

From: Richard Silverman [mailto:dpsilver@windstream.net]
Sent: Monday, September 10, 2012 2:10 PM
To: 'hblodgett@matthewsnc.gov'; 'mayortaylor@matthewsnc.gov'; 'sgulley@matthewsnc.gov'; 'pbailey@matthewsnc.gov'; 'jmiller@matthewsnc.gov'; 'wkquery@matthewsnc.gov'; 'nmoore@matthewsnc.gov'; 'jurban@matthewsnc.gov'; 'jcamp@matthewsnc.gov'
Cc: 'Abbie Bennett'; 'cmcmillan@newsouthcharlotte.com'; 'jlsilver@windstream.net'; 'Bob Romano'; 'jonathan.guy@kimley-horn.com'
Subject: Petition For A Traffic Light at Country Place and So. Trade Street

Dear Town of Matthews Commissioners:

Attached hereto is a petition signed by 75 residents of Matthews. With the exception of Mayor Taylor and Commissioner Bailey, all of the signers are residents of Matthews who must use Country Place Drive every day to enter and leave their homes. The signers of this petition are hereby requesting your action in making our streets safer by locating a traffic signal at the soon to be relocated intersection of Country Place Drive and South Trade Street. We understand that South Trade Street is under the purview of NCDOT, but our discussions with NCDOT indicate that they would view the location of a traffic signal at the new intersection favorably, particularly in view of the planned ACTS expansion. We believe that the prospect of approval would be aided by support from the Town of Matthews.

As a further issue, it will be critical to maintaining public safety that the projects related to widening South Trade Street, moving Country Place Drive, construction activities at ACTS and rerouting of the Greenway be carefully coordinated. If these projects are not managed properly, serious safety issues as well as cost issues might arise.

We strongly support a cooperative community response to assuring the safety of the residents of the area, those traveling through the area, the potential new ACTS residents and employees, and those using the newly opened Greenway. Because the proposed intersection is already very congested, the additional traffic brought about by the prospect of heavy construction at the ACTS site and the addition of approximately 250 ACTS residents will further strain the intersection.

We urge you, the Town of Matthews Commissioners to take an active role in effort to improve the safety of the community.

Respectively Submitted,
Richard and Janis Silverman

Dear Mayor Jim Taylor, Mayor Town of Matthews NC, Suzanne Gulley, Commissioner, Paul Bailey, Commissioner, J. Miller, Commissioner, W, Kress Query, Commissioner, Nancy Moore, Commissioner, and John Urban, Commissioner,

We are pleased to present you with this petition affirming one simple statement:

"In view of the planned ACTS Continuing Care Retirement Community (CCRC) project on South Trade Street and the planned realignment of Country Place Drive to be directly opposite of the planned new main entrance to the proposed ACTS facility, I/we respectfully request(s) that the Town of Matthews locate a traffic light and pedestrian crossing lanes at the relocated intersection of Country Place Drive and South Trade. This traffic light is required to support the health and safety of the residential community in the Town of Matthews. The light is necessary because of the addition of the new ACTS main entrance, the heavy traffic flow on South Trade Street, and the increasing amount of pedestrian and cycle traffic following the opening of the Greenway. Furthermore, with the 3-lane configuration of the realigned Country Place Lane facing a divided 4-lane main entrance gate of the ACTS facility and the addition of turning lanes on Trade Street, it will become difficult and unsafe to make a left turn from Country Place Lane onto South Trade Street. Only such a traffic light and dedicated turning lanes on Country Place Drive would permit the save exit from Country Place Drive."

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,
Dick Silverman

Kimberly Kearney
Matthews, NC 28105
Sep 8, 2012

Rick Sambrotto
Matthews, NC 28105
Aug 28, 2012

People who live close to downtown Matthews have a hard time getting into Matthews as it is. People who live out of Matthews are given first preference at the traffic lights so we end up waiting a long time to even get through the light at Fullword to come to downtown Matthew.

