

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – **Rezoning Application No. 2019-702** filed by BAPS Charlotte, LLC to request the rezoning of an approximately 16.31 acre site located at the corner of Mt. Harmony Church Road and Independence Commerce Drive (Tax Parcel No. 215-094-02) and at 2050 Independence Commerce Drive (Tax Parcel No. 215-094-06)

Date and Time of Meeting: Tuesday, August 13, 2019 at 6:30 p.m.

Place of Meeting: Country Inn & Suites by Radisson
2001 Mt. Harmony Church Road
Matthews, NC 28104

We are assisting BAPS Charlotte, LLC (the “Applicant”) in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 16.31 acre site located at the corner of Mt. Harmony Church Road and Independence Commerce Drive (Tax Parcel No. 215-094-02) and at 2050 Independence Commerce Drive (Tax Parcel No. 215-094-06). The site currently is zoned B-D (CD), B-H (CD) and I-1 (CD), and the Applicant is requesting that the site be rezoned to the R/I (CD) zoning district to accommodate a church and place of worship on the site, along with incidental and accessory uses relating thereto.

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 and Union 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 Application on Tuesday, August 13, 2019 at 6:30 p.m. at the Country Inn & Suites located at 2001 Mt. Harmony Church Road 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: August 2, 2019

COMMUNITY MEETING REPORT
Applicant: BAPS Charlotte, LLC
Rezoning Application No. 2019-702

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 WITH DATE AND EXPLANATION OF HOW 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 the attached Exhibit A by depositing such notice in the U.S. mail on August 2, 2019. A copy of the written notice is attached as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, August 13, 2019 at 6:30 PM at the Country Inn & Suites by Radisson, 2001 Mt. Harmony Church Road, Matthews, North Carolina.

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 sheets attached as Exhibit C. The Applicant's representatives at the Community Meeting were Nik Patel of BAPS Charlotte, LLC; Jordan Noblin and Collin Brock of Bloc Design; Chris Scorsone and Swikar Ghadia of Cluck Design, and John Carmichael and Ty Shaffer of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached as Exhibit D.

Ty Shaffer welcomed everyone to the meeting. After introductions, he provided the schedule of events relating to this rezoning application (all meetings held at Matthews Town Hall):

- Public Hearing: Monday, September 9, 2019 at 7:00 PM
- Planning Board: Tuesday, September 24, 2019 at 7:00 PM
- Town Commissioners' Decision: Monday, October 14, 2019 at 7:00 PM

Mr. Shaffer then gave an overview of the rezoning site and its location—two currently undeveloped parcels totaling a little over 16 acres, located between Stevens Mill Road and Mt. Harmony Church Road, along Independence Commerce Drive to its east. The existing zoning for the site is a mixture of: (1) B-D (CD), which calls for distributive business uses, such as warehouses or wholesalers; (2) B-H (CD), the Highway Business District, which calls for higher

volume uses with frequent customer traffic; and (3) L-1 (CD), which is a light industrial zoning district. He explained that the Applicant is requesting that the site be rezoned to the R/I (CD) zoning district, and that the only use permitted on the site would be a church, along with accessory uses related to the church use.

Nik Patel introduced BAPS and gave some background on the organization. BAPS is a volunteer-based Hindu religious and social non-profit organization, and their current temple (mandir) is located on Margaret Wallace Road. BAPS is growing and looking to develop a larger site, but wants to stay in Matthews. The global BAPS organization has over 1100 mandirs worldwide. In Matthews, services are held on Sundays and staggered between 1:00 PM and 4:00 PM. As a result, there is little significant traffic impact. In addition to providing a place for worship, the organization attempts to enhance the religious and cultural experiences of its attendees, in particular young people and children.

Jordan Noblin gave an overview of the rezoning plan. He explained that the site is designed to bring people into the site from Independence Commerce Drive, onto the linear drive/parkway that guides visitors to the temple. There is a secondary access point to and from the site off of Stevens Mill Road. He noted that this currently is a heavily wooded site, and that the Applicant is proposing 2.5 acres of undisturbed tree save, as well as buffer vegetation and parking lot trees. Chris Scorsone echoed Mr. Noblin's comments about the extent to which the staggered worship services on Sundays, without definite and rigid starting and stopping times, will minimize traffic impact.

The meeting then opened for questions and comments.

