

COMMUNITY MEETING REPORT

Petitioner: Pike Nurseries
Rezoning Petition No. 2018-043

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 on the attached Exhibit A-1 by depositing such notice in the U.S. mail on April 20, 2018. A copy of the written notice is attached as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, April 30, 2018 at 6:30 PM at Prosperity Presbyterian Church, 5533 Prosperity Church Road, Charlotte, 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 sheets attached as Exhibit B. The Petitioner's representatives at the Community Meeting were Mike Chapman of Pike Nurseries, Carlton Burton and Chase Burton of Burton Engineering, and John Carmichael and Ty Shaffer 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 as Exhibit C.

Ty Shaffer welcomed everyone to the meeting and he introduced himself and the Petitioner's representatives. Mr. Shaffer stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-043. He then provided the agenda for the meeting and the current schedule of events relating to this rezoning request (all meetings held at the Charlotte-Mecklenburg Government Center):

- Public Hearing: Monday, June 18, 2018 at 5:30 PM
- Zoning Committee: Monday, July 2, 2018 at 5:30 PM
- City Council Decision: Monday, July 16, 2018 at 5:30 PM

Mr. Shaffer explained that the Public Hearing gives the Petitioner and members of the public an opportunity to speak in support of, or in opposition to, the Rezoning Petition. Mr. Shaffer also explained that these dates are the earliest each could occur and that they could be deferred. If

they are changed, the Petitioner will notify the individuals on the sign-in sheets at the email addresses provided.

Mr. Shaffer then gave an overview of the site and its location. He explained that the rezoning site is a 5.85 acre portion of Tax Parcel 027-561-11, located on McKay Road, on the north side of Craven Thomas Road. The property currently is zoned CC (Commercial Center), which is a conditional zoning district. Mr. Shaffer explained that the uses currently approved for the site are restricted to institutional and office; the Petitioner is requesting a site plan amendment to allow different uses than those currently approved under the existing CC zoning. The site will remain in the CC zoning district, but the permitted uses will change. Mr. Shaffer explained that because this is a conditional zoning district, if City Council approves the Petition, then the Petitioner will be limited to only those uses identified in the approved site plan.

Mr. Shaffer then summarized the uses requested by the Petitioner. The centerpiece of the site will be a Pike Nursery in "Development Area 1." The use requested for that section of the site is the development and operation of a commercial nursery and greenhouse with an outdoor display area: (1) a building containing up to 12,000 square feet of gross floor area, (2) a greenhouse containing up to 25,000 square feet of gross floor area, and (3) a maximum 17,500 square foot outdoor display area.

Mr. Shaffer then summarized the requested uses for "Development Area 2" on the north end of the site along a newly constructed public road. This area would be limited to the development of a maximum 11,000 square foot building that may be devoted to certain uses permitted in the CC zoning district that are more particularly defined in the site plan notes. Some of those uses include: medical, dental or optical clinics; dry cleaning establishments; office; retail establishments permitted in the B-1 zoning district; restaurants (with or without alcohol). Mr. Shaffer noted that the site plan notes provide for no drive-in or drive-thru service on the site. He also noted that the Petitioner is considering adding automotive services as an additional allowed use in Development Area 2, and that the user would be a high-end automotive service center like a Woodie's Auto Service. The Petitioner would submit elevations and architectural restrictions for such a use.

Carlton Burton introduced himself and Burton Engineering, and explained they are the site plan engineers working on the project. He gave an overview of the site plan, and the layout of the Pike Nursery on the site. He also showed attendees the location of the new public road to the north of the site. He explained that the Pike Nursery and the use on Development Area 2 would share parking. Mr. Burton then identified the location of the proposed water feature, as well as the proposed BMP location. He also illustrated the location of the Class B buffer along the western property line (adjacent to Prosperity Presbyterian Church), and explained that it would contain a privacy fence and be planted with a mixture of trees, evergreens, and shrubs.

