

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Application No. 2018-692** filed by Chelsea Building Group, LLC to request the rezoning of an approximately .482 acre site located on the northwest corner of the intersection of North Ames Street and West John Street (300 West John Street) from the R-20 zoning district to the O (CD) zoning district

Date and Time of Meeting: Tuesday, November 27, 2018 at 6:30 p.m.

Place of Meeting: Offices of Chelsea Building Group, LLC
131 Matthews Station Street, Suite 2A
Matthews, NC 28105

We are assisting Chelsea Building Group, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately .482 acre site located on the northwest corner of the intersection of North Ames Street and West John Street (300 West John Street) from the R-20 zoning district to the O (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a maximum 7,700 square foot building on the site that would be devoted to office uses.

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 near 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, November 27, 2018 at 6:30 p.m. in the Offices of Chelsea Building Group, LLC located at 131 Matthews Station Street, Suite 2A 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)

Date Mailed: November 16, 2018

COMMUNITY MEETING REPORT
Applicant: Chelsea Building Group, LLC
Rezoning Application No. 2018-692

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development 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 November 16, 2018. 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, November 27, 2018 at 6:30 PM at the Offices of Chelsea Building Group, LLC, 131 Matthews Station Street, Suite 2A, 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 at the Community Meeting were Joe Fontana and Jeff Conger of the Applicant, Wayne Harris of Metrolina Engineering & Surveying and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Applicant's representatives.

John Carmichael stated that the site subject to this Rezoning Application is located on the northeast corner of the intersection of W. John Street and N. Ames Street, and it contains approximately .482 acres. John Carmichael asked the attendees if they knew where the site is located, and each of the attendees stated that they knew the site's location. John Carmichael stated that the site is currently zoned R-20, and the Applicant is requesting that the site be rezoned to the O (Office) (CD) zoning district to accommodate a new building on the site. The building would be devoted to office-type uses and it could contain a maximum of 7,700 square feet of gross floor area. The building would be three stories.

John Carmichael then provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing would be held on Monday, December 10, 2018 at 7:00 PM at the Matthews Town Hall. Under the Town of Matthews' rezoning schedule, the Planning Board is currently scheduled to consider this rezoning request at its meeting on Tuesday, December 25, 2018 at 7:00 PM at the Matthews Town Hall. Of course, the Planning Board meeting will be rescheduled because it will not be held on Christmas Day. Finally, the Town Board of Commissioners is currently scheduled to render a decision on this rezoning request on Monday, January 14, 2019 at 7:00 PM at the Matthews Town Hall.

John Carmichael then shared architectural renderings of the proposed office building.

In response to a question, Joe Fontana stated that the sloped roof would have shingles and the flat portions of the roof could be a metal roof. The first floor of the building would be brick, and the second and third floors would be hardi-plank.

Two of the attendees own the Renfrow-Lemmond House, which is located two lots to the north of the site on W. John Street. These attendees were wondering how the scale of this proposed office building compared to the scale of the Renfrow-Lemmond House and other structures nearby. Wayne Harris stated that the footprint of this proposed building is larger than the footprint of the Renfrow-Lemmond House.

Wayne Harris stated that in his mind, the most important consideration is what this proposed building would look like. He stated that it is generally accepted that W. John Street will be a commercial corridor. The attendees at the meeting agreed that W. John Street is a commercial corridor. However, they stated that the look of the buildings on W. John Street should be residential in character. Wayne Harris stated that he agrees that new structures on W. John Street need to be residential in character. Wayne Harris also stated that a key element is the massing of any new buildings on W. John Street. Wayne Harris stated that the goal of the architect designing this proposed building is to make it look like a residential structure. Wayne Harris stated that he thinks that the architect has done a good job of making this proposed building look like a residential building.

One of the attendees stated that the architect is attempting to make a three-story building look more like a two-story building.

In response to a question, Wayne Harris stated that there would be 22 parking spaces on this site.