Margaret
Matthews, NC 28105
Aug 28, 2012

Lucille Rice
Matthews, NC 28105
Aug 25, 2012

Please consider a traffic light at this intersection for safety for vehicles and pedestrians alike!

mary layne
Matthews, NC 28105
Aug 24, 2012

Please consider a traffic light at this intersection so that left turns out of Country Place will be safer for our residents as traffic flow continues to increase on Trade Street.

james layne
Matthews, NC 28105
Aug 24, 2012

The CCRC project should not proceed without this accommodation to families in Country Place and Matthews Estates.

Wally Jones
Matthews, NC 28105
Aug 23, 2012

Please consider purchasing the land next to the MUM Church 's boy scout hut , which u can then access the street Sagmont in our neighborhood to allow us a light to get out . If not that give us a four way stop . Please do something before someone gets hurt.

Annebarnes
Matthews, NC 28105
Aug 23, 2012

My wife & I have lived at this address for over 30 yrs and suffered thru this traffic mess for years . It has done nothing but escalated. It's about time something is done, that allows us to get out of our neighborhood. Matthews United Methodist Church as a has a light & they meet only ONE day a week . Why can't the the land that is for sale next to the church 's boy scout hut ; which backs up to the stump street , Sagemont in our neighborhood couldn't be purchased & connected to Trade. That would solve everyone ones problems for the future . I much rather have that than those new Matthews signs & that failed cross walk device uptown . Lets do something for that helps everyone who uses S. Trade

Donald Barnes
Matthews, NC 28105
Aug 23, 2012

We wanted to live in Matthews since we came to Charlotte in 1986. We were one of the first people to buy a home in Matthews Estates. We love the development and the town but we don't think the traffic has been managed very well. Traffic flow downtown looks like it was designed by someone who had never been to town. Now there is a chance to do something that makes sense. Please allow the the light at Trade and Country Place so we can continue to enjoy life in Matthews.

Roger W. Kortekaas
Matthews, NC 28105
Aug 23, 2012

It's hard enough getting out of our development now with all of the traffic at certain hours coming from and going to union co. let alone when anything is going on in downtown Matthews , We love our neighborhood we would just like to be heard . we are part of this community and would like to be treated fairly. I don't think anyone on the board would appreciate being stuck in their neighborhood when they have places to go appointments to keep and having the freedom to come and go as you please. Thank You Edith Dannemiller

edith dannemiller
matthews, NC 28105
Aug 23, 2012

Gretchen Reid
Matthews, NC 28105
Aug 22, 2012

I am President of the Matthews Estates HOA and support this petition.

Stephen Lee
Matthews, NC 28105
Aug 22, 2012

Lisa M Mathison
Matthews, NC 28105
Aug 22, 2012

I can hardly get out of the sub in the evenings when I am trying to get to work.

Ann Harlan
Matthews, NC 28105
Aug 22, 2012

The ACTS plan should not be started until a traffic light is installed at the new intersection. Time is of the essence.

Janis Silverman
Matthews, NC 28105
Aug 22, 2012

James Healey
Matthews, NC 28105
Aug 21, 2012

I invite all members of the Town Council to sit in the church parking lot on any given day between the hours of 7-8:30 am and from 3-6:30 pm when school is in session and OBSERVE what your constituents have to deal with on a daily basis at the intersection of Trade St & Country Place.

Deborah Healey
Matthews, NC 28105
Aug 21, 2012

Susan Chambers
Matthews, NC 28105
Aug 21, 2012

Marlene Fasciolo
Matthews, NC 28105
Aug 21, 2012

Bob Hudson
Matthews, NC 28105
Aug 21, 2012

Brenda Hudson
Matthews, NC 28105
Aug 21, 2012

Cheryl Thompson
Matthews, NC 28105
Aug 21, 2012

The traffic light is desperately needed.

Linda M Holman
Matthews, NC 28105
Aug 21, 2012

Cynthia Creta
Matthews, NC 28105
Aug 21, 2012

Former Country Place resident.

