

PROVIDENCE CHILDREN'S ACADEMY



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INFORMATION REGARDING REZONING APPLICATION for 2.27 acres on the northeast side of Providence Road at 3019 Providence Road & part of 3035 Providence Road from R-3 to INST(CD)

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EXECUTIVE SUMMARY

Description of Proposed Preparatory Preschool

In southeast Charlotte, there are few preschools offering high-quality licensed early childhood education and operating in contemporary state-of-the-art facilities. Most preschools in the vicinity of the subject property are limited to the 4-hour "half-day" or "mother's morning out" programs operated by the neighboring churches and are not regulated by North Carolina Department of Health & Human Services, Division of Child Development (DHHS). The programs offered by the churches have great reputations and are well run, but all are at full capacity with lengthy waiting lists. Additionally, there are relatively few licensed full-day preschools available within a 5-mile radius of our property, and those full-day programs have long waiting lists.

"Providence Children's Academy" *as it will be called* will be a preparatory preschool that will operate year-round and be designed to enroll approximately 170 children ranging in age from infants to Pre-Kindergarten. In addition, the plans include a certified kindergarten and a licensed afterschool program for approximately 50 children from kindergarten to age 12, and classrooms that can also be used for educating and training teachers.

The Providence Children's Academy will be designed to meet the licensing standards of a 5-star rating under regulations enforced by the DHHS.

The initial operating principals of Providence Children's Academy will be Dawn Peebles and Andrew H. Weathersbee. Resumes of the principals are attached.

Rezoning

Since Providence Children's Academy intends to operate for more than four hours per day as a school for preschool-age children, it must be licensed by DHHS. Unlike schools for school-age children which can operate in a single-family zoning district, this licensing requirement makes Providence Children's Academy's fall under the definition of "large childcare center" in the Charlotte Zoning Ordinance (Section 2.201 on Page 2-37 in Chapter 2). At a presubmittal meeting with the staff of the Charlotte Planning Department on November 17, 2010, they suggested that the most likely rezoning classification was INST(CD) [Institutional-conditional district] but required/suggested several revisions to our Site Plan. We made those Site Plan revisions and met with the staff again on January 28, 2010, at which time those staff members present voiced support for the revised Site Plan and our rezoning to INST(CD). If you have questions for a staff member of the Charlotte Planning Department, please contact Sonja Sanders at 704-336-8327 or email her at ssanders@ci.charlotte.nc.us.

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Traffic Impact

Our plans do not require access to our property from the platted but un-built "Bermuda Road" which borders the northeast side of our property and runs parallel with Providence Road. Nor do we want Providence Children's Academy to add traffic to Westbury Road. The Charlotte Department of Transportation and the North Carolina Department of Transportation concurred that access from Bermuda Road would not be required if we added a deceleration lane on Providence Road in front of our property and built a "bulb-out" feature at the Westbury Road intersection to permit wide and safe U-turns.

With a maximum of 400-450 trips per day, this level of trip generation will have no significant impact of Providence Road or the surrounding neighborhood. Providence Children's Academy will open no sooner than 6:30 AM and close no later than 6:30 PM each day. Because of these operating hours, Providence Children's Academy will not have intensive drop-offs or pick-ups in the mornings or evenings. In other words, no peak traffic issues will occur.

Playground

The playground has been strategically located so it is concealed from view from Westbury Road. Children's playground activities do not generate a detectable increase in noise. For safety and as an additional buffer, a solid wall with a combination of brick and metal fencing, will be built around the periphery of the playground.

Architectural Design

Every effort has been made to design a building that will be considered an asset to the community. The design presented in this informational brochure might be amended when we move into the final design phase. At this point we don't anticipate the building getting any larger and it won't be any taller. However, the area of the second floor might be slightly reduced.

Tree Preservation

The city ordinance discourages, and in some cases prevents, us from removing mature trees from the front setbacks. Regardless, we will use our best efforts to reduce the number of mature trees that will need to be removed from our property.

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Abandon Bermuda Road

Our plans do not require the use of Bermuda Road for access to our property (as mentioned above Bermuda Road is platted but un-built and un-open). We propose to abandon the platted but un-built segment of Bermuda Road that is contiguous to our property. However, this cannot be accomplished without the support and participation of all of the unit owners of The Tropicana Condominium on Crosby Road. If we, with The Tropicana Condominium unit owners, are successful in abandoning this section of Bermuda Road, half of the portion of Bermuda Road that is abandoned would become part of our property and would be rezoned to INST(CD) as part of our Rezoning Application. The other half will revert to unit owners at The Tropicana Condominium.

Residual Property

Our contract with Pearson Properties-Cainhoy 1, LLC, (a) includes only our right to purchase of the 2.27 acres farthest from Westbury Road, and (b) does not give us the option to purchase of the remaining 2.00 acres closest to Westbury Road, most of which included the vacant house that was demolished in January 2011 (the "Residual Property"). Accordingly, our Rezoning Application does not include the Residual Property.

Employees

Initially Providence Children's Academy is expected to have a full-time staff of 25-30 employees. Providence Children's Academy will require all teachers to have North Carolina Early Childhood credentials and be certified by the North Carolina Institute for Early Childhood Development. Lead Teachers will have either Associate or Bachelor degrees in Early Childhood Development. All teachers will receive formal training in CPR, First Aid, Playground Safety, Curriculum Implementation, Health/Safety, and Nutrition.

