COMMUNITY MEETING REPORT
Applicant: Primrose School Franchising Company
Rezoning Application No. 2016-643

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:

A representative of the Applicant 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 February 26, 2016. 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 Tuesday, March 8, 2016 at 6:30 PM at the Amenity Center at Matthews Lofts at NorthEnd located at 921 Park Center Drive, Suite 103, Matthews, North Carolina.

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 Applicant's representatives were Ted Tillman of the Applicant, Brian Smith of Urban Design Partners and John Carmichael of Robinson, Bradshaw & Hinson.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael welcomed everyone to the Community Meeting and introduced the Applicant's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2016-643. Primrose School Franchising Company is the Applicant.

John Carmichael stated that you may recall that Primrose filed a Rezoning Application for this site last year, but Primrose ultimately withdrew that Rezoning Application and subsequently filed this Rezoning Application. Primrose withdrew the prior Rezoning Application to provide it with sufficient time to make revisions to the design of the building.

John Carmichael stated that the site subject to this Rezoning Application contains approximately 1.2 acres and is located on the west side of Park Center Drive at the intersection of Park Center Drive and N. Ames Street. The site is located across Park Center Drive from the Morningstar building.

John Carmichael stated that the site is currently zoned I-1, which is an industrial zoning district. Primrose is requesting that this site be rezoned to the O (CD) zoning district, which is an office zoning district, for the primary purpose of accommodating the development and operation of a child day care facility on the site. The site could also be devoted to other uses allowed in the O zoning district if this Rezoning Application is approved.

With respect to a child day care facility, the maximum number of children that could be served at the site would be 185. The maximum size of a building devoted to a child day care facility

would be 12,800 square feet of gross floor area, and the height of the building would be one story.

John Carmichael stated that the building proposed by Primrose under the prior Rezoning Application was a two story building that could contain up to 14,500 square feet of gross floor area.

John Carmichael then provided the schedule of events relating to this rezoning request. John Carmichael stated that Primrose filed the Rezoning Application on January 27, 2016. John Carmichael stated that the Town's website currently provides that the Public Hearing will be held on Monday, March 14, 2016. John Carmichael stated that the Public Hearing will actually be deferred until Monday, April 11, 2016 at 7:00 PM at Town Hall.

John Carmichael stated that after the April 11, 2016 Public Hearing, the Planning Board will consider this rezoning request at its meeting on Tuesday, April 26, 2016 at 7:00 PM at Town Hall. The Board of Commissioners will make a decision on this rezoning request on Monday, May 9, 2016 at 7:00 PM at Town Hall.

John Carmichael then reviewed the rezoning plan and the building elevations. John Carmichael stated that there would be 45 on-site parking spaces and 11 on-street parking spaces, for a total of 56 parking spaces. Five of the on-site parking spaces would be used by OrthoCarolina. The building would be 1 story in height, and it would front both N. Ames Street and Park Center Drive.

There would be two vehicular entrances into the site, one from N. Ames Street and one from the driveway that serves OrthoCarolina.

John Carmichael stated that Primrose would have up to 25 employees and up to 185 children on the site. Under the Zoning Ordinance, a total of 32 parking spaces would be required to serve this proposed child day care facility.

Ted Tillman stated that in his experience, the parking spaces proposed under the rezoning plan are sufficient to serve this use.

Ted Tillman then described the proposed Primrose building in more detail, and he pointed out the main entrance into the building. Ted Tillman stated that the main entry point into the building would be located at the intersection of Park Center Drive and N. Ames Street. He also pointed out the access points into the individual classrooms.

Ted Tillman stated that based on feedback they have received, there appears to be a preference for two contrasting brick colors on the building. The actual colors of the brick may vary somewhat from what is shown on the elevations.

However, the brick would likely match the brick on the OrthoCarolina and Morningstar buildings. Ted Tillman stated that the mass of the building would be broken up through articulation, and that a parapet would be located at the top of the building.

Ted Tillman stated that the building would have a flat roof. The HVAC equipment would be screen from view at grade from adjoining streets and properties.

Ted Tillman stated that the operating hours for the proposed child day care facility would be 6:00 AM to 6:30 PM Monday through Friday.

In response to a question, Ted Tillman showed the two vehicular entrances into the site, one from N. Ames Street and one from the driveway utilized by OrthoCarolina.

An area resident asked if a traffic study has been performed for this use, and John Carmichael stated that a traffic study has not been performed.

Several area residents expressed their concerns regarding the traffic that would be generated by this use and traffic in the area in general. These area residents stated that Highway 51 is a busy road, and the intersection Park Center Drive and Highway 51 is a very busy intersection.

An area resident stated that she lives across the street from the site, and that N. Ames Street is a narrow street. This individual has concerns about vehicles travelling down N. Ames Street to get to and from this site. This individual stated that it is difficult for two cars to pass each other on N. Ames Street.

An area resident stated that peak hour traffic is a major issue in this area.

An area resident stated that installing a traffic light at the intersection of Highway 51 and Park Center Drive would be very helpful.

