. 2013-094 to allow the Site to be developed with a small commercial building with retail, personal service uses, and restaurants.

The proposed rezoning petition proposes to amend the previously approved conditional plan to allow one retail or personal service use with an accessory drive-up and drop-off window to be added as an allowed use to the previously approved small shop building. The anticipated new allowed use is a dry cleaning establishment with accessory valet drop-off and pick up service lane.

Access to the Site will be from the extension of Brice Knoll Lane a new public street. The proposed building will front on Ridge Road with the proposed parking area located to the rear of the building. The valet drop-off and pick up service area will be located adjacent to the building.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department’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 Wednesday, January 11th, at 7:00 p.m. at Crossway Community Church, 6400 Prosperity Church Road, Charlotte, NC 28269.** Representatives of the Petitioner look forward to discussing this exciting 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). Thank you.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Commission
Henry Atkins, TAG Ventures, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-028	02756109	ALDI (NC) LLC				1985 OLD UNION CHURCH RD		SALISBURY	NC	28146
2017-028	02756124	HEPVS LLC				851 S FEDERAL HIGHWAY STE 201		BOCA RATON	FL	33432
2017-028	02756125	HEPVS LLC				851 S FEDERAL HIGHWAY STE 201		BOCA RATON	FL	33432
2017-028	02756127	HEPVS LLC				851 S FEDERAL HIGHWAY STE 201		BOCA RATON	FL	33432
2017-028	02756128	HEPVS LLC				851 S FEDERAL HIGHWAY STE 201		BOCA RATON	FL	33432
2017-028	02756129	HEPVS LLC				851 S FEDERAL HIGHWAY STE 201		BOCA RATON	FL	33432
2017-028	02756111	LEZTIER LIMITED PARTNERSHIP				1970 ODELL SCHOOL RD		CONCORD	NC	28027
2017-028	02756104	PR II/WOOD PROSPERITY APARTMENTS LLC				1001 MOREHEAD SQUARE DR STE 250		CHARLOTTE	NC	28203
2017-028	02707203	PROSPERITY CHURCH INC				5533 PPC DRIVE		CHARLOTTE	NC	28269
2017-028	02756103	REITZEL	JIMMIE R	BARBARA H	REITZEL	8600 JOHNSTON ST		CONCORD	NC	28027
2017-028		KEITH MACVEAN AND JEFF BROWN			MOORE AND VAN ALLEN, PLLC	100 N. TRYON ST	SUITE 4700	CHARLOTTE	NC	28202
2017-028		HENRY ATKINS			TAG VENTURES, LLC	421 PENMAN ST	STE 100	CHARLOTTE	NC	28203

Pet_No	FirstName	LastName	OrgLabel	MailAddres	MailCity	MailState	MailZip
2017-028	Cindy	Peninger	Devonshire NA	4816 Avalon Forest Lane	Charlotte	NC	28269
2017-028	Donald	Oehler	Mallard Creek Community	4503 Ridge Road	Charlotte	NC	28269
2017-028	Jason	Cook	Hampton Place HOA	12228 Hampton Place Drive	Charlotte	NC	28269
2017-028	Joyce	Gonzalez	Madison Park at Wallace Farms HOA	9302 White Aspen Place	Charlotte	NC	28269
2017-028	Karl	Beil	Fox Glen HOA	11603 Fox Trot Drive	Charlotte	NC	28269
2017-028	Margarita	Lizarra	Prosperity Village HOA	12525 Jessica Place	Charlotte	NC	28269
2017-028	Patrick	Dewey	Madison Park at Wallace Farms HOA	10324 Madison Park Drive	Charlotte	NC	28269
2017-028	Pete	Bozza	Prosperity Region Area Mgt. (PRAM)	12310 Panthersville Drive	Charlotte	NC	28269
2017-028	Regina	Smith	Madison Park at Wallace Farms HOA	11528 woodfire Road	Charlotte	NC	28269
2017-028	Rozel	Tolliver	Madison Park at Wallace Farms HOA	10145 Madison Park Drive	Charlotte	NC	28269
2017-028	Stacie	Purcell	Highland Creek HOA	6121 Chavel Lane	Charlotte	NC	28269
2017-028	Theresa	Rosa	Prosperity Village Area Association	6428 Stargaze Lane	Charlotte	NC	28269
2017-028	Theresa	Rosa Corey	Highland Creek HOA	6428 Stargaze Lane	Charlotte	NC	28269
2017-028	Tom	Martin	Highland Creek	9539 Foggy Meadow Road	Charlotte	NC	28269
2017-028	Tony	Low	Madison Park at Wallace Farms HOA	11534 Woodfire Road	Charlotte	NC	28269