Mike Chapman then addressed the meeting and introduced Pike Nursery. Pike is more than 60 years old. It is an ESOP, meaning it is an employee owned company. Pike's locations are characterized by upscale buildings, with glass greenhouse fronts, and a combination of brick, stone, and EFIS building materials. Pike is growing in the Greater Charlotte market, and recently opened a store in Cornelius. Mr. Chapman showed the attendees photographs of the Matthews

store, which is a good representation of the architectural product that would be put on this site. He also noted that Pike generally is a low impact use, and does not create a significant traffic burden.

The meeting then opened to questions and comments.

A neighbor asked if Pike had plans to utilize solar power or solar panels on the roof. Mr. Chapman explained that this is not something they have experience doing, and have no plans to do so on this site. He added that Pike is a low electricity user.

An attendee asked if Pike had plans for community/neighborhood engagement. Mr. Chapman said that Pike holds garden classes and hosts garden clubs, and also organizes tours and other outreach for groups like preschools, including planting classes for kids.

A resident asked about the possibility of including a community garden on this site. Mr. Chapman said this is not something Pike has done at other locations, but is something they would be willing to discuss with neighbors. Mr. Chapman, in response to another question about beautification and landscaping efforts, said that he was aware of beautification projects in the vicinity, and that Pike would be willing to discuss partnering in those efforts.

An attendee asked how Pike would manage water runoff, in particular the risk of pesticides and fertilizers being included in runoff. Mr. Chapman explained that Pike does not grow on site, and thus would not be spraying or fertilizing—plants are grown elsewhere and then brought onto the site for a short period of time, until sale. Carlton Burton explained that the site BMP would use a sand filter, which removes at least 85% of suspended solids. He explained that it uses a combination of sand and soil layers to remove pollutants. The most significant source of pollutants on this site would be from the parking lot, not from plants. He explained that the Code sets requirements for how frequently the sand must be replaced.

In response to a question about why Pike wants to be on this site, Mr. Chapman explained that the company is growing in Charlotte, and that this location makes sense as part of that strategy. He also noted that Pike very much likes this particular piece of property.

A neighbor explained that he recently had visited the new Pike location, and he was very complimentary.

An attendee asked if Pike was open on Sundays, and Mr. Chapman explained that they are open seven days a week from 8:00 a.m. to 8:00 p.m. during the peak season, but reduce their hours during the offseason.

A resident asked if Pike knows what will be done with the portion of this property that Pike would not be purchasing, and Mr. Chapman said he was not aware of the owner's plans for that part of the property.

In response to a question about Pike's prices and competitors, Mr. Chapman explained that Pike does have slightly higher prices but targets a higher income clientele. Their larger competitors,

such as Lowe's, are able to use their size to buy cheaper. Pike's typical customer is a homeowner, though they do offer products for anyone interested in beautification of their residence (including apartment or condo balconies). The resident asked if Pike was a Charlotte-based company, and Mr. Chapman explained that they are originally an Atlanta company now owned by Armstrong Garden Centers, which is located on the West Coast.

An attendee noted that there are plans to make this area more pedestrian friendly, and asked if Pike would commit to making sure that the McKay Road side of the Pike retail building would not be the "back" of the building. Mr. Chapman said that he envisions the McKay Road frontage actually being the main entrance to the site, so they would want it to look the best. The "back" of the building would face I-485, but given their architectural approach even that side would be appealing. Mr. Chapman confirmed that the Petitioner is willing to make sure that the retail building in Development Area 2 also would not place an unattractive "back" of the building along McKay Road.

Mr. Chapman and Chase Burton confirmed, in response to a question, that there would be sidewalks along both McKay Road and the new public street on the north side of the site.

The meeting was then adjourned and informal discussion followed.

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

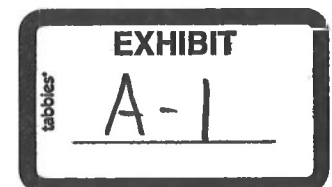
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 2nd day of May, 2018.

