

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-659

Petitioner: Viking Partners Matthews Corners, LLC
Rezoning Petition No.: 2017-659
Property: ± 19.66 acres located at the intersection of Matthews Township Parkway and Northeast Parkway (the "Site").

This Community Meeting Report is being filed with the Town of Matthews Planning Department.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Tuesday, February 21st, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 2/10/17. A copy of the written notice is attached as **Exhibit B**.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on Tuesday, February 21st at 7:00 PM, at Hampton Inn Matthews, 9515 Independence Pointe Parkway, Matthews, NC 28105.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Stephen Horner and Bret Caller with Viking Partners, Mark Millis with Academy Sports, Chris Capellini and Brian Rosenfeld with Bohler Engineering, and Dale Hall with New South Properties. Also in attendance was Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

There were no attendees at the meeting.

This Petition involves a request to rezone the ±19.66 acre Site to change the conditions of the existing conditional zoning plan. The changes involve allowing an expansion of the existing shopping center to allow two new buildings. One building would replace the former HH Greg Building at the rear of the Site with a new slightly larger building, the second building would be a free standing building along Matthews Township Parkway.

Access to the Site will not change. The existing building and parking setbacks along Matthews Township Parkway, Northeast Parkway, US 74 on Ramp and along Overcash Drive will remain.

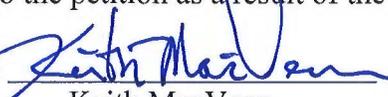
II. Summary of Questions/Comments and Responses:

There were no attendees at the meeting.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes were made to the petition as a result of the community meeting.

Filed and Confirmed by:


Keith MacVean

cc: Mayor and Members of the Matthews Board of Commissioners
Jay Camp, Matthews Planning Department
Stephen Horner, Viking Partners
Brett Caller, Viking Partners
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

First Name	Last Name	Address Line 1	Address Line 2	City	State	ZIP Code
Jilco Holdings LLC		PO Box 460189		Houston	TX	77056
DJM NNN II LLC		60 South Market Street	Ste 1120	San Jose	CA	95113
Sylvia Kay Stillwell	and Michelle Renee Durham	788 Fitzpatrick Road		Nashville	TN	37214
John, Dimitrios, Sophia and Andrigoula	Hondros	1101 Milton Hall Place		Charlotte	NC	28270
Martha	Hager	17008 Belle Isle Drive		Cornelius	NC	28031
Leon	Levine	600 Fairview Road	Ste 1525	Chalotte	NC	28210
FHN Sycamore LLC		521 East Morehead Street	Ste 400	Charlotte	NC	28202
IA Matthews Sycamore, LLC		PO Box 9271		Oak Brook	IL	60522

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-659 – Viking Partners Matthews Corners, LLC**

Subject: Rezoning Petition No. 2017-659
Petitioner/Developer: Viking Partners Matthews Corners, LLC
Current Land Use: A Shopping Center
Existing Zoning: B-1SCD
Rezoning Requested: B-1SCD w/ a change to existing conditions
Date and Time of Meeting: Tuesday, February 21st at 7:00 p.m.
Location of Meeting: Hampton Inn Matthews
9515 Independence Pointe Pkwy
Matthews, NC 28105
Date of Notice: 02/10/17

We are assisting Viking Partners Matthews Corners, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the redevelopment of a portion of the site located on the southwest quadrant of the intersection of Matthews Township Parkway and Northeast Parkway (the “Site”) with two new buildings. One building will be located along Matthews Township Parkway, the second building will be in line with the existing shops at the rear of the Site and will replace the former HH Greg store. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

Background and Summary of Request:

This Petition involves a request to rezone the ±19.66 acre Site to change the conditions of the existing conditional zoning plan. The changes involve allowing an expansion of the existing shopping center to allow two new buildings. One building would replace the former HH Greg Building at the rear of the Site with a new slightly larger building, the second building would be a free standing building along Matthews Township Parkway.

Access to the Site will not change. The existing building and parking setbacks along Matthews Township Parkway, Northeast Parkway, US 74 on Ramp and along Overcash Drive will remain.

Community Meeting Date and Location:

The Charlotte-Mecklenburg Tax Records indicate that you are a property owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, February 21st, at 7:00 p.m. at Hampton Inn Matthews, 9515 Independence Pointe Pkwy, Matthews, NC 28105.** Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Matthews Board of Commissioners
Jay Camp, Matthews Planning Department
Stephen Horner, Viking Partners Matthews Corners, LLC
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Viking Partners Matthews Corners, LLC Rezoning Petition 2017-659
Community Meeting –February 21, 2017 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	NO ATTENDEES AT THE MEETING			
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