In response to concerns regarding traffic, Ted Tillman stated that parents dropping off their children in the mornings and parents picking up their children in the afternoons would not all arrive at the site and leave the site at the same time. Rather, parents coming to and from the site are spread out during the peak hours. This would not be a school that starts at a certain time and ends at a certain time.

In response to a question, John Carmichael stated that the Town has not required Primrose to have a traffic study performed.

An area resident expressed the opinion that N. Ames Street is too narrow to accommodate the proposed use.

In response to a question, Brian Smith stated that some of the trees along the property line would be removed if the site were developed.

Ted Tillman stated that there would not be an entrance into the building at the end of the building located closest to the parking lot.

Ted Tillman stated that on occasion, there could be a special event at the facility on a weeknight evening or on a weekend, such as a graduation or a play.

An area resident stated that she objects to big trucks travelling on N. Ames Street, such as delivery trucks. This area resident stated that this is already an issue on N. Ames Street.

An area resident stated that the Town should limit the number of axles on a vehicle that is allowed to travel on N. Ames Street.

An area resident asked if a market study has been done to determine whether a child day care facility would be successful at this site. Ted Tillman stated that they have done a study and it appears that there is a need for a child day care facility in this area.

An area resident stated that there is a child day care facility at a nearby church already. Ted Tillman stated that Primrose typically does not compete with child day care facilities located in churches.

In response to a question, Ted Tillman pointed out the main entrance into the building located at the intersection of Park Center Drive and N. Ames Street. Ted Tillman stated that a parent would park in the parking lot and walk their child into the building and then check-in their child. Parents would then exit the building and drive away.

Ted Tillman stated that there would be 25 staff members at this facility comprised of 22 teachers, a director, an assistant director and a cook.

An area resident asked if food would be served to the children, and Ted Tillman stated that food would be served to the children in the classrooms.

An area resident asked if deliveries would be made to the school, and Ted Tillman stated that deliveries would be made to the school. Ted Tillman stated that they could instruct drivers not to use N. Ames Street to access the site.

In response to a question, Ted Tillman stated that children ages 6 months old to 5 years old would be served at this facility. In addition, there would be an after school program for older children at this location. Small buses would pick up the after school children from their schools and deliver them to this facility between 2:00 PM and 4:00 PM.

In response to a question, Ted Tillman stated that enrollment at the facility would typically decrease during the summer months. Ted Tillman stated that they do have programs for older children during the summer months.

Ted Tillman stated that the oldest children that would attend this facility would be fifth graders. Ted Tillman stated that they don't pick up children at middle schools.

Ms. McConnell, who would operate this child day care facility, stated that there would be some playground equipment for the older children. She stated that there would not be a soccer field.

In response to a question regarding lighting, Ted Tillman stated that the lights would shine down towards the ground. Brian Smith stated that the facility would have to meet the Town's lighting ordinance.

An area resident asked if there would be any nighttime activities on the site. Ted Tillman stated that there could be from time to time some nighttime activities such as a graduation event or a play. However, it is just as likely that these events could happen on a weekend day.

Garry Smith, the developer of NorthEnd, stated that if traffic becomes a problem, he would restrict access to that portion of Park Center Drive that is located within the NorthEnd development.

With respect to traffic concerns in general, Brian Smith stated that there would be two access points into the site and multiple ways to get to and from the site.

Area residents reiterated their concerns regarding traffic in general and the traffic that would be generated by this proposed use.

In response to a question regarding nearby Primrose facilities, Ted Tillman stated that there is an existing Primrose facility on Potter Road.

John Carmichael thanked everyone for attending the meeting and the meeting was adjourned.

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

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

Respectfully submitted, this 31st day of March, 2016.

John Carmichael

John Carmichael, Agent

Primrose School Franchising Company, Applicant

cc: Mr. Ted Tillman (via email)

2016-643
3-30-2016

Primrose School Franchising Company

Property Owners Within 200 Feet

Parcel No. 193-243-05

OCRE I LLC
2701 Coltsgate Blvd, Suite 300
Charlotte, NC 28211

Parcel No. 193-243-04

Green Shirt LLC
10220 Scott Gate Ct
Charlotte, NC 28277

Parcel No. 193-243-03

Mary C. Hulsey Family Limited Partnership
c/o Matthews Building Supply Co
PO Box 607
Matthews, NC 28105

Parcel No. 193-243-02

Mary C. Hulsey Family Limited Partnership
c/o Matthews Building Supply Co
PO Box 607
Matthews, NC 28105

Parcel No. 193-243-01

Mary C. Hulsey Family Limited Partnership
c/o Matthews Building Supply Co
PO Box 607
Matthews, NC 28105

Parcel No. 193-243-06

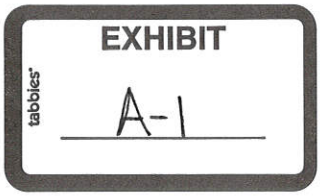
Morningstar Office LLC
c/o Morningstar Properties LLC
725 Park Center Drive
Matthews, NC 28105

