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## Re: expansion of the Brace YMCA soccer fields and its implications/impacts on adjoining neighbors

1 message

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**Rob Will** <rwill@matthewsnc.gov>

Thu, Jan 30, 2020 at 8:39 AM

To: Charles Moore <cmoore4474@att.net>

Cc: Shana Robertson <srobertson@matthewsnc.gov>

Mr. Moore,

Thank you for your comments, they will be included with the public comment record.

-Rob Will

On Wed, Jan 29, 2020 at 7:34 PM Charles Moore <cmoore4474@att.net> wrote:

Dear Mr. Will and the Planning Board:

During the Jan. 28 meeting about the Brace soccer fields issue, the possibility that the Hemby Y should be considered as an alternate site for the fields was briefly mentioned. The Brace representatives present seemed to dismiss it quickly but did not give much reason why. After looking at the Hemby location on a Google aerial view map, it seems that there is actually a good deal more space available there than at the Brace Y. While it is hard to get an idea of the topography from only an aerial view, it's very likely that the site might not be as inhospitable to construction and to neighbors as the Brace property. There appears to be more area to work with that would not impact the neighbors as much as the Brace property. I would like the Board to consider this alternative when weighing the pros and cons of this issue.

Also, the idea of using Led lights, should the Brace site be developed as has been proposed by the Y, was suggested. That could allow for shorter and, possibly fewer, light poles.

Finally, the Y representative mentioned that the previously agreed to screening that was to be attached to the planned fence would be delayed for a year in order to test if there was a real need for such a screening, since the fields would be about 18 feet lower than adjoining property. That might be an acceptable alternative but only with a written agreement to re-visit the issue at the end of the first year.

Thank you and the Board for considering these suggestions.

Sincerely,

Charles Moore

On Monday, January 27, 2020, 08:28:35 AM EST, Rob Will <rwill@matthewsnc.gov> wrote:

Mr. Moore,

Thank you for your comments, they will be forwarded on to the Planning Board Members.

- Rob Will

On Fri, Jan 24, 2020 at 6:24 PM Charles Moore <cmoore4474@att.net> wrote:

Dear Planning Board Members:

My name is Charles Moore, of [2801 Grayfox Lane, Matthews](#). I am writing to express concerns I have about the planned soccer field expansion at the Brace YMCA. First, my personal preference would be that nothing is done with the parcel in question. It is one of the few remaining natural habitats in this part of Matthews and, as such, is home to many birds and small animals. In addition, it is hilly, gullied, heavily wooded and even has a small creek running through it. I recognize that the Y, being the owner, has the right to do what they want, subject to covenants, restrictions, and zoning laws. However, I would like to think that an organization like the Y would be more cognizant of the value of keeping such a natural setting in its present state.

Assuming that some version of the planned expansion is likely, my objections to it would focus on an increase in vehicular traffic, loss of privacy, improper parking, noise and light pollution. Our presently quiet neighborhood is not structured to accommodate these issues. I would appreciate your consideration of these factors and the detrimental effect they would undoubtedly have on our neighborhood.

Sincerely,

Charles Moore

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Robert Will, AICP  
Planning & Development  
Town of Matthews  
[704-847-4411](tel:704-847-4411)  
[704-708-1234](tel:704-708-1234) direct  
[rwill@matthewsnc.gov](mailto:rwill@matthewsnc.gov)  
[www.matthewsnc.gov](http://www.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.*

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## Fwd: YMCA Fence

1 message

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**Rob Will** <rwill@matthewsnc.gov>

Tue, Jan 28, 2020 at 4:45 PM

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

----- Forwarded message -----

From: **Eric Moore** <mooreandassoc@hotmail.com>

Date: Tue, Jan 28, 2020 at 4:44 PM

Subject: YMCA Fence

To: [rwill@matthewsnc.gov](mailto:rwill@matthewsnc.gov) <[rwill@matthewsnc.gov](mailto:rwill@matthewsnc.gov)>

Cc: Eric Moore <[mooreandassoc@hotmail.com](mailto:mooreandassoc@hotmail.com)>, Lou Abernathy <[tacmail@earthlink.net](mailto:tacmail@earthlink.net)>

I am against the proposed plans for the YMCA border fence and pedestrian walk through. My property is adjacent to the YMCA property.

Eric Moore / [2829 Gray Fox Lane](#) / [Matthews](#)

--

Robert Will, AICP  
Planning & Development  
Town of Matthews  
[704-847-4411](tel:704-847-4411)  
[704-708-1234](tel:704-708-1234) direct  
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[www.matthewsnc.gov](http://www.matthewsnc.gov)

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**Re: expansion of the Brace YMCA soccer fields and its implications/impacts on adjoining neighbors**

1 message

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**Rob Will** <rwill@matthewsnc.gov>

Mon, Jan 27, 2020 at 8:24 AM

To: Charles Moore <cmoore4474@att.net>

Cc: Shana Robertson <srobertson@matthewsnc.gov>

Mr. Moore,

Thank you for your comments, they will be forwarded on to the Planning Board Members.

- Rob Will

On Fri, Jan 24, 2020 at 6:24 PM Charles Moore <cmoore4474@att.net> wrote:

Dear Planning Board Members:

My name is Charles Moore, of [2801 Grayfox Lane, Matthews](#). I am writing to express concerns I have about the planned soccer field expansion at the Brace YMCA. First, my personal preference would be that nothing is done with the parcel in question. It is one of the few remaining natural habitats in this part of Matthews and, as such, is home to many birds and small animals. In addition, it is hilly, gullied, heavily wooded and even has a small creek running through it. I recognize that the Y, being the owner, has the right to do what they want, subject to covenants, restrictions, and zoning laws. However, I would like to think that an organization like the Y would be more cognizant of the value of keeping such a natural setting in its present state.

Assuming that some version of the planned expansion is likely, my objections to it would focus on an increase in vehicular traffic, loss of privacy, improper parking, noise and light pollution. Our presently quiet neighborhood is not structured to accommodate these issues. I would appreciate your consideration of these factors and the detrimental effect they would undoubtedly have on our neighborhood.

