

From: **Rhonda Bradley** <rhondab56@twc.com>
Date: Tue, Mar 20, 2018 at 12:35 PM
Subject: Rezoning McKee Rd
To: kingrish@matthewsnc.gov

To whom it may concern,

Concerning the rezoning of [1562 McKee Rd](#) from R-20 to R-VS, I would like to ask for turning lanes to be added to McKee Rd if you vote to change this zoning. This will add an average of 100 vehicles and traffic on McKee Rd is only going to increase as future changes come to open it to HWY 74.

Thank you for listening to my request.

Sincerely,
Rhonda Bradley
Sent from my iPhone

NEIGHBORHOOD MEETING NOTICE



Wednesday, March 14th – 7:00 PM
YMCA Hemby Program Center

9760 Happy Valley Drive | Charlotte, NC 28270

Join us in the Sycamore Room as we to present information and gather feedback on a proposed rezoning of property located at the intersection of McKee Road and Carrington Forest Lane.

McKee Glen Townhomes is located on nine (9) acres in the Town of Matthews and is currently zoned R-20. We are seeking a rezone to R-VS for townhomes to transition from the higher density independent living facility (now under construction) to the lower density single-family homes located across the street in the City of Charlotte.



Questions and Comments may be directed to:



Mike Kemp
704.421.6541
mkemp@eastwoodhomes.com



Sara Shirley
704.749.1021
sshirley@american-ea.com



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
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**Siskey Family YMCA
Hemby Activity Center**
9760 Happy Valley Drive
Charlotte, NC 28270

1. Welcome Center & Administration Offices
2. Willow
3. Upper Gym
4. Magnolia
5. Sycamore
6. Restrooms and Changing Area
7. Amphitheater
8. Lower Gym
9. Poplar
10. Maple
11. Supply Hut
12. Challenge Tower and Zip Line
13. Pine
14. Nature Trails and Initiative Course
15. Picnic Area and Playground
16. Upper Pool
17. Lower Pool
18. Volleyball Court
19. Pool Field
20. Archery Range
21. Air Riflery Range
22. Alpine Tower
23. Small Playground
24. Chapel
25. Winkler Pond
26. Chestnut

Disc Golf Baskets
 Disc Golf Tees Boxes



March 28, 2018

Town of Matthews Planning Department
Attn: Kathi Ingrish, AICP
232 Matthews Station Street
Matthews, NC 28105

RE: **Neighborhood Meeting for McKee Glen Townhomes**

Dear Ms. Ingrish:

A neighborhood meeting for McKee Glen Townhomes was hosted by American Engineering at the Hemby YMCA Program Center on Happy Valley Drive March 14, 2018 at 7 p.m. Notices to the adjacent property owners within 200' were mailed February 23, 2018. Attached are:

- A copy of the flyer and map of the Hemby Program Center mailed to the adjacent property owners
- A copy of the adjacent property owner list
- A copy of the powerpoint presentation created for the neighborhood meeting

No members of the public attended and there was no discussion about the proposed concept plan. Representatives from Eastwood Homes, the owners of the property, the broker for the owners and myself were in attendance.

Please feel free to contact me with any questions or comments -

Sincerely,
American Engineering Associates – Southeast, PA

A handwritten signature in cursive script that reads "Sara Shirley".

Sara Shirley, LA
Senior Planner
sshirley@American-EA.com

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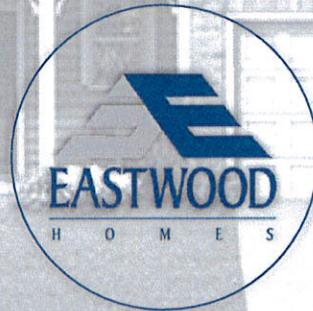
McKee Glen Townhomes