- A neighbor who lives across the street from the site asked why a traffic study waiver had been requested. Collin Brock explained that the Town regulations require that a certain traffic threshold be met to require a traffic study, and that this site does not meet the requirements. He noted that the nearby townhome development, however, had triggered a TIA and that one was completed.
- In response to a question, Mr. Noblin said that the site plan shows 390 parking spaces.
- A neighbor asked for clarification on the entrances to the site, and how the Applicant can be sure that visitors are not using the secondary access point off of Stevens Mill Road. Mr. Noblin confirmed that the main entrance would be from Independence Commerce Drive. Mr. Shaffer showed a rendering of the facility, and pointed out how the access point from Independence Commerce Drive leads visitors directly to the temple. Mr. Patel added that BAPS would be gating the Stevens Mill Road access point, limiting uses to Sundays and also for trash pickup and deliveries to the site. Swikar Ghadia added that the secondary access point would be used to access the loading docks and noted their location on the site.
- Mr. Patel and Mr. Ghadia again addressed question about the proposed gating of the secondary access, and explained that it would be opened on Sundays for services and also for deliveries and trash service. In response to a concern about the noise associated with

trash pickup, the Applicant agreed to include a note on the site plan limiting trash pickup to between 7AM and 7PM.

- A neighbor noted that it would be in the Applicant's interest to keep the secondary access gated, in order to avoid turnarounds, as well as trespassers onto the site. The same neighbor noted that traffic on Stevens Mill Road can be heavy and that drivers often exceed the speed limit.
- A neighbor expressed an interest in seeing more information about the streetscape and landscaping, and a desire that it be consistent with improvements in the area. Mr. Noblin explained that there will be a sidewalk and planting strip, with street trees, along the site's frontage on Stevens Mill Road, Mt. Harmony Church Road, and Independence Commerce Drive. He also noted that the parking lots will be screened with vegetation.
- In response to a question about signage, Mr. Ghadia confirmed that signage would be located at the main entrance.
- A neighbor explained that he would be contacting the Planning Department to request that all construction traffic enter and exit the site directly from Mt. Harmony Church Road, and not from Independence Commerce Drive. His concern is that construction traffic will damage Independence Commerce Drive. He also noted that Independence Commerce Drive has a fair amount of truck traffic, as well as employee traffic and service call/vehicle traffic from the adjoining businesses. All of that would be disrupted by construction traffic and parking on Independence Commerce Drive.
- In response to a question, Mr. Ghadia said the Applicant is targeting the end of 2021 or early 2022 for the completion of Phase 1 of the project.
- An attendee asked what the proposed building would look like, and the Applicant showed a rendering of the building. Mr. Scorsone recommended that attendees look for images of the BAPS temple located in Atlanta for an idea of what this building will look like.
- A neighbor asked about the schedule of services on Sundays. Mr. Patel explained that the service are volunteer based, and that arrivals for set-up and preparation begin between 11:00 AM and noon. Unlike the services at surrounding Christian churches, there is no set start/stop times for services that concentrate the influx of traffic. Instead, staggered worship services begin from 1:00 PM until 4:00 PM and visitors generally leave between 6:00 PM and 8:00 PM. There are no weekday services, but they generally have between 10 and 12 visitors throughout the average week day for prayer and worship.
- In response to a question about noise, Mr. Scorsone noted that he has attended a service at BAPS' current facility, and found it to be quieter than the Southern Baptist churches he attended growing up. Mr. Ghadia noted that the site has been designed to keep the building and the temple away from residential neighbors.

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

As a result of comments received at the community meeting, the Applicant has agreed to include on the rezoning plan a note restricting access to the site for trash pick up to the hours of 7:00 AM and 7:00 PM.

Respectfully submitted, this 21st day of August, 2019.



Ty Shaffer, Robinson Bradshaw & Hinson, P.A.
Agent for Applicant

cc: Jay Camp, Matthews Planning Department (via e-mail)

Exhibit A

200' adjacent land owner listing

Mecklenburg County

Parcel No. 21509403

Edwin Morris O'Tuel
2416 Stevens Mill Road
Matthews, NC 28104

Parcel No. 21509410

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509411

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509405

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 21509217

Four Whell Investors LLC
6811 Honors Court
Charlotte, NC 28210

Parcel No. 21509221

Sunshine Hotels & Investments LLC
2001 Mount Harmony Church Road
Matthews, NC 28105