Sincerely,

Charles Moore

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**Re: For Planning Board Jan 28 meeting**

1 message

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**Rob Will** <[rwill@matthewsnc.gov](mailto:rwill@matthewsnc.gov)>  
To: Pamela Glaze <[pamglaze1@yahoo.com](mailto:pamglaze1@yahoo.com)>  
Cc: Shana Robertson <[srobertson@matthewsnc.gov](mailto:srobertson@matthewsnc.gov)>

Mon, Jan 27, 2020 at 8:27 AM

Thank you for your comments Ms. Glaze, they will be sent to the Planning Board for consideration.

-Rob Will

On Sat, Jan 25, 2020 at 2:17 PM Pamela Glaze <[pamglaze1@yahoo.com](mailto:pamglaze1@yahoo.com)> wrote:

Hi,

As a resident on Grayfox Lane and primary resident adjacent to the YMCA property, I would like to address my concern for the a proposed pedestrian walking path and bike path at the end of Grayfox Lane.

I have lived at the end of Grayfox Lane for over 50 years. This is a dead-end road of a small neighborhood. If a proposed walkway is opened up, this will create a lot of traffic and cars will be parking along the sides of the road in front of my house. I am excited for the YMCA to have extra fields and utilize this land in a positive manner. Yet, allowing access to this area via Grayfox Lane will create undue stress and it will be a burden to me and the neighborhood.

Please consider keeping the access to the field solely through the main entrance of the YMCA off of Weddington Road.

Thank you for your consideration,

Pam Glaze  
Resident of [2816 Grayfox Lane, Matthews](#)  
704-236-6673

Pam Glaze  
704-236-6673

--  
Robert Will, AICP  
Planning & Development  
Town of Matthews  
[704-847-4411](tel:704-847-4411)  
[704-708-1234](tel:704-708-1234) direct  
[rwill@matthewsnc.gov](mailto:rwill@matthewsnc.gov)  
[www.matthewsnc.gov](http://www.matthewsnc.gov)

YMCA Rezone (2019-707)

We're **not against** the Y's new fields ----- They clearly need new fields.

The **problem is** --- bad impact to our neighborhood from the **add-on Town suggestion** of - a **path/trail into the Y.**

**End result** of that pathway at the end of our street is that our **subdivision will become a parking lot** for access the Y's fields **and** - our **narrow streets become access roads** to the Y.

**Why is that going to happen ?**

The **upper field is 500-plus feet from the Y's parking** (by GIS measure)

**Our street is a mere 50 ft away**

Once **people walk 500-plus feet, and then spot a pathway to a street 50-ft away,** next time - **they'll park on our street.**

And - the **end of Greyfox Ln becomes a parking lot.**

Our **narrow streets become road access**

**How much impact** is this ?

A **youth soccer team has about 8 players** including subs, **and 2 coaches (= 10)**  
**4 teams playing on the upper field means at least 40 - plus**

From personal experience, **each parent will drive a kid**

That **means 40-plus vehicles for the upper field alone**

The obvious **choice is - if you play on the upper field, park at the upper field**

It's **not just a parking and traffic problem**

**It's a safety problem- 24-7** - for **both us and the Y**

There is **no way the Y can monitor a field 500 ft away**

We've **already had a problem with drug dealers on private property**

Police **can't arrest them without a warrant** - and we **can't keep track of non-resident vehicles.**

A **primary stated goal of R/I zoning is to minimize impacts** on adjacent

residential

This **pathway definitely impacts quality of life** in our neighborhood

We presented a **petition - signed by all residence homeowners except one on vacation in Florida**, who agrees.

It says "**PETITION to NOT provide access to YMCA new field at end of Greyfox Lane**"

This **particular path into the Y is not a good idea.** **And the Y does not want it either** -

It should be **removed from this rezoning**, and also from the Bike - Ped Plan



## Homeowners Association

Subject: Rezoning Application 2019-707

January 4, 2020

Mr. Jay Camp and Mr. Ben Pinegar,

The Village of St. Andrews Homeowner Association and Brace YMCA have long enjoyed a cordial next door neighbor relationship. We do, however, have concerns about the proposed development of new playing fields and resulting impact on the quality of life for residents of St. Andrews.

We appreciate the opportunities provided to neighbors of the Brace YMCA to learn about the rezoning plans. In our efforts to be prepared for the upcoming January 13 public hearing, we would like to receive additional information on the following:

- **Fencing** – Please provide detailed information on the proposed fencing design and placement. Fence type must discourage access to and from the soccer fields from surrounding property. The fence should also be consistent with fence used at the Brace YMCA and similar athletic fields in Matthews. Where will the fencing be placed within the 50 foot buffer?
- **Buffer Zone** – Please provide details of buffer zone landscaping where there is presently no trees or suitable plantings. .
- **Lighting** – Please provide information of the plans for lighting the fields. What parameters will be established related to direction of the lights and intensity?
- **Amplified Sound** – Are there plans for amplified sound? If so, what are the plans?
- **Ordinances** – It is assumed that the design of these playing fields are complete and any waiver of the Unified Development Ordinance known. Please disclose any waivers for this project in advance of the January 13 Public Hearing.

We look forward to your response to our questions and concerns. Thank you.

Respectively ,

John Newnam  
President  
Village of St. Andrews HOA  
1979 McKirkland Court  
Matthews, NC 28105  
[jnewnam@carolina.rr.com](mailto:jnewnam@carolina.rr.com)  
(704)365-3209

cc: John Higdon  
John Carmichael

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Application No. 2019-707** filed by Young Men's Christian Association of Greater Charlotte to request a change of conditions to the approved R/I (CD) rezoning plan for an approximately 33.887 acre site located on the northeast corner of the intersection of Weddington Road and Fincher Farm Road (the Brace Family YMCA site)

**Date and Time of Meeting:** Wednesday, December 18, 2019 at 6:30 p.m.

**Place of Meeting:** Brace Family YMCA  
Main Lobby Conference Room  
3127 Weddington Road  
Matthews, NC 28105

We are assisting Young Men's Christian Association of Greater Charlotte (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting a change of conditions to the approved R/I (CD) rezoning plan for an approximately 33.887 acre site located on the northeast corner of the intersection of Weddington Road and Fincher Farm Road (the Brace Family YMCA site). The Applicant is requesting a change of conditions to accommodate the replacement of an existing athletic field on the Site with two new athletic fields in a different location on the Site that together will be approximately the same size as the existing athletic field being replaced. The replacement of the relevant athletic field is required because NCDOT is condemning and acquiring the relevant athletic field in connection with NCDOT's interchange project on Weddington Road. The change of conditions will also accommodate additional on-site parking spaces in close proximity to the two new athletic fields.

