

## NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Mecklenburg County

Date & Time of Meeting: Wednesday, May 18, 2016 from 6-7 PM

Location of Meeting: Charlotte-Mecklenburg Library – Matthews  
230 Matthews Station Street  
Matthews, NC 28105

Petitioner: Mecklenburg County

Petition Number: 2016-645

Mecklenburg County (the “Petitioner”) is seeing to rezone tax parcels 215-231-01, 215-231-02 and 215-081-15 consisting of ±160 acres located near the intersection of I-485 and Independence Boulevard (the “Site”). The purpose of the requested zoning change is to allow for the development of the Site according to the Mecklenburg County Regional Sportsplex Master Plan. A map showing the Site outlined in red is enclosed.

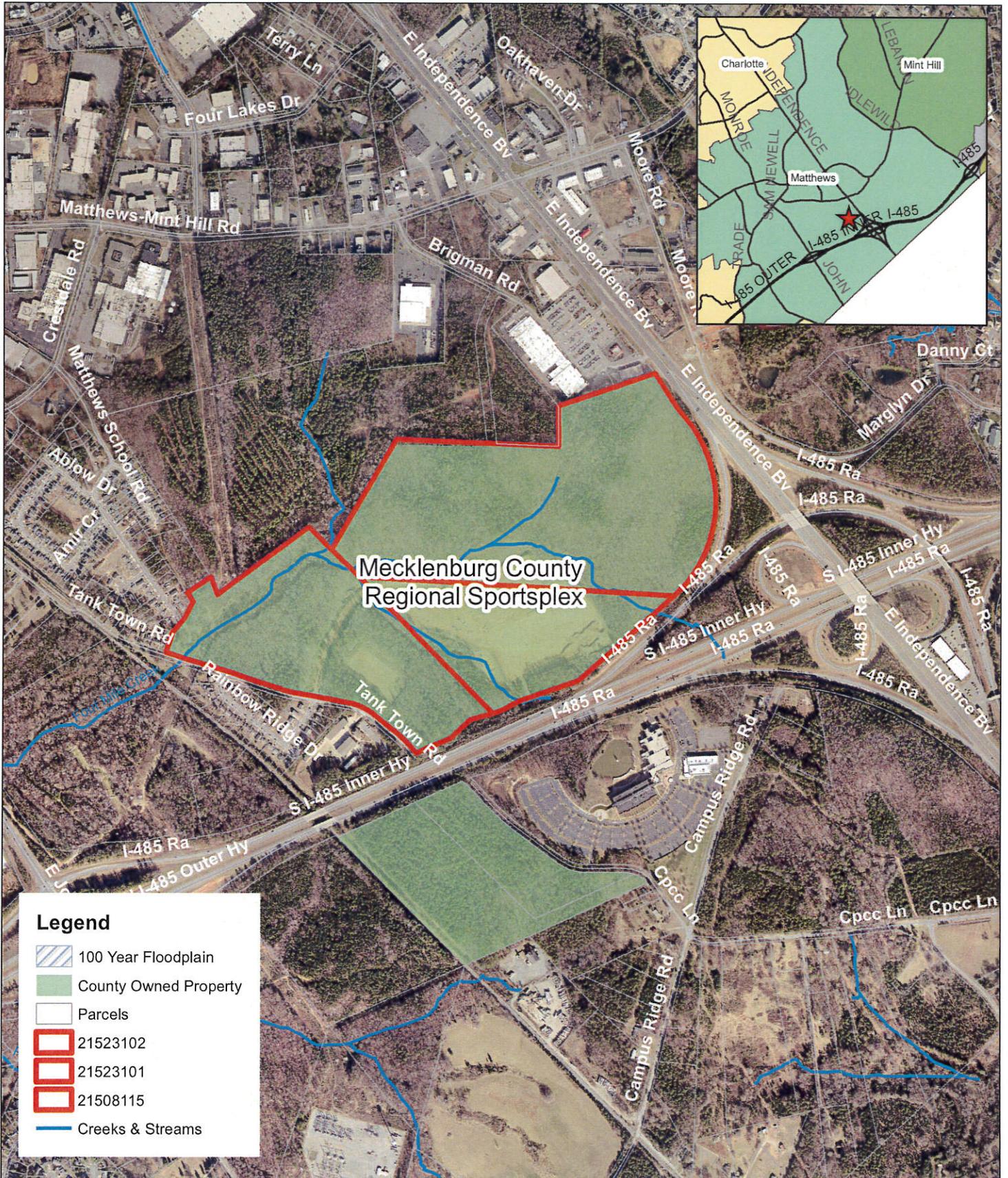
In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. Mecklenburg County GIS records indicate that you are the owner of property that adjoins, is located across the street from, or is near the Site.

