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
Questions and Comments may be directed to:

**Mike Kemp**
704.421.6541
mkemp@eastwoodhomes.com

**Sara Shirley**
704.749.1021
sshirley@american-ea.com

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**NEIGHBORHOOD MEETING NOTICE**

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.

**Wednesday, March 14th – 7:00 PM**

**YMCA Hemby Program Center**

9760 Happy Valley Drive | Charlotte, NC 28270

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.
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

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

Wednesday, March 14th – 7:00 PM
YMCA Hemby Program Center
9760 Happy Valley Drive | Charlotte, NC 28270

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Mike Kemp
704.421.6541
mkemp@eastwoodhomes.com

Sara Shirley
704.749.1021
sshirley@american-ea.com
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 Riffery Range
22. Alpine Tower
23. Small Playground
24. Chapel
25. WinklerPond
26. Chestnut
# McKee Glen Townhomes
## Adjacent Property Owners (within 100' from property line)

<table>
<thead>
<tr>
<th>Name</th>
<th>PIN</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windsor Run, LLC</td>
<td>227-60-112</td>
<td>701 MAIDEN CHOICE LN BALTIMORE, MD 21128</td>
</tr>
<tr>
<td>Windsor Run, LLC</td>
<td>227-60-105</td>
<td>701 MAIDEN CHOICE LN BALTIMORE, MD 21128</td>
</tr>
<tr>
<td>Association Inc. Matthews Grove Homeowners c/o Hawthorne Management</td>
<td>231-21-677</td>
<td>PO BOX 11231 CHARLOTTE, NC 28220</td>
</tr>
<tr>
<td>Association Inc. Matthews Grove Homeowners c/o Hawthorne Management</td>
<td>231-21-678</td>
<td>PO BOX 11231 CHARLOTTE, NC 28220</td>
</tr>
<tr>
<td>James Clarke Cauthen</td>
<td>231-21-166</td>
<td>PO BOX 2254 MATTHEWS, NC 28106</td>
</tr>
<tr>
<td>Juan E. Sanchez</td>
<td>231-21-621</td>
<td>2416 NETTLETON COURT, CHARLOTTE, NC 28105</td>
</tr>
<tr>
<td>Robert L. Williams</td>
<td>231-21-622</td>
<td>2412 NETTLETON COURT, CHARLOTTE, NC 28105</td>
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<tr>
<td>Piraino Brothers, LLC</td>
<td>231-21-168</td>
<td>5137 S PARVIEW DR CHARLOTTE, NC 28226</td>
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<tr>
<td>Chandrakaladharan Sreekumar</td>
<td>231-21-601</td>
<td>7638 CARRINGTON FOREST LANE, CHARLOTTE, NC 28105</td>
</tr>
</tbody>
</table>

## Additional owners within 200' feet

<table>
<thead>
<tr>
<th>Name</th>
<th>PIN</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Association Inc. Matthews Grove Homeowners c/o Hawthorne Management</td>
<td>231-21-859</td>
<td>PO BOX 11231 CHARLOTTE, NC 28220</td>
</tr>
<tr>
<td>ZOYLA ROMO-YANEZ</td>
<td>231-21-858</td>
<td>7641 CARRINGTON FOREST LN MATTHEWS, NC 28105</td>
</tr>
<tr>
<td>JOSHUAH SAMUEL TAYLOR and KELLY LEIGH TAYLOR</td>
<td>231-21-857</td>
<td>7635 CARRINGTON FOREST LN MATTHEWS, NC 28105</td>
</tr>
<tr>
<td>OSCAR PEREYRA MOLINA and ELISA DEL AGUILA DE PEREYRA</td>
<td>231-21-602</td>
<td>7632 CARRINGTON FOREST LN MATTHEWS, NC 28105</td>
</tr>
<tr>
<td>RORY WILLIAM DRAKE and KIMBERLY FRIEL DRAKE</td>
<td>231-21-623</td>
<td>2408 NETTLETON CT MATTHEWS, NC 28105</td>
</tr>
</tbody>
</table>
Welcome Neighbors

NEIGHBORHOOD MEETING FOR MCKEE ROAD

MARCH 14, 2018

EASTWOOD HOMES

AMERICAN Engineering
• Current Zoning
• Town of Matthews Land Use Plan
• Current Site Context
• Proposed Conceptual Plan
• Proposed Home Elevations
• Questions/Comments
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 added 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.
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.
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
Conceptual Home Elevations

Elevations are conceptual in nature and subject to change.
Conceptual Home Elevations

Elevations are conceptual in nature and subject to change
Conceptual Home Elevations

Elevations are conceptual in nature and subject to change.
Questions/Comments