Adjacent Property Owners (within 100' from property line)		
Name	PIN	Address
Windsor Run, LLC	227-60-112	701 MAIDEN CHOICE LN BALTIMORE,MD 21128
Windsor Run, LLC	227-60-105	701 MAIDEN CHOICE LN BALTIMORE,MD 21128
Association Inc. Matthews Grove Homeowners c/o Hawthorne Management	231-21-677	PO BOX 11231 CHARLOTTE,NC 28220
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James Clarke Cauthen	231-21-166	PO BOX 2254 MATTHEWS,NC 28106
Juan E. Sanchez	231-21-621	2416 NETTLETON COURT, CHARLOTTE, NC 28105
Robert L. Williams	231-21-622	2412 NETTLETON COURT, CHARLOTTE, NC 28105
Piraino Brothers, LLC	231-21-168	5137 S PARVIEW DR CHARLOTTE,NC 28226
Chandrakaladharan Sreekumar	231-21-601	7638 CARRINGTON FOREST LANE, CHARLOTTE, NC 28105

Additional owners within 200' feet		
Association Inc. Matthews Grove Homeowners c/o Hawthorne Management	231-21-859	PO BOX 11231 CHARLOTTE,NC 28220
ZOYLA ROMO-YANEZ	231-21-858	7641 CARRINGTON FOREST LN MATTHEWS, NC 28105
JOSHUAH SAMUEL TAYLOR and KELLY LEIGH TAYLOR	231-21-857	7635 CARRINGTON FOREST LN MATTHEWS,NC 28105
OSCAR PEREYRA MOLINA and ELISA DEL AGUILA DE PEREYRA	231-21-602	7632 CARRINGTON FOREST LN MATTHEWS,NC 28105
RORY WILLIAM DRAKE and KIMBERLY FRIEL DRAKE	231-21-623	2408 NETTLETON CT MATTHEWS,NC 28105

