

COMMUNITY MEETING REPORT
Petitioner: The F.A. Bartlett Tree Expert Company
Rezoning Petition No. 2022-140

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 January 20, 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 Thursday, February 2, 2023 at 6:30 P.M. at the former Good Shepherd Church at 13605 Zoar Road in Charlotte.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Patrick Bartlett and David Marren of the Petitioner, Jennifer Greeson 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. 2022-140.

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 Monday, March 20, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. 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, April 4, 2023 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, April 17, 2023 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center. John Carmichael

stated that he would send a copy of the presentation to the attendees who provided their e-mail address on the sign-in sheet.

John Carmichael then showed a map and aerial photographs that depict the site and additional nearby parcels owned by the Petitioner. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 7.07 acres and is located on the southwest corner of the intersection of Thomas Road and Zoar Road (the former Good Shepherd Church site – the place of this meeting).

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-3, which is a single family zoning district. The Petitioner is requesting that the site be rezoned from the R-3 zoning district to the O-1 (CD) zoning district to accommodate the re-purposing of the existing buildings on the site by the Petitioner for office uses, laboratories, educational uses and one residential dwelling for visiting professors and interns. The existing cemetery on the site would be preserved and remain in place. A maximum of 21,000 square feet of gross floor area would be permitted on the site.

John Carmichael briefly reviewed the rezoning plan and how the existing buildings on the site would be used by the Petitioner. He stated that additional structures would not be added to the site and the cemetery would be preserved.

David Marren then provided some history on the Petitioner and information on the Petitioner's business.

Jennifer Greeson provided a brief overview of the buffer along the southern boundary of the site. The existing buffer would be preserved and not disrupted, but additional shrubs would be added in certain areas to meet the ordinance requirements. Jennifer Greeson explained that they requested an alternative buffer plan from the City due to the unique site conditions relating to the cemetery in order not to encroach into the existing plots in the cemetery near the buffer line.

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, John Carmichael stated that the only residential unit on the site is the existing house that would be used by visiting professors and interns.
- In response to a question, Scott with the Petitioner stated that the site is on well water.
- In response to an attendee's comment, David Marren stated that any fertilizer used by the Petitioner at the Petitioner's nearby arboretum parcels is the same grade sold in a retail stores.
- In response to a question, David Marren stated that about 10 employees would work on the site.
- An attendee commented that she is skittish about developers coming into the area and affecting the wildlife in the area.
- An attendee stated that she would like the Petitioner to plant as many trees as possible on the site.
- In response to an attendee's comment, Scott with the Petitioner described the existing wildlife at the Petitioner's nearby arboretum parcels.

- In response to a question, John Carmichael stated that the tree line near the adjacent homes would not be disturbed.
- An attendee commented that she would like to see more tree material near the back of her home near the cemetery buffer.
- An attendee commented that she would like to see more trees along Thomas Road and anywhere else on the site that the Petitioner can find to plant trees. This would be appreciated.
- In response to a question, David Marren stated that he would add more trees near the cemetery buffer near the attendee's backyard.
- An attendee stated that she liked the proposal and welcomed the Petitioner to the neighborhood.
- An attendee commented that a family business is good for the neighborhood.
- An attendee commented that she is very pleased with the plan and asked the Petitioner to plant more trees on the site.
- In response to a question, John Carmichael stated that if this Rezoning Petition is approved and the Petitioner were to sell the site in the future, the new owner would have to go through the rezoning process to make any changes on the site. This is a conditional rezoning. Patrick Bartlett commented that the Petitioner has had a presence in Charlotte since the early 1920s and does not foresee going anywhere in the near future.
- An attendee commented that his wife's concern was the potential residential units on the site, and he is glad to see no changes would be made to the existing buildings.
- An attendee shared her issues with other developers coming into the area. She stated that she would like to see more trees planted.
- David Marren stated that the Petitioner has a tree donation program and over 500,000 trees have been donated by the Petitioner to date.

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 13th day of February, 2023.

