



DATE FILED 9.2.15  
APPLICATION NUMBER 2015-035  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-521-10 and 193-521-11

Address of property: Not Available

Location of property: East side of Northeast Parkway, south of Devore Lane and north of Matthews Township Parkway

Title to the property was acquired on February 5, 1986

and was recorded in the name of Matthews Center Associates

whose mailing address is 5960 Fairview Road, Suite 200, Charlotte, NC 28210

The deed is recorded in Book 5168 and Page 0693 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: O (CD) Requested zoning classification: B-1 (CD)

Application number  
2015-635  
For office use only

List reason(s) why zoning should be changed (use separate sheet if necessary):

The Petitioner is requesting that this approximately 4.15 acre site be rezoned to the B-1 (CD) zoning district to accommodate the development and operation of a commercial nursery with greenhouses on the site as more particularly depicted and described on the Petitioner's conditional rezoning plan submitted with this Rezoning Application.

**Matthews Center Associates**  
**By: Crosland Manager, LLC, its authorized signatory**

By:  , General Manager  
Signature of property owner (must be original)

Signature of property owner (must be original)

Matthews ~~CENTER~~ Associates  
Print name of property owner

Print name of property owner

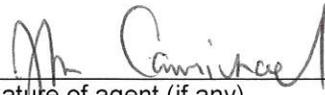
5960 Fairview Road, Suite 200  
Property owner's mailing address

Property owner's mailing address

Charlotte, NC 28210  
Property owner's mailing address, continued

704-529-1166 / a.ford@crosland.com  
Property owner's phone number/email address

Property owner's phone number/email address

  
Signature of agent (if any)

**Pike Nurseries**

By:  
Petitioner other than owner (if any)

John Carmichael, Robinson Bradshaw  
Print name of agent

Pike Nurseries  
Print name of petitioner

101 North Tryon Street, Suite 1900  
Agent's mailing address

c/o Michael Chapman  
Petitioner's mailing address

Charlotte, NC 28246  
Agent's mailing address, continued

2675 Breckinridge Boulevard, Suite 300  
Petitioner's mailing address, continued

Agent's mailing address, continued

Duluth, GA 30096  
Petitioner's mailing address, continued

704-377-8341 jcarmichael@rbh.com  
Agent's phone number/email address

404-606-3830 mchapman@pikenursery.com  
Petitioner's phone number/email address

Application number  
2015-635  
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**Matthews Centre Associates**  
**By: Crosland Manager, LLC, its authorized signatory**

**By:** \_\_\_\_\_, General Manager  
Signature of property owner (must be original)

\_\_\_\_\_  
Signature of property owner (must be original)

Matthews ~~Centre~~ Associates  
Print name of property owner

\_\_\_\_\_  
Print name of property owner

5960 Fairview Road, Suite 200  
Property owner's mailing address

\_\_\_\_\_  
Property owner's mailing address

Charlotte, NC 28210  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

704-529-1166 / aforde@crossland.com  
Property owner's phone number/email address

\_\_\_\_\_  
Property owner's phone number/email address

\_\_\_\_\_  
Signature of agent (if any)

**Pike Nurseries**  
**By:**   
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704-377-8341 jcarmichael@rbh.com  
Agent's phone number/email address

404-606-3830 mchapman@pikenursery.com  
Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

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See Exhibit A Attached Hereto  
TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

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TAX PARCEL

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OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

Application number  
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**SUMMARY OF THE REZONING PROCESS**

*PETITIONER:* Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

*PROPERTY OWNERS:* These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411, extension 224) for verification.

Application submitted to and accepted by the Town of Matthews September 2, 2015

Town Board of Commissioners formally accepts application and sets Public Hearing date September 14, 2015

Notices sent via mail to affected/adjacent property owners on or before October 26, 2015

Protest petition filed with Planning Department by 5:00 pm on November 4, 2015

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning November 9, 2015

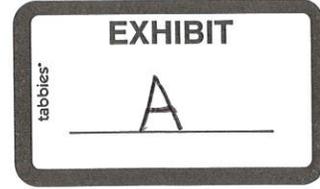
Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request November 24, 2015

Town Board of Commissioners approves or denies application December 14, 2015

**GENERAL STATUTE 160A-385: CHANGES.**

(a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.

(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1.



Pike's 100' adjoining land owners

Parcel No. 193-521-12

Senior Activities & Services Inc.  
c/o Devore  
3221 Chipwood Lane  
Matthews, NC 28105

Parcel No. 193-521-84

Town of Matthews  
232 Matthews Station St  
Matthews, NC 28105

Parcel No. 193-521-01

Town of Matthews  
232 Matthews Station St  
Matthews, NC 28105

Parcel No. 193-521-07

IA Matthews Sycamore LLC  
c/o Property Tax Dept  
PO Box 9271  
Oak Brook, IL 60522

Parcel No. 193-521-16

IA Matthews Sycamore LLC  
c/o Property Tax Dept  
PO Box 9271  
Oak Brook, IL 60522

Parcel No. 193-521-08

IA Matthews Sycamore LLC  
c/o Property Tax Dept  
PO Box 9271  
Oak Brook, IL 60522

Parcel No. 193-521-17

Matthews Market LLC  
c/o Crosland Inc.  
5960 Fairview Road, Suite 200  
Charlotte, NC 28210

Parcel No. 193-311-04

USA Matthews Corners 1, LLC  
USA Matthews Corners 2, LLC  
USA Matthews Corners 3, LLC  
USA Matthews Corners 4, LLC  
USA Matthews Corners 5, LLC  
USA Matthews Corners 6, LLC  
USA Matthews Corners 7, LLC  
USA Matthews Corners 8, LLC  
USA Matthews Corners 9, LLC  
USA Matthews Corners 10, LLC  
USA Matthews Corners 11, LLC  
USA Matthews Corners 12, LLC  
USA Matthews Corners 13, LLC  
USA Matthews Corners 14, LLC  
USA Matthews Corners 15, LLC  
USA Matthews Corners 16, LLC  
USA Matthews Corners 17, LLC  
USA Matthews Corners 18, LLC  
USA Matthews Corners 19, LLC  
USA Matthews Corners 20, LLC  
USA Matthews Corners 21, LLC  
USA Matthews Corners 22, LLC  
USA Matthews Corners 23, LLC  
USA Matthews Corners 24, LLC  
USA Matthews Corners 25, LLC  
USA Matthews Corners 26, LLC  
USA Matthews Corners 27, LLC  
USA Matthews Corners 28, LLC  
USA Matthews Corners 29, LLC  
USA Matthews Corners 30, LLC  
USA Matthews Corners 31, LLC  
USA Matthews Corners 32, LLC

c/o Corelogic Comm Tax Service  
Attn: E. Chapa  
PO Box 961009  
Fort Worth, Texas 76161

Parcel No. 193-311-30

Fountains Matthews LLC  
1355 Greenwood Cliff  
Suite 150  
Attn: Wyatt T. Dixon  
Charlotte, NC 28204



John H. Carmichael  
Charlotte Office  
704.377.8341 Direct Phone  
704.373.3941 Direct Fax  
jcarmichael@rbh.com  
rbh.com

September 2, 2015

**VIA HAND DELIVERY**

Ms. Kathi Ingrish, Planning Director  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Re: Rezoning Application filed by Pike Nurseries Requesting the Rezoning of an Approximately 4.15 Acre Site Located on the East Side of Northeast Parkway, South of Devore Lane and North of Matthews Township Parkway, from the O (CD) zoning district to the B-1 (CD) zoning district (Tax Parcel Nos. 193-521-10 and 193-521-11)

Dear Kathi:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 13 of the Instructions for Filing an Application for a Change in a Zoning Classification (the "Instructions"). As you are aware, Paragraph 13 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The site subject to this Rezoning Application contains approximately 4.15 acres and is located on the east side of Northeast Parkway, south of Devore Lane and north of Matthews Township Parkway (the "Site"). The Site is currently zoned O (CD) and pursuant to this Rezoning Application, the Applicant is requesting that the Site be rezoned to the B-1 (CD) zoning district. The Applicant, Pike Nurseries, owns and operates commercial nurseries, and the purpose of this rezoning request is to accommodate the development and operation of a commercial nursery with greenhouses on the Site. If this Rezoning Application is approved by the Town Board of Commissioners, the only permitted use of the Site will be a commercial nursery with greenhouses.

Under the Town of Matthews Land Use Plan 2012-2022 (the "Land Use Plan"), the Site is located in the Northeast Parkway Transitioning and Sensitive Area. Although the Land Use Plan does not make any specific land use recommendations for the Site, the Land Use Plan makes certain development recommendations for parcels located in this area, and the Applicant's proposed development would follow these recommendations as seen on the Applicant's Rezoning Plan. For example, the Applicant's proposed development would not create additional median breaks in Northeast Parkway or add curb cuts along Northeast Parkway, and parking would be located to the rear and side of the main building to be located on the Site.

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9-2-15  
2015-635

Ms. Kathi Ingrish  
September 2, 2015  
Page 2

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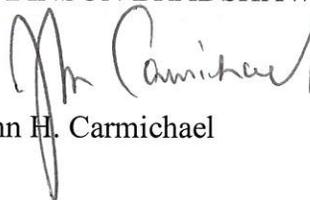
With respect to the Applicant's proposed land use, the Site is already zoned for non-residential uses, and the Applicant believes that the proposed commercial nursery with greenhouses would be an appropriate use of the Site and that it would be compatible with the uses located on surrounding and nearby parcels of land. Commercial and retail uses are located to the northwest and west of the Site across Northeast Parkway; commercial and retail uses are located to the southwest of the Site across Matthews Township Parkway; multi-family uses will be located to the south of the Site across Matthews Township Parkway; a senior center is located to the east of the Site on a parcel of land zoned O (CD); and vacant parcels of land owned by the Town of Matthews that are zoned O (CD) and Devore Lane are located to the north of the Site. As seen from the Applicant's transportation study, the proposed use is a relatively low impact commercial use from a traffic generation standpoint, and as seen from the Applicant's Rezoning Plan, the proposed development would preserve many trees on the Site and be respectful of environmentally sensitive areas on the Site.

For the reasons set out above, the Applicant respectfully submits that the proposed commercial nursery with greenhouses is consistent with and supported by the Land Use Plan, and that it is an appropriate use of the Site.

The Applicant and I look forward to working with you and Jay Camp on this rezoning request. Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

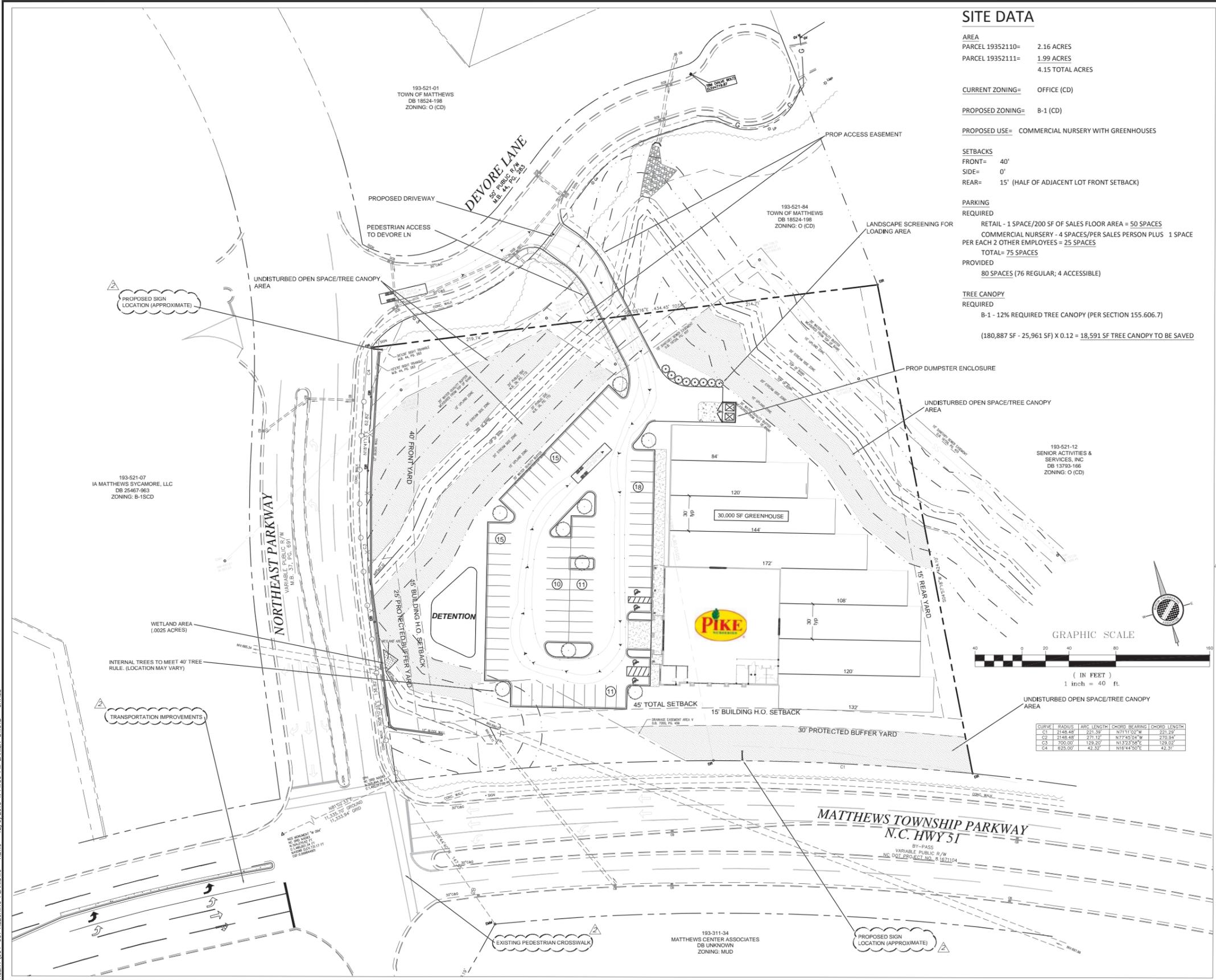
ROBINSON BRADSHAW & HINSON, P.A.