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 near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this change of conditions request on **Wednesday, December 18, 2019 at 6:30 p.m. at the Brace Family YMCA, Main Lobby Conference Room, located at 3127 Weddington Road in Matthews.** Representatives of the Applicant look forward to sharing this change of conditions proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: December 6, 2019

## COMMUNITY MEETING REPORT

**Applicant: Young Men's Christian Association of Greater Charlotte**

Rezoning Application No. 2019-707

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 WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on December 6, 2019. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Wednesday, December 18, 2019 at 6:30 PM in the Main Lobby Conference Room at the Brace Family YMCA located at 3127 Weddington Road in Matthews, North Carolina.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting were Ben Pinegar and Jon Bontrager of the Applicant, Kevin Caldwell of Geoscience, the Applicant's engineer, and Richard Vinroot and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Applicant's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

Ben Pinegar of the Applicant welcomed the attendees to the Community Meeting. Ben Pinegar stated that he is the Executive Director of the Brace Family YMCA. He stated that he has worked at the Brace Family YMCA for over two years and that the Brace Family YMCA has been at this location for over twenty years. Ben Pinegar stated that the Applicant loves the opportunity to serve this community. Ben Pinegar stated that he realizes that Christmas is only a week away and he appreciates folks attending this meeting. He stated that if there are any suggestions for the improvement of the Brace Family YMCA to please let him know. He further stated that the Brace Family YMCA wants to be a good neighbor.

Ben Pinegar then introduced the Applicant's representatives at the Community Meeting.

Ben Pinegar stated that NCDOT is taking a portion of the Brace Family YMCA's site in connection with the interchange project. As a result of the taking by NCDOT, the Brace Family YMCA is losing an athletic field that provides soccer fields for children and space for summer camp activities. Ben Pinegar stated that field space is important and valuable. He stated that the YMCA is pursuing this rezoning only in response to the taking by NCDOT. He stated that he understands that the proposed new athletic fields would have some impact on the adjoining neighbors. Ben Pinegar stated that the goals of the Brace Family YMCA are to continue to serve its members and the community and to be a good neighbor.

John Carmichael then addressed the meeting. John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2019-707. John Carmichael stated that he will prepare a report of this Community Meeting and file it with the Matthews Planning Department. John Carmichael stated that the report will not be a verbatim transcript of the Community Meeting. However, he stated that he will do his best to capture the information provided by the Applicant's representatives, the comments and questions of the attendees and the responses of the Applicant's representatives to any questions.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing before the Town Board of Commissioners and the Planning Board will be held on Monday, January 13, 2020 at 7:00 PM at the Matthew Town Hall. The Planning Board will consider this rezoning request at its meeting on Tuesday, January 28, 2020 at 7:00 PM at the Matthews Town Hall. At its meeting, the Planning Board will make a recommendation to the Town Board of Commissioners as to whether or not this rezoning request should be approved or denied. The Town Board of Commissioners is currently scheduled to render a decision on this rezoning request on Monday, February 10, 2020 at 7:00 PM at the Matthews Town Hall.

John Carmichael then shared a tax map of the site as well as two aerial photographs of the site. John Carmichael stated that he knows that everyone in attendance knows where the Brace Family YMCA is located. John Carmichael stated that the site currently contains approximately 33.887 acres.

John Carmichael stated that the site is currently zoned Residential/Institutional (CD), which is a conditional zoning district. This means that there is an approved conditional rezoning plan that governs the development and use of the site. John Carmichael stated that pursuant to this Rezoning Application, the Applicant is requesting a change of conditions to the approved conditional rezoning plan for the site to accommodate the replacement of an existing athletic field on the site with two new athletic fields in a different location on the site that together will be approximately the same size as the existing athletic field being replaced. The replacement of the relevant athletic field is required because NCDOT is condemning and acquiring the relevant athletic field in connection with its interchange project. The requested change of conditions would also accommodate additional on-site parking spaces in close proximity to the two new athletic fields.

Kevin Caldwell then addressed the meeting and he shared the Applicant's site plan. Kevin Caldwell pointed out the location of the proposed two new athletic fields. The proposed new athletic fields would be located on the northeastern portion of the site. This portion of the site is currently wooded. Kevin Caldwell stated that the Brace Family YMCA will lose an existing athletic field due to NCDOT's interchange project. Kevin Caldwell stated that the stream buffer located in close proximity to the proposed new athletic fields would have to be honored. Kevin Caldwell stated that a 50 foot wide buffer would be maintained around the perimeter of the site as shown on the site plan.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question about the actual locations of the two proposed fields, Kevin Caldwell shared a grading plan, which shows the potential limits of the fields. The grading plan also depicts the stream buffer and the creek crossing between the proposed fields.

