

On Wed, Oct 3, 2018 at 7:01 PM Rob Jacik <rob@carolinabeertemple.net> wrote:
Hello Mayor and Matthews Town Commissioners,

I am writing to all of you regarding the rezoning petition for 269 S. Trade St. While I am currently serving as Past President of the Matthews Chamber of Commerce and Co-Chair of the Red Brick Partnership, my comments here do not reflect the opinions of those organizations.

As the owner of three downtown Matthews businesses I am in favor of the current proposal for housing at the 269 N. Trade Street property. I recently saw the advertisement in the Matthews- Mint Hill Weekly that opposes the rezoning in favor of a public park. While I am would prefer not to lose a single tree on that property, a public park at this location just strikes me as unrealistic. We currently have Stumptown Park about a block away, we have the Greenway which runs adjacent to this property and we have additional pocket parks in the immediate vicinity.

While I would love to see more parks in all of Matthews – a park just does not seem like a good use of this space.

I look forward to denser housing in the downtown area, designed with keeping the charm and character of downtown Matthews in mind. More housing will add to the vibrancy that is currently emerging in the downtown area. More downtown housing is also a popular topic amongst my clientele – many wanting more housing options so they can live in the downtown core.

I will be unable to attend the public hearing on October 8th – so this message serves as my public comment.

Cheers!

Rob Jacik

President & Owner

[Carolina Beer Temple – Matthews](#)

[Seaboard Taproom & Wine Bar - Matthews](#)

[Carolina Beer Temple – Ayrslley](#)

[Temple Mojo Growler Shop - Matthews](#)

Cell: (704) 517-5582

E-mail: rob@carolinabeertemple.net

Cover Sheet

**Petition In Opposition to Rezoning Request 2018-686, the Trade
Street Property**

Signed by 233

Delivered to: Board of Commissioners, Town of Matthews

September 10, 2018

By Bonnie Covington, on behalf of all who signed this Petition

Petition In Opposition of Rezoning Request 2018-686 Property Located Next to The Greenway Entrance on Trade Street

We the People, the residents, the property owners, the taxpayers, the voters, and all other interested persons hereby express our OPPOSITION to the Rezoning Request 2018-686 for the Property located next to the Trade Street Entrance to the Greenway. We hereby request that the Town of Matthews instead take actions to purchase the property for preservation purposes and the use and enjoyment by and for the People of the Town of Matthews and all other interested persons.

| DATE | PRINT NAME | SIGNATURE | ADDRESS |
|--------|------------------|------------------|--|
| 09/09 | Becky MARTIN | Becky Martin | 6215 Sellaan Ct Char. NC 28221 |
| 09/09 | Jackelyn Joseph | Joseph | 3032 Corso Poinc Circle, NC 28105 |
| 09/09 | BARBARA COLLINS | Barbara Collins | 11601 Albemarle Rd. Char. NC. 28227 |
| 9/9 | NEIL M'GUIRE | Neil McGuire | 9917 SUNWAY DR MINT HILL, NC 28227 |
| 9/9/18 | Jason Padgett | Jason Padgett | 4809 Shea Ct Monroe, NC 28110 |
| 9/9/18 | Kandi Padgett | Kandi Padgett | 4809 Shea Ct. Monroe, NC 28110 |
| 9/9/18 | Bob Brannaman | Bob Brannaman | 2209 Tawton Dr Matthews, NC 28105 |
| 9/9/18 | Juanita Jacobson | Juanita Jacobson | 2509 Jaywick Ln Matthews NC 28105 |
| 9/9/18 | ANNETTE DEESE | Annette Deese | 8616 Wilbelle Rd Mint Hill, NC 28122 |
| 9/9/18 | Janice Allen | Janice Allen | 10019 Ellbren Lane Matthews, NC 28105 |
| 9/9/18 | Teri Etherington | Teri Etherington | Northbourne Rd. Huntersville, NC 28025 |
| 9/9/18 | Kelsie Bednarz | Kelsie Bednarz | Crockett Ln. Charlotte, NC 28270 |
| 9/9/18 | AMEB BEDNARZ | Ameb Bednarz | " " |
| 9/9/18 | Bob Etherington | Bob Etherington | 2877 13512 Hochbaum Huntersville NC 28025 |
| 9/9/18 | Vitaliy Kiryak | Vitaliy Kiryak | 4205 High Swodes Dr Monroe, NC 28110 |
| 9/9/18 | NGOMA | NGOMA | 2927 Cross Point Circle #29 |

16

Petition In Opposition of Rezoning Request 2018-686
Property Located Next to The Greenway Entrance on Trade Street

We the People, the residents, the property owners, the taxpayers, the voters, and all other interested persons hereby express our OPPOSITION to the Rezoning Request 2018-686 for the Property located next to the Trade Street Entrance to the Greenway. We hereby request that the Town of Matthews instead take actions to purchase the property for preservation purposes and the use and enjoyment by and for the People of the Town of Matthews and all other interested persons.

| DATE | PRINT NAME | SIGNATURE | ADDRESS |
|---------|------------------|------------------|---|
| Sept. 9 | Joy Hilder | Joy Hilder | 7009 Chest Circle Indian Trail, N.C. |
| Sept 9 | Meghan Nibbelm | Meghan Nibbelm | 13206 Graym5+Dr. Charlotte, NC 28215 |
| Sept 9 | Tim Nibbelm | Tim Nibbelm | " |
| 9/9 | Peggy Schmitt | Peggy Schmitt | 2918 WINDING TR MATTHEWS, NC 28105 |
| 9/9 | Judy Keever | Judy Keever | 6640 Lynfield Dr. Charlotte, N.C. 28212 |
| 9/9 | Brenda Cole | Brenda Cole | 10501 PARKSON Rd CHARLOTTE, NC 28215 |
| Sept 9 | Deborah Lemp | Deborah Lemp | 5617 Mallard Dr. S Charlotte, NC 28227 |
| 9/9 | Brooke Brenneman | Brooke Brenneman | 2209-b Tarlton Dr. Matthews, NC |
| 9/9 | Jessica Young | Jessica Young | 10012 Fernspray Rd Charlotte NC 28215 |
| 9/9 | David Young | David Young | 10012 Fernspray Rd Charlotte, NC 28215 |
| 9/9 | Jacey Daulton | Jacey Daulton | 7421 Cedarfield Rd Charlotte, NC 28227 |
| 9-9 | Kathleen Lewis | Kathleen Lewis | 9601 Newby Lane Matthews, NC 28105 |
| 9/9 | Timothy Lewis | Timothy Lewis | 9601 Newby Ln. Matthews, NC 28105 |
| 9/9 | Evan Charles | Evan Charles | 3507 Summerfield Ridge Ln Matthews, NC 28105 |
| 9/9 | WADE KEEVER | Wade Keever | 6640 LYNFIELD DR CHARLOTTE NC 28212 |
| 9-9 | Mike Davi | Mike Davi | 9719 Little Run Ct Matthews NC |