Parcel No. 21509211

Grady Reid Hill
Walter Dean Hill
2403 Medlin Road
Monroe, NC 28112

Parcel No. 21509207

W T & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

Parcel No. 21509401

W T & Annie W. Hill Family Limited Partnership
2403 Medlin Road
Monroe, NC 28112

Parcel No. 21512107

Team Church
2301 Stevens Mill Road
Matthews, NC 28104

Parcel No. 21512152

Dept of Transportation
206 Charter Street
Albemarle, NC 28001

Parcel No. 21512108

Kenneth P. Hoover
Gina S. Hoover
2417 Stevens Mill Road
Matthews, NC 28105

Parcel No. 21512112

Angelia Michelle Hartis
Thomas Keith Hartis
2501 Stevens Mill Road
Matthews, NC 28104

Parcel No. 21512109

2533 Stevens Mill Road LLC
2100 Crescent Ave, Suite 200
Charlotte, NC 28207

Parcel No. 21509404

Michael D. Hartis
Teresa S. Hartis
2524 Stevens Mill Road
Matthews, NC 28105

2019-702
8/21/2019

Parcel No. 21509412

Weeks Realty of Carolinas LLC
7018 Camrose Crossing Lane
Matthews, NC 28104

Parcel No. 21509413

Weeks Realty of Carolinas LLC
7018 Camrose Crossing Lane
Matthews, NC 28104

Parcel No. 21509414

Plantation Carolina LLLP
2442 Bain Farm Road
Charlotte, NC 28227-4530

Parcel No. 21509415

Plantation Carolina LLLP
2442 Bain Farm Road
Charlotte, NC 28227-4530

Parcel No. 21509416

MSH Investments LLC
8218 Glamorgan Lane
Matthews, NC 28104

Parcel No. 21509417

MSH Investments LLC
8218 Glamorgan Lane
Matthews, NC 28104

Parcel No. 21509418

ESSA Properties LLC
c/o Denise Jackson &
Martin Schepers
17 Remington Road
Ormond Beach, FL 32174

Parcel No. 21509419

H&J Properties of Union County LLC
1129 Flowe Drive
Matthews, NC 28104

Parcel No. 21509420

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509421

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509422

Plantation South Construction Co
c/o Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 21509423

HMS Consulting and Technologies LLC
2020 Independence Commerce Drive, Suite E & F
Matthews, NC 28105

Parcel No. 21509424

HMS Consulting and Technologies LLC
2020 Independence Commerce Drive, Suite E & F
Matthews, NC 28105

Parcel No. 21509425

HMS Consulting and Technologies LLC
PO Box 2749
Matthews, NC 28106

Union County

Parcel No. 07102033 80

McGee Corporation
PO Box 1375
Matthews, NC 28106

Parcel No. 07102033B

RM Matthews LLC
2722 Chamber Drive
Monroe, NC 28110

Parcel No. 07102033E

Plantation Carolina LLLP
2442 Bain Farm Road
Mint Hill, NC 28227

Parcel No. 07102033C80

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 07102033C90

PTM Holdings 2 LLC
1070 Shoreline Drive
Stanley, NC 28164

Parcel No. 07099011

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07099011A

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07102033 90

McGee Corporation
PO Box 1375
Matthews, NC 28106

Parcel No. 07099010B

Johnny Lewis Starnes
2801 Stevens Mill Road
Matthews, NC 28104

Parcel No. 07099011D01

Charles Roger Martin
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07099011D02

Roger C. Hendrix
Karen M. Hendrix
8835 Ira Flowe Road
Charlotte, NC 28227

Parcel No. 07099011D03

Roger C. Hendrix
Karen M. Hendrix
8835 Ira Flowe Road
Charlotte, NC 28227

Parcel No. 07099011D04

Gail K. Hamilton
2040 Independence Commerce Drive Suite C
Matthews, NC 28105

Parcel No. 07099011D05

Viscount Holdings LLC
PO Box 1439
Matthews, NC 28106

Parcel No. 07099011D06

Viscount Holdings LLC
PO Box 1439
Matthews, NC 28106

Parcel No. 07099011C01

Plantation Carolina, L.L.L.P.
2442 Bain Farm Road
Charlotte, NC 28227

Parcel No. 07099011B

Plantation Carolina, L.L.L.P.
2442 Bain Farm Road
Mint Hill, NC 28227

Exhibit B

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

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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: August 2, 2019