John H. Carmichael

JHC1/lh





### SITE DATA

AREA  
 PARCEL 19352110= 2.16 ACRES  
 PARCEL 19352111= 1.99 ACRES  
 4.15 TOTAL ACRES

CURRENT ZONING= OFFICE (CD)

PROPOSED ZONING= B-1 (CD)

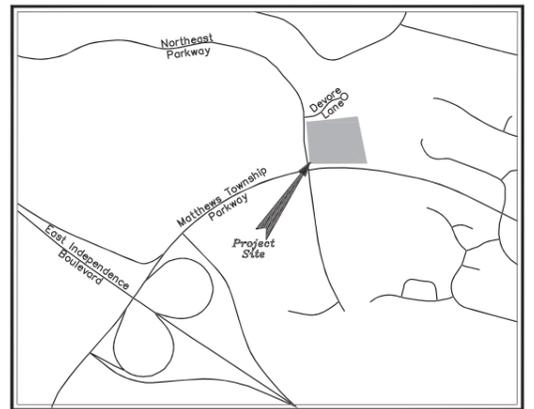
PROPOSED USE= COMMERCIAL NURSERY WITH GREENHOUSES

SETBACKS  
 FRONT= 40'  
 SIDE= 0'  
 REAR= 15' (HALF OF ADJACENT LOT FRONT SETBACK)

PARKING REQUIRED  
 RETAIL - 1 SPACE/200 SF OF SALES FLOOR AREA = 50 SPACES  
 COMMERCIAL NURSERY - 4 SPACES/PER SALES PERSON PLUS 1 SPACE PER EACH 2 OTHER EMPLOYEES = 25 SPACES  
 TOTAL= 75 SPACES

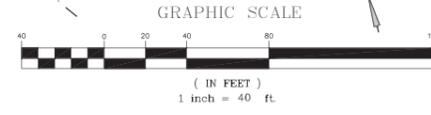
PROVIDED  
 80 SPACES (76 REGULAR; 4 ACCESSIBLE)

TREE CANOPY REQUIRED  
 B-1 - 12% REQUIRED TREE CANOPY (PER SECTION 155.606.7)  
 (180,887 SF - 25,961 SF) X 0.12 = 18,591 SF TREE CANOPY TO BE SAVED



LOCATION MAP  
DEVELOPMENT STANDARDS  
December 2, 2015

- #### GENERAL PROVISIONS
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Pike Nurseries (the "Applicant") for an approximately 4.15 acre site located on the east side of Northeast Parkway south of Devore Lane and north of Mathews Township Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
  - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the B-1 zoning district and the Highway NC 51 Overlay District (the "HO District") shall govern the use and development of the Site.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.
- #### PERMITTED USES
- The Site may only be devoted to a commercial nursery with or without greenhouses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district.
- #### DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA
- As depicted on the Rezoning Plan, the site may be improved with, among other things, a building and associated greenhouses.
    - The maximum size of the building to be located on the Site shall be 10,200 square feet of gross floor area.
    - The total maximum gross floor area of the greenhouses to be located on the Site shall be 30,000 square feet.
  - For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.
- #### DIMENSIONAL STANDARDS
- Development of the Site shall comply with the dimensional standards of the B-1 zoning district and the HO District set out in the Ordinance.
- #### TRANSPORTATION AND PARKING
- Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation.
  - Vehicular and bicycle parking shall be provided on the Site in accordance with the requirements set out in the Ordinance for a commercial nursery with or without greenhouses. Notwithstanding the foregoing, a minimum of 75 parking spaces shall be provided on the site.
  - The alignments of the internal drive and parking areas to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.
  - Applicant shall obtain an easement from the Town of Matthews over the relevant portions of that parcel of land designated as Tax Parcel No. 193-521-84 to accommodate the access drive into the Site.
  - Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, Applicant shall complete the following transportation improvements that are generally depicted on the Rezoning Plan:
    - Extend the existing eastbound left turn lane on Mathews Township Parkway at its intersection with Northeast Parkway from 165 feet to 180 feet.
    - Construct a second eastbound left turn lane on Mathews Township Parkway at its intersection with Northeast Parkway with 280 feet of storage and appropriate bay taper (within the existing median - no road widening is necessary).
- #### STREETSCAPE TREATMENT
- The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.
  - Internal sidewalks shall be installed on the Site as generally depicted on the Rezoning Plan.
- #### ARCHITECTURAL STANDARDS
- The maximum height of the building and greenhouses to be located on the Site shall be 40 feet.
  - Attached to the Rezoning Plan are conceptual architectural renderings of the elevations of the building to be constructed on the Site that will face Northeast Parkway and Mathews Township Parkway that are intended to depict the general conceptual architectural style and character of the elevations of the building that will face these public streets. Accordingly, the elevations of the building that will face Northeast Parkway and Mathews Township Parkway shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant conceptual architectural renderings attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
  - At least 50 percent of the exterior of the facades of the building (but not the greenhouses) that will face Northeast Parkway and Mathews Township Parkway below the roofline shall be composed of brick or synthetic stone or a combination thereof. The facade of the building below the roofline shall mean the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material or materials that are required.
  - Notwithstanding the terms of paragraph C above, the relevant exterior portions of the tower above the stone/brick table may be clad in synthetic or engineered stone.
  - Attached to the Rezoning Plan is a conceptual architectural rendering of the elevation of the greenhouses to be constructed on the Site that will face Northeast Parkway that is intended to depict the general conceptual architectural style and character of the elevation of the greenhouses that will face Northeast Parkway. Accordingly, the elevation of the greenhouses that will face Northeast Parkway shall be designed and constructed so that such elevation is substantially similar in appearance to the conceptual architectural rendering attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- #### SCREENING, LANDSCAPING AND PROTECTIVE BUFFER YARDS
- Screening and landscaping shall conform to the standards of the Ordinance.
  - Pursuant to the requirements of the HO District as set in Section 155.504.2(B)(7) of the Ordinance, a 30 foot protective buffer yard shall be established along the Site's entire frontage on Mathews Township Parkway, and a 25 foot protective buffer yard shall be established along that portion of the Site's frontage on Northeast Parkway that is more particularly depicted on the Rezoning Plan. Any building on the Site must be located at least 15 feet from the inner edge of the protective buffer yard.
- #### SIGNS
- All signs installed on the Site shall comply with the requirements of the Ordinance. The signs depicted on the conceptual architectural renderings attached to the Rezoning Plan are illustrative only. All signs installed on the Site shall be separately permitted.
- #### BINDING EFFECT OF THE REZONING APPLICATION
- If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Through these Development Standards, the terms, "Applicant" and "owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2148.48'	221.30'	N71°11'02" W	221.29'
C2	2148.48'	221.12'	N77°45'01" W	220.94'
C3	7000.00'	129.20'	N132°23'58" E	129.02'
C4	1925.00'	42.32'	N18°44'50" E	42.31'

P:\JMD\604-001 PIKE'S NURSERY\604-001 REZONING PLANDWG\_RZ10 12/12/2015 1:44:36 PM LANIER-LICTB CHASE

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
12-01-15	Zoning Comments	ChB	CTB				
8-28-15	Zoning Comments	ChB	CTB				