**Accordingly, the Petitioner gives you notice that representatives of Mecklenburg County Park and Recreation will hold a Community Meeting regarding this Rezoning Petition on Wednesday, May 18, 2016 from 6-7 PM at the Charlotte-Mecklenburg Library – Matthews located at 230 Matthews Station Street, Matthews, NC 28105.** We look forward to sharing this rezoning proposal with you and answer any questions you may have with respect to this rezoning petition. Should you have any questions or comments prior to or after the Community Meeting, please contact Rod Fritz at (980) 314-1035 or [Rodney.Fritz@mecklenburgcountync.gov](mailto:Rodney.Fritz@mecklenburgcountync.gov).

cc: James P. Taylor, Mayor	Kathi Ingrish, Planning Director
John Higdon, Mayor Pro Tem	Mary Jo Gollnitz, Planner/Zoning Administrator
Chris Melton, Commissioner	Jim Garges, Director of Mecklenburg County Park and Recreation
Jeff Miller, Commissioner	Lee Jones, Director of Capital Planning
Larry Whitley, Commissioner	Rod Fritz, Project Manager
John Urban, Commissioner	
John Ross, Commissioner	

# Rezoning Petition 2016-645

AFM 05/18/2016



## ***ReZoning Community Meeting 2016-645***

### ***Mecklenburg County Regonal Sports Complex***

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*Matthews Public Library, May 18, 2016: 5:30 pm- 6:30 pm*

#### *Agenda*

- ❖ *Introduction..Rod Fritz, Project Manager, Capital Planning Services*
- ❖ *Project Update..Lee Jones, Division Director, Capital Planning Services*
  - *Discussions/Questions*
- ❖ *Closings*

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**Community Meeting**  
**Rezoning Petition 2016-645 for Mecklenburg County Regional Sports Complex**  
**From R-20 to ENT**

Held on

Wednesday, May 18, 2016 at the Matthews Public Library

Sign In Sheet



Name	Email	Phone	How did you learn about the meeting? Postcard/Next Door/Social Media/Word of Mouth
1- Olga VERBOLVA		704 771-8498	
2- TASHIA O'ANNIS		980-245-0012	
3- Wenny Baeza		980-245-2586	

### Talking Points:

Mecklenburg County Park and Recreation has been asked by the Town of Matthews to make this application for a change in Zoning Classification from R-20 (parks appropriate use) to ENT.

This change will ensure that the parcels owned by Mecklenburg County will continue to be in compliance with the Town of Matthews Small Area Plan and allow, within the new ENT designation, the development of the Championship Field Stadium as an approved use.

The Town of Matthews established the ENT zoning district specifically for the SportsPlex site and the adjacent, mostly vacant, surrounding property with the intention of an entertainment focused neighborhood being developed over time.

The SportsPlex is an integral anchor use and a quality of life incentive for the adjacent property as it develops.

The Town of Matthews adopted a Small Area Plan and Development Policies to guide further development around the SportPlex site so it will be compatible and beneficial.

## Summary of Community Meeting

For RZ: 2016-645 (Mecklenburg County Regional Sports Complex)

A Community Meeting for Rezoning petition 2016-645 was held on Wednesday, May 18, 2016 beginning at 5:30 PM in the Community Room of the Matthews Public Library. In attendance was Mecklenburg County Park and Recreation Department's Division Director Capital Planning Services, Lee Jones, Park and Recreation Project Manager, Rod Fritz as well as three adjacent property owner guests, Olenga Wenbolua, Tshiala Opango and Wemmy Baseda.

The meeting began at 5:45 with brief introductions of all attendees in the room. Mr. Lee Jones stated the purpose of the meeting as a zoning revision to the parcels from R-20 to ENT.

A brief Power Point presentation was shown to highlight the proposed area in question, explain the Small Area Plan and display several of the Sports Complex components.

Mr. Wenbolua commented on the time and place of the meeting being inconvenient for him. It was explained that most community meetings are held at a time when the majority of citizens are off work and can attend easily.

Mr. Wenbolua questioned whether anyone could help the neighborhood with their flooding problem. Mr. Fritz explained that this was not the purpose of the meeting; however, ensured that the Sports Complex development was in compliance with Stormwater Regulations and NCDENR rules.

Mr. Wenboula and Mr. Baseda asked if they were going to have to move out of their residences because of the Sports Complex development. They were assured by Park and Recreation staff that we had no intention of asking them to leave their homes.

Attendees were notified of the Public Hearing, Planning Board Meeting and Council Decision related to the rezoning. With no further questions, the meeting adjourned at 6:30PM.