

COMMUNITY MEETING REPORT

Petitioner: LPA Crews, LLC
Zoning Application No. 2014-625

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Lat Purser & Associates, Inc., as representative for 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 16, 2015. A copy of the written notice is attached hereto as Exhibit A-2. Additionally, a follow-up phone call was made to each of the current tenants, to let them know of the proposed church interest, to tell them to expect the notice, and to encourage them to come if they had any questions or concerns regarding any aspect of the proposed use.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, January 16, 2015, at 4:00 p.m. in Suite 100 (one of the two units which will comprise the proposed church space) of Crews Business Park.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Phillip D. Chambers, Pietro Brucia and Marsha L. Mayhew of Lat Purser & Associates, Inc., and RJ Caswell and Ryan Falls of Church at Charlotte.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives stayed from 4:00 p.m. until 6:00 p.m. During that time, one current tenant (Dr. Nicholas Graham of Diversified Eye Care), Pete Lash (a member of the Church at Charlotte) and John Urban (an adjoining property owner) stopped in. All comments were positive, although more along the lines of meeting and getting to know the Church representatives than asking any questions or voicing any concerns about the use itself.

PETITIONER ASSESSMENT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

The representatives for the Petitioner had anticipated the possibility of concerns about parking, but there were none. Neither were there questions or reservations about any

other aspects of the church use. Comments about the project were all favorable, with the following items being specifically mentioned:

- Dr. Graham was pleased with the prospect of additional exposure for his offices and the possibility of more clients.
- Pete Lash was interested to see the space, since he had not been in it before.
- John Urban welcomed the Church representatives to the Red Brick concept and commented that the Church's coming into the area would generate greater activity, which he viewed as very positive for Matthews.
- Additionally, Randy Russell, of D-1 (the adjoining business at the rear of Crews, and its Sports Med management offices in the Crews building) was introduced to the Church representatives in the parking lot and was very supportive of the Church as new neighbors, offering to help in any way that he could.

With no negative comments to consider, the Petitioner assessment is that the church use would fit in well with the existing uses and will be a positive addition for the current tenants at Crews.

Respectfully submitted, this 29th day of January, 2015.

Lat Purser & Associates, Inc.

By:



Phillip D. Chambers, Vice President

EXHIBIT A-1

855 Sam Newell Road, Matthews, North Carolina
APPLICATION FOR CHANGE OF CONDITIONS

Adjoining Property Owners (200 feet)

Tax Parcel 19324115 Town of Matthews 232 Matthews Station Street Matthews, NC 28105	Tax Parcel 19324520 LPA Crews, LLC 4530 Park Road, Suite 300 Charlotte, NC 28209	Tax Parcel 19324116 Williams Business Properties, LLC 624-101 Matthews-Mint Hill Road Matthews, NC 28105
Tax Parcel 19324521 Crawford White Investments LLC 5237 Lancelot Drive Charlotte, NC 28270	Tax Parcel 19324528 Accelerant Research LLC 1242 Mann Drive, Suite 100 Matthews, NC 28105	Tax Parcel 19324529 Urban Architectural Group, PA 1242 Mann Drive, Suite 200 Matthews, NC 28105
Tax Parcel 19324530 Mark James Enterprises LLC 1254 Mann Drive Matthews, NC 28105	Tax Parcel 19324531 Chris G. Copsis, George C. Copsis Maria C. Housiadas 9530 Sardis Glen Drive Matthews, NC 28105	Tax Parcel 19324532 Chris G. Copsis, George C. Copsis Maria C. Housiadas 9530 Sardis Glen Drive Matthews, NC 28105
Tax Parcel 19324534 Michael W. Lash 1104 Cindy Carr Drive Matthews, NC 28105	Tax Parcel 19324535 Eugene A Zilber Elena I Zilber 1226 Mann Dive # 200 Matthews, NC 28105	Tax Parcel 19324536 William N Devore, II 8802 Man of War Drive Waxhaw, NC 28173
Tax Parcel 19324537 Robert G. Vincent 1212 Mann Drive # 200 Matthews, NC 28105	Tax Parcel 19324539 Baldwin Office Properties LLC 9009-10 JM Keynes Drive Charlotte, NC 28262	Tax Parcel 19324540 Hazcolegary LLC 1238 Mann Drive # 100 Matthews, NC 28105
Tax Parcel 19324541 RBTIII LLC 4064 Ancestry Circle Weddington, NC 28104	Tax Parcel 19324542 Mount Tabor Community Development Corporation 2006 Dylan Drive Mathews, NC 28106	Tax Parcel 19324543 Kiddmd, LLC 108 Mann Drive, Suite 100 Matthews, NC 28105
Tax Parcel 19324544 Dentec Lab, Inc. 1208 Mann Drive, Suite 200 Matthews, NC 28105-7591	Tax Parcel 19324545 Kinder Investments LLC 1250 Mann Drive, Suite 100 Matthews, NC 28105	Tax Parcel 19324546 B&G Investments LLC 1250 Mann Drive # 200 Matthews, NC 28105
Tax Parcel 19324547 Gary Cooper Properties LLC 1262 Mann Drive, Suite 100 Matthews, NC 28106	Tax Parcel 19324548 Stanley J. Carpenter Susan K. Carpenter 1262 Mann Drive, Unit 200 Matthews, NC 28105	Tax Parcel 19324549 Earthen Skies LLC 7128 Old Providence Charlotte, NC 28226
Tax Parcel 19324550 Trinity Real Estate Holdings LLC 1258 Mann Drive Matthews, NC 28105	Tax Parcel 19324551 HLE Properties LLC 1258 Mann Drive, Suite 200 Matthews, NC 28105	Tax Parcel 19324552 DP Charlotte LLC Attn: Randy Russell 7115 S. Springs Drive Franklin, TN 36067