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| DATE | PRINT NAME | SIGNATURE | ADDRESS |
|-------------------|----------------|-----------------------|---|
| Sept 9 AD 2018 | Herb Grossman | <i>Herb Grossman</i> | 4885 Swiss Hollow Charlotte, NC 28227 |
| Sept 9 2018 | Ruth Harbin | <i>Ruth Harbin</i> | 7412 Walnut Wood Dr. Charlotte, NC 28227 |
| Sept 9, 2018 | Daniel Padgett | <i>Daniel Padgett</i> | 4804 Shea Ct. Monroe, NC 28110 |
| 9-9-18 | John Anderson | <i>John Anderson</i> | 7709 Sardis rd Charlotte |
| 9/9/18 | D Padgett | <i>D Padgett</i> | 6804 Shea Ct Monroe, NC 28110 |
| 9/9/18 | Paul Gufa | <i>Paul Gufa</i> | 10701 South Hampton Dr. Charlotte NC 28225 |
| 9/9/18 | Daniel Flores | <i>Daniel Flores</i> | 8431 Kithia Dr Charlotte NC |
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Petition In Opposition of Rezoning Request 2018-686

Property Located Next to The Greenway Entrance on Trade Street

We the People, the residents, the property owners, the taxpayers, the voters, and all other interested persons hereby express our **OPPOSITION** to the Rezoning Request 2018-686 for the Property located next to the Trade Street Entrance to the Greenway. We hereby request that the Town of Matthews instead take actions to purchase the property for preservation purposes and the use and enjoyment by and for the People of the Town of Matthews and all other interested persons.

| DATE | PRINT NAME | SIGNATURE | ADDRESS & EMAIL |
|--------|--------------------|--------------------|--|
| 9/8/18 | Susan Davenport | Susan Davenport | 1112 Bellegrave Pl, Charlotte susan@davenport@gmail.com |
| 9/8/18 | REBECCA | Rebecca | 306 WENDOVER HILLS CIR CHARLOTTE NC |
| 9/9/18 | J.R. McGinnis | J.R. McGinnis | WESTERN CHARLE, NC |
| 9/8/18 | Peter DeBenedictis | Peter DeBenedictis | pdbs1308@gmail.com |
| 9/8/18 | Scott Mills | Scott Mills | 376 Robin Lynn Rd |
| 9/8/18 | Ruth CRANSON | Ruth Cranson | RHCRANSON@IEEE.ORG |
| 9/9/18 | Angela Mason | Angela Mason | Weddytan |
| 9/9/18 | Rodney Brown | Rodney Brown | 390 WILCREST MATTHEWS |
| 9/9/18 | Lynn Tucker | Lynn Tucker | lcwt251@gmail.com |
| 9/9/18 | J SEWARDS | James Seward | 525 Plantation Xing Rd |
| 9/9/18 | B MEDLEY | B Medley | 5637@gmail.com |
| 9/9/18 | SANDRA BROWN | Sandra Brown | PO Box 101 Matthews, NC 28105 |
| 9/9/18 | Michael Ocie | Michael Ocie | ec.36@ymail.com |
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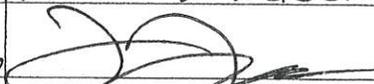
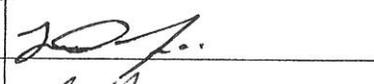
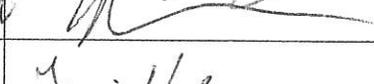
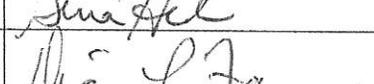
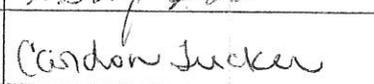
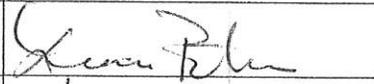
**Petition In Opposition of Rezoning Request 2018-686
Property Located Next to The Greenway Entrance on Trade Street**

We the People, the residents, the property owners, the taxpayers, the voters, and all other interested persons hereby express our OPPOSITION to the Rezoning Request 2018-686 for the Property located next to the Trade Street Entrance to the Greenway. We hereby request that the Town of Matthews instead take actions to purchase the property for preservation purposes and the use and enjoyment by and for the People of the Town of Matthews and all other interested persons.

| DATE | PRINT NAME | SIGNATURE | ADDRESS |
|------|------------------------|------------------|------------------------|
| 9/1 | Debbie Manis | Debbie Manis | 1208 Glenstancia |
| 9/1 | Celeste Rackley | Celeste Rackley | 608 Sagemont Ave |
| 9/1 | Chase Petty | Chase Petty | 1000 Country place dr |
| 9/1 | Andrew Adams | Andrew Adams | 630 Sagemont Ave |
| 9/1 | Cynthia Creta | Cynthia Creta | 630 Sagemont Ave |
| 9/1 | Kristen Freeman | Kristen Freeman | 111A Weeping Willow Ln |
| 9/1 | Colleen Steele | Colleen Steele | 1146 Glen Shannon Rd |
| 9/1 | Daniel R. Steele | Daniel R. Steele | 1146 Glen Shannon Rd. |
| 9/1 | Renee Garner | Renee Garner | 348 East John St |
| 9/1 | Peggy Bates | Peggy Bates | 1103 Glen Shannon Rd |
| 9/1 | Joe Bates | Joe Bates | " " " |
| 9/1 | Michael Hartzell | Michael Hartzell | 208 W. West Dr |
| 9/2 | Lisa Long | Lisa Long | 901 Courtney Pl |
| 9/2 | JEAN LONG | Jean Long | " " " |
| 9/2 | | | |
| | | | |