The F.A. Bartlett Tree Expert Company, Petitioner

cc: Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

2022-140	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-140	21703103	MACKINSON	LAWRENCE LEE	BETTY ALFRED	MACKINSON	13700 APPLING LN		CHARLOTTE	NC	28278
2022-140	21703120	GILES	DAVID LEE			14900 THOMAS RD		CHARLOTTE	NC	28278
2022-140	21703123	DOVE	FRANKLIN E	ANNIS B	DOVE	14608 THOMAS RD		CHARLOTTE	NC	28278
2022-140	21703124	BECK	JOHN	MANDY	BECK	13701 APPLING LN		CHARLOTTE	NC	28278
2022-140	21703125	IRBY	SUZANNE			13717 APPLING LN		CHARLOTTE	NC	28278
2022-140	21703145	STANLEY	BRYAN E	AMANDA A	STANLEY	13706 APPLING LN		CHARLOTTE	NC	28278
2022-140	21703146	MACKINSON	LAWRENCE L	BETTY A	MACKINSON	13700 APPLING LN		CHARLOTTE	NC	28278
2022-140	21703201	STEVENSON	CHRISTOPHER JAMAL			15007 AUTUMN SAGE DR		CHARLOTTE	NC	28278
2022-140	21703202	ISOM	ANTONIO MAURICE	LUCIANA SPEIGHT	ISOM	15015 AUTUMN SAGE DR		CHARLOTTE	NC	28278
2022-140	21703273	THOMAS	NICOLE JAMILA			15010 AUTUMN SAGE DR		CHARLOTTE	NC	28278
2022-140	21703274		BECKETT COVE HOMEOWNERS ASSOCIATION INC			7400 CARMEL EXECUTIVE PARK DR SUITE 205		CHARLOTTE	NC	28226
2022-140	21703275		BECKETT COVE HOMEOWNERS ASSOCIATION INC			7400 CARMEL EXECUTIVE PARK DR SUITE 205		CHARLOTTE	NC	28226
2022-140	21704104		8 SALROS ROAD LLC			PO BOX 3067		STAMFORD	CT	06905
2022-140	21704107		8 SALROS ROAD LLC			PO BOX 3067		STAMFORD	CT	06905
2022-140	21704108	NGUYEN	THANH VAN	KHALY	PHAM	14815 THOMAS RD		CHARLOTTE	NC	28278
2022-140	21704115	MERRITT	GARY DONALD			14831 THOMAS RD		CHARLOTTE	NC	28278
2022-140	21704171		GOOD SHEPHERD UNTIED METHODIST CHURCH			13110 MOSS RD		CHARLOTTE	NC	28273
2022-140	21704343	NOBLE	WILLIAM KEITH			14813 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704344	POWER	DANIEL			14817 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704345	TIEMAN	RYAN R	AMBER PETTYJOHN	TIEMAN	14821 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704346	REESE	RAYMOND A	DANA W	REESE	14825 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704347	RICHARDSON	CARLTON ALEXANDER	SHANA CONYERS	RICHARDSON	14829 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704348	DA SILVA JR	AGRICIO PEREIRA	ANGELA M	SOARES	14833 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704349	WEAVER	JENNIFER L	DIRK	WEAVER	14837 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704350	WILSON	JARED DANIEL	KATHARINE AMELIA	EDWARDS	14841 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704351	JOHNSON	DERICK D	LAKESHIA	BROOKS-JOHNSON	14845 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704352	BACA	FIDEL			14842 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704353	COLWELL	LEON	ROSEMARY DIANNE	FAQUIN	14838 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704354	CLARK SR	DEMARIO M	LATOYA	CLARK	14834 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704355		SOUTHERN TIER MANAGEMENT LLC			14826 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704356	GIVENS SR	DENNIS	BESSIE	GIVENS	14816 DUNGANNON CT		CHARLOTTE	NC	28278
2022-140	21704371		CREEKSHIRE HOMEOWNERS ASSOCIATION INC	C/O CUSICK COMMUNITY MANAGEMENT		1612 MILITARY CUTOFF RD		WILMINGTON	NC	28403
2022-140	21910103	BARTLETT JR	ROBERT A	ELIZABETH B	FRANKLIN	29 BARTLETT LN		STAMFORD	CT	06903
2022-140	21910111	NGUYEN	HAO VAN	THAI HANG VU	PHAM	15119 BRANNOCK HILLS DR		CHARLOTTE	NC	28278
2022-140	21910112	COSTELLO	JOHN	NATALIE	COSTELLO	15127 BRANNOCK HILLS DR		CHARLOTTE	NC	28278
2022-140	21910113	CLIFTON	WILLIAM C	GWENDOLYN DARLENE	CLIFTON	15133 BRANNOCK HILLS DR		CHARLOTTE	NC	28278
2022-140	21910139		CREEKSHIRE HOMEOWNERS ASSOCIATION LLC			ATTN:JENNI JACKSON	1612 MILITARY CUTOFF RD	WILMINGTON	NC	28403

2022-140	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-140	Creekshire Village	Jason	Denton	14419 Glenduff Place		Charlotte	NC	28278
2022-140	Westmoreland Homeowners Association	Tom	Bidwick	13621 Kensal Green Dr		Charlotte	NC	28278

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2022-140** filed by The F.A. Bartlett Tree Expert Company to request the rezoning of an approximately 7.07 acre site located on the southwest corner of the intersection of Thomas Road and Zoar Road (the former Good Shepherd Church site)

Date and Time of Meeting: Thursday, February 2, 2023 at 6:30 p.m.

