

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-663

Petitioner: The Bainbridge Companies
Rezoning Petition No.: 2017-663
Property: ± 31.92 acres located north of the intersection of Matthews-Mint Hill Road and Moore Road and on both sides of the extension of 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 Wednesday, July 19th, 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 6/27/17. 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 Wednesday, July 19th at 7:00 PM**, at Courtyard Marriott, 11425 East Independence Boulevard, 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 was Ron Perera with The Bainbridge Companies. Also in attendance representing the Petitioner were the following individuals Chuck Travis with The Housing Studio, Thomas Haapapuro and Randy Goddard with Design Resource Group and 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.

Mr. MacVean began the meeting by introducing the Petitioner's representatives to the attendees. Mr. MacVean then provided a quick overview of the rezoning petition.

He indicated that the Petition involves a request to rezone the ±31.92 acre site from R-12, O(CD), R-MH, RU and BU to R-12MF(CD).

The 31.92 acres that make up this rezoning petition are located on both sides of the future extension of Northeast Parkway. This Rezoning Petition proposes to develop the Site with a high quality residential community with up to 350 multi-family residential dwelling units.

As indicated on the adopted Town of Matthews Land Use Plan 2012-2022, the property along the uncompleted portion of Northeast Parkway is a suitable location for land uses like multi-family

housing which will provide a transitional buffer to the adjacent existing residential uses from the commercial uses located along Independence Boulevard. The Site is also in close proximity to a number of commercial shopping centers (Matthews Corners, Sycamore Commons, and Matthews Festival) that will also provide goods and services to the residents of the new residential community. The new residential community will also help support the businesses that are part of these adjacent commercial areas.

The presentation was then turned over to Ron Perera with The Bainbridge Companies.

Mr. Perera explained that The Bainbridge Companies is one of the nation's premier multi-family owners, developers, builders and managers. The Bainbridge Companies builds and manages its own apartment communities. The company has built and acquired over 30,000 apartments. The company also develops some student housing in selected locations.

Mr. Perera then provided the attendees with an overview of several of the apartment communities The Bainbridge Companies has recently built in North Carolina including an apartment community currently under construction in Charlotte in the Southend neighborhood adjacent to the light rail line.

He explained that The Bainbridge Companies builds high quality apartment communities targeted for the top of the market (Class "A" Apartments) with well-designed amenity areas.

The presentation was then turned over to Thomas Haapapuro with Design Resource Group. Mr. Haapapuro described the proposed plans to the attendees. He indicated that the proposed residential community was designed to be a walkable neighborhood development. He described that along the extension of Northeast Parkway a 10 foot multi-use trail would be constructed on one-side of the road and a five (5) foot sidewalk would be constructed on the other side. A sidewalk would also be provided along the Site's frontage on Matthews-Mint Hill Road. These sidewalks will be linked to sidewalks within the development.

Mr. Haapapuro highlighted on the site plan the existing large maturing trees that were planned to be saved, he also indicated the location of the proposed wet storm water detention pond. He then described the proposed 100 foot landscape buffer that would be provided between the apartment community and the Bella Sera neighborhood. He described that the 100 landscape buffer would consist of a combination of existing and new vegetation. The 100 landscape buffer would also include a six (6) foot black fence.

Mr. Haapapuro also indicated on the site plan a portion of the existing parcel that was not part of the rezoning petition or part of the proposed development. This parcel abuts an existing stub street within the Bella Sera neighborhood. He explained that since that portion of property was not going to be developed an additional vehicular connection to Bella Sera was not currently planned or proposed.

The presentation was the turned over to Chuck Travis the architect for the Site. He explained that a variety of building types were planned for the Site. The building types included; townhome style buildings, a four story building with an elevator with an enclosed and conditioned interior corridor (a "Manor Building"), as well as a three story building with an interior corridor plus three story style garden apartment buildings.

He described how the four (4) and three (3) story buildings had been arranged on the Site with open spaces framing Northeast Parkway.