Jackie Ellerbe
Matthews, NC 28105
Aug 21, 2012

Jeannette Coggins
Mint Hill, NC 28227
Aug 21, 2012

Nicole Massey
Matthews, NC 28105
Aug 21, 2012

Kathleen Bellavia
Matthews, NC 28105
Aug 21, 2012

Bonnie Covington
Matthews, NC 28105
Aug 21, 2012

Linda Jean Wesse
Matthews, NC 28105
Aug 21, 2012

Deana A Nail
Matthews, NC 28105
Aug 20, 2012

Shirley C Nail
Matthews, NC 28105
Aug 20, 2012

Please listen to our concerns!

Thurman D Nail
Matthews, NC 28105
Aug 20, 2012

Please add my name to the pepition for a traffic light at Country Place and Trade st in Matthews, NC.

Josh Green
Matthews, NC 28105
Aug 20, 2012

Recent NC news shows that the streets aren't safe. Let's stop the deaths and create safer traffic areas for everyone.

Emily Paterson
Matthews, NC 28104
Aug 20, 2012

Seems like a traffic light is sensible! Always better to be on the side of safety!

James Arbogast
Matthews, NC 28105
Aug 20, 2012

We have enough trouble getting IN and Out of our neighborhood now. Added traffic will be a major problem most of the day. It is not always at rush hour.

Darlene M. Carmer
Matthews, NC 28105
Aug 20, 2012

Kelly Bridson
Midland, NC 28107
Aug 20, 2012

I may live in Raleigh now but I did live in Matthews previously.

Jessica Chapman
Matthews, NC 28105
Aug 20, 2012

Laurel Colton
Matthews, NC 28104
Aug 20, 2012

Victoria Vila
Matthews, NC 28104
Aug 20, 2012

Joan O'Reilly Greenawalt
Matthews, NC 28105
Aug 20, 2012

Amanda Mauney
Matthews, NC 28105
Aug 20, 2012

Please add my name to the pepition for a traffic light at Country Place and Trade st in Matthews, NC.

Tara Green
Matthews, NC 28105
Aug 20, 2012

Please add my name to the pepition for a traffic light at Country Place and Trade st in Matthews, NC.

Moriah Green
Matthews, NC 28105
Aug 20, 2012

Please add my name to the pepition for a traffic light at Country Place and Trade st in Matthews, NC.

Michael Green
Matthews, NC 28105
Aug 20, 2012

Jon Youngblood
Matthews, NC 28105
Aug 20, 2012

Kelly Schell
Matthews, NC 28105
Aug 20, 2012

We already need a light at this intersection. The proposed changes will make this light a necessity!

Heather Laws
Matthews, NC 28105
Aug 20, 2012

Kristine Calderone
matthews, NC 28105
Aug 20, 2012

Please take appropriate action to insure that the Matthews Commissioners and the NCDOT address the need for the light at this intersection as a priority. Safety should be the priority, we cannot continue to add traffic to the area and increase the complexity of the intersection without adding a light. Approving the ACTS path forward without the light should not be allowed until the light is approved by all required parties.

Anthony calderone
matthews, NC 28105
Aug 20, 2012

Jason C. Mauney
Matthews, NC 28105
Aug 19, 2012

definitely need it

vicki gargano
matthews, NC 28205
Aug 19, 2012

It's already a nightmare trying to turn left out of Country Place!!

Patti Flohr
Matthews, NC 28104
Aug 19, 2012

I totally disapprove of the addition in Matthews where you can barely move about in the city as it is. However, I am sure the city will continue its plan regardless so a light will be not only necessary but the only way we will be able to access S. Trade at all. The traffic is unbearable as it is now!

Brenda Watts
Matthews, NC 28105
Aug 19, 2012

Everyone, please note that this petition is a wonderful way to get your thoughts and comments out to the Board but please see the following response that I have sent to some of you already. Thanks for your continued interest in helping make Matthews great. "As I stated at the meeting on Monday, the light at Country Place (new configuration) is included in the earlier and current petition. ACTs will pay for and install a light once the governing authority (Matthews or NCDOT) requests it. NCDOT currently controls South Trade. That note was incorporated into the original petition and I asked the question on Monday if ACTs would still abide by that... They said yes. We can push NCDOT to approve but if we ever take control of South Trade, we could require ACTs to install at that time. Other than lobbying NCDOT, we don't have the authority to put a light there currently. " I will continue to advocate for some traffic control at this intersection and I'm sure Council will as well. Thank you Jim Taylor Mayor-Town of Matthews
Mayortaylor@matthewsnc.gov

Mayor Jim Taylor
Matthews, NC 28105
Aug 19, 2012

Jeff & Jane Frye
Matthews, NC 28105
Aug 19, 2012

Let's not wait for that inevitable accident to happen and then say "we should have"...