EXHIBIT A-2

January 15, 2015

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Re: Change of Conditions Petition for 855 Sam Newell Road
Tax Parcel # 193-245-20
Petition # 2015-625

Subject: Leasing of 10,723 existing square feet within
Crews Business Park for a church use

Date and Time of Meeting: Monday, January 26, 2015 ▪ 4:00 – 6:00 P.M.

Place of Meeting: Crews Business Park ▪ Unit 100
855 Sam Newell Road
Matthews, North Carolina 28105

Petitioner: LPA Crews, LLC,
by Lat Purser & Associates, Inc., Its Agent

The current zoning for this property, I-1(CD), does not allow for a church use. Accordingly, Petitioner is requesting that the church use be added specifically for this parcel in order to provide space to the church at Crews Business Park. As required by Town of Matthews, the Petitioner for Petition # 2015-625 is holding a Community Meeting prior to the Public Hearing to provide adjacent owners an opportunity to learn more about and comment on the proposed Petition.

This notice is to advise you that representatives of the Petitioner will hold a Community Meeting regarding this Change of Conditions Petition on Monday, January 26, 2015, at 4:00 P.M., in Unit 100 of Crews Business Park, located at 855 Sam Newell Road in Matthews, North Carolina.

Representatives of the Petitioner look forward to sharing this proposal with you and to answering any questions you may have with respect to this matter.

cc: Kathi Ingrish, Matthews Planning Director
Jay Camp, Matthews Senior Planner
Lat W. Purser, III, Manager of LPA Crews, LLC
Phil Chambers, Lat Purser & Associates, Inc.
Pete Brucia, Lat Purser & Associates, Inc.
RJ Caswell, Church at Charlotte
Tim Demmitt, Overcash-Demmitt Architects

EXHIBIT B

2015-625
1-30-2015

CREWS BUSINESS PARK
Proposed Church Use

Community Meeting
Monday, January 26, 2015
4:00 P.M.

SIGN-IN SHEET (Please Print)

Name	Address	Phone	Email
1. Ryan Falls	1311 Somersby Lane Matthews NC	859 494 0489 704-321-0202	falls@churchatcharlotte.org
2. Nicholas Graham	855 Sam Newell Rd, Ste 203, Matthews, NC 28103		ngraham8@yahoo.com
3. Pete Lash	1727 Brauden Rd. CLT, 28207		pete@peacondevelopment.com
4. PJ Caswell	9843 Providence Forest Ln, CLT, 28270	980-253-1825	pcaswell@churchatcharlotte.org
5. John B. Urban	1242 mbnw Dr. Ste 200	704-341-1899	johnurban@urbanSID.com
6.			
7.			
8.			