Pike Nurseries, Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-043	02707201	DEPT OF TRANSPORTATION				716 W MAIN ST		ALBEMARLE	NC	28001
2018-043	02707203	PROSPERITY CHURCH INC				5533 PPC DRIVE		CHARLOTTE	NC	28269
2018-043	02707210	PROSPERITY CHURCH INCORPORATED				14200 EASTFILED RD		HUNTERSVILLE	NC	28078
2018-043	02756101	WAGENER PROPERTIES CHARLOTTE LLC				119 BATTON BOARD WAY		WOODSTOCK	GA	30189
2018-043	02756102	REITZEL	JIMMIE R & W		BARBARA H	8600 JOHNSTON ST		CONCORD	NC	28027
2018-043	02756103	REITZEL	JIMMIE R	BARBARA H	REITZEL	8600 JOHNSTON ST		CONCORD	NC	28027
2018-043	02756104	PR II/WOOD PROSPERITY APARTMENTS LLC				1001 MOREHEAD SQUARE DR STE 250		CHARLOTTE	NC	28203
2018-043	02756105	DEPARTMENT OF TRANSPORTATION				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611
2018-043	02756106	HEPVS LLC				C/O EZON INC	1100 5TH AVE SOUTH STE 409	NAPLES	FL	34102
2018-043	02756109	ALDI (NC) LLC				1985 OLD UNION CHURCH RD		SALISBURY	NC	28146
2018-043	02756110	LINDA BARRETT PROPERTIES LLC				4260 CRESTA AVE		SANTA BARBARA	CA	93110
2018-043	02756111	LEZTIER LIMITED PARTNERSHIP				1970 ODELL SCHOOL RD		CONCORD	NC	28027
2018-043	02756116	REITZEL	JIMMIE R & W		BARBARA H	8600 JOHNSTON ST		CONCORD	NC	28027
2018-043	02756118	WAGENER PROPERTIES CHARLOTTE LLC				119 BATTON BOARD WAY		WOODSTOCK	GA	30189
2018-043	02756123	SHW LLC				851 S FEDERAL HIGHWAY STE 201		BOCA RATON	FL	33432
2018-043	02756124	HEPVS LLC				C/O EZON INC		NAPLES	FL	34102
2018-043	02756128	TAG VENTURES LLC				421 PENMAN ST STE 110		CHARLOTTE	NC	28203
2018-043	02756129	HEPVS LLC				C/O EZON INC		NAPLES	FL	34102
2018-043	02931104	ECHO HIGHLAND CREEK LLC				560 EPSILON DR		PITTSBURGH	PA	15238
2018-043	02931133	MECKLENBURG COUNTY ALCOHOLIC BEVERAGE	CONTROL BOARD			3333 NORTH TRYON ST		CHARLOTTE	NC	28206
2018-043	02931135	VARTABEDIAN	DANIEL			2332 SPINDRIFT RD		VIRGINIA BEACH	VA	23451
2018-043	02931142	HIGHLAND CREEK RETAIL LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202



Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-043	Brownstone HOA	Al	Wordsworth	12020 Brownstone View Dr		Charlotte	NC	28269
2018-043	Devonshire Neighborhood Association	Cindy	Peninger	4816 Avalon Forest Ln		Charlotte	NC	28269
2018-043	Fox Glen Homeowners Association	Karl	Beil	11603 Fox Trot Dr		Charlotte	NC	28269
2018-043	Hampton Leas HOA	Jason	Cook	12228 Hampton Place Drive		Charlotte	NC	28269
2018-043	Hayden Commons HOA	Heidi	Pruess	10430 Baskerville Ave		Charlotte	NC	28269
2018-043	Highland Creek HOA	Stacie	Purcell	6121 Chavel Ln		Charlotte	NC	28269
2018-043	Highland Creek HOA	Theresa	Rosa Corey	6428 Stargaze Ln		Charlotte	NC	28269
2018-043	Madison Park At Wallace Farms Homeowners Association	Joyce	Gonzalez	9302 White Aspen Pl		Charlotte	NC	28269
2018-043	Madison Park At Wallace Farms Homeowners Association	Patrick	Dewey	10324 Madison Park Drive		Charlotte	NC	28269
2018-043	Madison Park At Wallace Farms Homeowners Association	Regina	Smith	11528 Woodfire Rd		Charlotte	NC	28269
2018-043	Madison Park At Wallace Farms Homeowners Association	Rozel	Tolliver	10145 Madison Park Dr		Charlotte	NC	28269
2018-043	Madison Park At Wallace Farms Homeowners Association	Tony	Lowe	11534 Woodfire Rd		Charlotte	NC	28269
2018-043	Mallard Glen Village Homeowners Association	Carolyn	Sands	4503 Ridge Rd		Charlotte	NC	28269
2018-043	Pond Side Homeowners Association	Frank	Erwin	12310 Panthersville Dr		Charlotte	NC	28269
2018-043	Preserve At Prosperity Church	Toya	Everett	8448 Summerford Drive		Charlotte	NC	28269
2018-043	Prosperity Ridge Homeowners Association	Lenee	Martin	6116 Prosperity Church Rd		Charlotte	NC	28209
2018-043	Prosperity Village Area Association	Dr. Brett	Kubricht	10210 Prosperity Park Dr	Unit 400	Charlotte	NC	28269
2018-043	Prosperity Village Area Association	Shika	Raynor	6403 Ridgeview Commons Dr		Charlotte	NC	28269
2018-043	Prosperity Village Area Association	Theresa	Rosa	6428 Stargaze Ln		Charlotte	NC	28269
2018-043	Rolling Oaks I	Vicky	Howard	12017 Old Timber Rd		Charlotte	NC	28269
2018-043	University Park North Community Association	Bettye C.	Walker	4528 Highcroft Ln		Charlotte	NC	28269

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting—**Rezoning Petition No. 2018-043** filed by Pike Nurseries to request a site plan amendment for an approximately 5.85 acre site located south of Ridge Rd., west of Prosperity Church Rd., east of Benfield Rd., north of I-485.

Date and Time of Meeting: Monday, April 30, 2018 at 6:30 p.m.

Place of Meeting: Prosperity Presbyterian Church
5533 Prosperity Church Road
Charlotte, North Carolina 28269

We are assisting Pike Nurseries (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department for an approximately 5.85 acre site located south of Ridge Rd., west of Prosperity Church Rd., east of Benfield Rd., north of I-485. The site consists of a portion of Tax Parcel No. 027-561-11. The site currently is zoned CC (Commercial Center), and the Petitioner is requesting a site plan amendment (CC SPA) to the existing approved conditional rezoning plan to accommodate: (1) the development and operation of a commercial nursery and greenhouse with an outdoor display area, and (2) development of a maximum 11,000 square foot building that may be devoted to certain uses permitted in the CC zoning district that are more particularly defined in the site plan submitted with the rezoning application.

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 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.

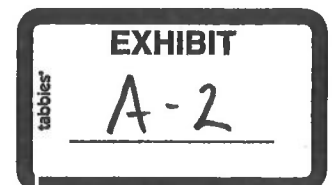
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Monday, April 30, 2018 at 6:30 p.m. at Prosperity Presbyterian Church, 5533 Prosperity Church Road in Charlotte. Representatives of the 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 Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Gregory A. Phipps, Charlotte City Council District 4 (via email)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: April 20, 2017



Community Meeting Sign-in-Sheet

Pike Nurseries -- Rezoning Petition No. 2018-043

Prosperity Presbyterian Church, 5533 Prosperity Church Road, Charlotte, North Carolina 28269