Place of Meeting: Former Good Shepherd Church
13605 Zoar Road
Charlotte, NC 28278

We are assisting The F.A. Bartlett Tree Expert Company (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 7.07 acre site located on the southwest corner of the intersection of Thomas Road and Zoar Road (the former Good Shepherd Church site) from the R-3 zoning district to the O-1 (CD) zoning district. The purpose of this rezoning request is to accommodate the re-purposing of the existing buildings on the site by the Petitioner for office uses, laboratories, educational uses and residential units for visiting professors and interns. The existing cemetery on the site would be preserved and remain in place. Please see the enclosed map of the site.

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 the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, February 2, 2023 at 6:30 p.m. at the former Good Shepherd Church located at 13605 Zoar Road. The Petitioner looks 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.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Victoria Watlington, Charlotte City Council District 3 (via email)
Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via email)

Date Mailed: January 20, 2023

EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: The F.A. Bartlett Tree Expert Company

Rezoning Petition No. 2022-140

Thursday, February 2, 2023 at 6:30 P.M.

Former Good Shepherd Church
13605 Zoar Road
Charlotte, NC 28278

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Katharine Wilson	14841 Dunganon Court	828-432-7377	edwardska925@gmail.com
2.	DeMario Clark	14834 Dunganon Ct	716-866-4208	DClark1228@Icloud.com
3.	Suzanne Irby	13717 Appling Lane	980-322-3283	suzanneirby7981@gmail.com
4.				
5.				
6.				
7.				
8.				