- An individual asked where the actual soccer fields would be located within the graded areas. Ben Pinegar stated that these would be soccer fields for children, micro fields in other words, and the locations of the actual soccer fields on the proposed fields would change from time to time. Richard Vinroot stated that these will not be regulation soccer fields. Kevin Caldwell confirmed that these would not be regulation soccer fields.
- In response to a question, Ben Pinegar confirmed that youth soccer games would be played on the two new fields.
- An attendee expressed a concern about the noise that would be generated by the soccer games on the new fields. This attendee stated that competitive soccer games can get noisy. This attendee was concerned about soccer games being played in close proximity to the adjacent neighborhood.
- In response to a question, Ben Pinegar stated that soccer games would be played on the new fields during the Spring from March through May. Soccer practices would be held during the week and games would take place on Saturdays. Regarding the soccer games, the games are typically played from 8 AM to 1 PM on Saturdays.
- In response to a question, Ben Pinegar stated that the new fields would be lighted.
- In response to a question, Ben Pinegar stated that soccer practices would be held on weeknights from 6 PM to 9 PM. He also stated that the height of the light poles would be approximately 30 feet and the lights would be aimed at the fields. The new light poles would be similar to the existing lights on the athletic fields at the Brace Family YMCA.
- In response to a question, Ben Pinegar stated that there would not be bleachers or stands for spectators at the new fields.
- An attendee voice a complaint about the noise generated from the swimming pool at the Brace Family YMCA.
- An attendee asked if a tree survey has been performed in connection with the rezoning request, and Kevin Caldwell confirmed that a tree survey has been performed. This attendee also discussed the removal of trees from the site to accommodate the two new fields, and he stated that specimen trees within the interior of the site would not be able to be removed. Kevin Caldwell stated that the perimeter trees located within the 50 foot buffer would remain, but trees within the interior of the site would be removed to accommodate the two new fields.
- In response to a question, Kevin Caldwell stated that the site would meet the 15% tree save requirement of the Unified Development Ordinance.
- In response to a question, Kevin Caldwell confirmed that the existing trees located within the 50 foot buffer would remain. Kevin Caldwell also stated that supplemental landscaping could be planted within the 50 buffer.
- In response to a question, Richard Vinroot stated that there would be a fence between the two new fields and the adjacent neighborhoods. The thought is that it would be a 6 foot tall wooden fence.
- An attendee asked if there would be a walking path from the Brace Family YMCA to Gray Fox Lane, and Kevin Caldwell stated that there would not be a path.
- An attendee described the slope or grade of the site at the southern edge of the proposed new fields and asked if a retaining wall would need to be constructed in this location. Kevin

Caldwell stated that retaining walls are not planned. A 3 to 1 slope would be created so that this area could be maintained. A more detailed discussion about this matter ensued and Kevin Caldwell confirmed that it would be steep at this portion of the site. An attendee asked if this portion of the site would wash away during a storm, and Kevin Caldwell stated that it would not.

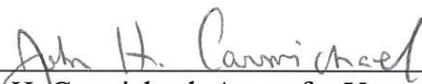
- In response to a question, Kevin Caldwell stated that this project would not impact the sewer or the outlet pipe in the storm water pond.
- In response to a question, Kevin Caldwell stated that storm water from the new fields would flow into the creek, not the pond.
- In response to a question, Kevin Caldwell stated that any fence would be located on the interior side of the 50 foot buffer.
- In response to a question, Kevin Caldwell stated that the existing trees located within the 50 foot buffer would remain.
- An attendee asked if the YMCA is working with NCDOT on sound buffering from I-485 ramps. The Applicant's representatives stated that the YMCA is not working with NCDOT on sound buffering.
- An attendee stated that it will be a shame to lose natural habitat in connection with this project.
- An attendee asked what happened to the field that NCDOT offered to the YMCA. Richard Vinroot stated that NCDOT has not offered a field.
- In response to a question, Kevin Caldwell stated that grading would be required to be performed on the site to install the two new fields. Kevin Caldwell stated that the grading equipment would access the area where the two new fields would be located through the YMCA site.
- In response to a question, Richard Vinroot stated that children would walk across the bridge connecting the two new fields.
- An attendee asked if the fields at the YMCA's campus off of Kuykendall Road could be used to replace the field being taken by NCDOT. Ben Pinegar stated that those fields are used for flag football and other sports and cannot replace the field being taken by NCDOT.
- An attendee asked if the site plan can be overlaid on an aerial for the Public Hearing, and Kevin Caldwell stated that the YMCA can provide that at the Public Hearing.
- In response to a question regarding timing, Richard Vinroot stated that the goal is to have the two new fields open this Spring.
- An attendee requested that the fence and the light poles be shown on the site plan.
- An attendee asked if there is excess space on the field along Weddington Road for soccer practice, and Ben Pinegar stated that there is not excess space.
- A discussion regarding the location of a traffic signal at the interchange ensued, as well as a discussion regarding access into the site. Ben Pinegar stated that the YMCA will lose the northern access point into the site from Weddington Road due to the interchange project. The southern access point into the site from Weddington Road will be a left-in, right-in and right-out only access point.

- In response to a question, Kevin Caldwell stated that he believes that Fincher Farm Road is a private road.
- In response to a question, Ben Pinegar stated that the Brace Family YMCA opened on the site in 1997 and the YMCA acquired the land to the rear shortly thereafter.
- In response to a question, John Carmichael stated that the maximum gross floor area allowed on the site is 82,000 square feet and this includes the 11,000 square foot expansion area.
- In response to a question, Kevin Caldwell pointed out the location of the proposed additional parking spaces.
- In response to a question, Ben Pinegar stated that soccer games would be played on the new fields during the Fall from September through November and during the Spring from March through May. Soccer practices would be held during the week and games would take place on Saturdays. Soccer practices would be typically take place on weeknights from 6 PM to 9 PM. Regarding the soccer games, the games are typically played from 8 AM to 1 PM on Saturdays. Summer camp activities would also be held on the two new fields. The lights on the two new fields would be turned off between 8 PM and 9 PM.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

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

Respectfully submitted, this 2<sup>nd</sup> day of January, 2020.