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RESUME of DAWN PEEBLES

September 2010 - Present

INTERIM EXECUTIVE DIRECTOR

Double Oaks Child Development Center, Charlotte, North Carolina

- Contracted to open and operate a full-day licensed program.
- Responsible for working with architect and contractor to receive Certificate of Occupancy and license from NC Division of Child Development.
- Assisted board of directors in fundraising for educational materials and playground equipment.
- Hire all staff including administrators, kitchen staff, and qualified degreed teachers.
- Responsible for marketing the center to the surrounding community.
- Will train staff on licensing, sanitation, and rating scales requirements in order to attain a 5-star license at the end of the 6-month temporary period.
- Will transition the program to the permanent administrators and remain as a consultant/trainer to maintain the highest educational status and retain the 5-star license.

January 2010 - August 2010

INTERIM EXECUTIVE DIRECTOR

Myers Park Presbyterian Church's Full-Day Weekday School, Charlotte, North Carolina

- Contract to open and operate a full-day licensed program and attain a 5-star license.
- Hired all degreed lead teachers in order to attain highest educational requirement.
- Enrolled the center to capacity and established a 2-year wait list.
- Achieved a 15 of 15 point rating (5-star license) by the end of the temporary.
- Transitioned the program to the permanent Executive Director and continued to work as a consultant for the full-day and half -day programs.

December 2000 - November 2009

REGIONAL DIRECTOR (NORTH CAROLINA)

Gateway Academy Child Development Centers, Charlotte, NC

- Managed the development of nine 200-capacity centers from construction to opening.
- Worked with contractors to obtain permits and certificates of occupancy for each location.
- Communicated with licensing and other agencies to maintain superior compliance history and sanitation ratings at all locations.
- Led training and orientation for each school opening.
- Earned 4-star ratings for all nine centers.
- Oversaw marketing and enrollment programs.
- Supervised 16 multi-site managers with a teaching staff of 280.
- Traveled and supported each center on a biweekly basis.
- Responsible for recruitment and human resources for all centers, including hiring and terminations

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November 1996 - December 2000

DIRECTOR

Children's Academy at Carmel (formerly Carmel Children's Center), Charlotte, NC

- Responsible for the financial, program, and staff management of a 200+ capacity facility.
- Implemented a developmentally-appropriate curriculum for children ages six weeks to twelve years.
- Managed and retained over 40 employees by providing a nurturing a positive work environment.
- Maintained relationships with parents by addressing their concerns.

Major Accomplishments:

- Managed the transition from a private to a corporate-owned center including oversight of renovations to comply with ADA requirements.
- Achieved Level III administrator status in conjunction with NC Star-rated licensing regulations

March 1995 - November 1996

INFANT LEAD TEACHER

Carmel Children's Center, Charlotte, NC

- Provided safe, stimulating, and nurturing environment for children ages six weeks to six months.
- Maintained record of infant's daily experience noting developmental milestones as part of parent communications.

EDUCATION

May 1991 B.S., EARLY CHILDHOOD DEVELOPMENT
Radford University, Radford, Virginia

CERTIFICATIONS

ITS-SIDS (Infant/Toddler Safe Sleep & SIDS risk reductions) Trainer.
Rating Scales Trainer.
Child Care Health Advocate and Literacy Trainer for Smart Start.

PROFESSIONAL ORGANIZATIONS

NATIONAL ASSOCIATION FOR THE EDUCATION OF YOUNG CHILDREN, Member
NORTH CAROLINA ASSOCIATION FOR THE EDUCATION OF YOUNG CHILDREN, Member

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RESUME

of

ANDREW H. WEATHERSBEE

BUSINESS:

Began my business career in June 1974 with North Carolina National Bank in Charlotte, NC in the Real Estate Management section of the Trust Department. After back-to-back corporate real estate positions with Harris-Teeter Supermarkets and Holly Farms Fried Chicken Restaurants from 1976 through 1981, worked for Paragon Group, a national real estate development company with a regional office in Charlotte, NC. During employ with Paragon Group, held positions of Director of Retail Development, Vice-President and Operating Partner for Multi-Family Residential Development and lastly Vice-President and Operating Partner for Retail Development. Left Paragon Group in 1987 to partner with Van Weatherspoon/The Weatherspoon Group, Inc., until 2007, then formed Urbane Properties, LLC, a full-service development company specializing in the development, leasing and management of multi-tenant and single-tenant retail properties. Since 1982, have developed more than 1,000,000 square feet of commercial space, multi-family rental communities and a high-end custom luxury condominium.

In 2007, I joined the board of an established non-profit preschool now known as Double Oaks Child Development Center, a 60-year ministry of Myers Park Presbyterian Church where I am a member. From my involvement with Double Oaks Child Development Center and the people I met along the way, I began to see the extreme need for high-quality early childhood preschool education in our city and in particular in southeast Charlotte.

FAMILY:

Born in 1952 in Wilmington, NC. Graduated from the University of North Carolina at Chapel Hill in 1974 with a BA degree in Psychology. Married to Elizabeth McPhail Weathersbee ("Betsy"). Proud father of three adult children.

VOLUNTEER EFFORTS:

- Family Support Services, 1980.
- Platelet donor, American Red Cross, Charlotte, NC, since 1983.
- Junior Achievement, program teacher, 1998 - 2003.
- RAIN Team Member (Regional Aids Interfaith Network), 2002 - 2007.
- Residential Support & Services (RSS), Fund Raising committee, 2008.
- Double Oaks Child Development, Board Member, 2007 to present.
- Myers Park Homeowners Association, Board Member, 2008 - August 2010.