Mr. Travis also described that the building architecture was designed to complement the rural heritage of Matthews and included 50% masonry materials on the building elevations facing the adjoining public streets as well as varied roof lines as well as variations in colors.

The presentation was then turned over to Mr. Randy Goddard the transportation engineer for the development.

Mr. Goddard indicated that the Town of Matthews had required that a Traffic Impact Analysis (TIA) for the Site be prepared. He explained that the TIA had looked at the operation of three intersections to determine the impact of the proposed development on those intersections. The three intersections studied were; Independence Blvd. and Matthews-Mint Hill Road; Matthews-Mint Hill Road and Moore/Northeast Parkway and Matthews Township Parkway and Northeast Parkway. The TIA also reviewed the traffic from Butler High during the AM and PM peak hours. He also explained that the TIA would make recommendation to mitigate the impact of the development on the intersections that were studied.

He explained that the TIA had looked at the intersection of Matthews-Mint Hill Road and Moore/Northeast Parkway under two scenarios. One option would be a four way intersection with or without a traffic signal and option two with a roundabout. He explained that NCDOT and the Town of Matthews were reviewing the options. He also indicated that NCDOT had not yet determined which option would be implemented as part of the state's Independence Boulevard widening project which also included improvements along Matthews-Mint Hill Road and the extension of Northeast Parkway from Matthews Township Parkway to Matthews-Mint Hill Road.

The attendees were then invited to ask questions.

II. Summary of Questions/Comments and Responses:

The attendees asked the following questions.

One of the attendees wanted to know if the Petitioner would clean up the debris, driveways, and invasive vines located within the 100 landscape buffer. The Petitioner indicated that those materials would be removed from the landscape buffer as part of the development of the Site.

A question was asked about a portion of the current property that abutted the Bella Sera Neighborhood that contained a private street for Bella Sera. The Petitioner indicated that, that portion of property was not part of the proposed development and as a result the extension of the private street to Northeast Parkway was not required.

One attendee wanted to know why the four story building had been located on the east side of Northeast Parkway and not on the west side of the Northeast Parkway. The Petitioner indicated that the portion of the Site on the west side of Northeast Parkway was not as deep and as a result would not accommodate the four story building and the number of parking spaces needed.

One attendee wanted to know if the brick on the proposed buildings was real brick. The Petitioner's representatives indicated that the proposed brick would be full size dimensional brick and not lick and stick brick.

A question about how large the club house would be was asked. The proposed club house is expected to be between 6,500 and 7,000 square feet plus the outdoor space.

A question about who would be managing the club house was asked. The club house and the apartment community would be professionally managed. A follow up question about would there be an activity director was also asked. The management staff would play the role of activity director for the residents of the community.

A question about how many townhome style units are proposed was asked. A total of 12 town homes units are proposed. A total of 350 units are proposed to be constructed on the Site. One attendee wanted to know how many parking spaces were planned. The site plan proposes to provide approximately one parking space per bedroom.

One attendee wanted to know what the timing of the development would be. If the rezoning petition for the Site is successful it was anticipate that construction would start late next summer, construction would take about 18 months to complete. The first units would be available within a year of the start of the construction.

One resident was concerned that the Site would only have one way in and out. It was explained that NCDOT would be completing the remainder of Northeast Parkway as part of the project to widen Independence Boulevard which is planned to start a year after the completion of the development. It was also noted that the Petitioner would be building about 900 to 1,000 feet of Northeast Parkway as part of the development of the Site. The Petitioner also noted that the Petitioner was discussing with NCDOT the option of partnering to build all of Northeast Parkway as part of the development of the Site.

One attendee wanted to know if the Petitioner could remove some of the older buildings on the Site sooner. The Petitioner indicated that he would not be the owner of the property until the development was ready to get started late next summer, therefore, getting on the Site earlier to remove buildings would not be possible.

The attendees were thanked for time and the meeting was adjourned.

