



**MINUTES from COMMUNITY MEETING
FOR REZONING PETITION 2013-051**

TIME: MAY 16, 2013 @ 6:30 PM

PLACE: PROVIDENCE PREPARATORY SCHOOL, 3031 PROVIDENCE ROAD, CHARLOTTE, NC.

The meeting was called to order at 6:40 PM by Sandy Weathersbee on behalf of the petitioner. The Petitioner was represented Sandy Weathersbee, Betsy Weathersbee and Dawn Peebles.

On May 1, 2013, the Petitioner mailed out approximately 70 invitations from a list provided by the Charlotte Planning Commission. Five nearby neighbors were in attendance and were asked to sign the Sign-In sheet. Sandy Weathersbee gave a brief overview of the plans and the project, even though all invitees had already been provided copies of (or access to) the architectural perspective for the project.

Craig Wheeler, a nearby neighbor at 621 Westbury Road, expressed concerns about traffic. (Mr. Wheeler lives about 200 feet from the proposed development.) Weathersbee commented that his recent personally-conducted traffic study indicated that approximately 20 vehicles use Westbury Road between 7:00 AM - 9:30 AM to bring children to Providence Prep, and approximately 20 vehicles use Westbury Road between 4:00 PM - 6:15 PM to pick up children from Providence Prep. Weathersbee commented that he assumes the proposed Phase 2 of Providence Prep with a slightly lower enrollment will have less trip generation on Westbury Road. Wheeler still had some concerns that the additional on Westbury Road would impact child safety. To help mitigate Wheeler's concerns, Weathersbee replied that he would be adding a sidewalk on the north side of Westbury Road all the way to Crosby Road and that he has offered to build another speed hump in Westbury Road and add the necessary signage to create an ALL-way Stop at Westbury Road and Crosby Road, all at the Petitioner's expense, as long as the neighbors would get the required approval from CDOT and the other affected neighbors to install the speed hump and the all-way Stop signage. No others present expressed concerns about traffic.

Tree preservation was discussed in general. Weathersbee identified the areas where trees would be protected and saved and where trees would have to be removed. Tree preservation did not appear to be an issue for those present.

The proposed Abandonment of the Bermuda Road was discussed briefly. Christina Murphy, a unit owner and resident at Tropicana Condominium, had several questions as to the value of Bermuda Road for future access to the contiguous property owned by the unit owners of Tropicana Condominium. Weathersbee explained that the ability to use Bermuda Road for vehicular access to Tropicana's property would be disproportionate to its value and would likely be opposed by nearby Westbury Road neighbors and possibly the CDOT. Murphy wanted to know why the Petitioner needed land in the right of way of Bermuda Road which was explained in detail by Weathersbee.

When questioned, current enrollment was discussed by Dawn Peebles. She mentioned the existing Providence Prep opened on September 4, 2013, enrolling 55 preschoolers that week and achieved full preschool enrollment of 152 children with a two-year wait list by April 1, 2013.

The meeting was over about 7:10 PM.

Respectfully submitted: Providence Preparatory School, LLC, ("Petitioner")
By: Andrew H. Weathersbee ("Sandy")
May 17, 2011