An attendee asked how many people would occupy this proposed building. Joe Fontana stated that Chelsea Building Group, LLC and their other company Truguard Construction Group, occupy this office, and these companies would occupy the top two floors of this proposed new building, and the ground floor would be leased to third party tenants. Joe Fontana stated that on a typical day, eight to ten people are in their current office. Joe Fontana does not know how many people would occupy the first floor of this proposed new building.

In response to a question, Joe Fontana stated that trucks and vans would be parking in this parking lot from time to time.

An attendee stated that trucks cannot park on N. Ames Street.

An attendee asked if the entrance into the site could be relocated from N. Ames Street to W. John Street, and Wayne Harris stated that they cannot locate the driveway on W. John Street.

An attendee stated a concern about having enough parking to accommodate the proposed building, and he stated that the Applicant needs to be careful with respect to what types of tenants it would locate on the first floor of the building.

An attendee stated that Matthews Building Supply uses N. Ames Street, and N. Ames Street is very narrow. She stated that N. Ames Street should really be a one-way street.

An attendee asked what the parking requirement would be for this building under the zoning ordinance. Wayne Harris stated that one parking space per 300 square feet of gross floor area is required for office-type uses. Therefore, 26 parking spaces would be required for a 7,700 square foot building. However, in the Downtown Overlay District, you can reduce the amount of required parking by twenty-five percent if there is nearby public parking. Therefore, twenty

parking spaces are required on this site to accommodate a building containing 7,700 square feet of gross floor area, and the Applicant is providing twenty two parking spaces on this site.

An attendee stated that people who take the bus to work often park in the public parking spaces on N. Ames Street and occupy the parking spaces all day. Joe Fontana stated that he does not foresee needing to utilize the on-street parking spaces on N. Ames Street.

John Carmichael stated that the uses being proposed under this Rezoning Application are very limited. In fact, only four types of uses would be permitted on the site if this Rezoning Application is approved. John Carmichael shared those four uses with the attendees.

An attendee stated that he is concerned about adequate parking for this building. He would like to limit the use of the building to certain tenants. John Carmichael stated that he is not sure that they can exclude specific tenants, but they can and have excluded many uses from being able to locate on this site. John Carmichael reiterated that only four identified uses would be permitted on the site if this Rezoning Application is approved. This attendee reiterated his concerns regarding parking.

An attendee asked if you could limit the number of subtenants in the building. John Carmichael stated that he is not sure how that could be accomplished, but once again, they have limited the types of uses that could locate in the building.

An attendee stated his concern that the Applicant could lease the ground floor of the building to a tenant that holds seminars, and the seminars could be held in the building and there would not be adequate parking for individuals attending the seminars. Wayne Harris stated that he does not believe that a tenant that would hold seminars in its office would lease space in this building, or that the Applicant would lease space to such a user.

With respect to the four identified uses that would be allowed on the site if this Rezoning Application is approved, John Carmichael stated that they can eliminate the museum and art gallery operated on a noncommercial basis as a permitted use.

In response to a question as to why the Applicant would lease the ground floor of the building to tenants, Joe Fontana stated that there are two factors in play. First, economics, they need to generate some rent in order to pay for the site and the building. Second, the two companies, Chelsea Building Group, LLC and Truguard Construction Group, may need expansion space in the future.

In response to a question, Jeff Conger stated that Chelsea Building Group, LLC builds new single-family homes, and Truguard Construction Group makes exterior improvements, such as windows.

An attendee asked if there is any way that the Applicant could provide some sort of cross-section to compare the scale of this proposed building with other nearby buildings. John Carmichael stated that they will have an exhibit that speaks to this issue at the Public Hearing.

In response to a question, John Carmichael stated that the Applicant is not requesting any variances with respect to this proposed project. Wayne Harris then discussed the side yards that would be provided.