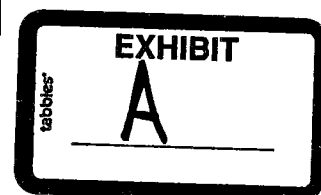
CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The Petitioner added a note indicating that the buffers would be cleaned up as part of the development of the Site.

Filed and Confirmed by: 
Keith MacVean

cc: Mayor and Members of the Matthews Board of Commissioners
Jay Camp, Matthews Planning Department
Ron Perera, The Bainbridge Companies
Jeff Brown, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Name	Street	City, State Zip
Fountains Matthews, LLC	1355 Greenwood Cliff	Ste 150, Charlotte, NC 28204
Viking Partners Matthews Corners LLC	255 E Fifth Street, Ste 2400	Cincinnati, OH 45202
Leon Levine	6000 Fairview Road, Ste 1525	Charlotte, NC 28210
Souder Properties, Inc.	4614-B Wilgrove Mint-Hill Rd	Charlotte, NC 28227
WBW Farms, Inc	154 Kelsey Landing Drive	Beulaville, NC 28518
Matthews East Independence LLC	550 S. Main Street, Ste 300	Greenville, SC 29601
William V. and Patricia A Cambrio	1823 N 3rd Avenue	Upland, CA 91784
Winkal Holdings, LLC C/O Win Properties Inc.	10 Rye Ridge Plaza, Ste 200	Rye Brook, NY 10573
Overcash Investment Company	1705 Mint Hill Road	Matthews, NC 28105
Karins3 LLC	1603 Matthews-Mint Hill Road	Matthews, NC 28105
Oakhaven Enterprises Inc. % Carolina Restaurant Group	8040 Arrowridge Boulevard, Ste 100	Charlotte, NC 28273
Oakhaven Enterprises Inc. % B/F Inc. Tax Department	50 Century Boulevard	Nashville, TN 37214
Petit Limited Partnership % The Petit Group	1434 Belmont Drive	Columbia, SC 29205
Teresa E McNally	3050 Bellasera Way	Matthews, NC 28105
Richard Angle	3020 Bellasera Way	Matthews, NC 28105
Donald and Bobby Abele	3054 Bellasera Way	Matthews, NC 28105
Tommy Earl Hyder	5911 Phyllis Lane	Mint Hill, NC 28227
James E Lane	3032 Bellasera Way	Matthews, NC 28105
Patricia Brannin	3038 Bellasera Way	Matthews, NC 28105
Jolene H Shuford	3028 Bellasera Way	Matthews, NC 28105
Yeol Choong and KI OK Sung	3042 Bellasera Way	Matthews, NC 28105
Salomon Investments, LLC	PO Box 18434	Charlotte, NC 28218
Bill Gallis and Mary P Gallis	4417 Waxhaw Indian Trail Road	Indian Trail, NC 28079
Poulos Enterprises Inc.	3900 Wesley Chapel Road	Matthews, NC 28105
Sunny Side Up Realty LLC	1628 Matthews Mint Hill Road	
Armors, Inc.	11617 Elizabeth Madison Court	Charlotte, NC 28277
BRK Matthews LP C/O Starwood Capital Group	591 West Putnam Avenue	Greenwich, CT 06830