EXHIBIT C

Rezoning Petition No. 2022-140

The F.A. Bartlett Tree Expert Company, Petitioner

Community Meeting
February 2, 2023

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

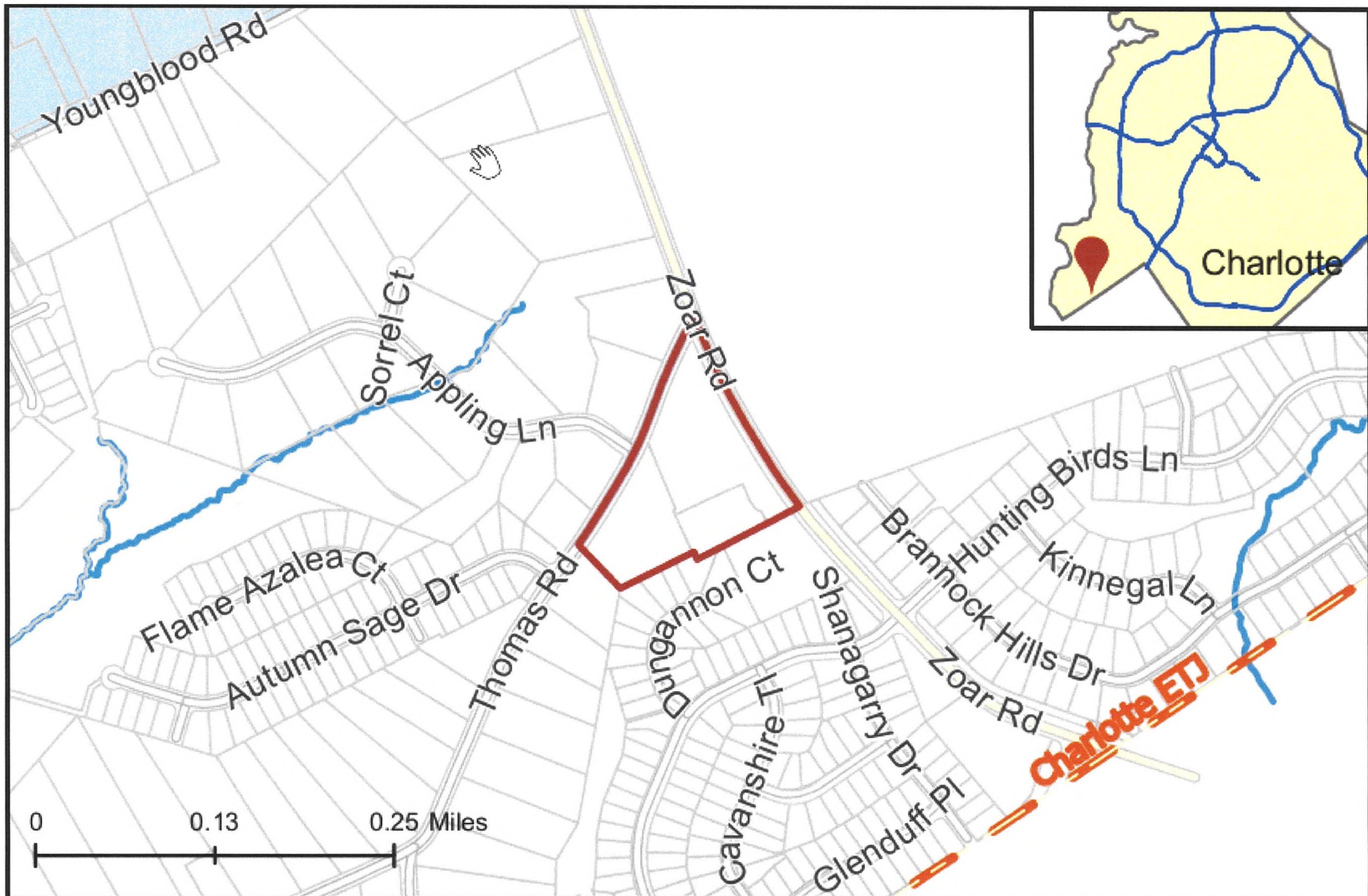
Team

- David Marren, The F.A. Bartlett Tree Expert Company
- Jennifer Greeson, Design Resource Group
- Nina Speed, Robinson, Bradshaw & Hinson