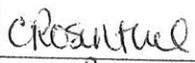
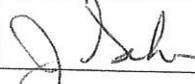
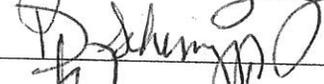
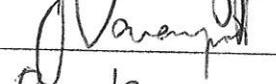
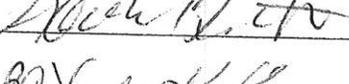
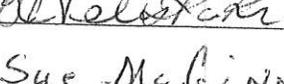
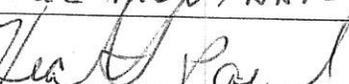
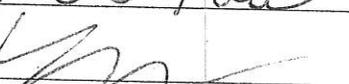
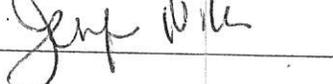
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| DATE | PRINT NAME | SIGNATURE | ADDRESS & EMAIL |
|--------|-------------------|---|---|
| 9.8.18 | Luan Walker | Luan Walker | 5500 CARMEL RD. |
| 9.8.18 | Sheila Pierfelice |  | 9606 White Hemlock |
| 9/8/18 | Roberta Fisher |  | 3636 Wino Rose Ct |
| 9-8-18 | WES FRYE |  | 173 MCKINNON AVE NE |
| 9-8-18 | Rita Briggs |  | 136 Plantation Club Dr |
| 9-9-18 | HARRY CROWSON |  | 156 Plantation Club Dr J12 |
| 9-9-18 | Gina Helms |  | Monroe NC |
| 9-9-18 | Diane Farrag |  | 2103 Hadley Ct Matthews NC 28105 |
| 9/9/18 | KERRY GURE |  | 25 ^{Matthews} Plantation Xing Dr |
| 9-9-18 | Carndon Tucker | Carndon Tucker | 921 Glenshannon Rd |
| 9-9-18 | Leanne Peterson |  | 11620 Rabbit Ridge Rd, Charlotte |
| | Shannon Medlin |  | 632 Trevor Simpson Dr. Matthews |
| 9-9-18 | Addie Springs | Addie Springs | 1712 Privette Rd Matthews |
| 9-9-18 | Winston Springs | Winston Springs | 1712 Privette Rd Matthews |
| 9-8-18 | GERTRUDE BOOTH | Gertrude Booth | 2139 N. Castle Court Matthews, N.C 28105 |
| 9/9/18 | CINDY PHAN |  | cindyphan03@gmail.com |

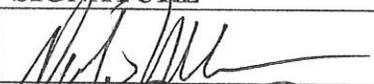
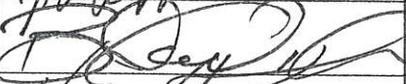
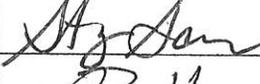
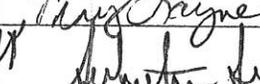
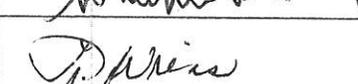
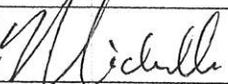
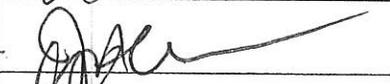
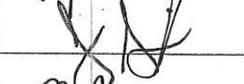
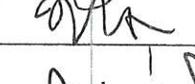
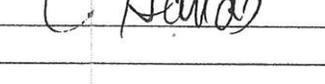
Petition In Opposition of Rezoning Request 2018-686 Property Located Next to The Greenway Entrance on Trade Street

We the People, the residents, the property owners, the taxpayers, the voters, and all other interested persons hereby express our OPPOSITION to the Rezoning Request 2018-686 for the Property located next to the Trade Street Entrance to the Greenway. We hereby request that the Town of Matthews instead take actions to purchase the property for preservation purposes and the use and enjoyment by and for the People of the Town of Matthews and all other interested persons.

| DATE | PRINT NAME | SIGNATURE | ADDRESS & EMAIL |
|----------|--------------------|---|--|
| 9/8/18 | Lilia Eldridge |  | LiliaShaf@gmail.com |
| 9/8/18 | Courtney Rosenthal |  | courtney.d.rosenthal@gmail.com |
| 9/8/18 | Joanna Schimizzi |  | 8528 Castle Cliff Dr. Matthews jschimizzi@gmail.com |
| 9/8/18 | David Schimizzi |  | " |
| 9/8/18 | John Davenport |  | 1112 Bellegrove Pl 28270 johndavenport@gmail.com |
| 9/8/18 | Bonita Barnes |  | 6020981@yahoo.com |
| 9/8/18 | Emily Dickerson |  | 821 Garbow Ct Charlotte NC |
| 9/8/18 | Murray Williams |  | 5709 Old Plantation Ln 28226 |
| 9/8/18 | Sarah Jancutten |  | 9419 Sea Opiper Dr |
| 9-8-18 | Baob Velistokis |  | bavelis@mac.com |
| 9-8-18 | Sue McGinnis |  | SueMcGinnis@gmail.com |
| 9-8-18 | Heather Paul |  | 1621 Mason Pl Matthews |
| 9/8/2018 | Erica Kirshner |  | erickir@gmail.com |
| 9/9/2018 | Bobbi Compton |  | PO Box 381 Matthews NC |
| 9/9/18 | Elizabeth Reimer |  | Plantation Estates |
| 9/9/18 | Jenifer Niles |  | 336 Robilyn Rd |

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| DATE | PRINT NAME | SIGNATURE | ADDRESS |
|--------|----------------------------|--|--|
| 9-1-18 | Danna M |  | 321 River Bank Rd. M. Hems, NC. |
| 9-1-18 | Bonnie Covington |  | 530 Wilcrest Dr. Matthews |
| 9-1-18 | Heidi Hanson |  | 524 Wilcrest Dr. Matthews |
| 9-1-18 | Stacy Sanford |  | 518 Wilcrest Dr. Matthews |
| 9-1-18 | Roxolana Buckle |  | 1024 GLENSHANNON RD MATTHEWS NC 28105 |
| 9-1-18 | Dan Buckle |  | 1024 GLENSHANNON RD MATTHEWS NC 28105 |
| 9-1-18 | Mary Wayne |  | 512 Wilcrest Dr. Matthews NC 28105 |
| 9/1/18 | SEBASTIAN SADOVSKY |  | 407 RIVER BANK MATTHEWS NC 28105 |
| 9/1/18 | Hugo & Lydia Wiens |  | 220 Wilcrest Dr. Matthews NC 28105 |
| 9/1/18 | Kevin & Michelle Clarke |  | 1124 Ashley Creek Dr. Matthews, NC 28105 |
| 9/1/18 | Bob & Jacqueline Zimmerman |  | 330 River Bank Rd. Matthews, 28105 |
| 09-01 | Ahna Keegan |  | 1101 Matthews commons Matthews, NC 28105 |
| 9/1 | Jessica Swiger |  | 105 Glen Shannon Rd Matthews, NC 28105 |
| 9/1 | Meghan Swiger |  | 808 Stanhope Ln Matthews, NC 28105 |
| 9/1/18 | Brian Duma |  | 1015 Glen Shannon rd Matthews NC 28105 |
| 9/1 | C. Hand |  | 1037 Glen Shannon Rd |