CADD	NAME	DATE
DESIGNED BY	ChB	
DRAWN BY	ChB	
CHECKED BY	CTB	
APPROVED BY	CTB	

FILE: 604-001 Rezoning Plan.dwg

**BURTON ENGINEERING ASSOCIATES**  
 CIVIL ENGINEERS  
 LAND PLANNERS

5950 Fairview Rd., Suite 100 - Charlotte, NC 28210  
 (704) 553-8881 Fax (704) 553-8860  
 Firm License #1557

**SITE PLAN FOR PUBLIC HEARING PETITION: 2015-635**  
 PIKE NURSERIES  
 MATTHEWS, NORTH CAROLINA

PROJECT NO:  
DATE: **09/02/2015**  
SCALE: **AS SHOWN**  
SHEET: **RZ1.00**

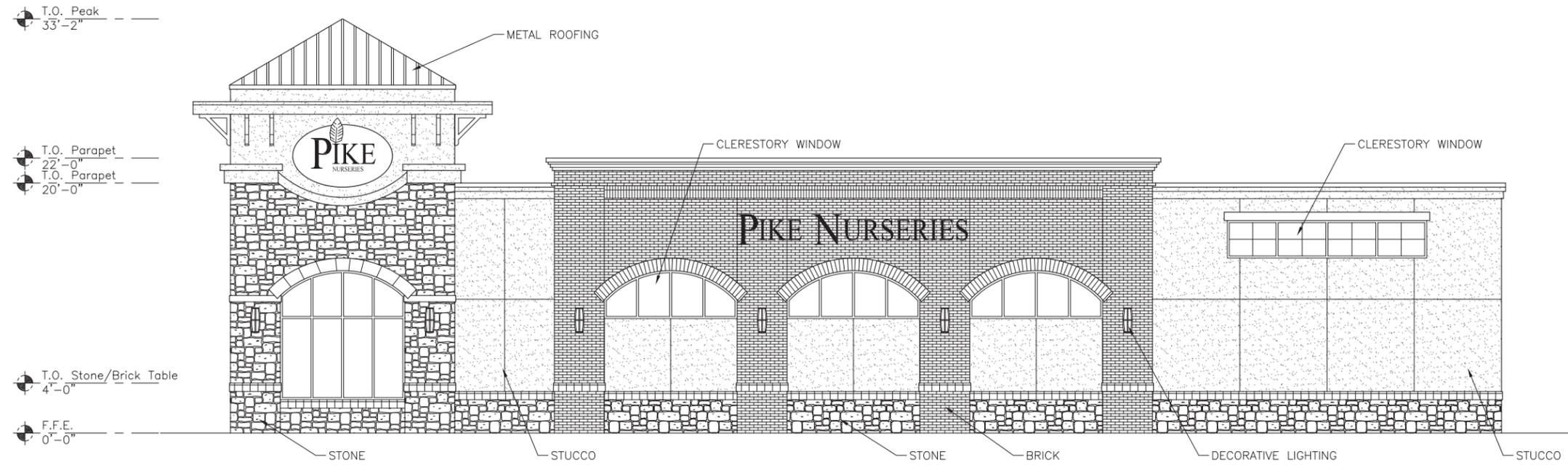


**02** ELEVATION: Highway 51  
3/16" = 1'-0"

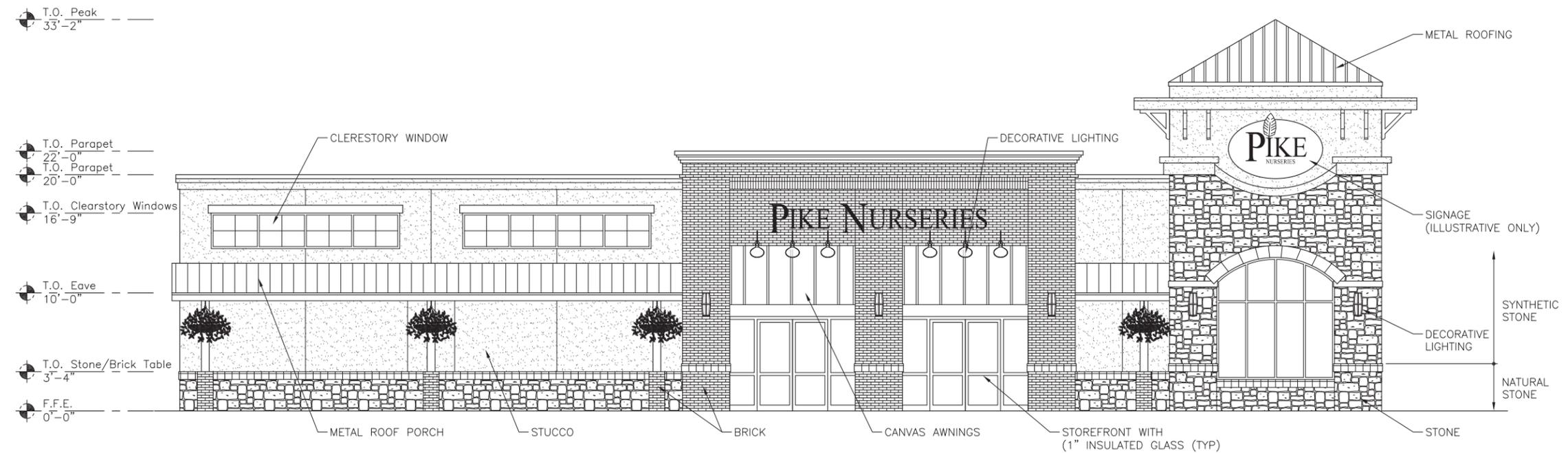


**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0" (1/16" = 1'-0" when 11x17)

Conceptual Elevation



**02** ELEVATION: Highway 51  
3/16" = 1'-0"



**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0" (1/16" = 1'-0" when 11x17)

Conceptual Elevation



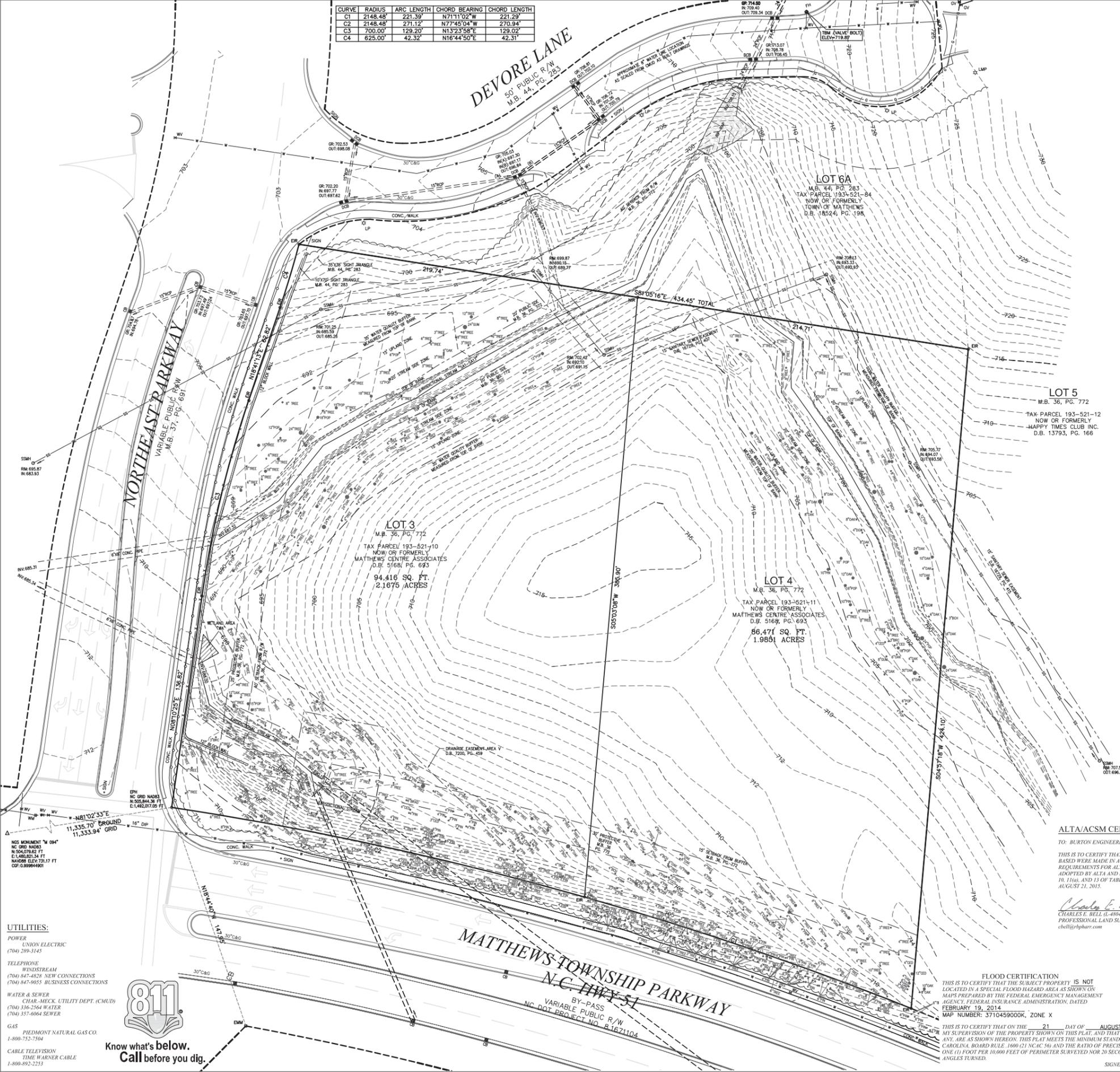
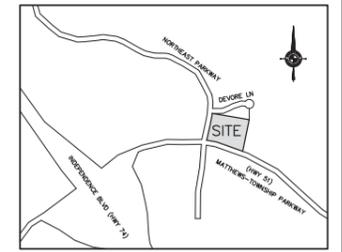
**01** ELEVATION: Northeast Parkway  
1/8" = 1'-0"

(1/16" = 1'-0" when 11x17)

### Conceptual Elevation

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2148.48'	221.39'	N71°11'02" W	221.29'
C2	2148.48'	271.12'	N77°45'04" W	270.94'
C3	700.00'	129.20'	N132°35'58" E	129.02'
C4	625.00'	42.32'	N16°44'50" E	42.31'

**DEVORE LANE**  
50' PUBLIC R/W  
M.B. 44, PG. 283



**NOTES:**

1. THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. 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.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 094" ELEVATION = 731.17 FEET, NAVD 88. CONTOUR INTERVAL=1 FT.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. MATTHEWS TOWNSHIP PARKWAY 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.
8. 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.

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: (OCD)  
(REZONING PETITION NO. 368)  
SETBACKS SHOWN AS PER M.B. 37, PG. 772 & M.B. 44, PG. 283)

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS ZONING DEPARTMENT AT 704-847-4411.

**PARKING:**

NO PARKING SPACES EXIST ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

**LEGEND:**

- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CMP - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
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- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
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- GV - GAS VALVE
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- HVC - HEATING, VENTILATION, AIR COND.
- HW - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
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- MA - MEASURED
- MBX - MAILBOX
- M.B. - MAP BOOK
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- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
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- PWC - PLASTIC PIPE
- RB - RECORDED
- R/W - RIGHT-OF-WAY
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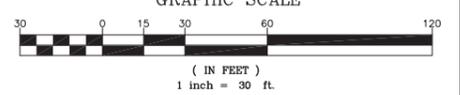
**TREE LEGEND:**

- BCH - BEECH
- BRC - BIRCH
- BRAD - BRADFORD PEAR
- CED - CEDAR
- CHY - CHERRY
- CRP - CREPE MYRTLE
- DGW - DOGWOOD
- HIC - HICKORY
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- LOC - LOCUST
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- MAP - MAPLE
- PEC - PECAN
- PIN - PINE
- POP - POPLAR
- SYC - SYCAMORE
- WLN - WALNUT
- WLC - WILD CHERRY

**LINE LEGEND:**

- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- GAS LINE
- POWER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- WATER LINE
- TREE

**GRAPHIC SCALE**



TOTAL AREA  
180,887 sq. ft.  
4.1526 acres

**UTILITIES:**  
POWER  
UNION ELECTRIC  
(704) 289-3145  
TELEPHONE  
WINDSTREAM  
(704) 847-4828 NEW CONNECTIONS  
(704) 847-9055 BUSINESS CONNECTIONS  
WATER & SEWER  
CHAR.-MECK. UTILITY DEPT. (CMAUD)  
(704) 336-2564 WATER  
(704) 357-6064 SEWER  
GAS  
PIEDMONT NATURAL GAS CO.  
1-800-752-7504  
CABLE TELEVISION  
TIME WARNER CABLE  
1-800-892-2253



Know what's below.  
Call before you dig.

**ALTA/ACSM CERTIFICATION:**

TO: BURTON ENGINEERING ASSOCIATES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2015.

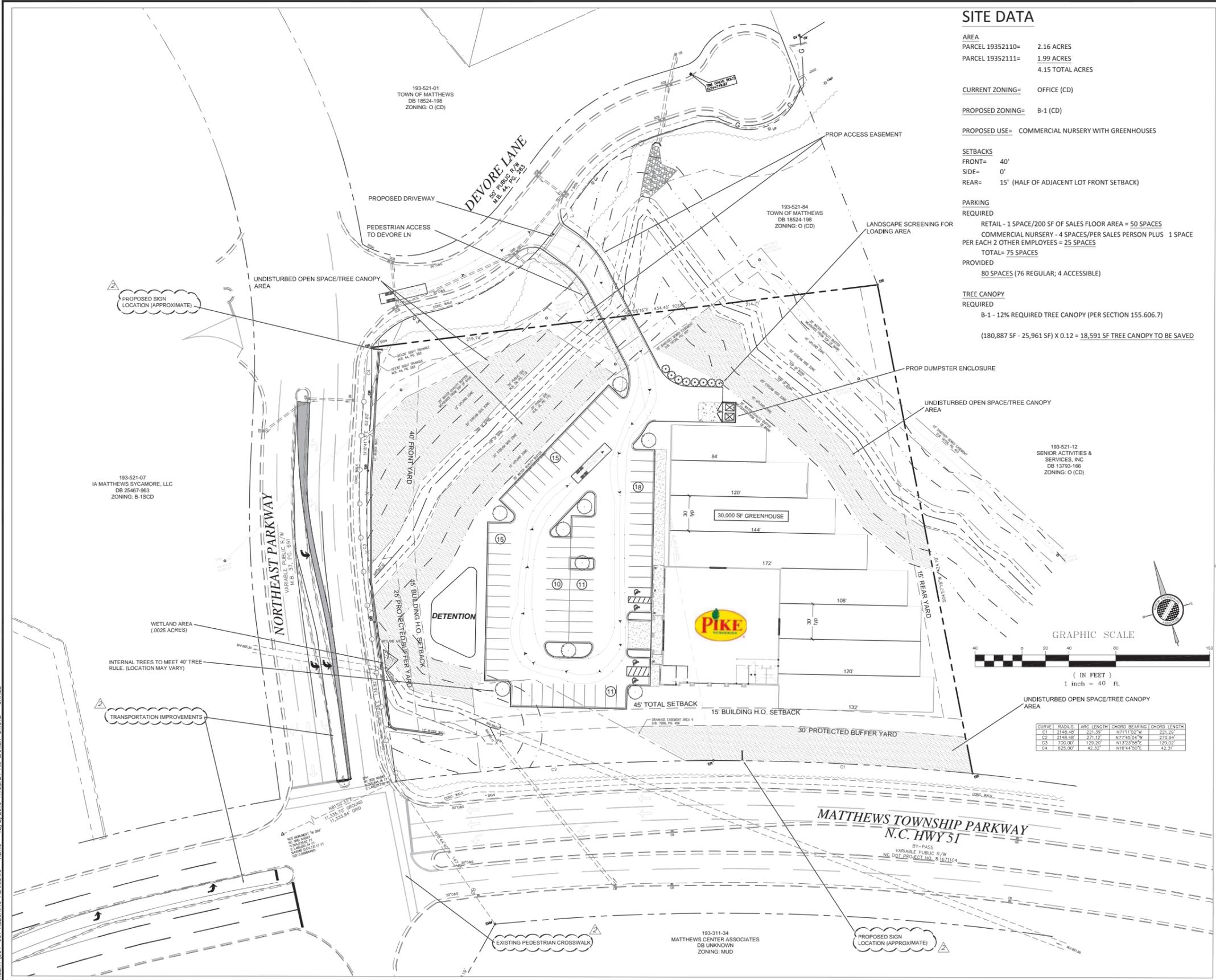
*Charles E. Bell* 09/04/15  
CHARLES E. BELL (L-4804) DATE  
PROFESSIONAL LAND SURVEYOR  
cbell@rpharr.com



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON ANY ARE AS SHOWN HEREON. THIS PLAN 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.  
FEBRUARY 19, 2014  
MAP NUMBER: 3710459000K, ZONE X

THIS IS TO CERTIFY THAT ON THE 21 DAY OF AUGUST 20 15, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN 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: *Charles E. Bell*

REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
10-28-15 TREE DESCRIPTIONS ADDED	<b>BURTON ENGINEERING ASSOCIATES</b> MATTHEWS-TOWNSHIP PARKWAY (N.C. HWY. 51) TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C. MAP REFERENCE: 36-772 & 44-283 DEED REFERENCE: 5168-693 TAX PARCEL NO: 193-521-10 AND 193-521-11
	<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL. (704) 376-2186
CREW: TN	SCALE: 1"=30'
DRAWN: CEB	DATE: AUGUST 21, 2015
REVISD:	FILE NO. W-4860
	JOB NO. 83710



**SITE DATA**

AREA  
 PARCEL 19352110= 2.16 ACRES  
 PARCEL 19352111= 1.99 ACRES  
 4.15 TOTAL ACRES

CURRENT ZONING= OFFICE (CD)

PROPOSED ZONING= B-1 (CD)

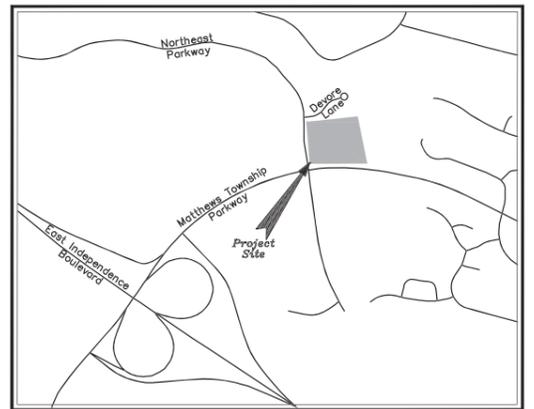
PROPOSED USE= COMMERCIAL NURSERY WITH GREENHOUSES

SETBACKS  
 FRONT= 40'  
 SIDE= 0'  
 REAR= 15' (HALF OF ADJACENT LOT FRONT SETBACK)

PARKING  
 REQUIRED  
 RETAIL - 1 SPACE/200 SF OF SALES FLOOR AREA = 50 SPACES  
 COMMERCIAL NURSERY - 4 SPACES/PER SALES PERSON PLUS 1 SPACE  
 PER EACH 2 OTHER EMPLOYEES = 25 SPACES  
 TOTAL= 75 SPACES

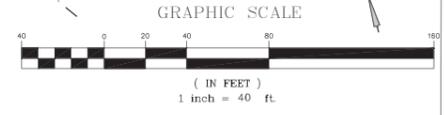
PROVIDED  
 80 SPACES (76 REGULAR; 4 ACCESSIBLE)

TREE CANOPY  
 REQUIRED  
 B-1 - 12% REQUIRED TREE CANOPY (PER SECTION 155.606.7)  
 (180,887 SF - 25,961 SF) X 0.12 = 18,591 SF TREE CANOPY TO BE SAVED



**LOCATION MAP**  
DEVELOPMENT STANDARDS  
December 2, 2015

- GENERAL PROVISIONS**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Pike Nurseries (the "Applicant") for an approximately 4.15 acre site located on the east side of Northeast Parkway south of Devore Lane and north of Mathews Township Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
  - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the B-1 zoning district and the Highway NC 51 Overlay District (the "HO District") shall govern the use and development of the Site.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.
- PERMITTED USES**
- The Site may only be devoted to a commercial nursery with or without greenhouses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district.
- DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA**
- As depicted on the Rezoning Plan, the site may be improved with, among other things, a building and associated greenhouses.
    - The maximum size of the building to be located on the Site shall be 10,200 square feet of gross floor area.
    - The total maximum gross floor area of the greenhouses to be located on the Site shall be 30,000 square feet.
  - For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.
- DIMENSIONAL STANDARDS**
- Development of the Site shall comply with the dimensional standards of the B-1 zoning district and the HO District set out in the Ordinance.
- TRANSPORTATION AND PARKING**
- Vehicle access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation.
  - Vehicle and bicycle parking shall be provided on the Site in accordance with the requirements set out in the Ordinance for a commercial nursery with or without greenhouses. Notwithstanding the foregoing, a minimum of 75 parking spaces shall be provided on the site.
  - The alignments of the internal drive and parking areas to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.
  - Applicant shall obtain an easement from the Town of Matthews over the relevant portions of that parcel of land designated as Tax Parcel No. 193-521-84 to accommodate the access drive into the Site.
  - Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, Applicant shall complete the following transportation improvements that are generally depicted on the Rezoning Plan:
    - Extend the existing eastbound left turn lane on Mathews Township Parkway at its intersection with Northeast Parkway from 165 feet to 180 feet.
    - Construct a second eastbound left turn lane on Mathews Township Parkway at its intersection with Northeast Parkway with 280 feet of storage and appropriate bay taper (within the existing median - no road widening is necessary).
- STREETSCAPE TREATMENT**
- The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.
  - Internal sidewalks shall be installed on the Site as generally depicted on the Rezoning Plan.
- ARCHITECTURAL STANDARDS**
- The maximum height of the building and greenhouses to be located on the Site shall be 40 feet.
  - Attached to the Rezoning Plan are conceptual architectural renderings of the elevations of the building to be constructed on the Site that will face Northeast Parkway and Mathews Township Parkway that are intended to depict the general conceptual architectural style and character of the elevations of the building that will face these public streets. Accordingly, the elevations of the building that will face Northeast Parkway and Mathews Township Parkway shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant conceptual architectural renderings attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
  - At least 50 percent of the exterior of the facades of the building (but not the greenhouses) that will face Northeast Parkway and Mathews Township Parkway below the roofline shall be composed of brick or synthetic stone or a combination thereof. The facade of the building below the roofline shall mean the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material or materials that are required.
  - Notwithstanding the terms of paragraph C above, the relevant exterior portions of the tower above the stone/brick table may be clad in synthetic or engineered stone.
  - Attached to the Rezoning Plan is a conceptual architectural rendering of the elevation of the greenhouses to be constructed on the Site that will face Northeast Parkway that is intended to depict the general conceptual architectural style and character of the elevation of the greenhouses that will face Northeast Parkway. Accordingly, the elevation of the greenhouses that will face Northeast Parkway shall be designed and constructed so that such elevation is substantially similar in appearance to the conceptual architectural rendering attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- SCREENING, LANDSCAPING AND PROTECTIVE BUFFER YARDS**
- Screening and landscaping shall conform to the standards of the Ordinance.
  - Pursuant to the requirements of the HO District as set in Section 155.504.2(B)(7) of the Ordinance, a 30 foot protective buffer yard shall be established along the Site's entire frontage on Mathews Township Parkway, and a 25 foot protective buffer yard shall be established along that portion of the Site's frontage on Northeast Parkway that is more particularly depicted on the Rezoning Plan. Any building on the Site must be located at least 15 feet from the inner edge of the protective buffer yard.
- SIGNS**
- All signs installed on the Site shall comply with the requirements of the Ordinance. The signs depicted on the conceptual architectural renderings attached to the Rezoning Plan are illustrative only. All signs installed on the Site shall be separately permitted.
- BINDING EFFECT OF THE REZONING APPLICATION**
- If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2148.48'	221.30'	N71°11'02" W	221.29'
C2	2148.48'	221.12'	N77°45'01" W	220.94'
C3	7000.00'	129.20'	N13°23'58" E	129.02'
C4	1925.00'	42.32'	N18°44'50" E	42.31'

P:\DMG\04-001 PIKE'S NURSERY\04-001 REZONING PLANNING\_RZ10\_12/2/2015 11:36:24 AM LANIER-LCTB CHUSE

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY
12-01-15	Zoning Comments	ChB	CTB				
8-28-15	Zoning Comments	ChB	CTB				

CADD	NAME	DATE
DESIGNED BY	ChB	
DRAWN BY	ChB	
CHECKED BY	CTB	
APPROVED BY	CTB	

FILE: 604-001 Rezoning Plan.dwg

**BURTON ENGINEERING ASSOCIATES**  
 CIVIL ENGINEERS  
 LAND PLANNERS

5950 Fairview Rd., Suite 100, Charlotte, NC 28210  
 (704) 553-8881 Fax (704) 553-8860  
 Firm License #1557

**SITE PLAN FOR PUBLIC HEARING PETITION: 2015-635**  
 PIKE NURSERIES  
 MATTHEWS, NORTH CAROLINA

PROJECT NO: \_\_\_\_\_

DATE: **09/02/2015**

SCALE: **AS SHOWN**

SHEET: **RZ1.00**



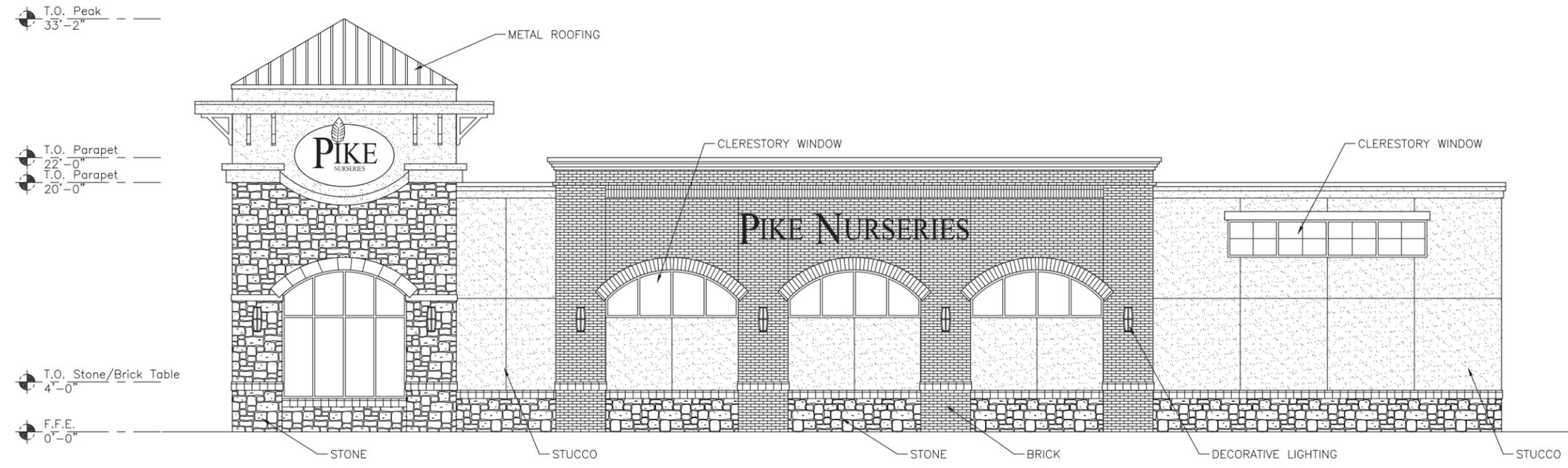
**02** ELEVATION: Highway 51  
3/16" = 1'-0"



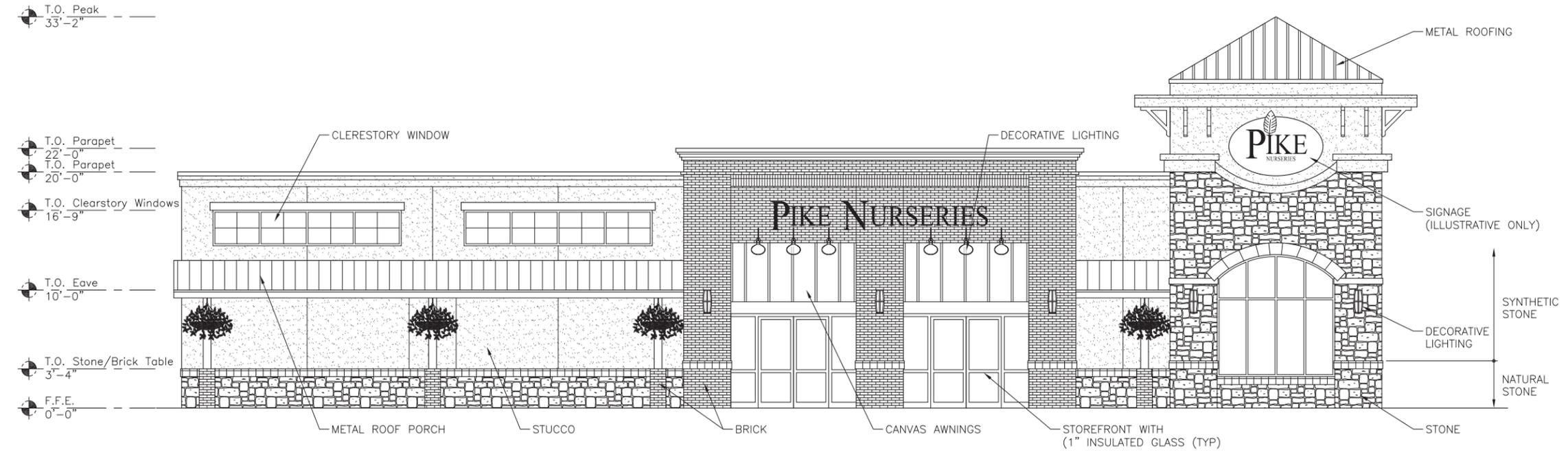
**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0"