  
\_\_\_\_\_  
John H. Carmichael, Agent for Young Men's Christian Association of Greater Charlotte

**EXHIBIT A-1**Tax Parcel No. 22717305

Chase Inc.  
2641 Weddington Road  
Matthews, NC 28105

Tax Parcel No. 22756106

Department of Transportation  
PO Box 640  
Albemarle, NC 28001

Tax Parcel No. 22713485

Christopher S. Shain  
2631 Cross Country Road  
Charlotte, NC 28270

Tax Parcel No. 22713489

Mr. B. Irvin Boyle  
Ms. Josephine M. Lewis Tr  
PO Box 36469  
Charlotte, NC 28236

Tax Parcel No. 227756139

HCRI North Carolina Properties III  
4500 Dorr Street  
Toldeo, Ohio 43615

Tax Parcel No. 22756188

Lynn Tucker Properties LLC  
308 Armistead Ct  
Marvin, NC 28173

Tax Parcel No. 22756189

HM Real Estate Holdings LLC  
2407 Plantation Center Drive, Suite 102  
Matthews, NC 28105

Tax Parcel No. 22756190

HM Real Estate Holdings LLC  
2407 Plantation Center Drive, Suite 102  
Matthews, NC 28105

Tax Parcel No. 22756191

Lynn Tucker Properties LLC  
308 Armistead Ct  
Marvin, NC 28173

Tax Parcel No. 22756176

JLB 2409 LLC  
27254 Preston Place  
Fort Mill, SC 29707

Tax Parcel No. 22756181

BPSC LLC  
2435 Plantation Center Drive  
Unit 100  
Matthews, NC 28105

Tax Parcel No. 22756182

Medical Vistas LLC  
2435 Plantation Center Drive  
Unit 110  
Matthews, NC 28105

Tax Parcel No. 22756183

20 Twenty Holdings LLC  
7916 Sardis Crest Drive  
Charlotte, NC 28270

Tax Parcel No. 22756184

Law Offices of Sanjay R. Gohil PLLC  
2435 Plantation Center Drive  
Unit 200  
Matthews, NC 28105

Tax Parcel No. 22756185

L-S-T Holdings LLC  
2435 Plantation Center Drive  
Unit 210  
Matthews, NC 28105

Tax Parcel No. 22756186

JCH Holdings LLC  
2435 Plantation Center Drive  
Unit 220  
Matthews, NC 28105

Tax Parcel No. 22756187

Dalkel LLC  
2435 Plantation Center Drive  
Unit 205  
Matthews, NC 28105

Tax Parcel No. 22756179

Wisteria Properties LLC  
2501-A Plantation Center Drive  
Matthews, NC 28105

Tax Parcel No. 22756113

Plantation Market Joint Venture LLC  
301 S College Street  
Charlotte, NC 28202

Tax Parcel No. 22756104

Mark Oil Company  
PO Box 32064  
Charlotte, NC 28232

Tax Parcel No. 22756103

Plantation Market Joint Venture LLC  
301 S College Street  
Charlotte, NC 28202

Tax Parcel No. 22756102

Mecklenburg County ABC Board  
3333 N Tryon Street  
Charlotte, NC 28206

Tax Parcel No. 22756299

McKee Farms-Matthews LLC  
610 E Morehead St  
Suite 100  
Charlotte, NC 28202

Tax Parcel No. 22756295

SLMC Charlotte LLC  
c/o Suntrust Bank 919  
East Main Street 14<sup>th</sup> Floor  
Richmond, VA 23219

Tax Parcel No. 22717302

Ms. Pam Glaze  
PO Box 645  
Matthews, NC 28105

Tax Parcel No. 22717212

Charles D. Moore, Sr.  
2801 Grayfox Lane  
Matthews, NC 28105

Tax Parcel No. 22717213

Ms. Kim H. Moore  
Mr. Eric B. Moore  
2829 Grayfox Lane  
Matthews, NC 28105

Tax Parcel No. 22756177

Ms. Janice B. Hunt  
Mr. Robert C. Hunt  
PO Box 853  
Matthews, NC 28106

Tax Parcel No. 22717240

Homeowners Association  
Village of St. Andrews Townhomes  
5113 Piper Station Drive  
Suite 104  
Charlotte, NC 28277

Tax Parcel No. 22717226

Ms. Marian A. Tocco  
Marian A. Tocco 2008 Rev L/T  
1990 McKirkland Ct  
Matthews, NC 28105

Tax Parcel No. 22717227

Ms. Janette D. Schwartz  
Mr. Jeffrey M. Schwartz  
1994 McKirkland Ct Unit 29A  
Matthews, NC 28105

Tax Parcel No. 22717225

Ms. Sandra M. Buttermore  
Sandra Michelle Buttermore 2016 Living Trust  
1993 McKirkland Ct  
Matthews, NC 28105

Tax Parcel No. 22717224

Mr. Robert Geoffrey Fergusson  
1989 McKirkland Ct  
Matthews, NC 28105

Tax Parcel No. 22756202

Villages of St. Andrews Townhomes  
Homeowners Association of Matthews, Inc.  
c/o Pinnacle Management Group  
PO Box 77072  
Charlotte, NC 28271

Tax Parcel No. 22756291

Mr. Herbert J. Riley  
Ms. M. Susan Riley  
10403 Salvia Street 203  
Charlotte, NC 28277

Tax Parcel No. 22756292

Mr. William B. Groves, Jr.  
Ms. Jacquelyn Groves  
2417 Clarks WYND  
Matthews, NC 28105

Tax Parcel No. 22756293

Mr. John David Mangle  
Ms. Donna Mangle  
2423 Clarks WYND  
Matthews, NC 28105

Tax Parcel No. 22756294

Mr. Frederick R. Mellon  
Ms. Linda L. Mellon  
2427 Clarks WYND  
Matthews, NC 28105

Tax Parcel No. 22756251

Mr. Philip J. Busher  
Ms. Cynthia L. Busher  
2228 North Castle Ct  
Matthews, NC 28105

Tax Parcel No. 22756252

Ms. Dorothy Williams Teeter  
Mr. Clyde Edward Teeter, Jr.  
2232 North Castle Ct  
Matthews, NC 28105

Tax Parcel No. 22756253

Ms. Montez H. Ashford  
Mr. Fred L. Ashford  
2403 Clarks WYND  
Matthews, NC 28105

Tax Parcel No. 22756254

Ms. Amy A. Hock  
Mr. Leonard L. Hock, Jr.  
2407 Clarks WYND  
Matthews, NC 28105