Monday, April 30, 2018, 6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Deese Jeff	4902 RIDGE RD	704 875 2498	
2.	Lindsay Brown	Browne Rd		info@croftconnection.com
3.	DONNIE OETLER	4903 Ridge Rd	704-875-2677	Mallard Creek Origination
4.	Robert & Helen m. Helms	13505 Hiwassee Rd		N.A
5.	_____	Huntersville, NC 28078	_____	_____
6.	Shika Raynor	6403 Ridgeview Commons Drive		sraynor1@carolina.rr.com
7.	Kathy Gister	4601 Fair Vista Drive	704-564-6191	kathy.gister@gmail.com
8.	Robert Triplett	6206 Hickory Cove Ln	269-760-3601	robert_49006@yahoo.com
9.	Bruce Brown	14329 Eastfield Rd. Huntersville	704 698-8009	christshousehold@yahoo.com
10.	Kerly Comer	9206 Island Park Cir		KCOMER@Bellsouth.net

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
11.	Brenda Anderson	14624 Eastfield Rd	704 875-2351	
12.	Theresa Rosa	6428 Storgazz Ln		theresarosa2@gmail.com
13.	A Leeby Wallace	Huntersville, NC 28078 14842 Eastfield Rd.	704-875-2785	
14.	Abby Viny	3740 Amber Meadows Dr. Charlotte		
15.	LINDA FLOACZYK	5406 Bentgrass Rd		
16.	Henry Atkins Jr	3835 Bonwood Dr	704 975-5503	
17.	Dawn Sewell	2701 Towhee Ct CLT, NC 28209	704- 763-2985	dawnsewell714@gmail.com
18.				
19.				
20.				
21.				
22.				
23.				

Rezoning Petition No. 2018-043

Pike Nurseries, Petitioner

Community Meeting

April 30, 2018

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com



Rezoning Team

- Mike Chapman, Pike Nurseries
- Carlton Burton, Burton Engineering
- Chase Burton, Burton Engineering
- John Carmichael, Robinson Bradshaw & Hinson
- Ty Shaffer, Robinson Bradshaw & Hinson

Agenda

- I. Rezoning Schedule
- II. Overview of the Site and Existing Zoning
- III. Review and Discussion of the Rezoning Request,
Proposed Uses, and Site Plan
- IV. Introduction of Pike Nurseries
- V. Question, Answer and Comment Session

Rezoning Schedule

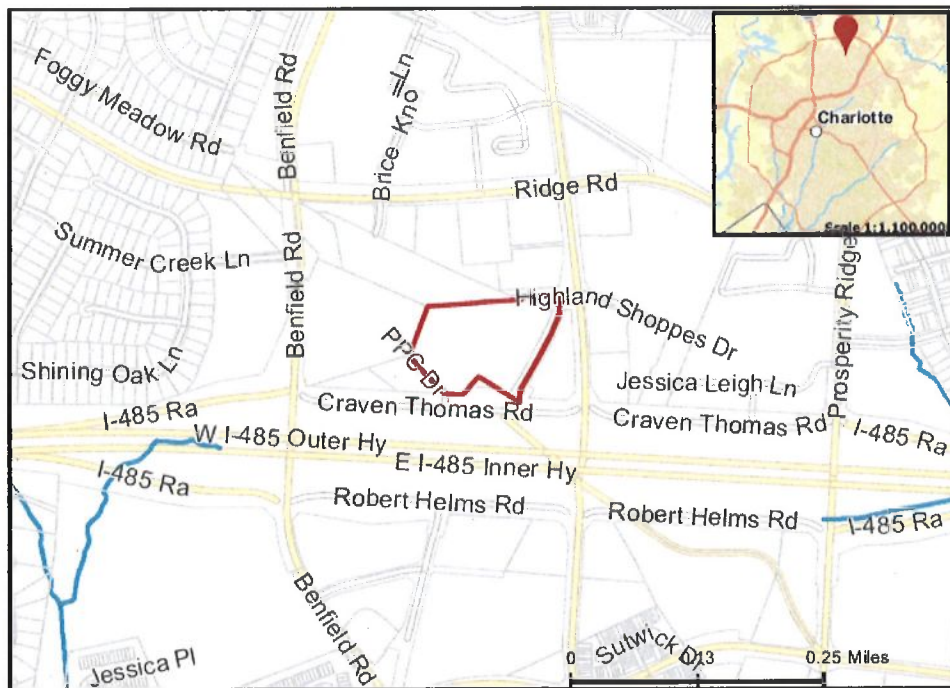
- **Public Hearing:** Monday, June 18, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- **Zoning Committee:** Monday, July 2, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- **City Council Decision:** Monday, July 16, 2018 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Site – 5.85 Acre Portion of Tax Parcel 027-561-11