(1/16" = 1'-0" when 11x17)

Conceptual Elevation

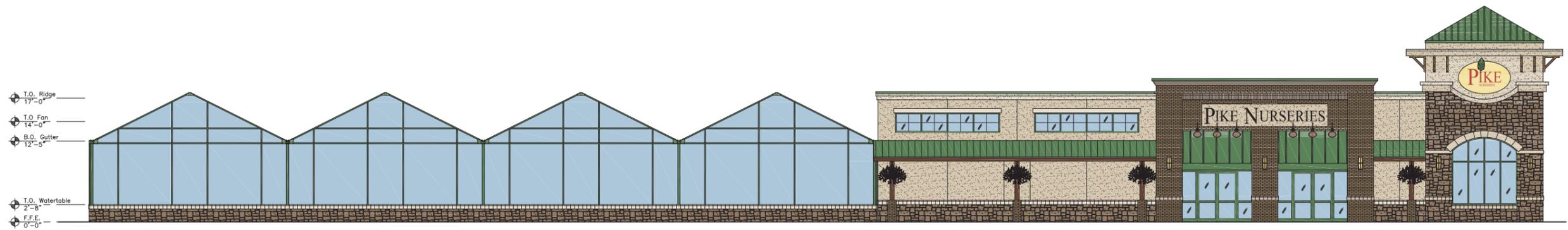


**02** ELEVATION: Highway 51  
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**01** ELEVATION: Northeast Parkway  
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Conceptual Elevation

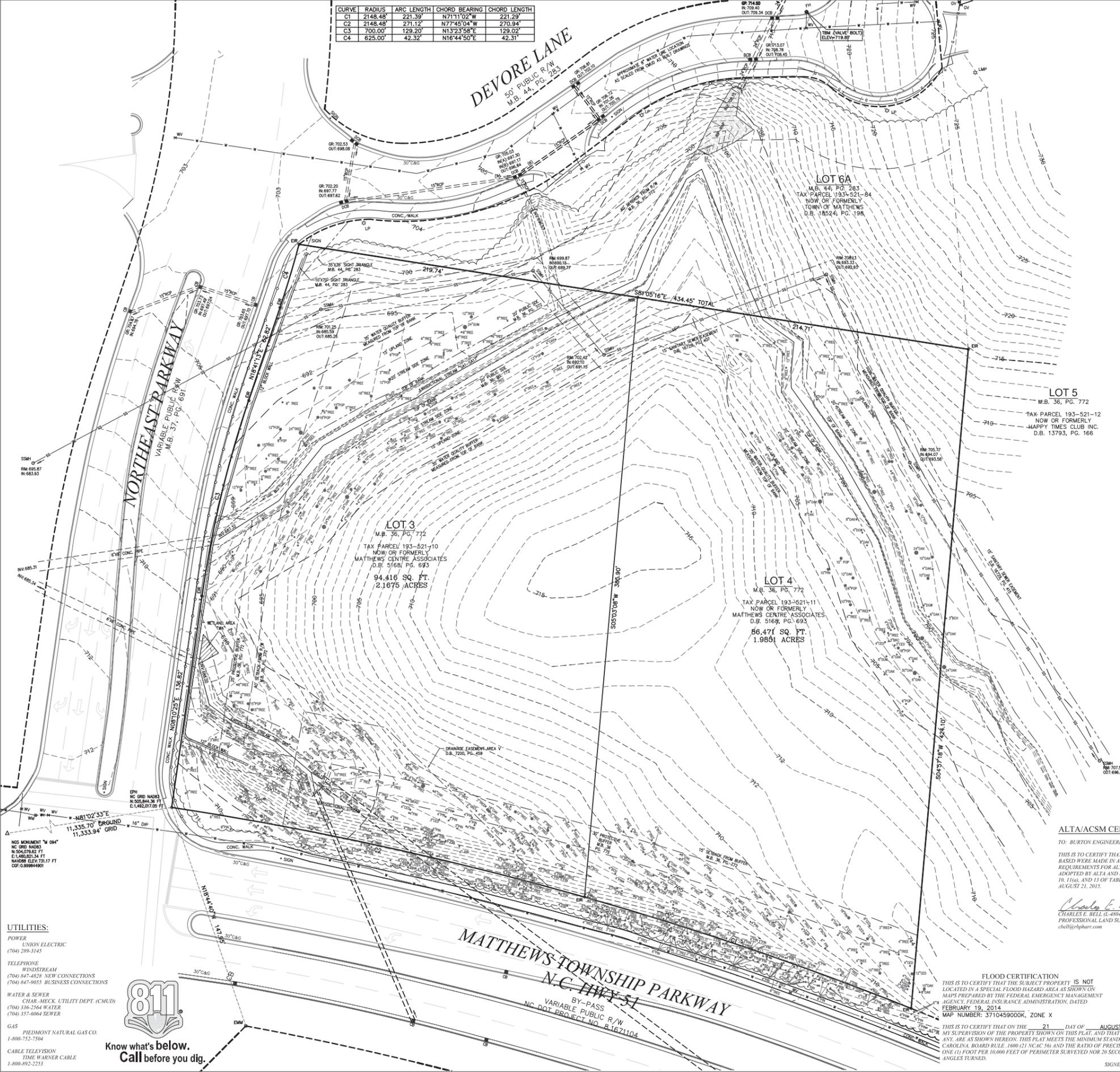
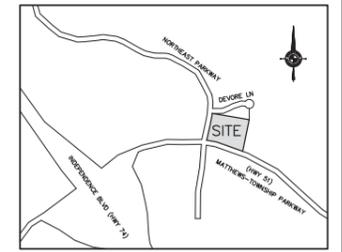


**01** ELEVATION: Northeast Parkway  
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

### Conceptual Elevation

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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C3	700.00'	129.20'	N132°35'58" E	129.02'
C4	625.00'	42.32'	N16°44'50" E	42.31'

**DEVORE LANE**  
50' PUBLIC R/W  
M.B. 44, PG. 283



- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
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  - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  - 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.
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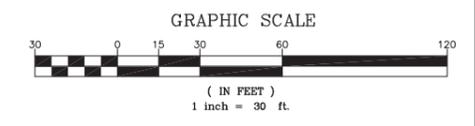
*Charles E. Bell* 09/04/15  
CHARLES E. BELL (L-4804) DATE  
PROFESSIONAL LAND SURVEYOR  
cbell@rpharr.com



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON 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.

THIS IS TO CERTIFY THAT ON THE 21 DAY OF AUGUST 20 15, 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: *Charles E. Bell*



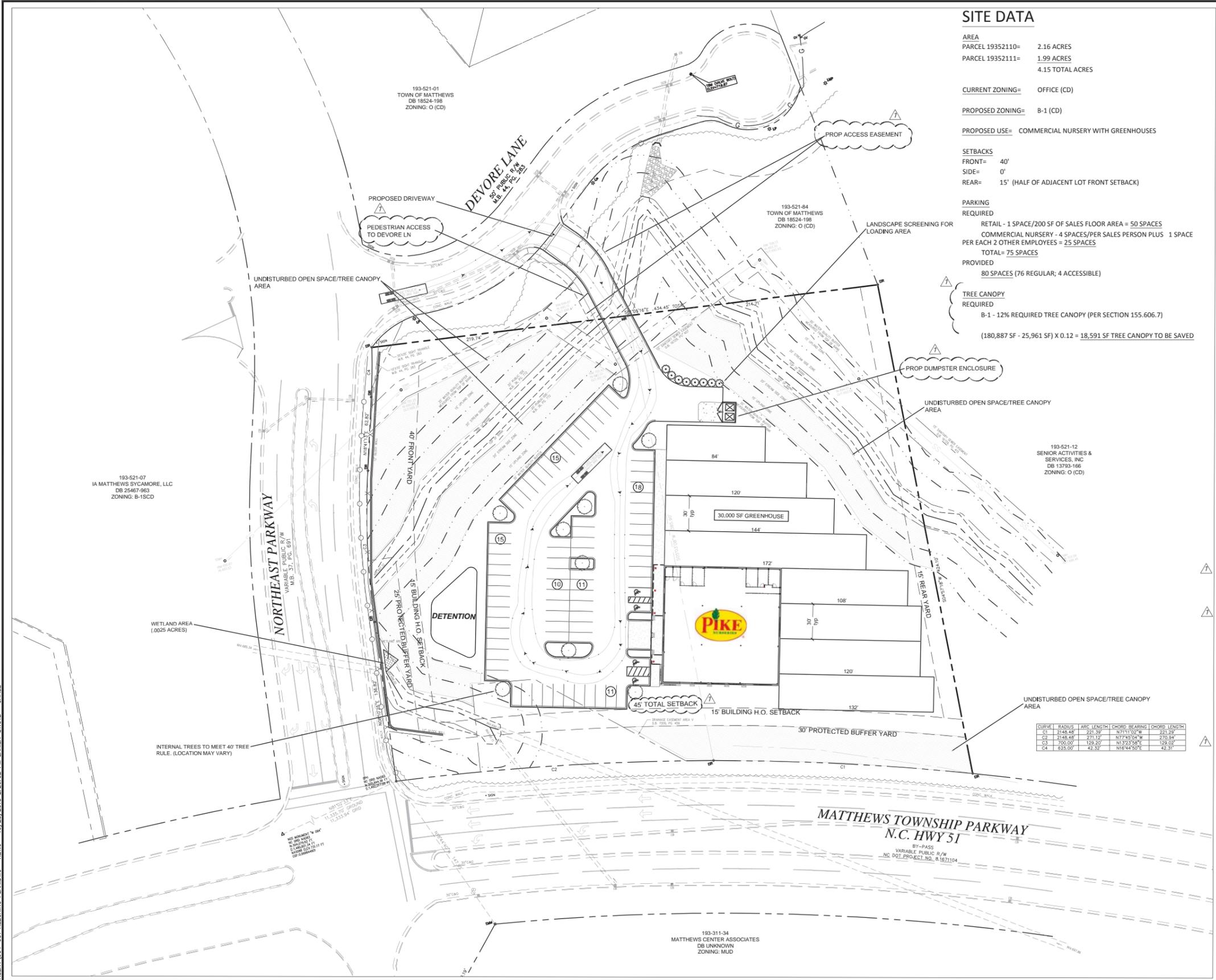
TOTAL AREA  
180,887 sq. ft.  
4.1526 acres

- UTILITIES:**
- POWER  
UNION ELECTRIC  
(704) 289-3145
  - TELEPHONE  
WINDSTREAM  
(704) 847-4828 NEW CONNECTIONS  
(704) 847-9055 BUSINESS CONNECTIONS
  - WATER & SEWER  
CHAR.-MECK. UTILITY DEPT. (CAUD)  
(704) 336-2564 WATER  
(704) 357-6064 SEWER
  - GAS  
PIEDMONT NATURAL GAS CO.  
1-800-752-7504
  - CABLE TELEVISION  
TIME WARNER CABLE  
1-800-892-2253



Know what's below.  
Call before you dig.

REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
10-28-15 TREE DESCRIPTIONS ADDED	<b>BURTON ENGINEERING ASSOCIATES</b> MATTHEWS-TOWNSHIP PARKWAY (N.C. HWY. 51) TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C. MAP REFERENCE: 36-772 & 44-283 DEED REFERENCE: 5168-693 TAX PARCEL NO: 193-521-10 AND 193-521-11
	<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL. (704) 376-2196
CREW: TN	SCALE: 1"=30'
DRAWN: CEB	DATE: AUGUST 21, 2015
REVISID:	FILE NO. W-4860
	JOB NO. 83710



**SITE DATA**

AREA  
 PARCEL 193521110= 2.16 ACRES  
 PARCEL 193521111= 1.99 ACRES  
 4.15 TOTAL ACRES

CURRENT ZONING= OFFICE (CD)

PROPOSED ZONING= B-1 (CD)

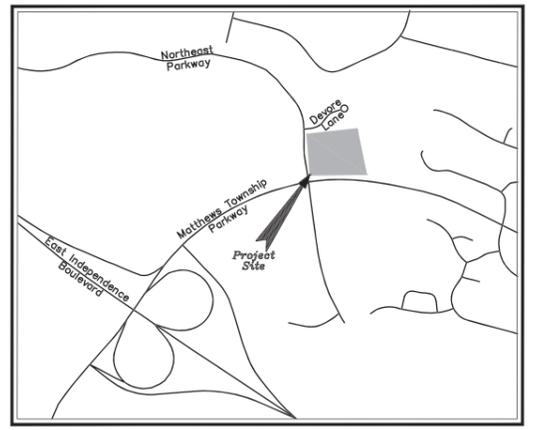
PROPOSED USE= COMMERCIAL NURSERY WITH GREENHOUSES

SETBACKS  
 FRONT= 40'  
 SIDE= 0'  
 REAR= 15' (HALF OF ADJACENT LOT FRONT SETBACK)

PARKING REQUIRED  
 RETAIL - 1 SPACE/200 SF OF SALES FLOOR AREA = 50 SPACES  
 COMMERCIAL NURSERY - 4 SPACES/PER SALES PERSON PLUS 1 SPACE PER EACH 2 OTHER EMPLOYEES = 25 SPACES  
 TOTAL = 75 SPACES

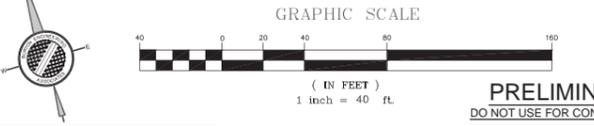
PROVIDED  
 80 SPACES (76 REGULAR; 4 ACCESSIBLE)

TREE CANOPY REQUIRED  
 B-1 - 12% REQUIRED TREE CANOPY (PER SECTION 155.606.7)  
 (180,887 SF - 25,961 SF) X 0.12 = 18,591 SF TREE CANOPY TO BE SAVED



**LOCATION MAP**  
DEVELOPMENT STANDARDS  
October 28, 2015

- GENERAL PROVISIONS**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Pike Nurseries (the "Applicant") for an approximately 4.15 acre site located on the east side of Northeast Parkway, south of Devore Lane and north of Matthews Township Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
  - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the B-1 zoning district and the Highway NC 51 Overlay District (the "HO District") shall govern the use and development of the Site.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.
- PERMITTED USES**
- The Site may only be devoted to a commercial nursery with or without greenhouses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district.
- DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA**
- As depicted on the Rezoning Plan, the site may be improved with, among other things, a building and associated greenhouses.
    - The maximum size of the building to be located on the Site shall be 10,200 square feet of gross floor area.
    - The total maximum gross floor area of the greenhouses to be located on the Site shall be 30,000 square feet.
  - For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.
- DIMENSIONAL STANDARDS**
- Development of the Site shall comply with the dimensional standards of the B-1 zoning district and the HO District set out in the Ordinance.
- TRANSPORTATION AND PARKING**
- Vehicle access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation.
  - Vehicle and bicycle parking shall be provided on the Site in accordance with the requirements set out in the Ordinance for a commercial nursery with or without greenhouses. Notwithstanding the foregoing, a minimum of 75 parking spaces shall be provided on the site.
  - The alignments of the internal drive and parking areas to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.
  - Applicant shall obtain an easement from the Town of Matthews over the relevant portions of that parcel of land designated as Tax Parcel No. 193-521-84 to accommodate the access drive into the Site.
- STREETSCAPE TREATMENT**
- The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.
  - Internal sidewalks shall be installed on the Site as generally depicted on the Rezoning Plan.
- ARCHITECTURAL STANDARDS**
- The maximum height of the building and greenhouses to be located on the Site shall be 40 feet.
  - Attached to the Rezoning Plan are conceptual architectural renderings of the elevations of the building to be constructed on the Site that will face Northeast Parkway and Matthews Township Parkway that are intended to depict the general conceptual architectural style and character of the elevations of the building that will face these public streets. Accordingly, the elevations of the building that will face Northeast Parkway and Matthews Township Parkway shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant conceptual architectural renderings attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
  - At least 50 percent of the exterior of the facades of the building (but not the greenhouses) that will face Northeast Parkway and Matthews Township Parkway below the roofline shall be composed of brick or synthetic stone or a combination thereof. The facade of the building below the roofline shall mean the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material or materials that are required.
  - Notwithstanding the terms of paragraph C above, the relevant exterior portions of the tower above the stone/brick table may be clad in synthetic or engineered stone.
  - Attached to the Rezoning Plan is a conceptual architectural rendering of the elevation of the greenhouses to be constructed on the Site that will face Northeast Parkway. Accordingly, the elevation of the greenhouses that will face Northeast Parkway shall be designed and constructed so that such elevation is substantially similar in appearance to the conceptual architectural rendering attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- SCREENING, LANDSCAPING AND PROTECTIVE BUFFER YARDS**
- Screening and landscaping shall conform to the standards of the Ordinance.
  - Pursuant to the requirements of the HO District as set in Section 155.504.2(B)(7) of the Ordinance, a 30 foot protective buffer yard shall be established along the Site's entire frontage on Matthews Township Parkway, and a 25 foot protective buffer yard shall be established along that portion of the Site's frontage on Northeast Parkway that is more particularly depicted on the Rezoning Plan. Any building on the Site must be located at least 15 feet from the inner edge of the protective buffer yard.
- SIGNS**
- All signs installed on the Site shall comply with the requirements of the Ordinance. The signs depicted on the conceptual architectural renderings attached to the Rezoning Plan are illustrative only. All signs installed on the Site shall be separately permitted.
- BUILDING EFFECT OF THE REZONING APPLICATION**
- If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.