Exhibit C

Community Meeting Sign-in-Sheet

BAPS Charlotte, LLC (Applicant) – Rezoning Application No. 2019-702

Country Inn & Suites by Radisson, 2001 Mt. Harmony Church Road, Matthews, NC 28104

Tuesday, August 13, 2019 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Bill Ingren	6811 Honors Ct	704-904-7387	Bingram121@outlook.com
2.	Roger Martin	2442 Baw Fern	704-428-9739	MARTIN - ROGER BAPS @ATT-LET
3.	Robby Gerhardt	1222 Lannen Dr	704-363-5977	robby@stlukeslake.com
4.	Christina VanderHorst	2001 Mount Harmony Ch Rd	704-846-8000	ChristinaCountryInnMatthewsnc@gmail.com
5.	Ken + Gina Hoover	2417 Stevens Mill Rd	704-579-2422	gynhoover@hotmail.com
6.				
7.				
8.				
9.				
10.				

Exhibit D

Rezoning Application No. 2019-702

BAPS Charlotte, LLC, Applicant

Community Meeting

August 13, 2019

Rezoning Team

- BAPS
- Bloc Design
- Cluck Design
- Robinson Bradshaw & Hinson

Agenda

- I. Rezoning Schedule
- II. Overview of the Site and Existing Zoning
- III. About BAPS
- IV. Review and Discussion of the Rezoning Request,
Proposed Uses, and Site Plan
- V. Question, Answer and Comment Session

Rezoning Schedule

(all meetings at Matthews Town Hall)

- Public Hearing: Monday, Sept. 9 at 7:00 PM
- Planning Board: Tuesday, Sept. 24 at 7:00 PM
- Commissioners' Vote: Monday, Oct. 14 at 7:00 PM

Rezoning Site



Rezoning Site



Current Zoning of the Site

Site currently is zoned for nonresidential uses:

- B-D (CD)
- B-H (CD)
- I-1 (CD)

Rezoning Request

BAPS is requesting that both parcels be rezoned to the R/I (CD) zoning district.

The only use permitted on the Site would be a church and place of worship, along with incidental and accessory uses (e.g. a cafeteria, classrooms, recreation facilities and fellowship/assembly hall areas).

This is a conditional rezoning request, meaning that the development and use of the Site will be governed by the approved Rezoning Plan.



About BAPS

BAPS Shri Swaminarayan Mandir



BAPS is a non-profit volunteer driven socio-religious organization with over 1100 temples and religious facility globally of various magnitudes. As a socio-religious organization, BAPS engages in broad array of social and religious activities.

For more information, please visit www.BAPS.org or www.baps.org/Global-Network/North-America/Charlotte.aspx. Our current temple is located on 4100 Margaret Wallace Rd, Matthews, NC 28105 and we are looking to develop a temple at 2050 Independence Commerce Dr, Matthews, NC 28105.

The proposed project will be in 2 phases. Phase One to be approximately 58,000 sf and Phase Two to be approximately 14,000 sf.

BAPS?

WHO WE ARE

- Bochasanwasi Shri Akshar Purushottam Swaminarayan Sanstha (BAPS) is a socio-spiritual Hindu organization with its roots in the Vedas. It was revealed by Bhagwan Swaminarayan (1781-1830) in the late **18th century and established in 1907** by Shastriji Maharaj (1865-1951). Founded on the pillars of practical spirituality, the BAPS reaches out far and wide to address the spiritual, moral and social challenges and issues we face in our world. Its strength lies in the purity of its nature and purpose. BAPS strives to care for the world by caring for societies, families and individuals. Its universal work through a **worldwide network of over 3,850 centers** has received many national and international awards and affiliation with the United Nations. **Today, a million or more Swaminarayan followers** begin their day with puja and meditation, lead upright, honest lives and donate regular hours in serving others. No Alcohol, No Addictions, No Adultery, No Meat, No Impurity of body and mind are their five lifetime vows. Such pure morality and spirituality forms the foundation of the humanitarian services performed by BAPS.

<https://www.baps.org/>

<https://www.baps.org/CHARLOTTE>

What is Mandir?