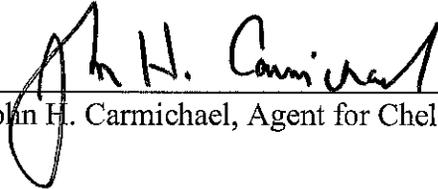
Wayne Harris stated that there would be a new sidewalk and planting strip installed along the site's frontage on N. Ames Street, and the existing planting strip and sidewalk on W. John Street would remain.

The Community Meeting was adjourned and John Carmichael thanked everyone for attending.

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

The Applicant agreed to eliminate museum and art gallery operated on a noncommercial basis as a permitted use. The Applicant will make this revision after the Public Hearing.

Respectfully submitted, this 28th day of November, 2018



John H. Carmichael, Agent for Chelsea Building Group, LLC

Exhibit A-1

Parcel No. 19325128

Matthews Help Center
PO Box 91
Matthews, NC 28106

Parcel No. 19325129

Matthews Help Center
PO Box 91
Matthews, NC 28106

Parcel No. 19325130

Jean H. Gettys
Reginald N. Gettys
308 West Charles St
Matthews, NC 28105

Parcel No. 19326408

Town of Matthews
232 Matthews Station St
Matthews, NC 28105

Parcel No. 19326106

Randall Neil Mitchell
David Lee Sproat
The Christ Our Shepherd Endowment Foundation Trust
226 W. John Street
Matthews, NC 28105

Parcel No. 22702441

Matthews Presbyterian Church, Inc.
PO Box 97
Matthews, NC 28106

Parcel No. 22702444

Matthews Presbyterian Church, Inc.
PO Box 97
Matthews, NC 28106

Parcel No. 22702508

Prairie Pizza Inc.
c/o Domino's Pizza
9107 S Tryon St #F
Charlotte, NC 28273

Parcel No. 22702509

Matthews Property Holdings LLC
11830 Bain School Road
Charlotte, NC 28227

Parcel No. 22702510

Gary L. Nicholson
Diane M. Nicholson
6435 Old Fort Road
Wilmington, NC 28411

Parcel No. 22702511

Matthews Property Holdings LLC
11830 Bain School Road
Charlotte, NC 28227

Parcel No. 22702533

ARC SBMTSNCOO1 LLC
c/o Cassidy Turley
c/o SunTrust Bank
919 East Main Street 14th Floor
Richmond, VA 23219

Parcel No. 19325126

Carolyn C. Morris
733 Plantation Estates Drive
Apt. D-318
Matthews, NC 28105

Parcel No. 19325138

Jimaana Properties
130 Library Lane
Matthews, NC 28105

Parcel No. 19325139

Matthews Help Center
PO Box 91
Matthews, NC 28106

Parcel No. 19325137

Matthews Help Center
PO Box 91
Matthews, NC 28106

Parcel No. 19325123

PCM Holdings LLC
PO Box 67
Matthews, NC 28106

Parcel No. 19325124

PCM Holdings LLC
PO Box 67
Matthews, NC 28106

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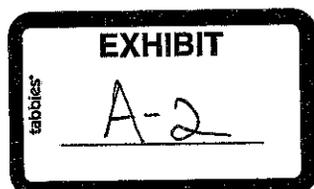
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Robinson, Bradshaw & Hinson, P.A.

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

Date Mailed: November 16, 2018





Chelsea Building Group, LLC, Applicant
Rezoning Application No. 2018-692

Community Meeting Sign-in Sheet

Offices of Chelsea Building Group, LLC
131 Matthews Station Street, Suite 2A
Matthews, NC 28105

Tuesday, November 27, 2018

6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	WYNE HARVEY	4400 STUART ANDREW BLVD	704.334-1325	wharvey@MetroESA.com
2.	Jim Johnson	201 W Charles St	704-533-6614	jim.perjee.net
3.	Joe Fontana	131 Matthews Station St	704 544 0455	JFontana@chelbg.com
4.	David Sprout	2647 Rosegate Lane	704-957-6973	DSPROAT@CAROLINERR.COM
5.	Rana Lisa Whalley	733 Plantation Est Dr B411	704-606-4488	ranalisa@gmail.com
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