



August 1, 2019

NOTICE OF OFFICIAL COMMUNITY MEETING

Re: Rezoning at Warner Park
Date: Tuesday, August 20, 2019 at 6:30 p.m.
Location: Christ Covenant Church
Community Life Center, Rooms 1 & 2
800 Fullwood Lane
Matthews, North Carolina 28105

Dear Matthews Neighbor,

As you may already be aware, the Board of Covenant Day School is considering enhancing our property at Warner Park in order to better serve our students, parents and neighbors. A rezoning petition has been filed to request a rezoning of Warner Park (515 Matthews Township Parkway) and the Colchester lot (10812 Monroe Road) from the R-20 and B-1(CD) zoning districts, respectively, to the R-I(CD) zoning district to accommodate ongoing sports facility uses on the Warner Park site. Warner Park's footprint will merely be enhanced, not expanded.

In accordance with the requirements of the Town of Matthews Unified Development Ordinance, we will hold an official community meeting prior to the public hearing on this rezoning petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Mecklenburg County tax records indicate that you are an owner of property that adjoins, is located across the street from, or is near the rezoning property. You may have previously received a notification letter from us for an initial outreach meeting related to this property that was held on June 6th, prior to filing a rezoning petition.

We invite you to attend the official community meeting on **Thursday, August 20 at 6:30 p.m.** to meet with our design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with the individuals that are involved in planning the project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mark Davis", is written over a light blue horizontal line.

Mark Davis, Head of School
Covenant Day School

**Covenant Day School Rezoning
Adjoining Properties Contact List**

PROPERTY OWNERS IN A 200 - 250 FT RADIUS		
Parcel #	Property Owner Name	Mailing Address
21301266	Dwayne & Delores Hatley	9504 Reid Hall Ln Matthews, NC 28105
21301265	Nayanben Dineshkumar Patel & Chetankumar Patel	9512 Reid Hall Ln Matthews, NC 28105
21301264	Inbal & Tomas Gersack	9518 Reid Hall Ln Matthews, NC 28105
21301263	Joseph, Jr. & Stacia B. Gregory	9524 Reid Hall Ln Matthews, NC 28105
21301262	Mark & Angela Lee	9530 Reid Hall Ln Matthews, NC 28105
21301261	Lennar Carolinas LLC	11230 Carmel Commons Blvd Charlotte, NC 28226
21301260	Fidel & Laura Prieto	9538 Reid Hall Ln Matthews, NC 28105
2130259	Bradley Joubert	9537 Reid Hall Ln Matthews, NC 28105
21327335	Oliver & Susan McConderree	401 Scarborough Ln Matthews, NC 28105
21327334	Ronald & Wanda Simmons	400 Scarborough Ln Matthews, NC 28105
21327333	Kristin Valvano	406 Scarborough Ln Matthews, NC 28105
21327332	John Surratt III & Linda B Surratt	412 Scarborough Ln Matthews, NC 28105
21327336	Michael & Alexa Holten	405 Scarborough Ln Matthews, NC 28105
21327337	Ken Ashley	411 Scarborough Ln Matthews, NC 28105
21327306	Daniel & Claudia Harthan	300 Neill Ridge Rd Matthews, NC 28105
21327305	Sarah & Zachariah Russell	304 Neill Ridge Rd Matthews, NC 28105
21327304	David & Katherine Kreutzer	312 Neill Ridge Rd Matthews, NC 28105
21327303	Doreen Charnin	320 Neill Ridge Rd Matthews, NC 28105
21327302	Vincent Perez	328 Neill Ridge Rd Matthews, NC 28105
21327301	Joseph A Ferraro Jr. & Mary Beth Ferraro	336 Neill Ridge Rd Matthews, NC 28105
21327405	Deanna E Burns & Phillip D Handsel	400 Neill Ridge Rd Matthews, NC 28105
21327404	Thomas & Nancy Erb	406 Neill Ridge Rd Matthews, NC 28105
21327403	Maria Espinosa	7068 SW 53rd Ln Miami, FL 33155
21327402	Cicely Evelyn Forde	418 Neill Ridge Rd Matthews, NC 28105
21327401	Stephen & Phyllis Serepca	426 Neil Ridge Rd Charlotte, NC 28105
21327307	Jennifer & Kenneth Grano	309 Neil Ridge Rd Charlotte, NC 28105
21327308	Lynda Mimillan	317 Neill ridge Rd Matthews, NC 28105
21327314	Mary Bailey	333 Neill Ridge Rd Matthews, NC 28105
21327315	Colin & Kristen Beaury	341 Neill Ridge Rd Matthews, NC 28105
21327316	Christopher & Andrea Foddrell	403 Neill Ridge Rd Matthews, NC 28105
21301229	Shurgard/Morningstar Storage Centers LLC	P.O. Box 25025 NC -08559 Glendale, CA 91201
21301273	PBR Matthews Realty LLC	107526 Monroe Rd Matthews, NC 28105
21301271	MG Monroe LLC	60 E Rio Parkway Ste 1103 Tempe, AZ 85281
21301270	Covenant Pediatrics PA	10806 Monroe Rd Matthews, NC 28105
21301215	CCC Real Estate LLC	9110 Skipaway Dr Waxhaw, NC 28173
21301214	Pepero Enterprise Inc.	10920 Monroe Rd Matthews, NC 28105
21301213 & 21301211	BC&H Properties Inc.	4659 Matthews - Mint Hill Rd Matthews, NC 28105
21301210	Kirkwood J Hile & Diane L Johnston	P.O. Box 1015 Matthews, NC 28106
21301208	Hillside Partnership	P.O. Box 78560 Charlotte, NC 28271
21301207	David & Barbara Soroka	6186 Hunter Ln Matthews, NC 28104
21301205	Camps LLC	3216 Fairforest Dr Matthews, NC 28104
21301206	Paul Banner	3533 Stonehaven Dr Charlotte, NC 28215