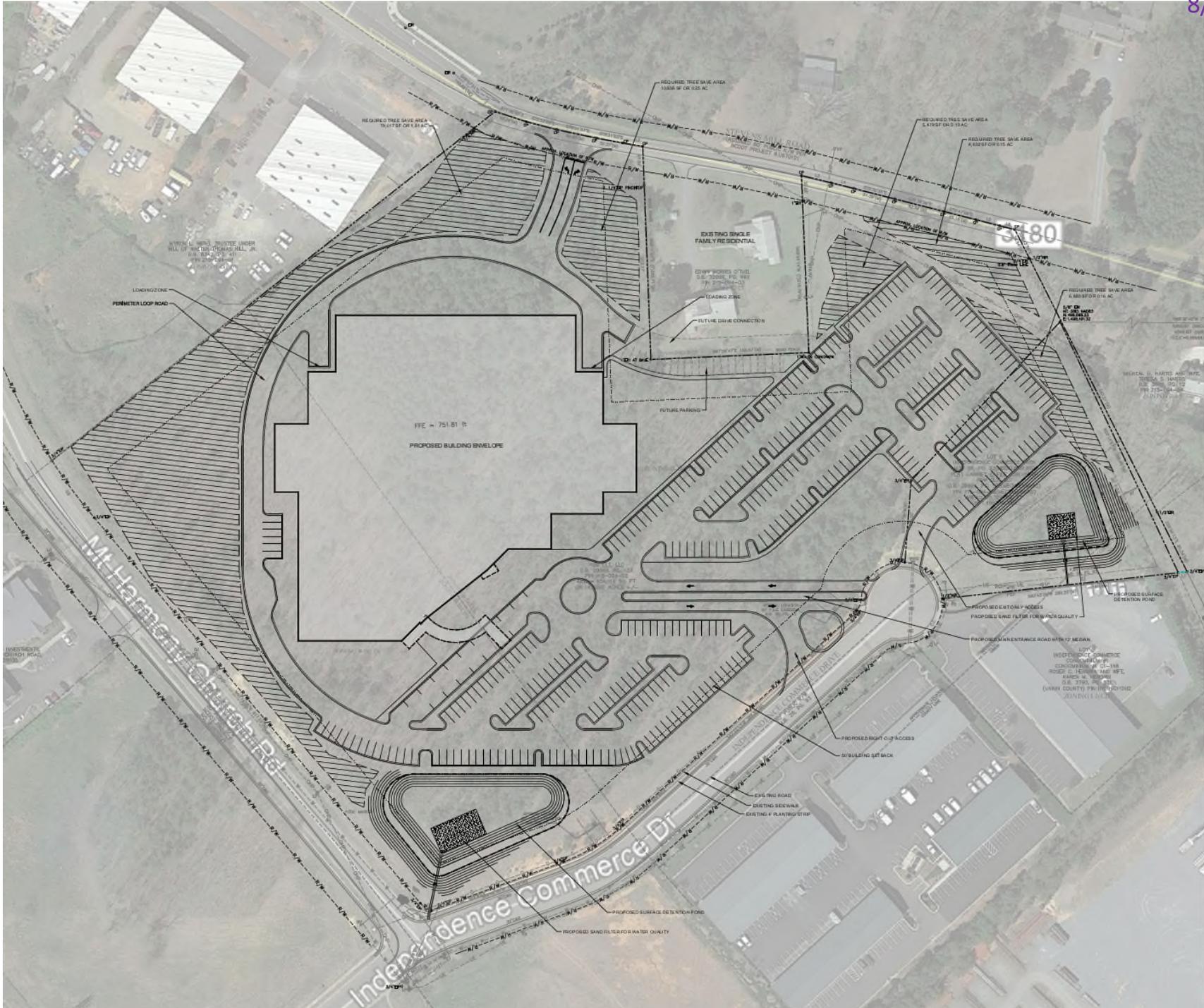
- **A Mandir is a sacred Hindu place of worship.** It represents the earthly home of Bhagwan, where one can visit to quiet the mind and experience spirituality. Visitors and devotees come to mandir to offer prayers before the murtis, or sacred images, as well as to attend cultural classes and religious services known as sabhas. BAPS Swaminarayan mandirs serve to both foster and further personal and collective worship.
-