Name	Street	City, State Zip
Jerry L Smart, Barbara Q Smart Smart Living Trust	419 Cruisers Drive	Polk City, FL 33868
Charlotte Mecklenburg Board of Education	PO Box 30035	Charlotte, NC 28203
Bella Sera Villas Assoc. Inc.	PO Box 18771	Raleigh, NC 27619
Mildred W Moody	2954 Bellasera Way	Matthews, NC 28105
Margie B Duncan	2950 Bellasera Way	Matthews, NC 28105
Anne N Guarino	2934 Bellasera Way	Matthews, NC 28105
Naia C Ward	2930 Bellasera Way	Matthews, NC 28105
Geraldine Smith	2892 Bellasera Way	Matthews, NC 28105
Virginia Floyd	2888 Bellasera Way	Matthews, NC 28105
Eileen Hoyle	2882 Bellasera Way	Matthews, NC 28105
James E Davis, Jr. and Gloria Davis	2878 Bellasera Way	Matthews, NC 28105
Sylvia N Goodrich and Beth G. Lippincott	2874 Bellasera Way	Matthews, NC 28105
William and Linda Wesse	2870 Bellasera Way	Matthews, NC 28105
Doris C Hawkins	2864 Bellasera Way	Matthews, NC 28105
Kemp W Duncan Jr and Geraldine M Duncan	2860 Bellasera Way	Matthews, NC 28105
Larry Lynn and Joy Foster	2856 Bellasera Way	Matthews, NC 28105
Robert M and Joan C Rynders	2852 Bellasera Way	Matthews, NC 28105
Dieter Speer	2846 Bellasera Way	Matthews, NC 28105
Samuel and Joyce Sanford	2842 Bellasera Way	Matthews, NC 28105
Marie E Ball	2830 Bellasera Way	Matthews, NC 28105
Ilene Woodman	2834 Bellasera Way	Matthews, NC 28105
Thomas E and Eileen Curran	2824 Bellasera Way	Matthews, NC 28105
William D and Francine M Knight	2820 Bellasera Way	Matthews, NC 28105
Raymond F Churchill and Will A and Joyce E Garrett	10815 Casetta Drive	Matthews, NC 28105
Frieda Carol Helms	10811 Casetta Drive	Matthews, NC 28105
Thomas H Blackmon and James M Laney	10821 Casetta Drive	Matthews, NC 28105
Toby and Alice Hilton	10825 Casetta Drive	Matthews, NC 28105
Edward Leroy Mobley Jr	10835 Casetta Drive	Matthews, NC 28105
Mary Kral for the Kral Revocable Trust	5611 Mossberg Drive	Matthews, NC 28105
Stephen W and Jeanne M Messer	10841 Casetta Drive	Matthews, NC 28105
Barbara Middleton	10845 Casetta Drive	Matthews, NC 28105
Grace A Kehoe	10855 Casetta Drive	Matthews, NC 28105
Gail G Johnson	10851 Casetta Drive	Matthews, NC 28105
Brenda Long Funderburk	10861 Casetta Drive	Matthews, NC 28105

Name	Street	City, State Zip
Truman Klipstein	PO Box 25504	Charlotte, NC 28229
Gloria D Perkins	10875 Casetta Drive	Matthews, NC 28105
Catherine S Marshall	10881 Casetta Drive	Matthews, NC 28105
Patrick D Delaney	10885 Casetta Drive	Matthews, NC 28105
John W and Elizabeth A Besemer	10915 Casetta Drive	Matthews, NC 28105
Brenda Moses Peterson	10911 Casetta Drive	Matthews, NC 28105
Edward C Bressman Revocable Trust	10921 Casetta Drive	Matthews, NC 28105
David Williams Abbott and Diane Elizabeth Berwind	10925 Casetta Drive	Matthews, NC 28105
M Lammond and Betty S Verner	10940 Casetta Drive	Matthews, NC 28105
Kathleen A And Ronald K Wilsbach	10944 Casetta Drive	Matthews, NC 28105
Hal L Helms Revocable Trust and Audrey T Helms Revocable Trust	10934 Casetta Drive	Matthews, NC 28105
Hua Liu	10930 Casetta Drive	Matthews, NC 28105
Vincent L and Sharon K Clark	10920 Casetta Drive	Matthews, NC 28105
Robert and Irma Jean Evans	10924 Casetta Drive	Matthews, NC 28105
Bella Sera Villas Assoc. C/O Cusick Management	11111 Carmel Commons Boulevard, Ste 410	Charlotte, NC 28226

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-663– Bainbridge Companies

Subject: Rezoning Petition No. 2017-663
Petitioner/Developer: Bainbridge Companies
Current Land Use: Commercial and vacant
Existing Zoning: R-12, O(CD), R-MH, RU and BU
Rezoning Requested: to R-12MF(CD)
Date and Time of Meeting: **Wednesday, July 19th, 2017 at 7:00 p.m.**
Location of Meeting: Courtyard Marriott
11425 East Independence Blvd
Matthews, NC 28105
Date of Notice: June 27th, 2017

We are assisting Bainbridge Companies (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the land located north of the intersection of Matthews-Mint Hill Road and Moore Road and on both sides of the extension of Northeast Parkway (the “Site”). 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.