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| DATE | PRINT NAME | SIGNATURE | ADDRESS & EMAIL |
|----------|------------------|------------------|--|
| 9/8/18 | Audra Laughren | Audra Laughren | 364 Glenridge Ct. Indian Trail, NC } twenty 3rd/lotline |
| 9/8/18 | CATHY McCALL | Cathy McCall | GREAT FALLS - SC cmccall1950@gmail.com |
| 9/8/18 | RICHARD ROLAND | Richard Roland | 2702 Oxbowwood Dr MATTHEWS, NC 28105 |
| 9/8/18 | Nancy Hill | Nancy Hill | 9801 Sander Oaks Rd Charlotte |
| " | CAROL Sibley | Carol Sibley | Southpark |
| 9/8/18 | Alex KHAROU | Alex Khrou | Charlotte |
| 9/8/18 | JAMES DILLON | James Dillon | 821 GARBON CT CHARLOTTE NC 28270 |
| 9/8/18 | Laura Fuller | Laura Fuller | 3222 Rhett Butler Pl Charlotte NC |
| 9/8/18 | Manoj Kumar | Manoj Kumar | 13804 Summit Commons Blvd Charlotte, NC 28227 (Manoj Kumar) |
| 4/8/18 | Nitya Krishnan | Nitya Krishnan | " |
| 4/8/18 | Kathy Williams | Kathy Williams | 5109 Old Plantation Ln Charlotte, NC 28226 |
| 7/8/18 | Beth Bonaccetti | Beth Bonaccetti | PTBL. WVA 25556 |
| 4/8/18 | Denise Shoemaker | Denise Shoemaker | 2940 Redfield Dr Char NC 28270 |
| 4/8/18 | Laura Ormond | Laura Ormond | |
| * 9/8/18 | JAN BUSCH | Jan Busch | 6757 BENTHWOOD DR 28270 |
| | (OXFORD HUNT) | | JANBUSCH@ATT.NET |

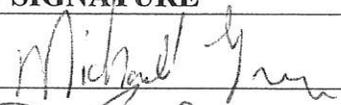
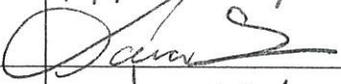
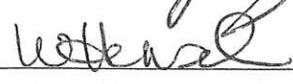
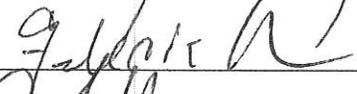
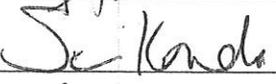
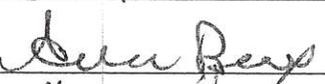
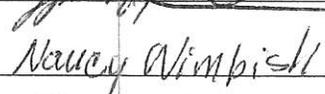
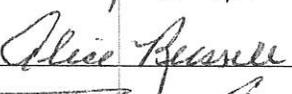
Petition In Opposition of Rezoning Request 2018-686
Property Located Next to The Greenway Entrance on Trade Street

We the People, the residents, the property owners, the taxpayers, the voters, and all other interested persons hereby express our **OPPOSITION** to the Rezoning Request 2018-686 for the Property located next to the Trade Street Entrance to the Greenway. We hereby request that the Town of Matthews instead take actions to purchase the property for preservation purposes and the use and enjoyment by and for the People of the Town of Matthews and all other interested persons.

| DATE | PRINT NAME | SIGNATURE | ADDRESS & EMAIL |
|---------|-----------------|------------------------|---|
| 9/8/18 | Vicki White | <i>Vicki White</i> | Charlotte NC |
| 9/8/18 | Michi Kimber | <i>Michi Kimber</i> | Matthews NC |
| 9-8-18 | ROGER TOOKER | <i>Roger Tooker</i> | TOOKER4631@BELLSOUTH.NET CHARLOTTE, NC |
| 9-8-18 | DAVID SEWELL | <i>David Sewell</i> | STAFFORD NC. |
| 9-8-18 | Patricia Butler | <i>Patricia Butler</i> | Matthews NC |
| 9/8/18 | Charles Butler | <i>Ch Butler</i> | |
| 9-8-18 | Rache Durban | <i>R/D</i> | 325 N Matthews Freemant St Matthews, NC 28105 |
| 9-8-18 | Heath Hubson | <i>Heath Hubson</i> | 2416 Heritage Ln Indian Trail NC |
| 9-8-18 | Melissa Horning | <i>Melissa Horning</i> | 3850 Cameron Creek Drive Matthews, NC |
| 9-18-18 | RT Horning | <i>RT Horning</i> | |
| 9-8-18 | Wylie Rogers | <i>Wylie Rogers</i> | 25339 woolbrook Ln wvnc nc. |
| 9/8 | Gratchen Amara | <i>Gratchen Amara</i> | Monroe, NC |
| 9/8 | Denise Alway | <i>Denise Alway</i> | Min ⁺ Hill, NC |
| 9/8 | Emily Currie | <i>Emily Currie</i> | Charlotte, NC |
| 9/8 | Paul Currie | <i>Paul Currie</i> | Charlotte NC |
| 9/8 | Wright Meyer | <i>Wright Meyer</i> | Charlotte NC |

**Petition In Opposition of Rezoning Request 2018-686
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We the People, the residents, the property owners, the taxpayers, the voters, and all other interested persons hereby express our OPPOSITION to the Rezoning Request 2018-686 for the Property located next to the Trade Street Entrance to the Greenway. We hereby request that the Town of Matthews instead take actions to purchase the property for preservation purposes and the use and enjoyment by and for the People of the Town of Matthews and all other interested persons.

| DATE | PRINT NAME | SIGNATURE | ADDRESS |
|------|---|--|---|
| 9-5 | Michael Green |  | 2314 Kilkenny Hill Rd Matthews, NC 28105 |
| 9-5 | Tara Green |  | 2314 Kilkenny Hill Rd Matthews, NC 28105 |
| 9-5 | Amy O'Hara |  | 1132 Ashlee Creek Dr Matthews, NC 28105 |
| 9-5 | Andy Rog... |  | 2317 Kilkenny Hill Rd Matthews, NC 28105 |
| 9/5 | Wendi Hensel |  | 2728 Kilkenny Hill Rd |
| 9/5 | Alis Bergs |  | 2227 Kilkenny Hill Rd Matthews, NC 28105 |
| 9/5 | Sherry Bowling |  | 1112 Ashlee Creek Dr. |
| 9/5 | FELICIA KEECH |  | 2219 KILKENNEY HILL RD |
| 9/5 | Scott Konda |  | 2301 Kilkenny Hill Rd. |
| 9/5 | Sara Konda |  | " " " " |
| 9/5 | Sandy Baxas |  | 9419 Horizons Woods Pl |
| 9/5 | Melissa Howell |  | 2936 Windsor Meadows |
| 9/5 |  |  | 2936 Windsor Meadows |
| 9/5 | Wendy Hensel |  | 6626 Woodshed Cir |
| " | Alice Russell |  | 529 W. John St., Matthews |
| 9/5 | Roswell Ware |  | 13625 STRAINAUSEN PL |