Welcome Neighbors

NEIGHBORHOOD MEETING FOR MCKEE ROAD



MARCH 14, 2018



Itinerary

11:00 AM - 11:30 AM

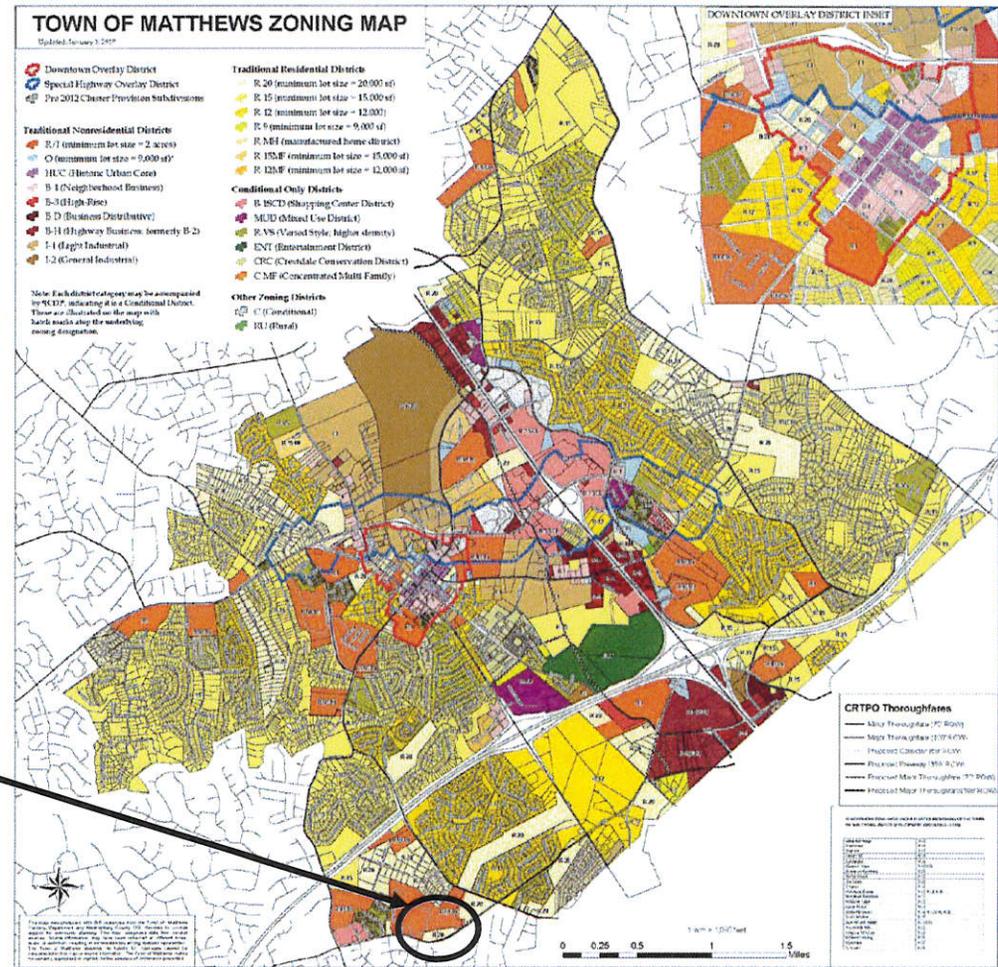


- Current Zoning
- Town of Matthews Land Use Plan
- Current Site Context
- Proposed Conceptual Plan
- Proposed Home Elevations
- Questions/Comments

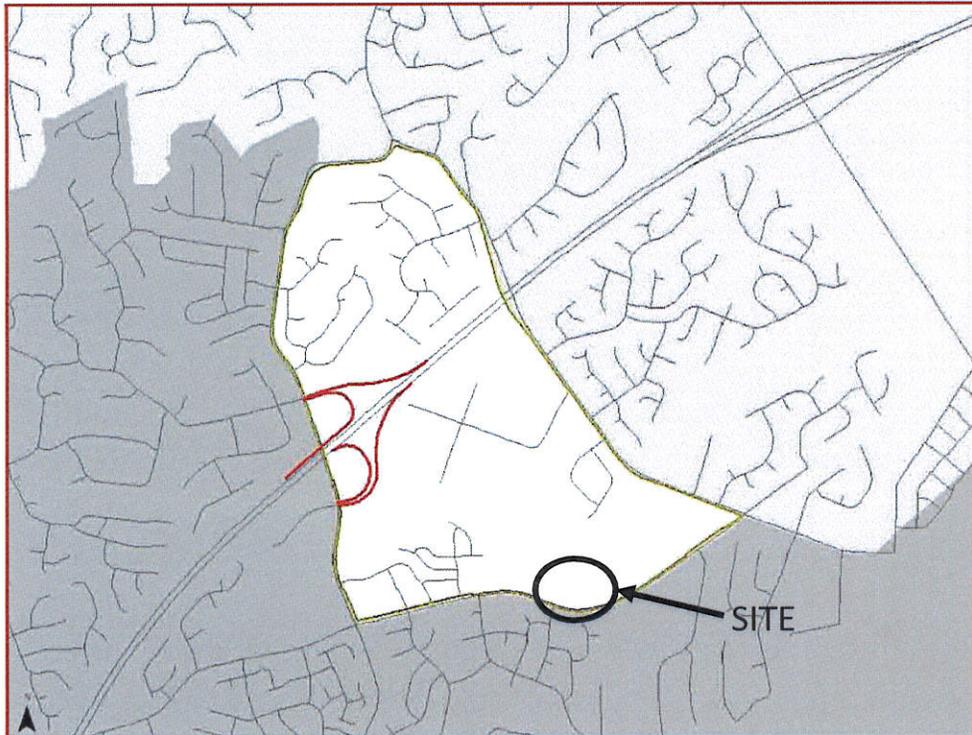
McKee Road

McKee Road

CURRENT ZONING



Town of Matthews Land Use Plan



The Weddington Road / 485 Interchange will create a new access point southwest of the John Street / 485 Interchange.

Applicable Transitioning and Sensitive Areas:

For the Weddington Road/485 Interchange plan, applicable recommendations to the proposed site are:

2. *Promote R-VS infill development adjacent to the interchange site.*
6. *Provide safe and convenient pedestrian connections across the expanded overpass and nearby neighborhoods.*

WEDDINGTON ROAD / 485 INTERCHANGE ACTION ITEMS:

1. *Maintain and preserve residential and institutional uses along Weddington Road.*
2. *Promote R-VS infill development adjacent to the interchange site.*
3. *Prohibit commercial development along Weddington Road.*
4. *Require developers to install buffers to eliminate odored noise, light and air pollution near adjacent residential uses.*
5. *Encourage NCDOT to install buffers at time of construction.*
6. *Provide safe and convenient pedestrian connections across the expanded overpass and nearby neighborhoods.*