Tax Parcel No. 22756243

Ms. Betty M. Lineberger  
PO Box 3058  
Matthews, NC 28106

Tax Parcel No. 22756244

Mr. Ricardo Guillen  
2241 N Castle Ct  
Matthews, NC 28105

Tax Parcel No. 22756245

Ms. Angela Zagacki  
Mr. Jerry Zagacki  
2245 North Castle Ct  
Matthews, NC 28105

Tax Parcel No. 22756246

Ms. Ann Parks  
Mr. Gerald Parks  
2249 North Castle Ct  
Matthews, NC 28105

Tax Parcel No. 22756247

Ms. Hollidae Nayak  
Ms. Lysa Long  
9813 Adison Gray Lane  
Charlotte, NC 28270  
Tax Parcel No. 22756248

Ms. Carol C. Lawrence  
Mr. Steven P. Lawrence  
2244 North Castle Ct  
Matthews, NC 28105

Tax Parcel No. 22756249

Ms. Suzanne Horne Fox  
Mr. David Alan Fox  
2240 North Castle Ct  
Matthews, NC 28105

Tax Parcel No. 22756250

Ms. Priscilla H. Reynolds  
2236 N Castle Ct  
Matthews, NC 28105

Tax Parcel No. 22717228

Ms. Janice Cecelia Price  
1972 McKirkland Ct  
Matthews, NC 28105

Tax Parcel No. 22717229

Mr. Frank Ruppe  
Ms. Altagracia Ruppe  
1976 McKirkland Ct  
Matthews, NC 28105

Tax Parcel No. 22717230

Ms. Linda Moose Holman  
1980 McKirkland Ct  
Matthews, NC 28105

Tax Parcel No. 22717231

Mr. Thomas K. Jones  
Ms. Barbara E. Jones  
1984 McKirkland Drive  
Matthews, NC 28105

Tax Parcel No. 22717220

Mr. John A. Newnam  
Ms. Judith S. Newnam  
1979 McKirkland Ct  
Matthews, NC 28105

Tax Parcel No. 22717221

Ms. Carole Van Dyke  
1983 McKirkland Drive  
Matthews, NC 28105

Tax Parcel No. 22717222

Nancy Ruth Price Sifford Trustee of  
Article 6 Marital Trust Under Ernest Jirard Sifford Jr.  
Revocable Trust  
3321 Abbey Walk Lane  
Matthews, NC 28105

Tax Parcel No. 22717223

Ms. Susan L. Juerjens  
3325 Abbey Walk Lane  
Matthews, NC 28105

Tax Parcel No. 22756287

Ms. Gloria Kawam  
2431 Clarks WYND  
Matthews, NC 28105

Tax Parcel No. 22756288

Ms. Geraldine C. Wilder  
2435 Clarks WYND  
Matthews, NC 28105

Tax Parcel No. 22756239

Ms. Ruth W. Mangum  
2227 North Castle Court  
Matthews, NC 28105

Tax Parcel No. 22756240

Ms. Ursula Myslinski  
2231 North Castle Court  
Matthews, NC 28105

Tax Parcel No. 22756241

Mr. Dennis Troilo  
Ms. Francine Troilo  
2219 North Castle Court  
Matthews, NC 28105

Tax Parcel No. 22756242

Xenophon Koinis  
Eftilia Koinis  
2223 North Castle Court  
Matthews, NC 28105

Tax Parcel No. 22756501

VR Properties One LLC  
3320 Siskey Parkway Unit 100  
Matthews, NC 28105

Tax Parcel No. 22756502

Mr. Randall P. Satterfield  
Ms. Jane G. Satterfield  
5332 Finsbury Pl  
Charlotte, NC 28211

Tax Parcel No. 22756503

Mr. John A. Franklin  
Ms. Deborah L. Franklin  
3320 Siskey Parkway Unit 102  
Matthews, NC 28105

Tax Parcel No. 22756504

Mr. Randall P. Satterfield  
Ms. Jane G. Satterfield  
5332 Finsbury Pl  
Charlotte, NC 28211  
Tax Parcel No. 22756505

488 Properties Inc.  
Attn: Matthew Ferber  
8311 Brier Creek Parkway  
Suite 105-306  
Raleigh, NC 27617

Tax Parcel No. 22756506

JJ's of Florida LLC  
189 S. Converse Street  
Spartanburg, SC 29306

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Application No. 2019-707** filed by Young Men's Christian Association of Greater Charlotte to request a change of conditions to the approved R/I (CD) rezoning plan for an approximately 33.887 acre site located on the northeast corner of the intersection of Weddington Road and Fincher Farm Road (the Brace Family YMCA site)

**Date and Time of Meeting:** Wednesday, December 18, 2019 at 6:30 p.m.

**Place of Meeting:** Brace Family YMCA  
Main Lobby Conference Room  
3127 Weddington Road  
Matthews, NC 28105

We are assisting Young Men's Christian Association of Greater Charlotte (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting a change of conditions to the approved R/I (CD) rezoning plan for an approximately 33.887 acre site located on the northeast corner of the intersection of Weddington Road and Fincher Farm Road (the Brace Family YMCA site). The Applicant is requesting a change of conditions to accommodate the replacement of an existing athletic field on the Site with two new athletic fields in a different location on the Site that together will be approximately the same size as the existing athletic field being replaced. The replacement of the relevant athletic field is required because NCDOT is condemning and acquiring the relevant athletic field in connection with NCDOT's interchange project on Weddington Road. The change of conditions will also accommodate additional on-site parking spaces in close proximity to the two new athletic fields.

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 near the site.