- John Carmichael, Robinson, Bradshaw & Hinson

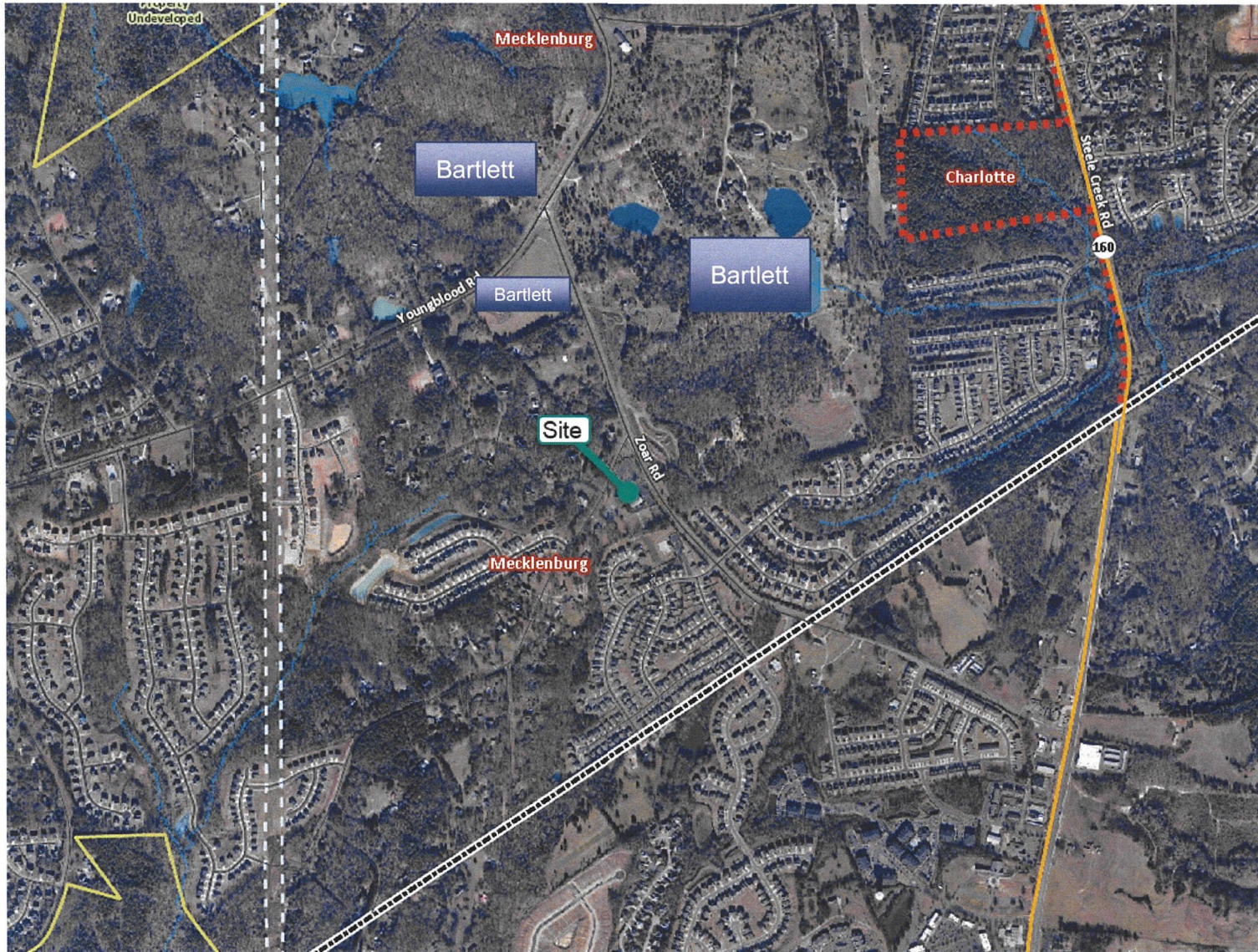
Current Rezoning Schedule

- Public Hearing: Monday, March 20, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, April 4, 2023 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, April 17, 2023 at 5:00 PM at the Charlotte-Mecklenburg Government Center

