



LAND DEVELOPMENT SERVICES

June 14, 2011

Mr. Bill Sherrill, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, North Carolina 28105

Re: Informational Meeting for Colchester Property

Dear Bill:

The Informational Meeting for the Colchester Property Change in Condition Application was conducted on June 13, 2011 at 6:00pm in Room 201 of the Covenant Day High School. We had four residents who live adjacent to Warner Park attend the meeting. The minutes of the meeting as well as the sign in sheet will accompany this letter.

There are no changes to the plans required as a result of this meeting.

If you need any further information, please do not hesitate to contact me at (704) 561-3472.

Sincerely,

Little Diversified Architectural Consulting

David C. Powlen, RLA, LEED BD+C
Studio Principal

enclosure

cc: Dr. Marni Halvorson, Covenant Day School
Mr. Greg Love, Christ Covenant Church

5815 Westpark Drive
Charlotte NC 28217

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Meeting Minutes

Project: Colchester Property Change in Condition

Date of Meeting: June 13, 2011, 6:00pm

Meeting Location: Covenant Day High School, Room 201

Issue Date: June 14, 2011

Attendees: Dr. Marni Halvorson, Head of School, Covenant Day School
Greg Love, Deacon, Christ Covenant Church
John Stephan
Deanna Burns
Tom Erb
Nancy Erb
David Powlen, Little

On June 13, 2011 an Informational meeting was held to discuss the Change in Condition Application for the Colchester Property located at 10822 and 10812 Monroe Road in Matthews, NC. The following items were discussed:

1. The meeting convened at 6:05 pm.
2. Greg Love opened the meeting with prayer and then introduced himself, Dr. Halvorson and David Powlen. He also did an introduction of the property location and then explained the plan.
3. Greg explained that the purpose of the property purchase was to achieve a second access point for Warner Park to alleviate some of the traffic on Highway 51. It is also a safety issue for the student drivers as this will prevent the need for U-turns occurring at Fullwood Lane and Monroe Road.
4. The floor was opened for questions. The majority of the questions and concerns voiced had to do with Warner Park and the neighbor's objection to the noise generated from the fields.
 - a. Will this drive connect to the Warner Park drive?
Yes.
 - b. Will there be lighting for the road?
None is currently anticipated. The field lighting will be on during evening events.
 - c. Will a berm be installed between the road and neighborhood?
No. There is not physically room for a berm. Landscaping will be installed.
 - d. Could a solid noise wall be installed?
We believe there would be a Town limitation for a wall. We will investigate.
 - e. Noise is an extreme issue, especially the PA system. If nothing is done to control the noise, then neighbors will send noise back over the property line and it will be things that the children do not want to hear.
The school has received the e-mails about the noise. Your comments are noted.
 - f. The neighbors can hear the cars driving on the existing gravel parking lot now. How will the school control the volume of car stereos driving on the road?
The school cannot control the volume in individual cars.

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- g. How will the school treat the additional carbon dioxide from the car exhaust?
There is no treatment currently being planned to address this.
 - h. Have all the lights at the playing fields been adjusted for light spillage?
The maintenance staff is still working on addressing individual lights, but the majority have now been shielded or re-aimed.
 - i. What height of wall would be acceptable to the neighbors? 12 feet?
Yes, a 12' high wall would be acceptable at edge of the 50 foot buffer.
 - j. What conditions are currently being proposed on the Colchester Property?
The conditions listed on the plan were read aloud. They are primarily school and civic related uses.
 - k. How many parking spaces are currently shown?
Eighty-two Spaces are currently shown. 75 are required by code for the 15,000 square foot building.
 - l. What other uses would be considered by the school?
The primary purpose for the property is access and maybe parking. The future building would be recreational purposes.
 - m. Has a traffic study been performed?
Yes. It has been reviewed and approved by the state DOT.
 - n. What time do the fields get used?
*The high school teams typically use the fields from 3:00 to 5:30 pm
 The SOAR teams typically use the fields from 5:30 to 9:00 pm
 There are a few evening games scheduled during the school year that run into the evening.
 The Fall sports teams go from August to October. The Spring sports teams go from March to May. The fields are not used during the winter months or summer months except for a potential summer camp.*
 - o. Will you get back to the neighbors on the sound issue?
We will investigate with the Town.
 - p. What is the schedule moving forward?
*Town accepts the application June 13, 2011
 Notices sent to adjoining/adjacent property owners June 27, 2011
 Protest Petition Deadline July 6, 2011
 Public Hearing July 11, 2011
 Town Planning Board Review July 26, 2011
 Board of Commissioners votes August 8, 2011*
 - q. Will a gate be installed on the proposed drive?
Yes. A gate will be installed to control traffic when Warner Park is closed.
 - r. Will the parking lot be installed immediately?
No. The current plan is just to install the drive.
 - s. Will the building be built immediately?
No. The building is future project and there is currently no funding for its construction.
 - t. Will the road be paved or gravel?
The road will be paved with asphalt.
5. The meeting adjourned at 7:05 pm.

As a result of this meeting, no changes are being made to plans already submitted.

The above statements represent the writer's understanding of the discussions that occurred. If there are any comments or corrections, please contact David Powlen at (704) 561-3472.

May 31, 2011

Albemarle Road Land Company, LLC
P.O. Box 23755
Charlotte, NC 28227

Re: Informational Meeting for the Colchester Property

Dear Property Owner:

Covenant Day School and Christ Covenant Church will be holding an informational meeting for property owners adjacent to the Colchester property located at 10812 Monroe Road and invited residents. The meeting is an open forum to speak about the change in conditions to the existing zoning of the property. The meeting will be held at Covenant Day School, High School Building, 200 Covenant Church Lane, room 201 at 6:00 pm on June 13, 2011. We look forward to seeing you there.

Sincerely,

Dr. Marni Halvorson
Head of School

cc: Bill Sherrill, Town of Matthews Planning Dept.

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