Parcel No. 193-271-01

Steven H. Knickerbocker
Kathy A. Babula
344 N. Ames Street
Matthews, NC 28105-5840

Parcel No. 193-271-02

Jack Reed Dailey, Jr.
338 North Ames Street
Matthews, NC 28105



Parcel No. 193-271-03

Kathrin E. Rowan
PO Box 572
Matthews, NC 28106-0572

Parcel No. 193-271-04

Bonnie M. Fields
324 North Ames Street
Matthews, NC 28105-5640

Parcel No. 193-271-05

LS1114 LLC
928 S Love Chapel Road
Stanfield, NC 28163

Parcel No. 193-271-26

Lynne Takac
313 N Freemont St
Matthews, NC 28105

Parcel No. 193-271-09

Alvie Cecil Sumners
Elizabeth K. Sumners
317 N Freemont Street
Matthews, NC 28105

Parcel No. 193-271-28

Jason Carl Jones
Kara Beth Jones
325 N Freemont Street
Matthews, NC 28105

Parcel No. 193-271-29

Kurtis Revel Beshers
Taran Bree Beshers
329 North Freemont Street
Matthews, NC 28105

Parcel No. 193-271-30

Eric Mularski
333 North Freemont Street
Matthews, NC 28105

Parcel No. 193-271-46

Matthews Lofts LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-47

Matthews Lofts LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-51

Matthews Lofts LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-45

Heer Bryant Eat LLC
628 Olmstead Place Park
Charlotte, NC 28203

Parcel No. 193-271-50

Park Center Holdings LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-49

Park Center Holdings LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-271-48

Matthews Gateway II LLC
PO Box 578
Matthews, NC 28106

Parcel No. 193-272-22

Molly A. McKenzie
1110 Dean Hall Lane
Matthews, NC 28105

Parcel No. 193-272-23

Amanda F. Penzer
Warren C. Penzer, Jr.
1106 Dean Hall Lane
Matthews, NC 28105

Parcel No. 193-245-24

Ad Bel Ltd.
P.O. Box 1395
Matthews, NC 28106

Parcel No. 193-242-01

Apex Properties Development Co.
P.O. Box 187
Matthews, NC 28106

Parcel No. 193-241-12

Bensons Garage LLC
5301 Hardison Road
Charlotte, NC 28226-6425

Parcel No. 193-245-23

Ad Bel Ltd.
P.O. Box 1395
Matthews, NC 28106

Parcel No. 193-245-22

Crawford White Investments LLC
5237 Lancelot Drive
Charlotte, NC 28270

Parcel No. 193-242-02

Arthur B. Fowler, III and Elaine F. Mauldin
P.O. Box 549
Matthews, NC 28106

Parcel No. 193-244-02

Mary C. Hulsey Family LP
c/o Matthews Building Supply Co.
P.O. 607-28105
Matthews, NC 28106

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- **Rezoning Application No. 2016-643** filed by Primrose School Franchising Company to request the rezoning of an approximately 1.2 acre site located on the west side of Park Center Drive between Matthews Township Parkway and North Ames Street from the I-1 zoning district to the O (CD) zoning district

Date and Time of Meeting: Tuesday, March 8, 2016 at 6:30 p.m.

Place of Meeting: Amenity Center at Matthews Lofts at NorthEnd
921 Park Center Drive, Suite 103
Matthews, NC

We are assisting Primrose School Franchising Company (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews seeking to rezone an approximately 1.2 acre site located on the west side of Park Center Drive between Matthews Township Parkway and North Ames Street from the I-1 zoning district to the O (CD) zoning district. The primary purpose of this rezoning request is to accommodate the development of a child day care facility on the site that could serve up to 185 children.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located within 200 feet of the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Tuesday, March 8, 2016 at 6:30 p.m. in the Amenity Center at Matthews Lofts at NorthEnd located at 921 Park Center Drive, Suite 103, in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)
Mr. Ted Tillman

Date Mailed: February 26, 2016

EXHIBIT
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A-2

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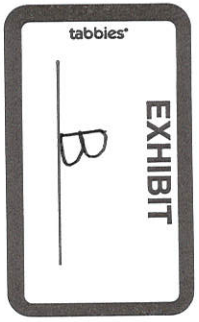
2016-643
3-30-2016



Primrose School Franchising Company
Rezoning Application No. 2016-643

Community Meeting Sign-in Sheet

Amenity Center at Matthews Lofts at NorthEnd
921 Park Center Drive, Suite 103
Matthews, NC

Tuesday, March 8, 2016

6:30 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Bonnie Smith	324 North Ames St	704-293568	allgloryto thee@hotmail.com
2.	Katrina Rowan	332 N. Ames St.	7048478235	
3.	JACK DAILEY	338 N. AMES ST	704-846-7414	jkelddailey@gmail.com
4.	Garry Smith	921 Park Center Dr.	704.321-0371	brookechase1@att.com
5.	Kathy Babula	344 North Ames St.	704-301-5054	cttubabu@gmail.com
6.	Steve Knickerbocker	"	"	snickteacher@gmail.com
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