Petition In Opposition of Rezoning Request 2018-686 Property Located Next to The Greenway Entrance on Trade Street

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| | DATE | PRINT NAME | SIGNATURE | ADDRESS |
|----|--------|---------------------|----------------------------|---|
| 1 | | Guillermo F. Bricon | <i>Guillermo F. Bricon</i> | 403 Brennycke Ct. |
| 2 | | Matthew Good | <i>Matthew Good</i> | 217 N Trade St. |
| 3 | | <i>[Signature]</i> | <i>[Signature]</i> | 3309 ARBORUM VISTA |
| 4 | | LARRY GOOD | <i>Larry Good</i> | 8111 TITTON RD |
| 5 | 9/3/18 | MARK S. STARNER | <i>Mark S. Starner</i> | 401 BRENNYCKE |
| 6 | | Maxine Starner | <i>Maxine Starner</i> | 11 |
| 7 | | WJ Foresta | <i>WJ Foresta</i> | 606 Birch View APT 30 - Matthews |
| 8 | | Lara Magdrinski | <i>Lara Magdrinski</i> | 107 Sardis Plantation Dr. Matthews |
| 9 | | Joe Mattingly | <i>Joe Mattingly</i> | 5028 Luke Crossing Charlotte 28126 |
| 10 | | Kathy Clark | <i>Kathy Clark</i> | 3032 Luke Crossing Charlotte 28126 |
| 11 | 9/4/18 | Jonathan Burrell | <i>Jonathan W. Burrell</i> | 1613 Privette Rd. 28105 |
| 12 | 9/4/18 | Jeralyn Burrell | <i>Jeralyn Burrell</i> | 1613 Privette Matthews 28105 |
| 13 | 9/4/18 | Debbie Chapp | <i>Debbie Chapp</i> | 1718 PRIVETTE RD MATTHEWS 28105 |
| 14 | 9/4/18 | JOSHUA CHAP | <i>Joshua Chapp</i> | 1718 PRIVETTE RD MATTHEWS 28105 |
| 15 | 9/4/18 | Robin von | <i>Robin von</i> | 2904 Pattenhill dr. Matthews |
| 16 | 9/4/18 | Venus Pall | <i>Venus Pall</i> | 1217 Gateshead Ln Matthews, NC 28105 |
| 17 | " | Jackie Jeffers | <i>Jackie Jeffers</i> | 7318 Noland Woods Dr. Charlotte NC |

Petition In Opposition of Rezoning Request 2018-686
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*

| DATE | PRINT NAME | SIGNATURE | ADDRESS |
|---------|----------------------|----------------|---|
| 9/3/18 | MARILYN LORR - JAMES | | 306 PARK Square Pl Matthews, NC 28105 |
| 9/13/18 | Margaret Bunkle | | 926 Center Road Matthews, NC 28105 |
| 9/3/18 | Jane F Troidl | JANE TROIDL | Matthews |
| 9/3/18 | Robert Troidl | ROBERT TROIDL | Matthews |
| 9/3/18 | Deborah Lapierre | | 406 River Banks Matthews, NC 28105 |
| 9/3/18 | PAUL JOYCE | | 320 S. FREEMONT MATTHEWS, NC |
| 9/3/18 | Ginny Joyce | | 320 S Fremont Matthews NC 28105 |
| 9/3/18 | Karen Taber | | 2911 Treace Hill Ct Matthews, NC 28105 |
| 9/3/18 | Marcia Annett | | 406 River Bank Rd Matthews, NC 28105 |
| 9/2/18 | Sonya Heimlich | Sonya Heimlich | Matthews, NC |
| 9/3/18 | John Hardin | | 7012 Holly Grove Matthews, NC 28104 |
| 9/3/18 | Andrew Hardin | | " " " " |
| 9/3/18 | Stephanie Gillis | | 2324 Grimmsborough Ln Charlotte, NC |
| " | Stacy Glanville | | 1636 Windridge Rd 28100 |
| 9/3/18 | Tanya Briscoe | | 403 Brenwycke Matthews NC |
| " | Guillermo Briscoe | | " |

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Petition In Opposition of Rezoning Request 2018-686

Property Located Next to The Greenway Entrance on Trade Street

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| DATE | PRINT NAME | SIGNATURE | ADDRESS |
|----------|--------------------|---------------------------|---|
| 9.1.18 | Anna Marie Neubert | <i>Anna Marie Neubert</i> | 1138 Glen Shannon Rd. Matthews, NC 28105 |
| 9/2/18 | Chris Daniel | <i>Chris Daniel</i> | 419 Wilcrest Dr Matthews, NC 28105 |
| 9/3/2018 | Bruce Lang | <i>BA</i> | 828 CAMERON VILLAGE DR MATTHEWS NC 28105 |
| 9/3/18 | Jennifer Harris | <i>Jennifer Harris</i> | 2038 Malin Dr Hickory Trail 28079 |
| 9/3/18 | Sherry Teal | <i>Sherry Teal</i> | 305 Pecan Ridge Ct Matthews NC 28105 |
| 9/3/18 | Richard Teal | <i>Richard Teal</i> | '' |
| 9/3/18 | Karen Anderson | <i>Karen Anderson</i> | 2600 Albany NE Charlotte, NC |
| 9/3/18 | Jace Smith | <i>Jace Smith</i> | 1045 Counselors Dr Monroe, NC 28110 |
| 9/3/18 | Limesh Mangalagan | <i>Limesh Mangalagan</i> | 7035 KENNEDY DR CIT NC 28220 |
| 9/3/18 | Scarlet Sellers | <i>Scarlet Sellers</i> | 906 Bitterbun Dr. Matthews NC 28105 |
| 9/3/18 | Bettie Green | <i>Bettie Green</i> | 633 Cowdenway Ln Matthews, NC 28105 |
| 9-3-18 | Cherie C. Gordy | <i>Cherie Gordy</i> | 10802 Tara Oaks Drive Charlotte NC 28227 |
| 9-3-18 | J. METCAL | <i>J. METCAL</i> | 2519 MATSON CUN MATTHEWS 28105 |
| 9-3-18 | J. METCAL | <i>J. METCAL</i> | 6087 Matthews Ct Matthews NC 28105 |
| | | | |
| | | | |
| | | | |



Shana Robertson <srobertson@matthewsnc.gov>

Re: FW: Planning Board

1 message

Kathi Ingrish <kingrish@matthewsnc.gov>

Thu, Aug 30, 2018 at 2:56 PM

To: bbcovington@windstream.net

Cc: Jay Camp <jcamp@matthewsnc.gov>, Shana Robertson <srobertson@matthewsnc.gov>

Ms Covington,

We have provided answers to your questions from yesterday within your message below.