B. Buttafuoco
Matthews, NC 28105
Aug 19, 2012

Please consider a traffic light at our neighborhood. When we turn left out of Country Place at any time of suggestion (morning, noon, and evenings on weekdays, all day Saturday, and Sundays) we are able to leave only because someone on the right stops traffic to let us out. This opportunity will end with the realignment proposed and the widening which will result. Thank you for considering our situation.

PAT MARTIN
MATTHEWS, NC 28105
Aug 19, 2012

This is a great idea. Very difficult to get out on school mornings.

Brenda & Carter Drinkard
Matthews, NC 28105
Aug 19, 2012

For those of us with young drivers, this is a safety issue that really concerns our families.

Annette Clary
Matthews, NC 28105
Aug 18, 2012

Linda Hendley
Matthews, NC 28105

Aug 18, 2012

In our opinion, a traffic signal is the ONLY thing that makes sense in helping us exit from and return to our homes. Other things that have been suggested seem totally CRAZY on a main street in Matthews.

Aldean and Virginia Bengé
Matthews, NC 28105
Aug 18, 2012

This intersection is already congested especially when school is in and now with the added traffic from this planned Retirement Community it will further impact our neighborhood for all our residents and will affect the safety of our children.

Gabe Massey
Matthews, NC 28105
Aug 18, 2012

Every morning I make a left turn out of this development to go to work...it's hard enough now without the retirement community entrance across the street from it...it will only get worse...please help us out so we don't have any accidents trying to get out of here!!!

Madeleine Massey
Matthews, NC 28105
Aug 18, 2012

Hugo & Lydia Wiens
Matthews, NC 28105
Aug 17, 2012

Catherine Almon
Matthews, NC 28105
Aug 17, 2012

Please install a traffic light for our safety. Thank you

Matthew Grupp
Matthews, NC 28105
Aug 17, 2012

Please install a traffic light for our safety. Thank you

Autumn Grupp
Matthews, NC 28105
Aug 17, 2012

Willard Sillers
Matthews, NC 28105
Aug 17, 2012

Pam Lang
Matthews, NC 28105
Aug 16, 2012

I use this intersection every time I leave my neighborhood.

Kenneth Sarris
Matthews, NC 28105
Aug 16, 2012

Constance Sarris
Matthews, NC 28105
Aug 16, 2012

Dick Silverman

Aug 16, 2012

Recommendations for Consideration of ACTS Proposal ;Application # 2012-589

Richard Silverman <dpsilver@windstream.net>

Mon, Aug 27, 2012 at 11:42 PM

To: planning@matthewsplanning.org, Jay Camp <jcamp@matthewsnc.gov>, kingrish@matthewsnc.gov, cmckoy@matthewsnc.gov, dnelson@matthewsnc.gov, jking@matthewsnc.gov

Cc: hblodgett@matthewsnc.gov, 'mayortaylor@matthewsnc.gov', 'sgulley@matthewsnc.gov', 'pbailey@matthewsnc.gov', 'jmiller@matthewsnc.gov', 'wkquery@matthewsnc.gov', 'nmoore@matthewsnc.gov', 'jurban@matthewsnc.gov', jcamp@matthewsnc.gov

Dear Sirs:

In considering the ACTS proposal, we urge you to consider the following issues which pertain to both the pre- and post construction phases of the subject project:

