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August 14, 2019

Re: Neighborhood meeting for proposed conditional rezoning of 433 East John Street -- PIN 21501406

Dear Neighboring Property Owner:

I would like to invite you to a neighborhood meeting to discuss the proposed conditional rezoning of 433 East John Street, located at the intersection of East John Street, Charles Buckley Way, and East Charles Street. The current zoning classification is Light Industrial, and the property owner proposes to rezone the property to Light Industrial Conditional.

433 East John Street (the "Property") is operated by Stronghaven Incorporated. Stronghaven, is in the business of manufacturing packing and operates in two different locations in the Town, one location at 11135 Monroe Road and the other at the Property. Stronghaven intends to continue the existing uses and operations of the Property. This rezoning continues existing and future operations associated with Stronghaven's business on the Property.

The Town's Unified Development Ordinance ("UDO") describes the zoning district, Light Industrial (I-1), as a district "established to create and protect industrial areas for the provision of light manufacturing and the distribution of products at wholesale." Stronghaven's operations continue the longstanding I-1 uses on the Property and fits within the stated purpose of the I-1 zoning district. No building modifications are proposed with this rezoning and the buffer will remain.

This rezoning application preserves the current uses of the Property to permit Stronghaven to continue to provide general revenue to the Town without making significant demands on the Town for services, employment opportunities and limits other uses, which would be more impactful to neighbors and public infrastructure.

At the meeting we will explain the proposed rezoning, answer your questions and report your comments to Town staff. The meeting information is as follows:



Date: Thursday, August 22nd

Time: 6:00-7:00pm

Location: Matthews Community Center,
100 E. McDowell St. Matthews, NC 28105

All persons wishing to attend may appear at the neighborhood meeting.

We look forward to seeing you Thursday evening, August 22. Please contact me if you have any questions before or after the upcoming meeting.

Sincerely,

Aaron Frank, AICP

Land Use Planner, Womble Bond Dickinson

Stronghaven Rezoning Community Meeting Summary
6:00-7:00p.m.
August 22, 2019
Matthews Community Center, Studio B
100 E. McDowell St.
Matthews, NC 28105

A community meeting for the Stronghaven Conditional Rezoning application (#2019-700) was held on August 22, 2019 from 6:00 p.m. to 7:00 p.m. at the Matthews Community Center. A notice of the meeting was provided to property owners within 200' of the subject property. No members of the public attended this meeting; only Aaron Frank and Grace Lee of Womble Bond Dickinson attended the meeting. Consequently, no issues were discussed at the meeting and no changes to the zoning application are being made by the applicant as a result of the meeting.

Attendees:

Aaron Frank, Land Planner, Womble Bond Dickinson

Grace Lee, Legal Practice Assistant, Womble Bond Dickinson

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'A. Frank', written in a cursive style.

Aaron Frank, AICP

Land Planner, Womble Bond Dickinson