We will forward your message to the Planning Board members as you have requested, and will place it on the zoning webpage for this case. I want to be sure you know that Planning Board has completed their review of this case, and it will not be resubmitted to them for any further consideration. This is the same procedure for all zoning applications -- following the close of the public hearing the Planning Board has 30 days to review and make their recommendation to the Town Board of Commissioners.

Please let us know if you have additional questions.

Kathi Ingrish

--

Kathi Ingrish AICP

Planning Director

Town of Matthews

704-847-4411

704-708-1234 direct

kingrish@matthewsnc.govwww.matthewsnc.gov

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

On Thu, Aug 30, 2018 at 1:07 PM, <bbcovington@windstream.net> wrote:

Ms. Ingrish and Mr. Camp,

Please provide the individual email addresses for the members of the Planning Board or forward my email below. I request that this information be included in the Board's final report. I also am waiting to hear back about my procedural questions. Thank you.

Bonnie Covington, NCCP**(704) 620-1822**

From: bbcovington@windstream.net <bbcovington@windstream.net>
Sent: Wednesday, August 29, 2018 1:26 PM
To: 'srobertson@matthewsnc.gov' <srobertson@matthewsnc.gov>
Subject: FW: Planning Board
Importance: High

Ms. Shana Roberts,

I attended last night's Planning Board meeting and have the following requests regarding rezoning request 2018-686:

- Provide a copy of procedural rules of Planning Board [attached](#)
- Developer for rezoning request 2018-686 provided a late submission of revised site plan. According to Jay Camp, he received the revised site plan late in the day on the day of the Planning Board meeting. Is this allowed procedurally? [Staff prefers new/revised documents be submitted as soon as possible so that there is opportunity to review them prior to the meeting but recognize there may be reasons that a more timely submittal is not possible. As was the case this month, there is generally a two week time period between the public hearing and the Planning Board meeting. When multiple potential changes need to be studied by the applicant's team following a public hearing that may involve engineering, architectural, storm water, and other revisions that need to be coordinated before a revised plan can be provided, these may take additional time to complete.](#)
- I specifically request that the Legal Questions asked at the meeting be answered by the Attorney present Craig Buie since he did not provide any answers during the meeting. His responses and his legal opinions must be specifically included in the final report to the Board of Commissioners. The Board needs this information before it can make a reasoned decision. The issue relates to the following bullet item.
- Developer now refers to part of the site plan as the "tree save area" which implies forever, but in fact is not the case. [The Matthews UDO states that maintenance and protection of designated trees "continues indefinitely". See excerpt below.](#) Once ownership changes hands, the so-called tree save area will be deeded to the individual property owners who is free to do what they want – including razing all trees. [The UDO and conditional zoning provisions apply to all current and future property owners and tenants unless and until the zoning conditions are further amended following a new public hearing and review process.](#) I specifically do not want the Board of Commissioners mislead by the developer's mischaracterization about "tree save area." This point could easily be confused and is very key to this rezoning request. [Written notes and specific elements on site plan drawings that are part of any approved conditional zoning package have the force of the local zoning codes and](#)

may be enforced by zoning enforcement staff. The discussion Tuesday evening about having information in the CC&Rs for the future homeowners would be an additional safeguard so that they will know their responsibility to maintain and protect the existing trees. The Town cannot enforce CC&Rs. Individual homeowners will not be able to simply remove trees in the designated area on their house lot without being in violation of the approved zoning plans, and the Town can compel the owner to resolve the violation through replanting, in addition to possible fines. The Town has previously approved other residential developments where designated tree save or tree canopy areas are within private lots, such as 10816 Idlewild Rd (29 lot subdivision), and Sunrise Crossing on Matthews School Rd. In those developments, the individual property owners will be continually responsible for maintaining the designated trees on their lots.

Excerpts from Matthews Unified Development Ordinance:

155.606.13. Landscape Maintenance Standards

A. GENERAL PROVISIONS. The property owner and/or lessee shall maintain all landscape materials and landscape areas in accordance with the approved Landscape Plan. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, pruning, removal and replacement of dead or diseased trees and shrubs. Maintenance shall be performed on a regular basis in order to maintain plant vigor and stability and to present a neat and well-kept appearance at all times.

B. DURATION OF MAINTENANCE. For preserved vegetation, maintenance shall begin at the time that the root protection zones are established (prior to rough grading) and shall continue indefinitely. For planted materials, maintenance shall begin at the time of planting and shall continue indefinitely.

E. MISCELLANEOUS MAINTENANCE PROVISIONS.

2. PURPOSEFUL REMOVAL OF PROTECTED TREES.

a. Purposeful removal of any tree approved in the original planting plan must be based on unsafe conditions from developing structural, insect, or disease problems. Only in the event of a written recommendation by a certified arborist or the Town's Landscape Manager, and approval by the Planning Director, should removal take place.

3. REMEDIES FOR DISTURBANCE, DESTRUCTION, OR REMOVAL OF VEGETATION AND REQUIRED LANDSCAPING.

a. Any disturbance, destruction, or removal of any required landscaping or approved vegetation shall constitute a violation of § 155.606.

b. Any person who violates any of the tree protection or landscaping provisions of § 155.606 or any approved landscape/vegetation plan previously approved by the Town prior to enactment of this Title shall be subject to any one or combination of penalties prescribed at § 155.214.

Excerpt from North Carolina General Statutes:

§ 160A-382. Districts.

(a) For any or all these purposes, the city may divide its territorial jurisdiction into districts of any number, shape, and area that may be deemed best suited to carry out the purposes of this Part; and within those districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures, or land. Such districts may include, but shall not be limited to, general use districts, in which a variety of uses are permissible in accordance with general standards; overlay districts, in which additional requirements are imposed on certain properties within one or more underlying general or special use districts; and special use districts or conditional use districts, in which uses are permitted only upon the issuance of a special use permit or a conditional use permit and conditional zoning districts, in which site plans and individualized development conditions are imposed.

(b) Property may be placed in a special use district, conditional use district, or conditional district only in response to a petition by the owners of all the property to be included. Specific conditions applicable to these districts may be proposed by the petitioner or the city or its agencies, but only those conditions mutually approved by the city and the petitioner may be incorporated into the zoning regulations or permit requirements. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to city ordinances and an officially adopted comprehensive or other plan and those that address the impacts reasonably expected to be generated by the development or use of the site.