21301231 A & H Realty Co
21301270 Covenant Pediatrics PA
21301269 CAYSA LLC
19321103 J B Harrison Properties LLC
19321139 Public Storage Inc
19321104 &
19321132 Kroustalis Investments LLC
21301271 MG Monroe LLC

PO Box 2439 Matthews, NC 28106
10806 Monroe Road, Matthews NC 28105
2331 Crownpoint Executive Dr, Ste A, Charlotte, NC 2822
PO Box 364, Wrightsville NC 28480
PO Box 25025, Clendale CA 91201

114 Sardis Plantation Drive, Matthews, NC 28105
60 E Rio Parkway Ste 1103, Tempe AZ 85281

OFFICIAL COMMUNITY MEETING REPORT
Warner Park Rezoning
Petitioner: Covenant Day School
Rezoning Petition No. 2019-701

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

Persons and Organizations Contacted:

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 attached hereto by depositing such notice in the U.S. mail on August 1, 2019. A copy of the written notice is attached hereto as Exhibit B.

Date, Time and Location of Meeting:

The Official Community Meeting was held at Christ Covenant Church, Community Life Center, Rooms 1 and 2 (800 Fullwood Lane, Matthews, North Carolina, 28105) on August 20, 2019 at 6:30 p.m.

Persons in attendance at meeting:

Members of the Petitioner's team in attendance included:
Mark Davis - Covenant Day School, Head of School
Janet Merle - Covenant Day School, Director of Development
Chris Hemepe - Covenant Day School, Business Manager
Don Moseley - Covenant Day School, Chairman of Board of Trustees
Tom Balke - Little Diversified Architectural Consulting
Collin Brown - K&L Gates LLP
Brittany Lins - K&L Gates LLP

Meeting Summary:

No community members attended the meeting and there were no questions for clarification of the rezoning request. The Petitioner's team departed the meeting location at approximately 6:50 p.m.

NOTE: A representative of the Petitioner was also at the meeting location at 6:30 p.m. on Thursday, August 22nd out of the abundance of caution to avoid any confusion. No community members attended and the Petitioner's representative departed at approximately 6:50 p.m.

Changes made to the rezoning plan as a result of the community meeting:

No changes have been made to the conditional rezoning plan as of the date of this Community Meeting Report solely as a result of the Official Community Meeting.

Respectfully submitted,


Collin W. Brown /BNL

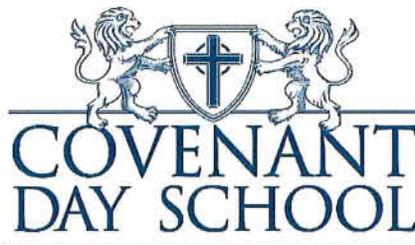
Exhibit A

10/1/2019 10:00 AM
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Exhibit B



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Covenant Day School
303603476 v2

Exhibit C