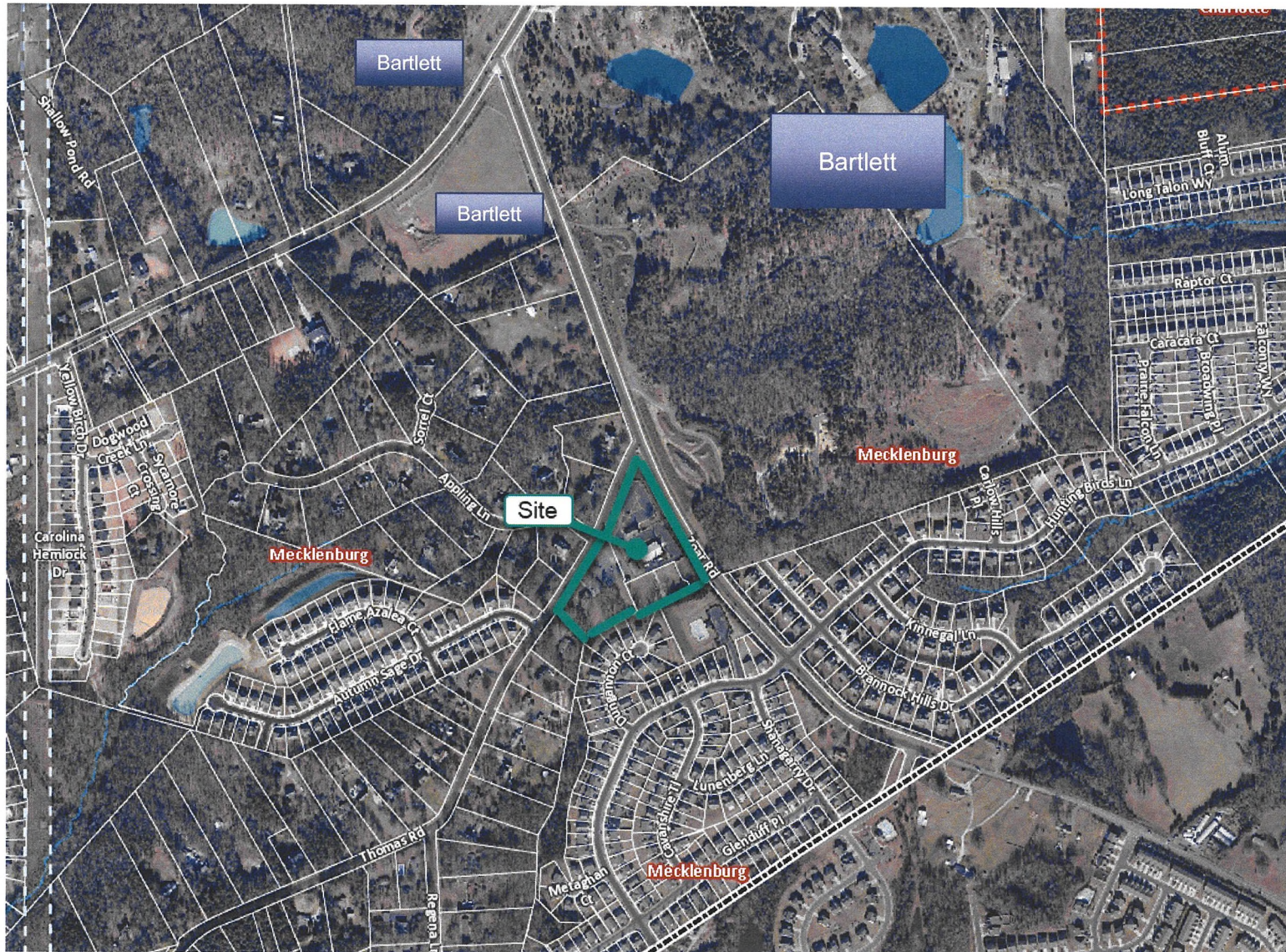
Site – 7.07 Acres



Site



Site



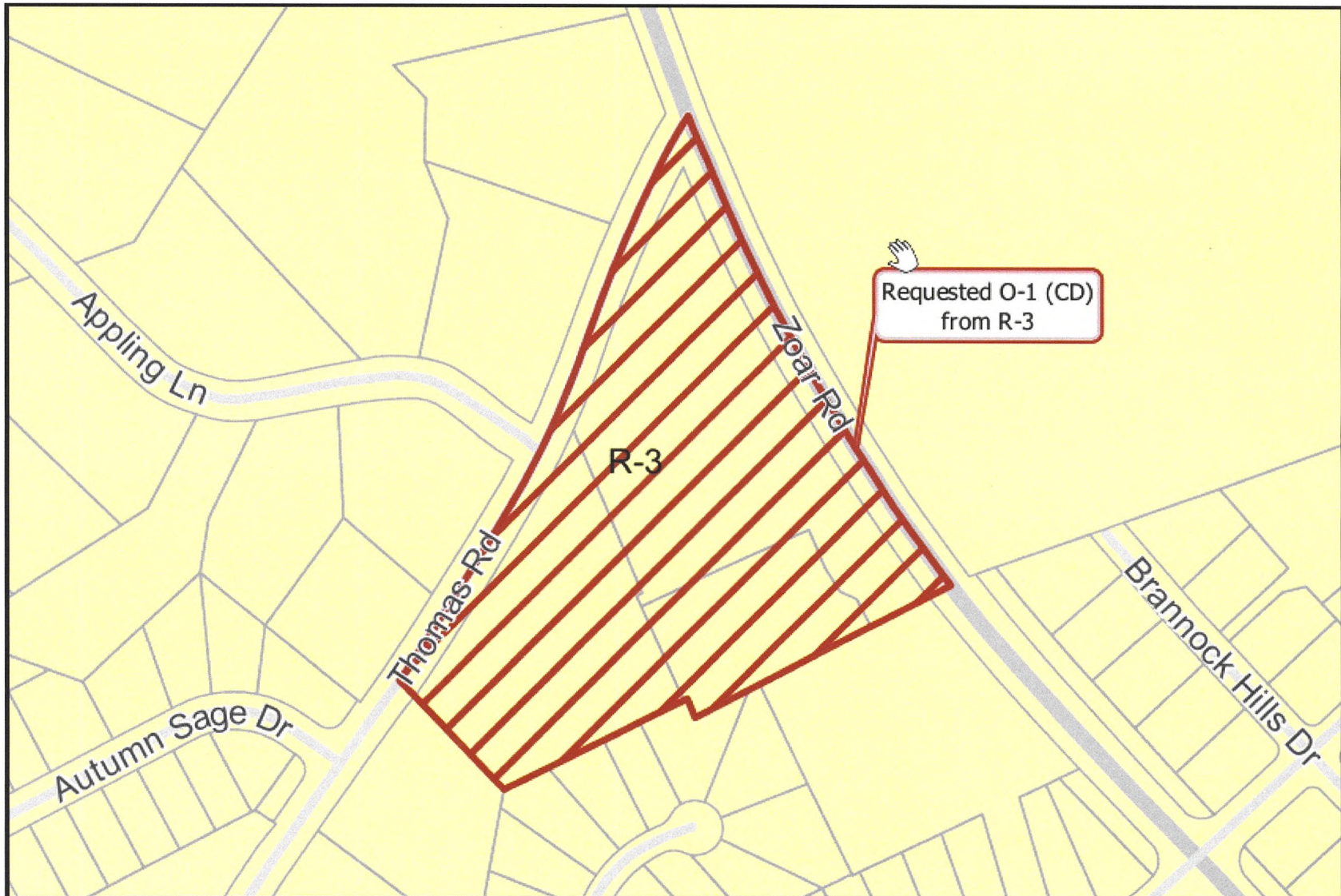
100



Site



Current Zoning of the Site and Nearby Parcels





Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the O-1 (CD) zoning district to accommodate the re-purposing of the existing buildings on the site by The F.A. Bartlett Tree Expert Company for office uses, laboratories, educational uses and residential units for visiting professors and interns