POINTS FOR CONSIDERATION IN EVALUATING THE ACTS LONG TERM CONSTRUCTION PROJECT

1. Construction site monitoring and construction activity monitoring for compliance with local air, noise, duration of working hours, and construction traffic for the project in each construction phase to maintain health and safety of residents. Suggest a Town of Matthews point of contact throughout the project phases for residents concerns.
2. In order to minimize the impact on severely congested local traffic on So. Trade Street, please consider locating construction entrances to the phased project sites at each phase of the construction at locations which will have a minimal impact on local commuters and residents.
3. In view of current severe congestion Country Place Drive intersection on So. Trade Street at peak times, please consider early placement of a traffic light so that Country Place residents can safely make left turns onto Trade Street.
4. In locating entrance barriers at main entrance to ACTS from Trade Street, please consider the set back of the gate to avoid back up on to So. Trade Street.
5. Please consider plans for displaced wildlife from construction site and their impact on surrounding residential areas for the safety of the wildlife and the residents.
6. Please consider what measures will be required and when to involve NCDOT in evaluating and implementing traffic control measures to maintain health and safety of residents.
7. Please consider other options for locating Greenway on East side of So. Trade Street to minimize the number of additional obstacles in the roadway which will place walkers and bikers at risk. If greenway traffic is kept on East side of street, existing pedestrian crossing at the corner of Fullwood and So. Trade can serve the same purpose with lower risk that an out-of-place pedestrian crossing in the middle of a major street or across the front of the ACTS main entrance.
8. Please consider delaying a decision on traffic related issues pending a revised traffic study. Given the substantial number of departures from the 2008 petition (removal of the tunnel and the necessity of ACTS residents and ACTS service vehicles to travel through the So. Trade Street country Place intersection), the current proposal will have a significant impact on local traffic.

Respectfully Submitted,

Dick Silverman

From: "Dick & Jean Keith" <jkeith5@carolina.rr.com>
Date: August 27, 2012 10:56:24 PM EDT
To: <kingrish@matthewsnc.gov>, <jcamp@matthewsnc.gov>, <bsherrill@matthewsnc.gov>
Cc: "Brian Degeorge" <bdegeorge@carolina.rr.com>, "Dick & Jean Keith" <jkeith5@carolina.rr.com>, "Karen & William Miller" <Kbmill9051@aol.com>, "Linda Reynolds" <LindaR@ctcharlotte.org>, "Michael & Danielle Burnham" <daniburnham@carolina.rr.com>, "Paul & Joanne Campbell" <jkcampbell76@hotmail.com>

Subject: FW: 2012-589 ACTS Rezoning design options- Items for P & Z Meeting

To Planning & Zoning Board/Staff:

In light of the pending revisions by ACTS to Zoning Item 2012-589, as a result of feedback at the 8/13 Council Meeting, Hampton Green offers the attached to focus the issue of the Talbot Ext to Fullwood, with a necessary light. We ask that you give it due consideration as you review items with ACTS at Tuesday's P&Z meeting. We'll be represented there, but understand it is not a public forum; however we'll be glad to comment if asked.

Thank you,

Dick Keith & Hampton Green Trade St Traffic TEAM
[704 575 1308](tel:7045751308)

From: Dick & Jean Keith [<mailto:jkeith5@carolina.rr.com>]
Sent: Monday, August 27, 2012 8:41 AM
To: 'mayortaylor@matthewsnc.gov'; 'sgulley@matthewsnc.gov'; 'pbailey@matthewsnc.gov'; 'jmiller@matthewsnc.gov'; 'wkquery@matthewsnc.gov'; 'nmoore@matthewsnc.gov'; 'jurban@matthewsnc.gov'
Cc: Brian Degeorge; Dick & Jean Keith; Karen & William Miller; Linda Reynolds; Michael & Danielle Burnham; Paul & Joanne Campbell
Subject: ACTS Rezoning design options

CC Hampton

Green

Mayor& Council- We're sure it's been a challenge sorting out "options" of meeting various "needs" voiced by several parties at ACTS rezoning.