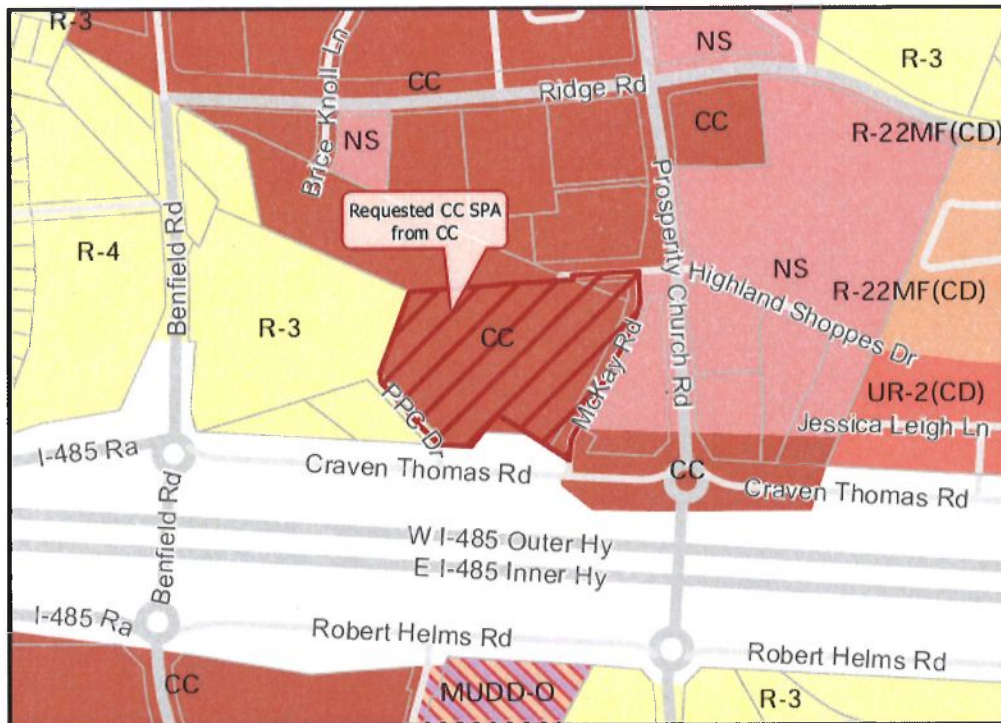




Site – 5.85 Acres



Existing Zoning of the Site – CC



Rezoning Request

Site currently is zoned CC, and the uses are restricted to institutional and office uses.

Petitioner is requesting a **site plan amendment** to allow different uses on the site than those currently approved under the existing CC zoning.

The site will remain in the CC zoning district.

Uses requested in "Development Area 1"

The development and operation of a commercial nursery and greenhouse with an outdoor display area:

- building containing up to 12,000 square feet of gross floor area,
- greenhouse containing up to 25,000 square feet of gross floor area, and
- maximum 17,500 square foot outdoor display area

Uses requested in "Development Area 2"

Development of a maximum 11,000 square foot building that may be devoted to the following uses permitted in the CC zoning district:

- Clinics, medical, dental and optical.
- Dry cleaning and laundry establishments, without drive through (not to exceed 4,500 square feet).
- Offices.
- Retail establishments permitted in the B-1 district.
- Barber and beauty shops.
- Jewelers.
- Business, personal and recreation services permitted in the B-1 district.
- Eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2) subject to the applicable regulations of Section 12.546 of the Ordinance.
- No drive-in or drive-thru service permitted on the site















Questions and Comments