-
- To quickly recap, legal questions asked but not answered were: 1. Is it true that a private property owner has the right to destroy the trees? *Incorrect. As explained above, a future change in property ownership does not end the zoning requirements put into place. The zoning conditions remain in effect regardless of who owns or maintains the property.* 2. What legally can be done to restrict future tree destruction? *As explained above, the inclusion of written notes and drawn notations on approved zoning plans that identify a tree save area is sufficient to delineate where existing trees must be preserved. Putting language in the CC&Rs is additional protection.*

Feel free to forward my email on to the Planning Board as needed.

Bonnie Covington, NCCP
(704) 620-1822

 **plbd rules.doc**
37K

**Bonnie Covington, NCCP
Matthews, NC**

Re: Request to Rezone Trade Street Property – 2018-686

I oppose the request to rezone the two-acre property on Trade Street, the proposed development plan, and ruination of nice mature trees at the entrance to the Greenway Project. I am a Real Estate Legal Professional and speak with a high degree of expertise about such matters. Instead, I propose an alternate idea: for the Town of Matthews or Mecklenburg County to purchase the land outright and extend the Greenway Project area or for CMS to purchase the property as a buffer only. Honestly, this is a once in a lifetime opportunity to expand the Greenway Project, thereby making a decision that benefits not the few, but the many. The right direction for this property to take is preservation.

Regarding the proposed rezoning and development plan, I object to the resulting, increased traffic on Trade Street, most significantly, that the development plan has no traffic control measures to restrict left turning vehicles into the proposed development. This cannot be allowed to happen. That section of Trade Street must remain free to flow as best as it can.

The following are necessary if any development is allowed on the Trade Street property:

1. Need developer to add turn lane for left turning traffic on Trade Street going into the proposed development. The Fullwood Station development, also on Trade Street, is a good example of this concept. There is a left turn lane and traffic flow is preserved, traffic is restricted into the development, and there is a planned entrance.
2. Fullwood Station development planned for both a turn lane and traffic control measures to prevent left turns from Trade Street into the development. This is an example of better, smarter development. Why would we do otherwise with this request? If this developer wants to build 13 homes, then get a larger piece of land, lay out the site properly, and plan for adequate traffic control measures, period.
3. At a minimum, restrict access on Trade Street to right in and right out only. A concrete barrier is a must-have feature.
4. Must plan to mitigate the impact of more traffic on Trade Street and certainly cannot allow any development plan that would stop the flow of traffic for a left turning vehicle on Trade Street into the proposed development. There are just too many cars on Trade Street that need to keep moving.
5. Have the developer reduce number of homes on site to allow these traffic features to be included in the development plan. These are necessary as this development impacts Trade Street directly. I am surprised that this has not been addressed already. We simply cannot ignore this detail. No way.
6. We need to know where the cars will be parking. What's the plan? With 13 houses and six parking spaces, that is not a well-thought out parking plan. Parking is going where? It looks like the developer plans to use the CMS property for parking and, if so, that is simply not right. CMS owns and is responsible for maintaining its property and the tax

payers of Mecklenburg County pay taxes for CMS to do this. Inadequate parking on the development site plan is yet another reason to vote no for this rezoning request.

Vote no to stop the destruction of mature trees:

1. The proposed development is not a favorable outcome or sacrifice worth it for the sake of another dense development project. Again, request the Town purchase the property out right to preserve the trees and expand the Greenway Project. They are so beautiful and so irreplaceable.
2. The proposed development will make the Greenway literally less green. If we pave over with the density that is being proposed, what's the point of the Greenway? Instead, why not buy the property and preserve a super piece of land for all to enjoy since it is right next to Greenway Project.
3. This is truly a rare opportunity for the Town, Mecklenburg County or CMS to purchase property that is adjacent to both the Greenway property and the CMS property.
4. There are other developments on Trade Street now at Fullwood Station and Plantation Estates and neither are yet completed, which has to be a factor now.
5. We certainly don't want to overbuild Trade Street. It is now under significant pressure from other developments.

In conclusion, I respectfully request that each of you vote NO to the rezoning or any other rezoning request for this property and instead immediately pursue the purchase of this property --- for the citizens and for the future. This is truly the best, best option.

Thank you.

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – **Rezoning Application No. 2018-686** filed by Brookchase Properties, LLC to request the change in zoning classification for approximately 2.368 acres from an existing R-20 classification to a zoning classification of R-VS. The site is located east of the intersection between South Trade Street and Main Street.

Date and Time of Meeting: Tuesday, July 17th at 6:30 PM

Place of Meeting: Brookchase Properties
921 Park Center Drive, Suite 101
Matthews, NC 28105

Brookchase Properties, LLC (the "Applicant"), has filed a Rezoning Application with the Town of Matthews seeking to modify the conditions on an approximately 2.368 acres located east of the intersection between South Trade Street and Main Street, specifically modifying the zoning classification from R-20 designation to R-VS designation. The purpose of this rezoning request is to allow for the provision of more efficient development of the subject properties, while keeping with the character of the surrounding neighborhood.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax records indicate that you are an owner of property that is located within 200 feet of the site.

Accordingly, the Applicant gives you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Tuesday, July 17th, 2018 at 6:30 PM at Brookchase Properties located at 921 Park Center Drive, Suite 101. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Jordan Noblin at 864.357.2534.

Cc: Ms. Kathi Ingrish, Town of Matthews (via email)
Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: July 6, 2018

July 26, 2018

Greenway Cottages- Rezoning meeting Notifications

- All owners within 200' of property being rezoned notified via US Mail.
- Meeting held at: 6:30pm – 8:00pm @ 921 Park Center Drive, Suite 101 Matthews, NC 28105
- Mailed out letter/notice July 6, 2018

Owners within 200' of property being rezoned

- Mark Tofano
259 S. Trade Street
Matthews, NC 28105
- Jai Namkoong
602 Meadow Lake Drive
Matthews, NC 28105
- Charlotte Meck. Board of Education
PO Box 30035
Charlotte, NC 28230
- William Bailey
603 Meadow Lake Dr.
Matthews, NC 28105
- William Clayton
300 S. Trade Street
Matthews, NC 28105
- Bradley Neblett
600 Eden Wood Court
Matthews, NC 28105
- Southern Rentals
1182 Country Home Rd.
Matthews, NC 28105
- Samantha Bonk
687 Meadow Lake Dr.
Matthews, NC 28105
- Ana Lisa Trust Johnson
733 Plantation Estates Dr. #B411
Matthews, NC 28105
- Brian & Lisa Swanson
606 Meadow Lake Dr.
Matthews, NC 28105
- Adam & Jamie Worth
605 Edenwood Court
Matthews, NC 28105
- Brian & Beth Weaver
611 Meadow Lake Dr.
Matthews, NC 28105
- Town of Matthews
232 Matthews Station Street
Matthews, NC 28105
- James & Rebecca Cunningham
604 Edenwood Court
Matthews, NC 28105
- Donald & Nancy Honeycutt
268 South Trade St.
Matthews, NC 28105