The existing cemetery on the site would be preserved and remain in place

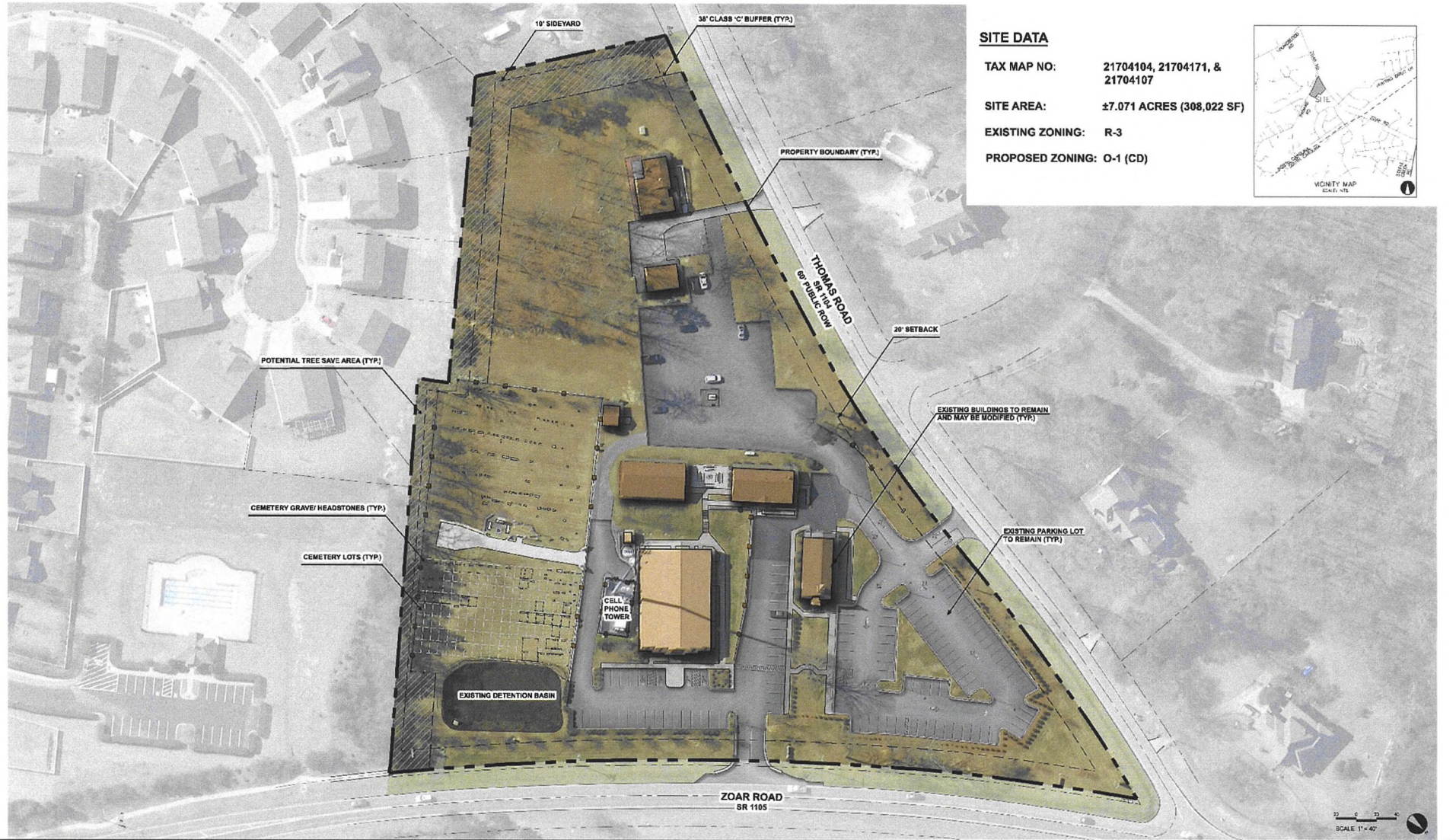
A maximum of 21,000 square feet of gross floor area would be permitted on the site



The F.A. Bartlett Tree Expert Company



Rezoning Plan



BUFFER REQUIREMENTS

EXISTING BUFFER
 1. 10' BUFFER ALONG ADJACENT LOT
 2. 10' BUFFER ALONG ADJACENT LOT
 3. 10' BUFFER ALONG ADJACENT LOT
 4. 10' BUFFER ALONG ADJACENT LOT
 5. 10' BUFFER ALONG ADJACENT LOT
 6. 10' BUFFER ALONG ADJACENT LOT
 7. 10' BUFFER ALONG ADJACENT LOT
 8. 10' BUFFER ALONG ADJACENT LOT
 9. 10' BUFFER ALONG ADJACENT LOT
 10. 10' BUFFER ALONG ADJACENT LOT

NO.	TYPE	DESCRIPTION	COMMENTS	DATE	BY
1	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
2	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
3	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
4	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
5	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
6	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
7	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
8	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
9	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL
10	10'	10' BUFFER ALONG ADJACENT LOT	10' BUFFER ALONG ADJACENT LOT	10/1/18	JL

EXISTING BUFFER
 1. 10' BUFFER ALONG ADJACENT LOT
 2. 10' BUFFER ALONG ADJACENT LOT
 3. 10' BUFFER ALONG ADJACENT LOT
 4. 10' BUFFER ALONG ADJACENT LOT
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 9. 10' BUFFER ALONG ADJACENT LOT
 10. 10' BUFFER ALONG ADJACENT LOT



