

Date: February 21, 2017

Re: Matthews Events Campus Rezoning Neighborhood Meeting  
Petition #2014-616

Dear Neighbor,

Four Lakes, LLC, invites you to attend a Neighborhood Meeting to review and discuss current plans for the proposed Matthews Events Campus project in the Town of Matthews. The project is a proposed special events center at 1201 Four Lakes Drive in Matthews. The Rezoning Petition is to request a change in zoning for the +/-5.47 acre site from the current B-D(CD) & R-15 districts to B-1(CD) Special Highway Overlay to allow the development of the proposed project.

The meeting will be held at the office located on the site at 1201 Four Lakes Drive, Matthews, NC, 28105 on Thursday, March 2<sup>nd</sup> at 6 o'clock p.m. You are not required to attend, nor do you need to RSVP if you plan to attend. If you have any questions, please contact us at 704-334-3303. The Owner and project design team will present the current site and building plans and answer your questions regarding the project. We look forward to seeing you.

Sincerely,

Rodney Ladd  
Four Lakes, LLC

## MEETING MINUTES

Date: March 2<sup>nd</sup>, 2017

Project: Matthews Events Campus

Location: Project Site – 1201 Four Lakes Drive, Matthews, NC

Meeting Time: 6:00 PM

Attendees: See attached Sign-In Sheet for Attending Neighbors  
Chip Cannon - Urban Design Partners  
Hollie Colony - Urban Design Partners  
Jay Bodnar – Bodnar Design  
Rodney Ladd – Four Lakes, LLC

Purpose: Required Community Meeting for Matthews Events Campus (Rezoning Petition #2014-658)

Minutes: Mr. Cannon welcomed everyone to the meeting before introducing himself and the project team in attendance. He then explained the purpose for the meeting (a requirement of the rezoning and opportunity to discuss the project with the neighbors) and the meeting format (brief introduction, project description, and then question/answer period).

Mr. Cannon explained the current status of the project within the rezoning process and noted the upcoming important meetings (public hearing, Planning Board meeting, and decision meeting). He also discussed the need for the rezoning (to allow the banquet hall type use) and how it's different than the current zoning and allowances.

Mr. Cannon described the project in detail, pointing out site features including buffers, parking, renovation and expansion of the existing building and construction of a new pavilion. He noted one of the drivers of the design was to maintain the current rural feel of the property and that it's the owner's goal to maintain the existing setting and nature of the site. He also discussed the town's noise ordinance and how it would apply.

Mr. Bodnar spoke briefly about the architecture and design of the pavilion and improvements to the existing building, noting the intent is to fit with the rural and wooded look and feel of the site.

Mr. Cannon then opened the discussion to questions from the attendees.

Questions and Comments by neighbors:

1. A building around the corner was once used for events and it caused a lot of issues for us...really the only issues we've ever had here...mostly with people parking on our street and in our yards, but also noise. What can you do to prevent that?

A. The petitioner will agree to add no parking signs to the street if allowed by Town staff. He will also add language to the contract that no parking is allowed on Forest Drive or Four Lakes Drive by attendees.

Regarding noise, the Petitioner will have to comply with the Town's noise ordinance and "turn the music off" at certain times as outlined in the ordinance. He will add language to his contracts that any fines due to noise ordinance violation must be paid by the event host (renter of facility). Additionally, we've sited the open air pavilion with the solid side facing the residential area...this will direct noise toward the adjacent business area rather than the residential area.

2. Is zoning of the 3 lots on Forest Drive going to change?

A. Those lots will be recombined to add the rear portion to the Events Campus property; only that rear portion of those lots will have a zoning change, as they will be added to the larger parcel. The remaining front portion of those lots will remain R-15 as they are currently zoned.

3. What's going to keep me or my kids from wandering onto the property or crashing a party?

A. We'll have a buffer along the property line adjacent to your properties. As part of the required buffer plantings, we can use plants with spines (this was said half-jokingly...as the question was asked with some humor). The buffer plantings may consist of the existing vegetation and supplemental plantings. Also, if this is an issue, the Petitioner may elect to put up a fence, but this is not required.

4. We're concerned about people turning onto Forest Drive without realizing there's no turnaround, so they use our driveways to turn around...what can be done to prevent that from happening?

A. We will agree to add signage (No Left Turn) to our driveway exits so people know not to turn left and onto Forest Drive. The Petitioner will also add language to his contracts requiring attendees and guests to not turn left and onto Forest Drive.

5. What is the projected schedule?

A. After the decision, permitting could be complete by late summer/early fall and construction could start then...with a finish date of spring 2018. We don't know yet if that's the schedule the owner will follow, but that is the earliest/fastest timeline.