**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION

DATE	REVISIONS	REVISOR	CHECKED BY	DATE	REVISIONS	REVISOR	CHECKED BY
8-28-15	Zoning Comments	CHB	CTB				

CADD	NAME	DATE
DESIGNED BY	ChB	
DRAWN BY	ChB	
CHECKED BY	CTB	
APPROVED BY	CTB	

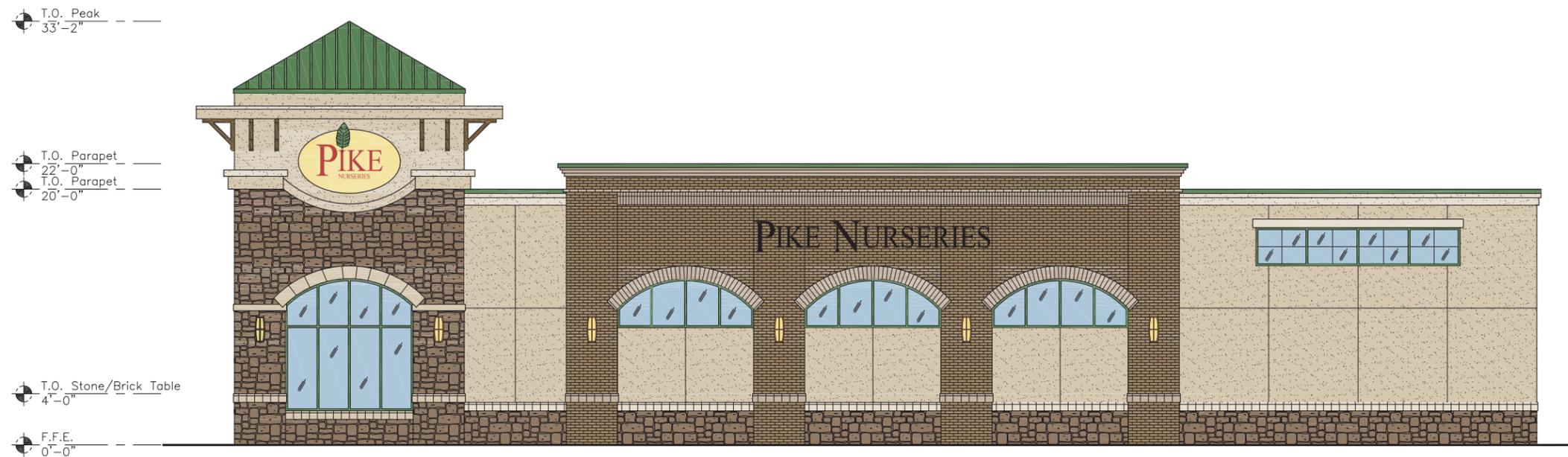
**BURTON ENGINEERING ASSOCIATES**  
 CIVIL ENGINEERS  
 LAND PLANNERS

5950 Fairview Rd., Suite 100 Charlotte, NC 28210  
 (704) 553-8881 Fax (704) 553-8860  
 Firm License #1557

**SITE PLAN FOR PUBLIC HEARING PETITION: 2015-635**  
**PIKE NURSERIES**  
**MATTHEWS, NORTH CAROLINA**

PROJECT NO:	
DATE:	09/02/2015
SCALE:	AS SHOWN
SHEET:	RZ1.00

P:\DWM\604-001 PIKE NURSERIES\604-001 REZONING PLANNING RZ1.0 10/28/2015 2:20:02 PM LANIER-LTCB CHASE

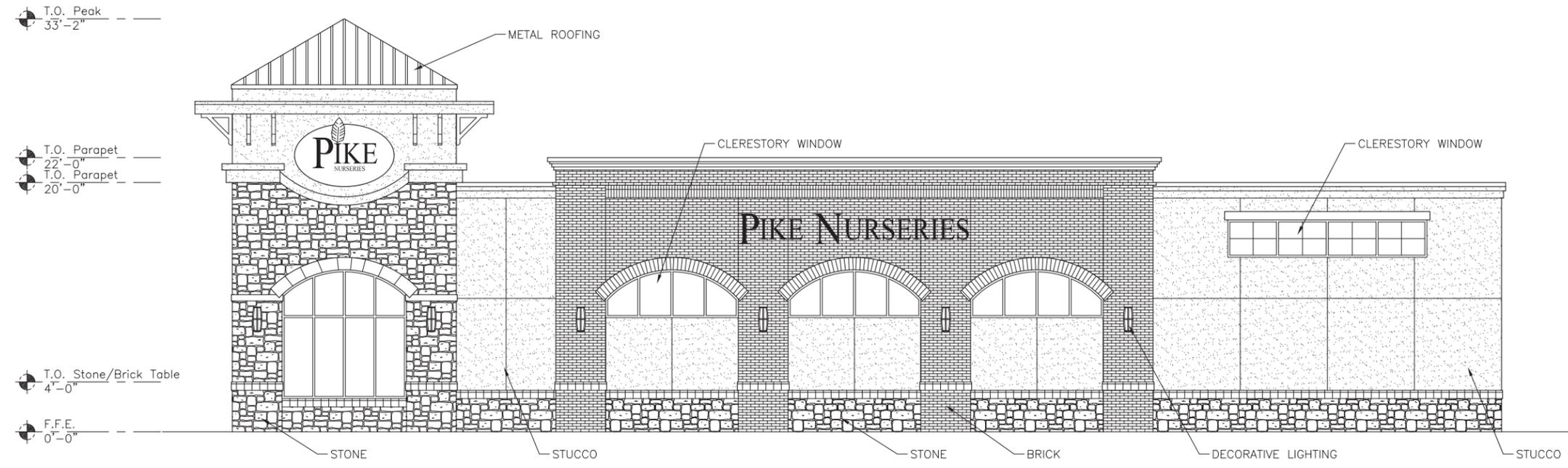


**02** ELEVATION: Highway 51  
3/16" = 1'-0"

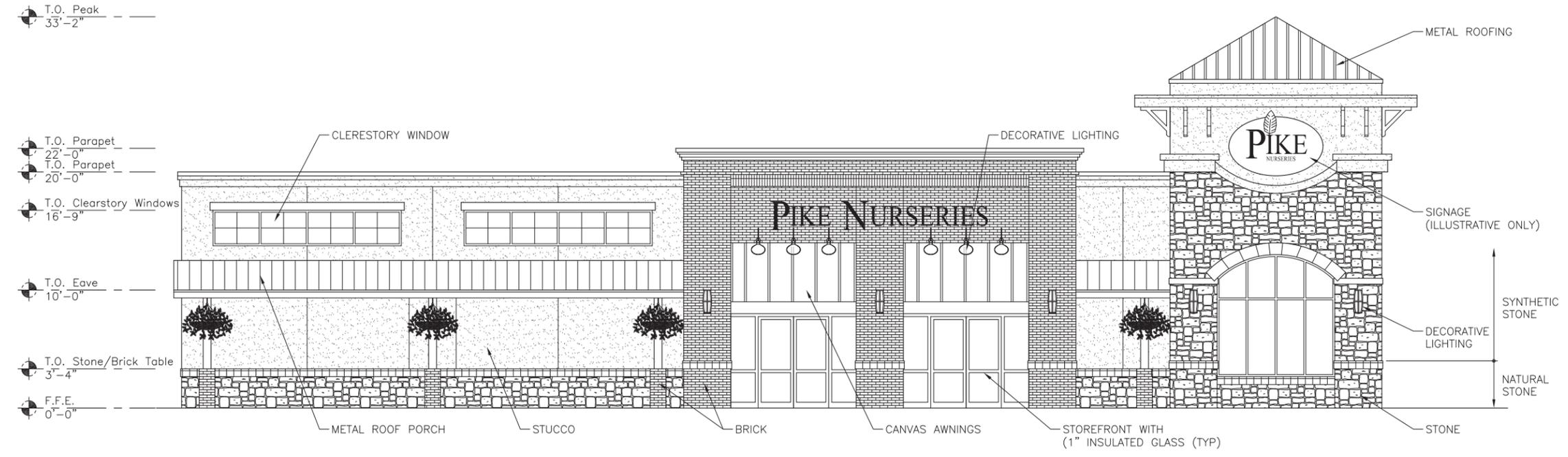


**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0" (1/16" = 1'-0" when 11x17)

Conceptual Elevation



**02** ELEVATION: Highway 51  
3/16" = 1'-0"



**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0" (1/16" = 1'-0" when 11x17)

Conceptual Elevation

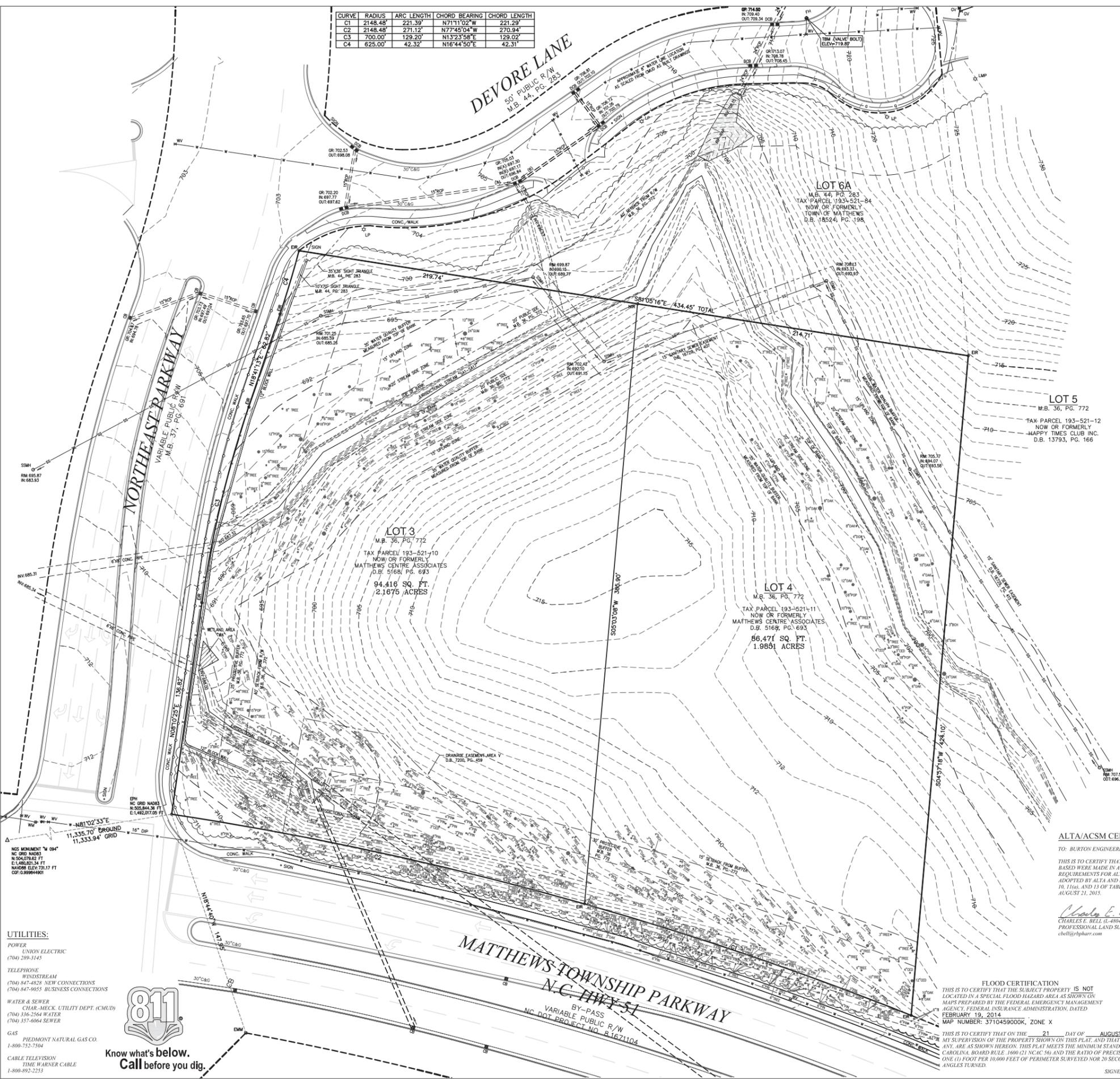
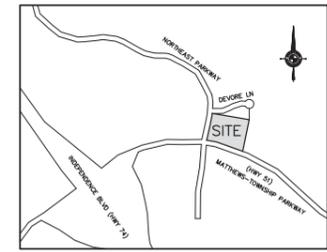


**01** ELEVATION: Northeast Parkway  
1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

### Conceptual Elevation

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2148.48'	221.39'	N71°11'02" W	221.29'
C2	2148.48'	271.12'	N77°45'04" W	270.94'
C3	700.00'	129.20'	N132°35'58" E	129.02'
C4	625.00'	42.32'	N16°44'50" E	42.31'

**DEVORE LANE**  
50' PUBLIC R/W  
M.B. 44, PG. 283



**LOT 6A**  
M.B. 44, PG. 283  
TAX PARCEL 193-521-84  
NOW OR FORMERLY  
TOWN OF MATTHEWS  
D.B. 18524, PG. 198

**LOT 5**  
M.B. 36, PG. 772  
TAX PARCEL 193-521-12  
NOW OR FORMERLY  
HAPPY TIMES CLUB INC.  
D.B. 13793, PG. 166

**LOT 3**  
M.B. 36, PG. 772  
TAX PARCEL 193-521-10  
NOW OR FORMERLY  
MATTHEWS CENTRE ASSOCIATES  
D.B. 5168, PG. 693  
94,416 SQ. FT.  
2.1875 ACRES

**LOT 4**  
M.B. 36, PG. 772  
TAX PARCEL 193-521-11  
NOW OR FORMERLY  
MATTHEWS CENTRE ASSOCIATES  
D.B. 5169, PG. 693  
86,471 SQ. FT.  
1.9851 ACRES

**NOTES:**

- THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- 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.
- ELEVATIONS BASED ON N.G.S. MONUMENT "M 094" ELEVATION = 731.17 FEET, NAVD 88. CONTOUR INTERVAL=1 FT.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- MATTHEWS TOWNSHIP PARKWAY 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.
- 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.

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: O(CD)  
(REZONING PETITION NO. 368)  
SETBACKS SHOWN AS PER M.B. 37, PG. 772 & M.B. 44, PG. 283

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS ZONING DEPARTMENT AT 704-847-4411.

**PARKING:**

NO PARKING SPACES EXIST ON THE SUBJECT PROPERTY AT TIME OF SURVEY.

**LEGEND:**

- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CMP - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EX - EXISTING NAIL
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FTI - FIRE HYDRANT
- FP - FLAG POLE
- FF - FIRE VALVE
- GDP - GUARD POST
- GM - GAS METER
- GV - GAS VALVE
- GW - GUY WIRE
- HVC - HEATING, VENTILATION, AIR COND.
- HW - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
- LMP - LAMP POST
- LP - LIGHT POLE
- MA - MEASUREMENT
- MBX - MAILBOX
- M.B. - MAP BOOK
- MW - MONITORING WELL
- NGS - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PB - POWER BOX
- PIN - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PWC - PLASTIC PIPE
- RB - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDE - STORM DRAINAGE EASEMENT
- SDMH - STORM DRAIN MANHOLE
- SSE - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- TJ - TOTAL
- TB - TELEPHONE BOX
- TERR - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TSB - TRAFFIC SIGNAL BOX
- TYB - CABLE TYP BOX
- WB - WATER BOX
- WM - WATER METER
- WV - WATER VALVE

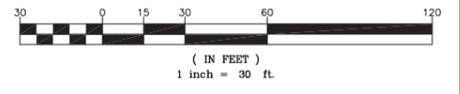
**TREE LEGEND:**

- BCH - BEECH
- BRC - BIRCH
- BRAD - BRADFORD PEAR
- CED - CEDAR
- CHY - CHERRY
- CRP - CREPE MYRTLE
- DGW - DOGWOOD
- HIC - HICKORY
- HOL - HOLY
- LOC - LOCUST
- MAG - MAGNOLIA
- MAP - MAPLE
- PEC - PECAN
- PIN - PINE
- POP - POPLAR
- SYC - SYCAMORE
- WLN - WALNUT
- WLC - WILD CHERRY

**LINE LEGEND:**

- EASEMENT
- FENCE
- GUARD RAIL
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- GAS LINE
- POWER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- WATER LINE
- TREE

**GRAPHIC SCALE**



TOTAL AREA  
180,887 sq. ft.  
4.1526 acres

**ALTA/ACSM CERTIFICATION:**

TO: BURTON ENGINEERING ASSOCIATES.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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(a), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2015.

*Charles E. Bell* 09/04/15  
CHARLES E. BELL (L-4804) DATE  
PROFESSIONAL LAND SURVEYOR  
cbell@rpharr.com



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON ANY ARE AS SHOWN HEREON. THIS PLAN 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.

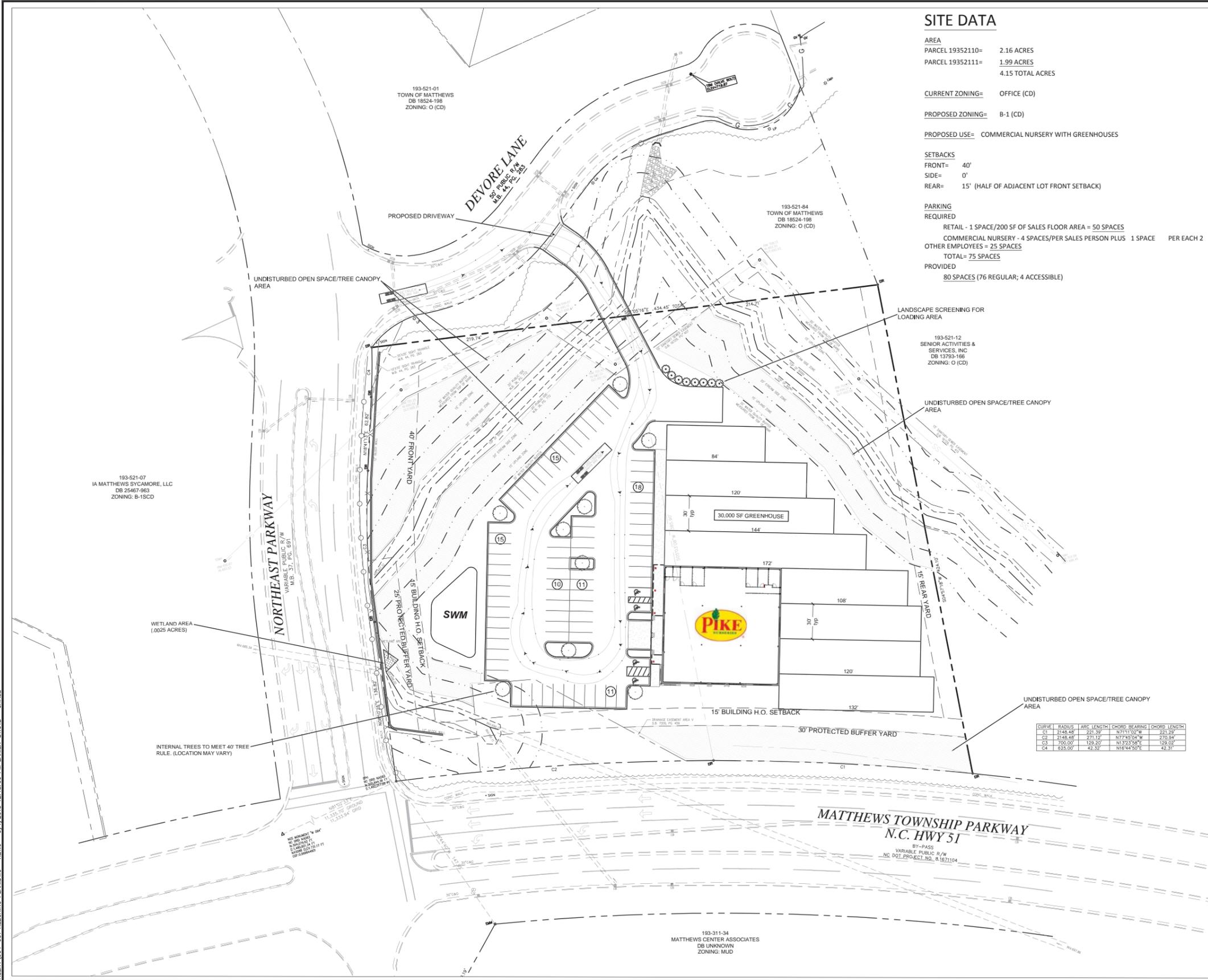
THIS IS TO CERTIFY THAT ON THE 21 DAY OF AUGUST 20 15, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, 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.