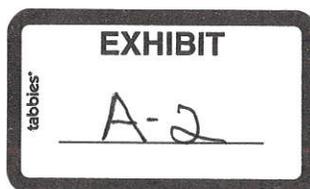
Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this change of conditions request on **Wednesday, December 18, 2019 at 6:30 p.m. at the Brace Family YMCA, Main Lobby Conference Room, located at 3127 Weddington Road in Matthews**. Representatives of the Applicant look forward to sharing this change of conditions proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: December 6, 2019

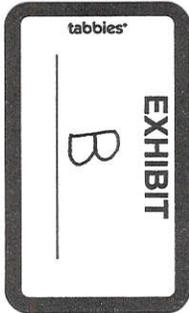


Community Meeting Sign-in-Sheet

Young Men's Christian Association of Greater Charlotte, Applicant -- Rezoning Application No. 2019-707

Brace Family YMCA  
Main Lobby Conference Room  
3127 Weddington Road, Matthews, NC 28105

Wednesday, December 18, 2019 at 6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	BARRY SHAY	2502 CLARKS WYND	704-321-0075	bshzy2502@gmail.com
2.	Anne & Tom	2001 Fair Forest Dr.	704-842-9211	—
3.	Priscilla Reynolds	2236 North Castle Court	704-846-1375	VTRPHR@yahoo.com
4.	SUSIE & DAVID FOX	2240 NORTH CASTLE CT	704-560-5319	foxesx2@aol.com
5.	CORNELIA & EMIL PO RA	2020 Fair Forest Dr.	704-517-3740	epopa@carolina.rr.com
6.	Mary Abernathy	2017 Fair Forest Dr.	704-847-5243	abernathy@mail20earthlink.net
7.	TOM DORSEY	3231 ABBEY WALK LN	704-841-8840	TADMARIC@GMAIL.COM
8.	GREG HAMMER	3320 ABBEY WALK LN	513-505-2834	gvhhammer52@icloud.com
9.	STAVS LAURENCE	2244 NORTH CASTLE CT	704-277-9693	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
10.	SUSAN RILEY	2413 CLARKS WYND	231 649-3854	SRILEY@SPEEDCONNECT.COM
11.	HERB RILEY	2413 CLARKS WYND	231 590-9390	HRILEY@SPEEDCONNECT.COM
12.	JOHN NEUNAN	1979 MCKIRKLAND CT	704-365-3709	
13.	LOU PASQUARELLI	3262 ABBEY WALK LN	704-488-0314	LNP3262@GMAIL.COM
14.	Edward Teeter	2232 N. Castle Ct	704 443-7745	ETWARRANT@AOL.COM
15.	Charles Moore	2801 Grayfox Lane	704 589 3809	Cmoore4474@ATT.Net
16.	Pam Glaze	2816 Gray Fox Lane	704-236-6673	pamglaze1@yahoo.com
17.	Lou Abernathy	2017 Fair Forest Dr	704 847 5243	abernathymail@earthlink.net
18.	Gretchen Jones	2529 Gray Fox Lane	704 562 1915	djones2@carolina.rr.com
19.	Bon & Laura Patronik	3243 Abbey Walk Lane	904-610-7815	laurapatronik@gmail.com
20.	Jeremy Sawicki	1917 Fair Forest Dr	321-230-9732	jsawicki@ncdot.gov
21.	Zach Johnson	2732 Grayfox Ln	704-960-3241	zrjohnso@gmail.com
22.	JASON MONEY	1801 FAIR FOREST DR	704 806-8248	JMONEY@RODLEYSBUILDERS.COM

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
23.	ROBERT FERGUSSON	1989 MCKIRKLAND CT MATTHEWS NC 28105		geoff.fergusson@gmail.com
24.	Kay Csehill	1966 McKirkland Ct Matthews 28165		Kay.csehill@yahoo.com
25.	DAVID FOUK	12825 DARBY CHASE DR CHARLOTTE, NC 28277	704-609-8516	dfoulk15@gmail.com
26.				
27.				
28.				
29.				
30.				
31.				
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34.				
35.				