Town of Matthews Land Use Plan



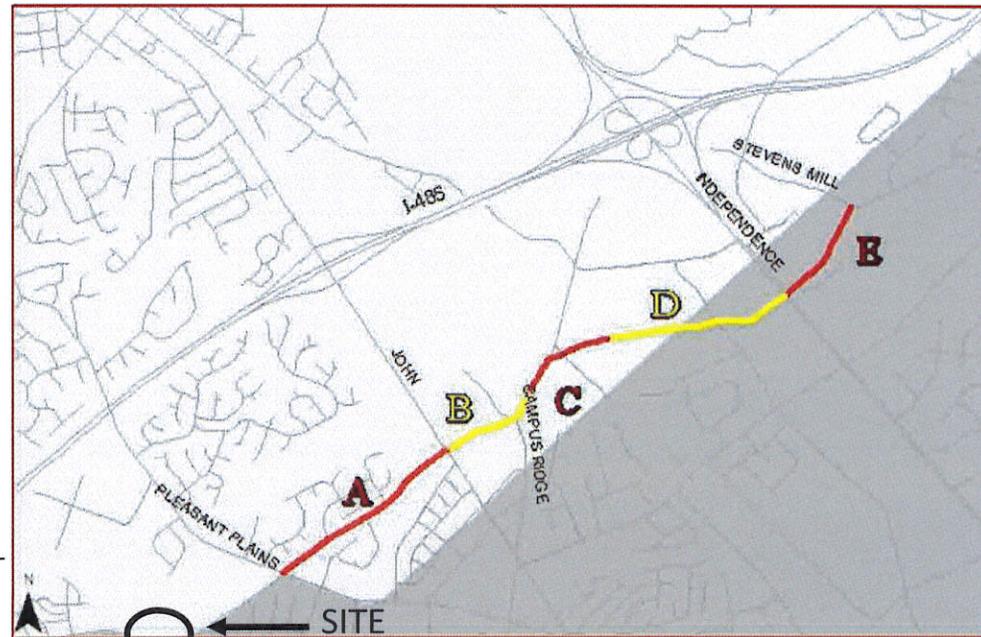
McKEE ROAD CORRIDOR ACTION ITEMS:

1. Encourage the completion of the McKee Road extension.
2. Pursue funding sources to expedite the McKee Road construction.
3. Require developers to provide utilities that service the entire McKee Road corridor.
4. Discourage proposals that include only site-specific utilities construction.
5. Require primary access points to be located on McKee Road as opposed to existing roadways.
6. Encourage MUMPO to consider alternate connector roadway options including alignment with future Independence Pointe Parkway.
7. Limit and maintain land use at Segment A to residential use. Encourage higher-density housing development at undeveloped land north of Segment A.
8. Encourage coordinated residential and employment uses along Segment B.
9. Encourage mixed use concepts that are a minimum of ten acres south of Segment B.
10. Locate highest concentrations of employment uses along McKee Road and near transit station.
11. Encourage land development adjacent to Segments C & D to complement existing and/or future development plans at CPCC's expansion site and Hendrick Auto Mall site.
12. Encourage residential uses in a mixed use setting at Segment D.

Applicable Transitioning and Sensitive Areas:

For the McKee Road Corridor plan, the proposed site resides closest to Segment "A" and the recommendations are:

7. Limit and maintain land use at Segment A to residential use. Encourage higher-density housing development at undeveloped land north of Segment A.



The planned McKee Road Extension is divided into five segments, likely reflecting the phasing of construction.

McKee Road

Site Summary

- Vehicular and pedestrian connections to McKee Farms shopping center.
- Adjacent property is zoned:
 - R-I(CD) - a retirement community
 - R-VS - a villa-style condominium neighborhood
 - B-1 - a shopping center
- Townhomes are a complimentary use
- Townhomes provide another housing option
- Act as transition from higher intensity zones to single family homes



McKee Road

Conceptual Site Plan



McKee Road

Conceptual Home Elevations



Elevations are conceptual in nature and subject to change

McKee Road

Conceptual Home Elevations



Elevations are conceptual in nature and subject to change

McKee Road

Conceptual Home Elevations



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Questions/Comments