We are pleased with Council support for relieving some of H Green concerns, by creating the Talbot connector. We TRUST that the solution includes a stoplight at the new Talbot Ext. on Fullwood. As we presented at the Council ACTS 8/13 meeting, it seems reasonable and practical for ACTS to modify their exit design, to work a mutual meeting point of both roads, and to benefit from a common light. They too expressed concern for their senior residents moving safely back and forth between facilities. (by the paint notations on Fullwood, it appears some discussions may be underway??)

Since it is apparent that speeds and volume on Fullwood will increase with Trade St redesign, exit by either ACTS or Hampton Green residents onto Fulwood would be unsafe without the light.

The final point is that Trade St is state-controlled, and thus guided design NOT to add a light at Whitefriars & Trade because "it was too close" to the Trade/Fullwood light. However, Fullwood is Town controlled, so it is within your power to approve the Talbot /Fullwood light, which would be a considerable greater distance from the Trade light. Such a decision, would benefit MATTHEWS residents and business. Isn't that what MATTHEWS is about? Not the average speed that drivers (most from out of town) experience passing *through* town.

Please don't confuse the need for the Talbot/Fullwood light with the request ACTS made for connecting "service exits" further up Fullwood, between their two facilities, with a light (that Jeff Raftern agreed to pay for). Whatever happens there doesn't benefit Hampton Green nor ACTS resident safety. The light is more critical at the Talbot Ext exit/entrance- at least a trip light for left turn out and left turn in. Who knows how many Hampton Green residents may also really want to cross into ACTS to check out their great facilities!

Thank you for your continued support. Pls keep me posted on progress.

Dick Keith
931 Gateshead Lane
Matthews, NC 28105

Dick Cell- [704 575 1308](tel:7045751308)



July 13, 2012

V@PE REZONING NEIGHBORHOOD MEETING NOTES

Project: The Villages at Plantation Estates CCRC
Matthews, North Carolina
SSDB Project No. 001-01-002

Subject: Neighborhood Zoning Meeting

Date/Time: July 12, 2012 @ 7:00pm - 8:15pm

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

Attendees:	<u>ACTS Retirement Life (ACTS)</u> Tom Strader – VP RE Development Steve Messer – ED Plantation Estates	<u>Property Owners</u> Mary E. Ayers – 3425 Darlington Road Paul Campbell – 905 Evian Lane Joanne Campbell – 905 Evian Lane Pam Gillespie – 801 S. Trade Street Estelle Brendle – 308 S. Trade Street Ralph Messera – 401 Freemont Street Brenda Messera – 401 Freemont Street Garry Smith – N. Trade Street Robin Smith – N. Trade Street
	<u>Single Source D-B, Inc. (SSDB)</u> Brunson Russum, AIA – President Bob Romano, AIA – Project Manager	
	<u>Landworks Design Group (LWDG)</u> Matt Langston, ASLA – Manager Tom McCrory, ASLA - Designer	

Meeting: The purpose of the Neighborhood Meeting was to present the Site Plans and Building Elevations to the adjoining Property Owners to the Village at Plantation Estates CCRC.

Discussion:

1. The V@PE Design Team of Bob, Brunson, Matt, and Tom presented the 24” x 36” Site Plan, Greenway Trail, Building Elevations and Phasing Plan color drawing boards for discussion.
2. Q: Is a Traffic Circle still being considered at the Entrance Driveway on South Trade Street?
A: Not at this time. It is not appropriate for these intersecting roads nor pedestrian navigation.
3. Q: What is the Development Unit Count? A: The current 2008 Zoning allows for a maximum of 375 Apartments and Duplexes plus 140 Healthcare Beds. The proposed 2012 Re-Zoning reduces the maximum to 300 Apartments and Duplexes and maintains the 140 Healthcare Beds.
4. Q: Will there be a Traffic Signal at the Entrance on South Trade Street? A: The 2012 Traffic Impact Study indicates that a signal is not required. The NC Department of Transportation makes the final determination. It could start as a pedestrian signal and later become a vehicle signal.