# Rezoning Application No. 2019-707



Young Men's Christian Association  
of Greater Charlotte, Applicant

Community Meeting  
December 18, 2019

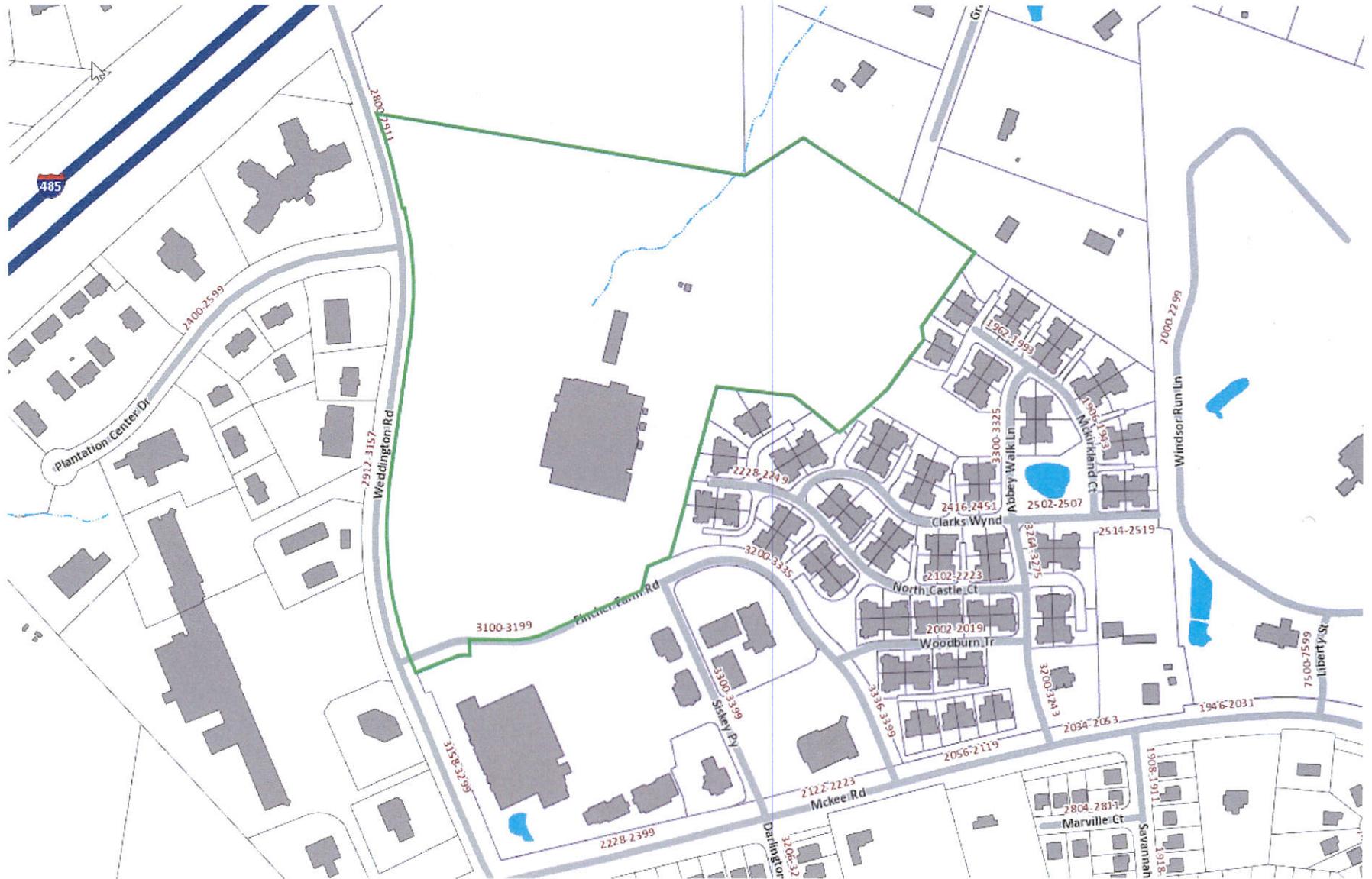
ROBINSON  
BRADSHAW

Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)

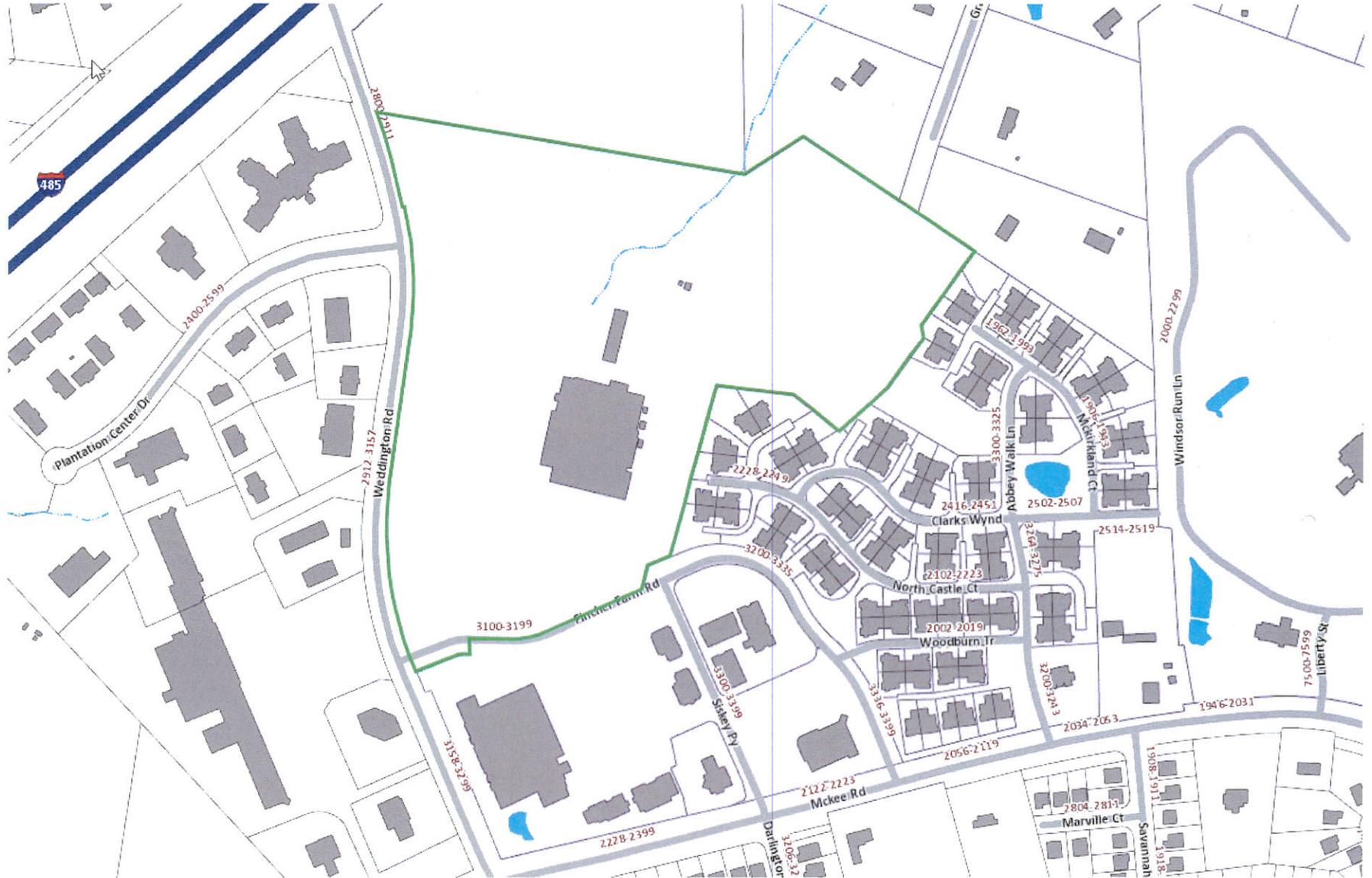
## Current Rezoning Schedule

- Public Hearing: Monday, January 13, 2020 at 7:00 PM at the Matthews Town Hall
- Planning Board: Tuesday, January 28, 2020 at 7:00 PM at the Matthews Town Hall
- Decision: Monday, February 10, 2020 at 7:00 PM at the Matthews Town Hall

# Site – 33.887 Acres



# Site – 33.887 Acres







## Rezoning Request

Requesting a change of conditions to the approved R/I(CD) conditional rezoning plan for the site to accommodate the replacement of an existing athletic field on the site with two new athletic fields in a different location on the site that together will be approximately the same size as the existing athletic field being replaced.

Change of conditions will also allow additional on-site parking in close proximity to the two new athletic fields.

# Site Plan