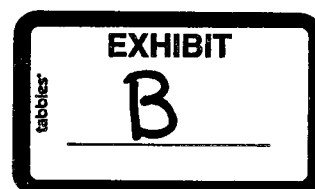
Background and Summary of Request:

This Petition involves a request to rezone the ±31.92 acre site from R-12, O(CD), R-MH, RU and BU to R-12MF(CD).

The 31.92 acres that make up this rezoning petition are located on both sides of the future extension of Northeast Parkway. This Rezoning Petition proposes to develop the Site with a high quality residential community with up to 350 multi-family residential dwelling units.

As indicated on the adopted Town of Matthews Land Use Plan 2012-2022, the property along the uncompleted portion of Northeast Parkway is a suitable location for land uses like multi-family housing which will provide a transitional buffer to the adjacent existing residential uses from the commercial uses located along Independence Boulevard. The Site is also in close proximity to a number of commercial shopping centers (Matthews Corners, Sycamore Commons, and Matthews Festival) that will also provide goods and services to the residents of the new residential community. The new residential community will also help support the businesses that are part of these adjacent commercial areas.

A 100 foot buffer with existing and new vegetation as well as a six (6) foot black vinyl coated chain link fence will be provided adjacent to the Bella Sera Villas Neighborhood. The Petitioner will be constructing a portion of Northeast Parkway as part of the development of the Site. Vehicular access to the Site will be from the extension of Northeast Parkway.



Community Meeting Date and Location:

The Mecklenburg County Tax records indicate that you are an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Wednesday, July 19th, 2017, at 7:00 p.m. at Courtyard Marriott, 11425 East Independence Blvd, Matthews, NC 28105.** Representatives of the Petitioner look forward to discussing this 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.

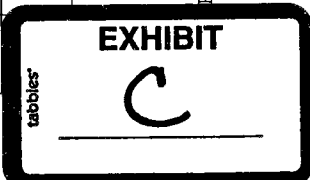
cc: Mayor and Members of the Matthews Board of Commissioners
Jay Camp, Matthews Planning Department
Ronald Perera, Bainbridge Companies
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Bainbridge Companies
 Rezoning Petition 2017-663
 Community Meeting - Wednesday, July 18, 2017 @ 7:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	RICHARD ROYLE	3030 Bellasera Way	980-339-5944	royle@bainbridge.com
2	Barbara Rente	1056 Casetta Dr.	980-339-5357	barbararente@bainbridge.com
3	John Smith	1900 Kimway Dr	704-847-6882	
4	MICHAEL O'BRIEN	1920 MFR220 CT	704 246 8594	
5	* WILLIAM QUERING	2911 BELLASERA WAY	704-344-5195	PAPPYQ@REAGAN.COM
6	Bill George Gallis	1514 Matthews North Hill Rd	704-801-6562	picadolispub@gmail.com
7	Bill Knight	2820 Bellasera Way	440-289-9618	wknight744@Hotmail.com
8	David Abbott	10925 Casetta	980-262-3402	abbott3881@gmail.com
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Bainbridge Companies
 Rezoning Petition 2017-663
 Community Meeting – Wednesday, July 18, 2017 @ 7:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	Marie Ball	2830 Bellasera Way	704-847-0109	marie.ball@carolina.rr.com
16	Larry Foster	2856 Bella Sera Way	704-246-5222	Larry F Foster
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Bainbridge Companies
 Rezoning Petition 2017-663
 Community Meeting – Wednesday, July 18, 2017 @ 7:00pm

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
43	Kathryn Ochs	2746 Bella Sera Way	704-847-0060	Kjochs@carolina.rr.com
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