What We Do

- **Humanitarian Services** – The BAPS Swaminarayan Sanstha and its sister organization, BAPS Charities, work together to help those in need. Our humanitarian efforts reach people from all over the world and from all walks of life.
- **Developing Individuals** - BAPS believes in developing individuals in every aspect of their lives: academics, career, personal skill sets and talents, cultural curiosity and affinity, volunteer service, and, most importantly, spirituality.
- **Mandirs** – The BAPS Swaminarayan Sanstha has built more than 1100 mandirs around the globe to enhance the personal growth of millions of individuals. Mandirs provide an environment where the mind becomes still and focuses on progressing in more ways than one.
- **Sadhus and Volunteers** – The backbone of the BAPS Swaminarayan Sanstha's spiritual and humanitarian activities is its dedicated force of volunteers and sadhus. These volunteers and sadhus form a diverse group of professionals and skilled workers that come from different geographical, academic, and social backgrounds, resulting in an effective mosaic of leaders and workers.
- **Living Spiritually** - The objective behind all of BAPS' activities is to become closer to God, one step at a time. The benefits of taking such steps are readily apparent upon further examination: mental stability, peace of mind, reduction of stress, and, most importantly, lasting happiness.



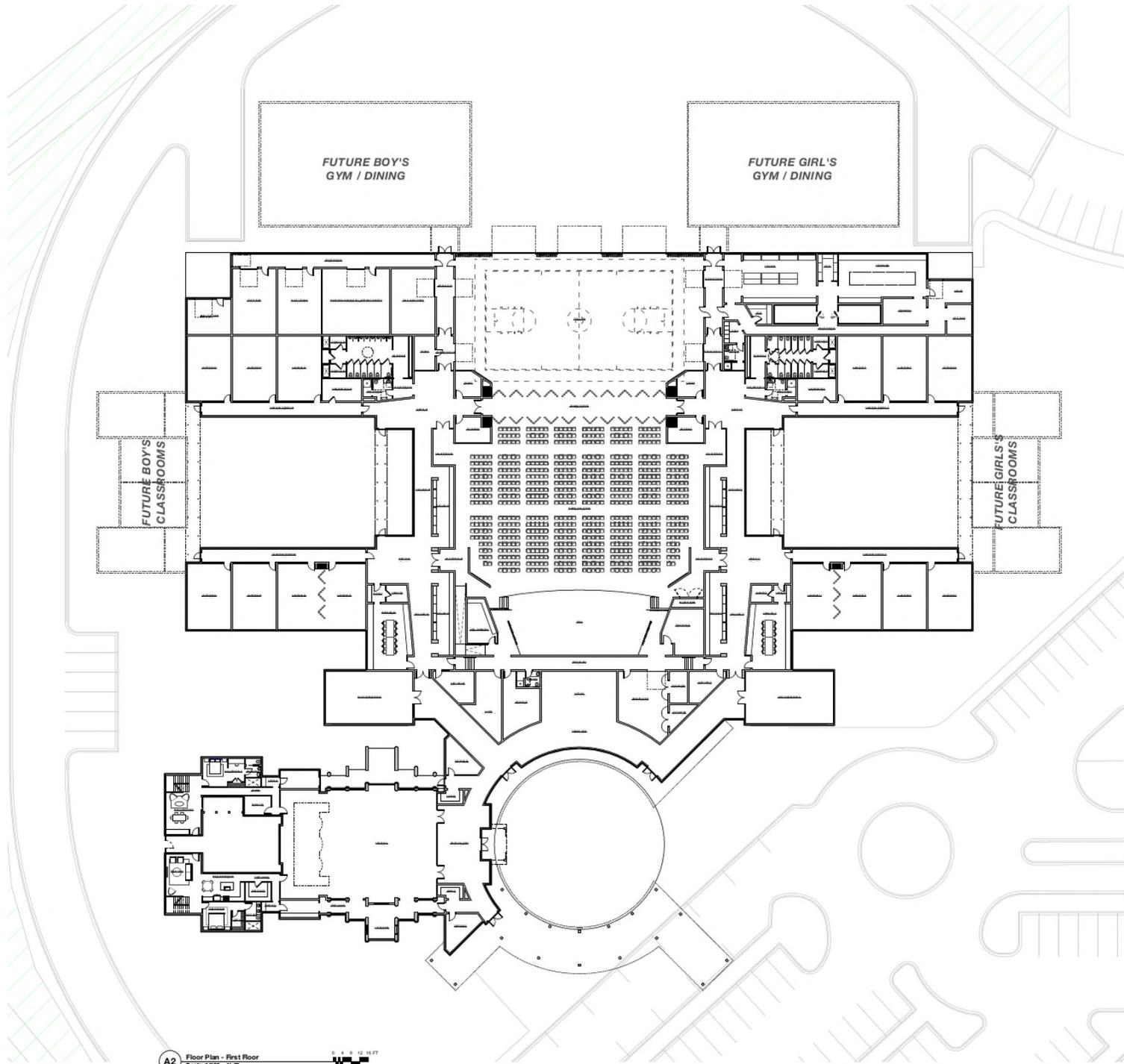
Rezoning/Site Plan



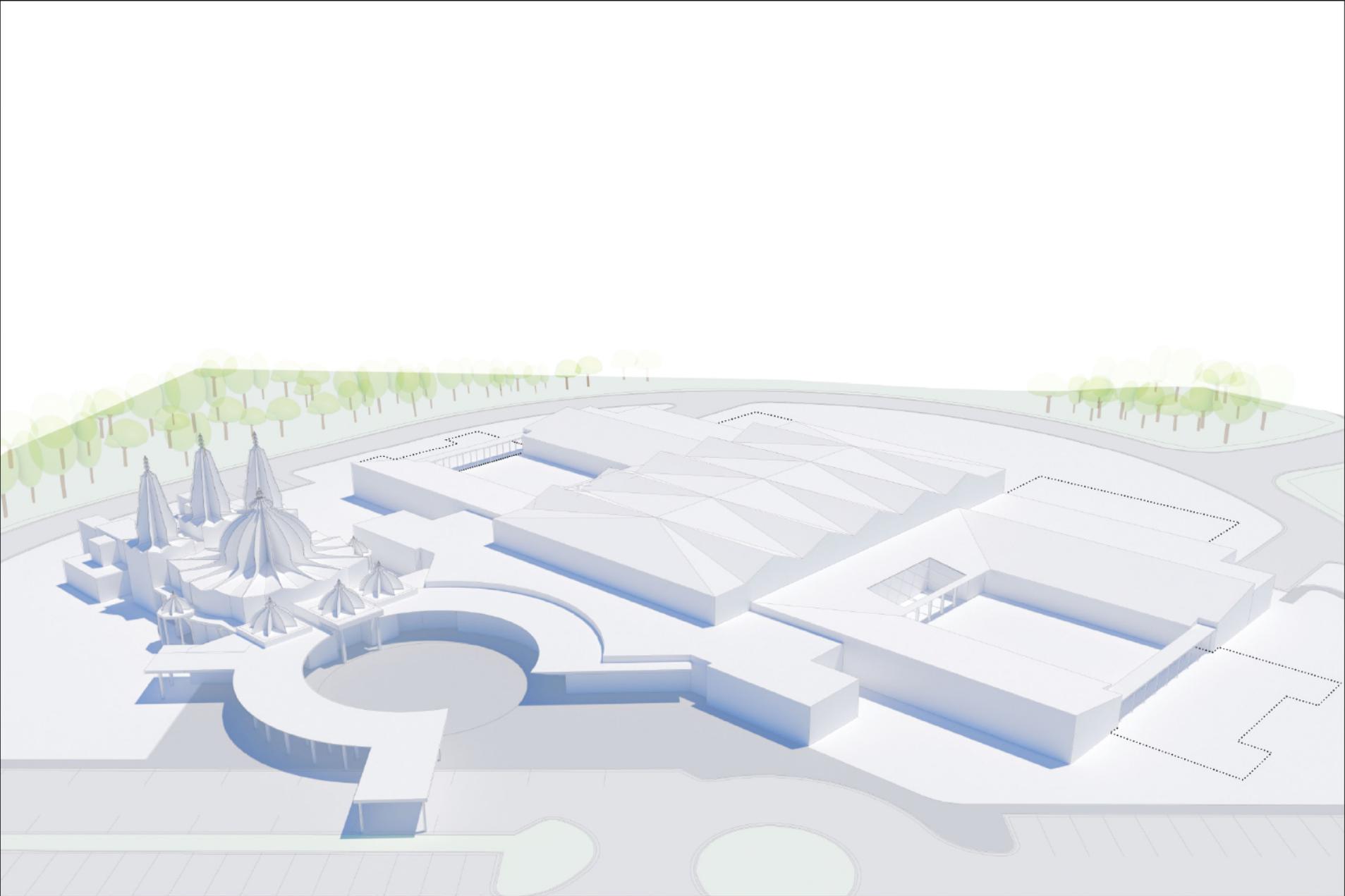


Conceptual Rendering

(25% Design)



A2 Floor Plan - First Floor
Scale: 1/16" = 1'-0"
N
1" = 10'-0" FT



Questions and Comments