DRG DESIGN RESOURCE GROUP
 LANDSCAPE ARCHITECTURE
 10000 N. LANTANA AVE., SUITE 100
 CHARLOTTE, NC 28216
 TEL: 704.366.1000
 WWW.DRGDESIGN.COM

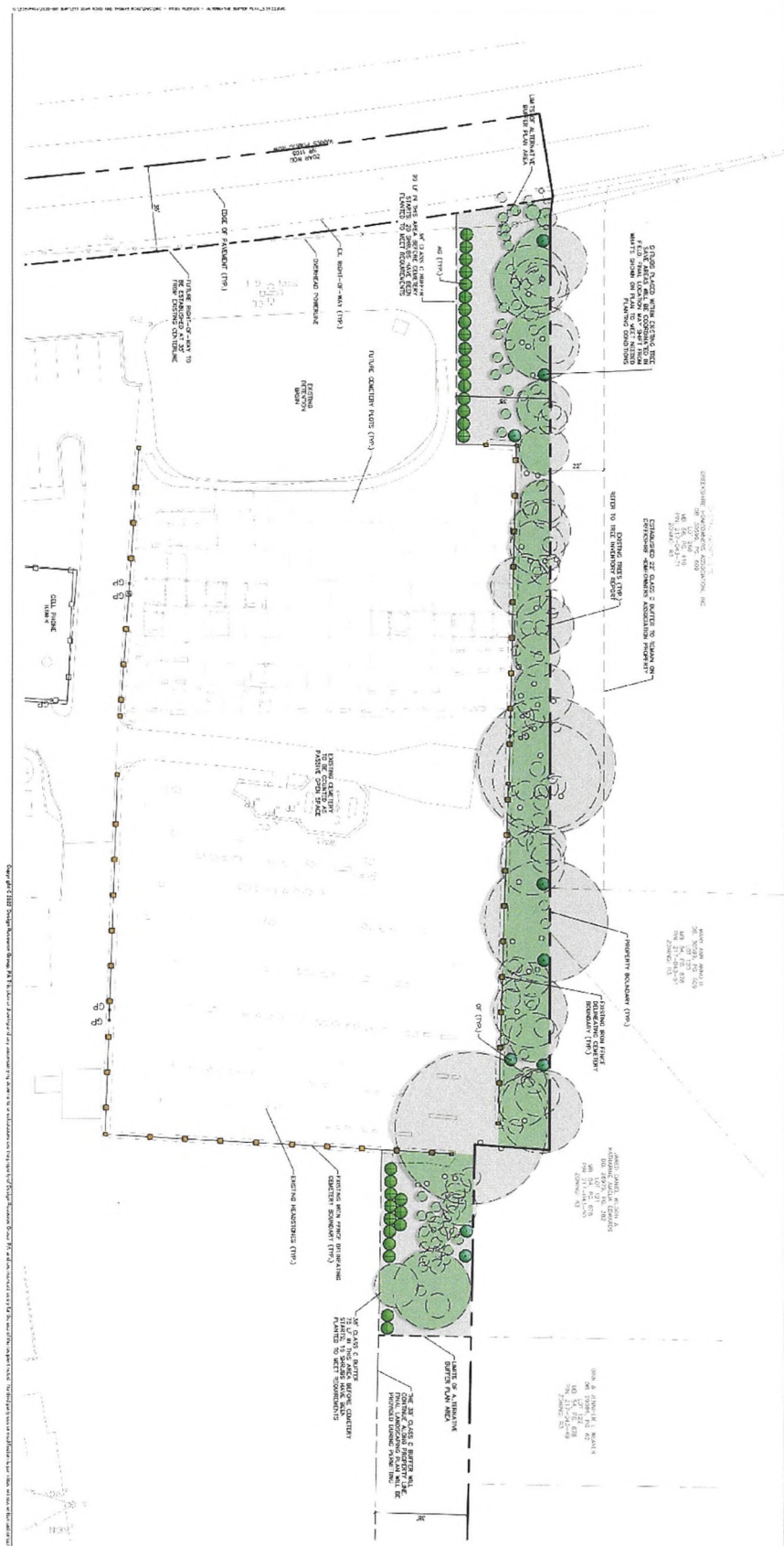
SITE PLAN

THOMAS RD AND ZOAR RD
 CHARLOTTE, NC
 BARTLETT TREE EXPERTS
 13768 HAMILTON RD
 CHARLOTTE, NC 28276

ALTERNATIVE BUFFER PLAN

PROJECT # 18000001
 DATE 10/1/18
 SCALE 1" = 20'
 REVISIONS

EXHIBIT



Questions