- UTILITIES:**
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UNION ELECTRIC  
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  - TELEPHONE  
WINDSTREAM  
(704) 847-4828 NEW CONNECTIONS  
(704) 847-9055 BUSINESS CONNECTIONS
  - WATER & SEWER  
CHAR.-MECK. UTILITY DEPT. (CMAUD)  
(704) 336-2564 WATER  
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  - GAS  
PIEDMONT NATURAL GAS CO.  
1-800-752-7504
  - CABLE TELEVISION  
TIME WARNER CABLE  
1-800-892-2253



Know what's below.  
Call before you dig.

REVISIONS	ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:
10-28-15 TREE DESCRIPTIONS ADDED	<b>BURTON ENGINEERING ASSOCIATES</b> MATTHEWS-TOWNSHIP PARKWAY (N.C. HWY. 51) TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C. MAP REFERENCE: 36-772 & 44-283 DEED REFERENCE: 5168-693 TAX PARCEL NO: 193-521-10 AND 193-521-11
	<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL. (704) 376-2186
CREW: TN	SCALE: 1"=30'
DRAWN: CEB	DATE: AUGUST 21, 2015
REVISD:	FILE NO. W-4860
	JOB NO. 83710



**SITE DATA**

AREA  
 PARCEL 19352110= 2.16 ACRES  
 PARCEL 19352111= 1.99 ACRES  
 4.15 TOTAL ACRES

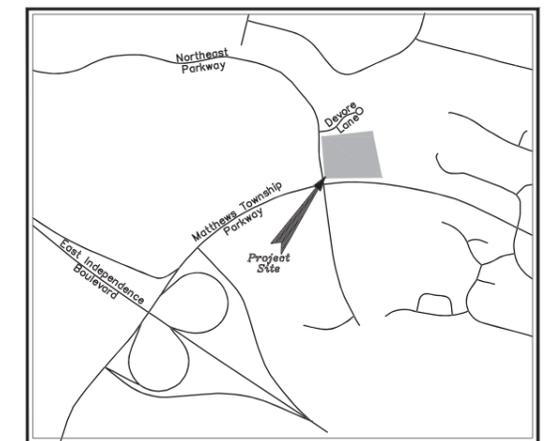
CURRENT ZONING= OFFICE (CD)

PROPOSED ZONING= B-1 (CD)

PROPOSED USE= COMMERCIAL NURSERY WITH GREENHOUSES

SETBACKS  
 FRONT= 40'  
 SIDE= 0'  
 REAR= 15' (HALF OF ADJACENT LOT FRONT SETBACK)

PARKING  
 REQUIRED  
 RETAIL - 1 SPACE/200 SF OF SALES FLOOR AREA = 50 SPACES  
 COMMERCIAL NURSERY - 4 SPACES/PER SALES PERSON PLUS 1 SPACE PER EACH 2  
 OTHER EMPLOYEES = 25 SPACES  
 TOTAL= 75 SPACES  
 PROVIDED  
 80 SPACES (76 REGULAR; 4 ACCESSIBLE)



**LOCATION MAP**  
 DEVELOPMENT STANDARDS  
 September 2, 2015

**GENERAL PROVISIONS**

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Pike Nurseries (the "Applicant") for an approximately 4.15 acre site located on the east side of Northeast Parkway, south of Devore Lane and north of Mathews Township Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the B-1 zoning district and the Highway NC 31 Overlay District (the "HO District") shall govern the use and development of the Site.

C. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.

**PERMITTED USES**

A. The Site may only be devoted to a commercial nursery with or without greenhouses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district.

**DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA**

A. As depicted on the Rezoning Plan, the site may be improved with, among other things, a building and associated greenhouses.

(1) The maximum size of the building to be located on the Site shall be 10,200 square feet of gross floor area.

(2) The total maximum gross floor area of the greenhouses to be located on the Site shall be 30,000 square feet.

B. For purposes of the limitations set out above, "gross floor area" shall mean the total floor area enclosed within a building, including interior balconies, exclusive of mezzanines, stairways and elevator shafts.

**DIMENSIONAL STANDARDS**

A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district and the HO District set out in the Ordinance.

**TRANSPORTATION AND PARKING**

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation.

B. Vehicular and bicycle parking shall be provided on the Site in accordance with the requirements set out in the Ordinance for a commercial nursery with or without greenhouses. Notwithstanding the foregoing, a minimum of 75 parking spaces shall be provided on the site.

C. The alignments of the internal drive and parking areas to be located on the Site are subject to any minor modifications or alterations required during the construction permitting process.

**STREETSCAPE TREATMENT**

A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

**ARCHITECTURAL STANDARDS**

A. The maximum height of the building and greenhouses to be located on the Site shall be 40 feet.

B. Attached to the Rezoning Plan are conceptual architectural renderings of the elevations of the building (but not the greenhouses) to be constructed on the Site that will face Northeast Parkway and Mathews Township Parkway that are intended to depict the general conceptual architectural style and character of the elevations of the building that will face these public streets. Accordingly, the elevations of the building that will face Northeast Parkway and Mathews Township Parkway shall be designed and constructed so that such elevations are substantially similar in appearance to the relevant conceptual architectural renderings attached to the Rezoning Plan with respect to architectural style and character. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design construction drawings.

C. At least 50 percent of the exterior of the facades of the building (but not the greenhouses) that will face Northeast Parkway and Mathews Township Parkway below the roofline shall be composed of brick or synthetic stone or a combination thereof. The facade of the building below the roofline shall mean the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of material or materials that are required.

D. Notwithstanding the terms of paragraph C above, the relevant exterior portions of the tower above the stone/brick table may be clad in synthetic or engineered stone.

**SCREENING, LANDSCAPING AND PROTECTIVE BUFFER YARDS**

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

B. Pursuant to the requirements of the HO District as set in Section 155.504.2(B)(7) of the Ordinance, a 30 foot protective buffer yard shall be established along the Site's entire frontage on Mathews Township Parkway, and a 25 foot protective buffer yard shall be established along that portion of the Site's frontage on Northeast Parkway that is more particularly depicted on the Rezoning Plan. Any building on the Site must be located at least 15 feet from the inner edge of the protective buffer yard.

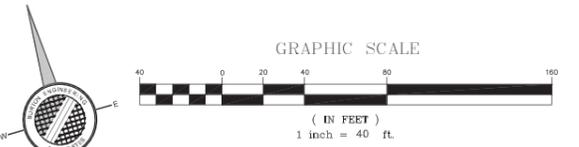
**SIGNS**

A. All signs installed on the Site shall comply with the requirements of the Ordinance. The signs depicted on the conceptual architectural renderings attached to the Rezoning Plan are illustrative only. All signs installed on the Site shall be separately permitted.

**BINDING EFFECT OF THE REZONING APPLICATION**

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

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2148.48'	221.30'	N71°11'02" W	221.29'
C2	2148.48'	221.12'	N77°45'04" W	220.94'
C3	7000.00'	129.20'	N13°23'58" E	129.02'
C4	825.00'	42.32'	N19°44'50" E	42.31'



**PRELIMINARY**  
 DO NOT USE FOR CONSTRUCTION

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY

CADD	NAME	DATE
DESIGNED BY	ChB	
DRAWN BY	ChB	
CHECKED BY	CTB	
APPROVED BY	CTB	

FILE: 604-001 Rezoning Plan.dwg

**BURTON ENGINEERING ASSOCIATES**  
 CIVIL ENGINEERS  
 LAND PLANNERS

5950 Fairview Rd., Suite 100 - Charlotte, NC 28210  
 (704) 553-8881 Fax (704) 553-8860  
 Firm License #1557

**SITE PLAN FOR PUBLIC HEARING**  
**PETITION: 2015-XXX**  
 PIKE NURSERIES  
 MATTHEWS, NORTH CAROLINA

PROJECT NO:	
DATE:	09/02/2015
SCALE:	AS SHOWN
SHEET:	RZ1.00

P:\DMD\604-001 PIKE NURSERIES\604-001 REZONING PLANDWG RZ1.0 9/7/2015 12:18:00 PM LANIER-LTCB CHASE

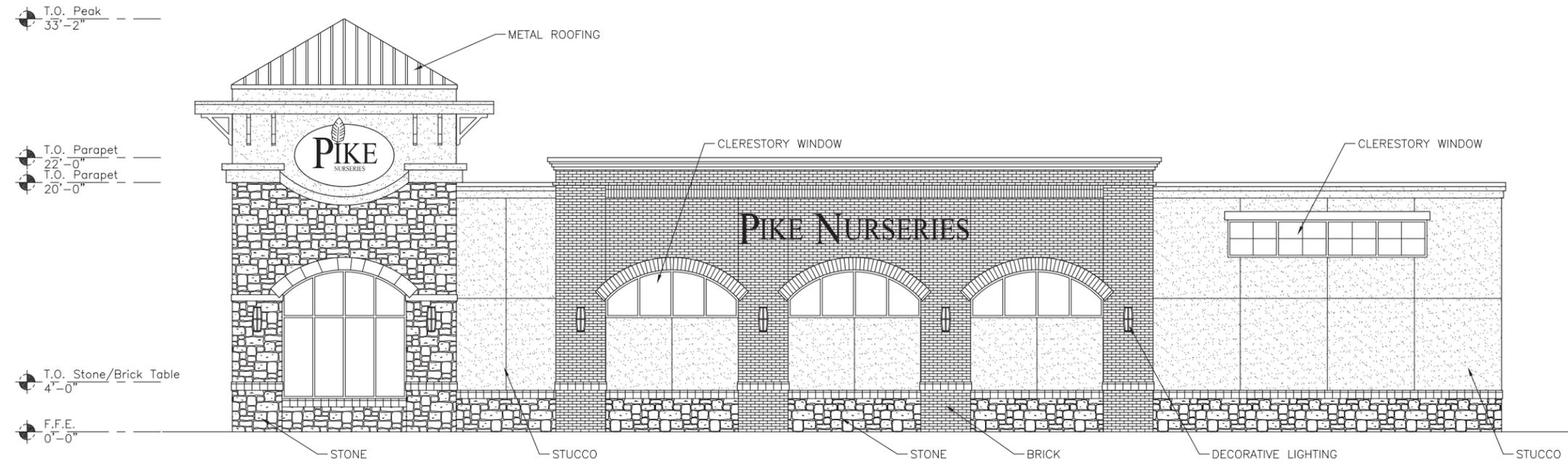


**02** ELEVATION: Highway 51  
3/16" = 1'-0"

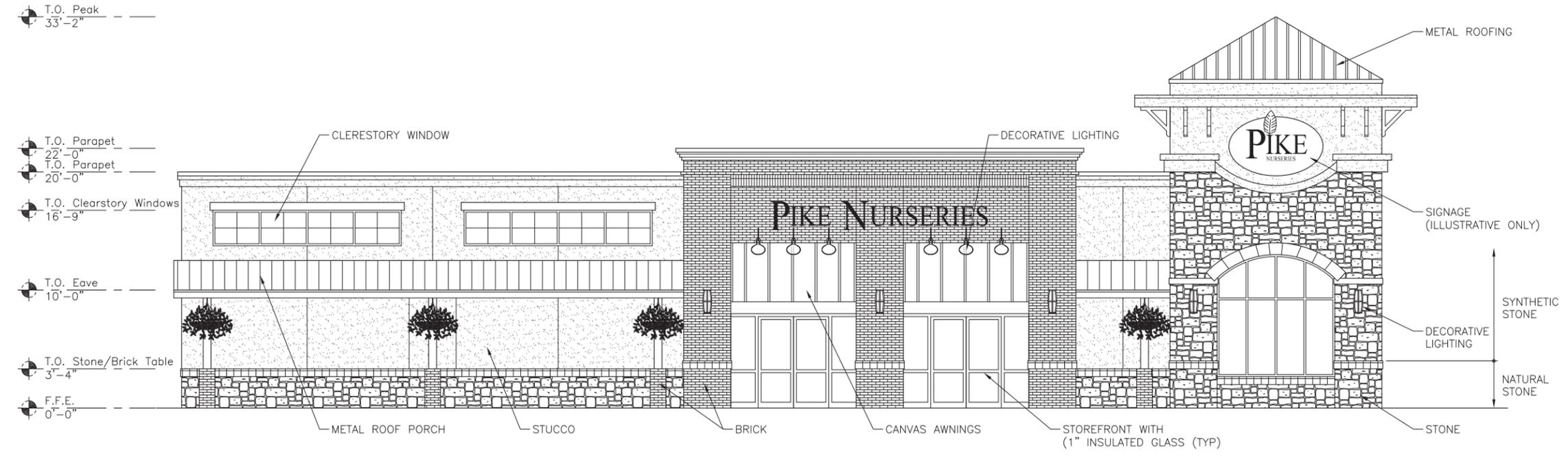


**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0" (1/16" = 1'-0" when 11x17)

Conceptual Elevation



**02** ELEVATION: Highway 51  
3/16" = 1'-0"



**01** ELEVATION: Northeast Parkway  
3/16" = 1'-0" (1/16" = 1'-0" when 11x17)

Conceptual Elevation