# Community Meeting

## Sign-In Sheet

Petitioner - Four Lakes, LLC

Rezoning Petition No.: 658

March 2nd, 2017

2017-658

03/03/2017

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

	NAME	ADDRESS	PHONE	EMAIL
1	BOB ESTRIDGE	215 N. Ames St.	704 847 1083	estridgemotorsports@windstream.net
2	Mike & Debbie Pruitt	1322 Four Lakes Dr.	704-845-0600	baritt420@aol.com
3	Kevin Kortekaas	10703 Forest Dr	704-340-1073	Kevin.Korty22@gmail.com
4	Morgan Williams	10737 Forest Dr.	704.601.3980	merchant.morgan@gmail.com
5	John Williams	10712 Forest Dr.	704 879-3033	Jwill9896@AFL.com
6	Brandy & Charlie Cox	10700 Forest Dr.	704-858-4246	bmbc65@gmail.com
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WindStream.net  
com

# Matthews Events Center - Community Meeting Notification Mailing List

TaxPid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	m: city	state	zipcode
19329301	TARGET CORPORATION				PO BOX 9456	MINNEAPOLIS	MN	55440
19329308	INDEPENDENCE PARKWAY PROP LLC				1990 NILES-CORTLAND RD	CORTLAND	OH	44410
19329303	SNELL	PETER R	LYNN T	SNELL	10715 INDEPENDENCE POINT PKWY	MATTHEWS	NC	28105
19329304	FOUR BOXES I LLC /CASH FLO I LLC				1135 FOUR LAKES DR	MATTHEWS	NC	28105
19329403	ESTRIDGE	ROBERT G JR			215 N. AMES ST	MATTHEWS	NC	28105
19328299	NC DOT				716 W. MAIN ST	ALBEMARLE	NC	28001
19328226	HUDGINS	ROBERT S V			9317 HUNTING CT	MATTHEWS	NC	28105
19328204	KINNEY	DAVID LEE			2758 LAKE SHORE RD S	DENVER	NC	28037
19328203	KINNEY	DAVID LEE			2758 LAKE SHORE RD S	DENVER	NC	28037
19328202	PRUITT	MICHAEL JAMES	DEBORAH ANN	PRUITT	1322 FOUR LAKES DR	MATTHEWS	NC	28105
19328201	FLOYD	GEROME	GLORIA D	FLOYD	1400 FOUR LAKES DR	MATTHEWS	NC	28105
19328114	WILLIAMS	CARL T	MORGAN	MERCHANT	10737 FOREST DR	MATTHEWS	NC	28105
19328113	HOUSTON	ROSE	MARGARET	AHMED	10731 FOUR LAKES DR	MATTHEWS	NC	28105
19328112	BRAMBLE	AUSTIN JOHN	CASSANDRA P	HOLCOMB	10723 FOREST DR	MATTHEWS	NC	28105
19328111	JOHNSON	LISA D	ASHLEY MARIE	WHITLEY	10719 FOREST DR	MATTHEWS	NC	28105
19328105	SCHEXNAYDER	KELLY			10709 FOREST DR	MATTHEWS	NC	28105
19328208	WILLIAMS	JOHN T	CAROLINE	WILLIAMS	10712 FOREST DR	MATTHEWS	NC	28105
19328209	COX	CHARLES A IV	BRANDY M	COX	10700 FOREST DR	MATTHEWS	NC	28105
19328210	CANFIELD	FRANCIS J	ROCKEY LEE	CANFIELD	10634 FOREST DR	MATTHEWS	NC	28105
19329401	INDEPENDENCE POINT INVESTMENTS LLC				2925 CARNEGIE BLVD SUITE 200	CHARLOTTE	NC	28209
19328104	KORTEKAAS	KEVIN S	HEATHER L	KORTEKAAS	10703 FOREST DR	MATTHEWS	NC	28105
19328110	WALKER	DOUGLAS HENDREN	LINDA JOYCE	WALKER	10627 FOREST DR	MATTHEWS	NC	28105
19328103	WALKER	DOUGLAS HENDREN	LINDA JOYCE	WALKER	10627 FOREST DR	MATTHEWS	NC	28105
19328229	WHITE HOLDINGS LLC				333 W TRADE ST UNIT 1807	CHARLOTTE	NC	28202
19328207	FOUR LAKES LLC				1201 FOUR LAKES DR	MATTHEWS	NC	28105
19328206	FOUR LAKES LLC				1201 FOUR LAKES DR	MATTHEWS	NC	28105
19328205	LADD	RODNEY	ANTHONY B	MORALES	6716 HEATH GLEN DR	MINT HILL	NC	28227