8/1/2018

2018-686

7/17/18

6:30 PM -

8:00 PM

00552 - BROOKCHASE RL - GREENWAY COTTAGES

COMMUNITY MEETING

Joanne Campbell / 905 Euan Ln
Paul Campbell / Matthews, NC

Dimple Shah 819 Timber Knoll Dr. Matthews

MARK TOFANO 259 S. TRADEST. MATTHEWS, NC

Renee Garner 348 E John St Matthews

Susan Rodriguez McDowell 6318 FALLS LAKE DR CHARLOTTE

DEVELOPMENT TEAM

BROOKCHASE PROPERTIES - GARRY SMITH (DEVELOPER)

BLOC DESIGN - COLIN BROCK - MANAGING PARTNER (DESIGN FIRM)

JORDAN NOBLIN - LANDSCAPE ARCHITECT

July 18, 2018 6:30pm – 8:00pm

00552-Brookechase R2- Greenway Cottages:

Community Meeting

Attendees:

Joanne and Paul Campbell: 905 Evian Ln. Matthews, NC

Dimple Shah: 819 Timber Knoll Dr. Matthews, NC

Mark Tofano: 259 S. Trade St. Matthews, NC

Renee Garner: 348 E John St. Matthews, NC

Susan Rodriguez McDowell: 6318 Falls Lake Dr. Charlotte, NC

After a brief presentation from the developer, attendees were invited to ask questions regarding the development.

Questions:

- **Who owns the property?**
 - Brookechase Properties (Garry); since approximately 2008.
- **Are developments required to have 2 exits?**
 - Not this one. Town requires minimum threshold before requiring more than one exit, which this proposed development is below.
- **Can you I.D. which trees will be saved?**
 - Will add development note RE: saving of as many trees as possible.
- **How much tree save is required?**
 - 8% (code required); Developer intends to exceed, if possible, but cannot guarantee.
- **Will John Urban be the Architect?**
 - No.
- **Mr. Tofano doesn't think trees along greenway can/will be saved.**
 - Development team acknowledges his concern, and developer has communicated that it will attempt to save as many trees as possible, and will consider supplemental plantings in conjunction with retained vegetation.
- **What are you putting back (Landscape wise/ vegetation)?**
 - Developer is open to the option to provide supplemental plantings along greenway, and adjacent to Mr. Tofano's property (with aluminum ornamental fence).
- **Will the developer commit to one or the other, either tagging trees along greenway to save, or providing a plan showing what you wish to revegetate?**
 - Development team proposed a third option; to add a development note regarding supplemental plantings and saving the maximum number of trees on site. Construction drawings have not begun yet, it is not feasible to determine which trees would or would not be impacted by construction.

July 18, 2018 6:30pm – 8:00pm

- **How will trees being removed be mitigated?**
 - As required by the Town of Matthews.
- **What kind of family are you targeting? Cost per unit?**
 - No specific type of purchaser is being targeted or specifically marketed to.
 - Price point in \$450K-\$650K range
- **This plan is concerning, that it doesn't match neighborhood. (Mark Tofano)**
 - Developer disagrees. Housing type and style is very much in character with the surrounding homes. Mr. Tofano later clarified his statement to be that the density does not match the neighborhood.
 - Developer stated meetings with Matthews planning generated supportive feedback of architectural style proposed.
- **Will the impact on traffic be detrimental?**
 - With only 13 lots, there will be minimal impact, if any.
- **Housing product? How many bedrooms/baths?**
 - Story and a half; not engaged an Architect
 - No set number of beds and baths
- **Any downstairs bedrooms?**
 - No floor plan set, Architect is still in the drawing stage, but downstairs master is highly considered.
 - No designs, only ideas
- **Have you talked to city about tying into drainage on Trade street?**
 - NCDOT roadway
 - The state is not looking to improve Trade St.
 - Development will not drain into street, only to proposed BMP.
- **Can/Will you commit to wall along Mark's place?**
 - Mr. Tofano wants an 8' solid brick wall to be placed on the adjacent property, to screen his view from his property into the proposed neighborhood.
 - Brookechase Properties offered to provide a 4' or 6' steel ornamental fence, with plantings or a hedge behind. Mr. Tofano stated that would not be desirable.
- **How many homes are allowed by right?**
 - 3, maximum
- **Could garage near Mr. Tofano's property be converted to front loaded?**
 - Yes
- **Could other side with garage also be converted?**
 - Yes
- **What is the rezoning process?**
 - This meeting is part of the process. We have already submitted plans to the Town Planning Department, and received comments. After this meeting, there will be a Public Hearing on August 13, 2018. Following this Public Hearing, there will be a Planning Board meeting, which the Board will vote whether to approve

July 18, 2018 6:30pm – 8:00pm

the rezoning. This recommendation will then be presented to the Board of Commissioners , who will then make the final rezoning decision for this property.

- **How few units is Brookechase willing to go forward with?**
 - Thirteen (number as shown on the Rezoning Plan).

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – **Rezoning Application No. 2018-686** filed by Brookchase Properties, LLC to request the change in zoning classification for approximately 2.368 acres from an existing R-20 classification to a zoning classification of R-VS. The site is located east of the intersection between South Trade Street and Main Street.

Date and Time of Meeting: Tuesday, July 17th at 6:30 PM

Place of Meeting: Brookchase Properties
921 Park Center Drive, Suite 101
Matthews, NC 28105

Brookchase Properties, LLC (the “Applicant”), has filed a Rezoning Application with the Town of Matthews seeking to modify the conditions on an approximately 2.368 acres located east of the intersection between South Trade Street and Main Street, specifically modifying the zoning classification from R-20 designation to R-VS designation. The purpose of this rezoning request is to allow for the provision of more efficient development of the subject properties, while keeping with the character of the surrounding neighborhood.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax records indicate that you are an owner of property that is located within 200 feet of the site.

Accordingly, the Applicant gives you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Tuesday, July 17th, 2018 at 6:30 PM at Brookchase Properties located at 921 Park Center Drive, Suite 101. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Jordan Noblin at 864.357.2534.

Cc: Ms. Kathi Ingrish, Town of Matthews (via email)
Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: July 6, 2018