5. Q: Does the 2012 Site Plan have more Open Space than the 2008 Site Plan? A: It is the same.
6. Q: When will the Public Greenway along South Trade Street be constructed? A: The Greenway will be constructed in Phase I with the Country Place road realignment with the Entry Driveway.
7. Q: What are the sizes of the Apartments and Duplexes? A: The 2 Bedroom Apartments will be 1,400 and 1,600 square feet, and the 2 Bedroom Duplexes will be 1,800 and 2,200 square feet.
8. Q: What is the grey circle on the site plan? A: It is a cul-de-sac that serves two front Duplexes.
9. Q: What will happen to the Stream that crosses the property? A: The Stream will be maintained.
10. Q: What is the Phasing Plan and Build-Out Schedule? A: The Phasing Plan shows 5 site phase areas. Phase I is at the Entrance on South Trade Street and includes Maison Court and Duplex buildings, the Pond and the Greenway. Phase II is at the Stream and includes Maison Court and Duplex Buildings, and the Community Building. Phase III is at the intersection of South Trade Street and Fullwood Lane and includes Maison Court and Duplex buildings. Phase IV is also at the Stream and only includes Maison Court buildings. Phase V is across the Stream and only includes the Healthcare building. The Build-Out Schedule would begin in 2013 and progress according to the economic conditions over a 5-10 year period toward completion. The Phasing Plan delineation is subject to market conditions and buyer preference for building and unit type.
11. Q: What does Maison Court mean? A: "Maison" is French for "house." At this Community "Maison Court" means a small apartment building with parking underneath and elevator access.
12. Q: Will this proposed development make the Watershed Conditions along Fullwood Lane worse? A: We must comply with the regulations that require us to analyze the storm water conditions in our watershed area and retain any additional storm water caused by the development of the site and only release it off the site at the pre-development rate. So we are not allowed to worsen the existing conditions. We will retain storm water in both dry rain gardens and the large wet ponds. Permeable Pavement for road water detention is not the best product to walk on for our residents.
13. Q: How much Traffic will be added to the streets during rush hour? A: The 2012 Traffic Impact Study indicates that the development would add about 75 trips to the streets during all rush hours. The Independent Living Residents do not need to travel much and especially not during the rush hours, and the Healthcare building staff work on shifts that do not change during the rush hours.
14. Q: Will the Resident Buses that are used at Plantation Estates also be used on the Site? A: Yes.
15. Q: Will the building roof rain water be captured in cisterns for landscape irrigation? A: Maybe.
16. Q: Will there be a dining facility on the Site? A: Yes, a Café/Bistro in the Community building.
17. Q: Will the land across Fullwood Lane be developed? A: No, that will be donated to Matthews.
18. Q: What are the prices for the Apartments and Duplexes? A: The prices will be determined after the architectural and engineering design progresses enough to obtain a construction cost estimate.



8845 Red Oak Blvd Charlotte, NC 28217 704.586.2520 p 704.523.2235 f www.singlesourcedesignbuild.com

19. Q: What is a Type A Life Care Contract? A: It is the Insurance Product for Seniors who pay the Home Entry Fee in a Continuing Care Retirement Community. They are entitled to Medical Care at the same monthly fee rate as they paid to live in their Apartment or Carriage Home (Duplex).
20. Will this Community pay Property Taxes? ACTS is incorporated as a not-for profit company and is not required to pay taxes. However, Plantation Estates has always paid property taxes, and it is projected that the Village at Plantation Estates will also pay property taxes to Town of Matthews.

After the end of the meeting, several of the Property Owners indicated that they were “very impressed” with the community and “loved” the homes and the greenway. They hoped for ACTS a “great success.”

The minutes contained in this conference memorandum are believed to be an accurate meeting account. If there is an understanding to the contrary, please contact me immediately at 704-586-2433. Thank you.

Respectfully Submitted,
Single Source Design-Build, Inc.

Cc: Jay Camp - Matthews Senior Planner
Jeff Rathfon, SVP – ACTS Real Estate

A handwritten signature in red ink that reads 'Bob Romano'.

Robert J. Romano, AIA, NCARB, CCCA, A-DBIA, EDAC, LEED AP BD+C
Design-Build Project Manager



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July 12, 2012

V@PE NEIGHBORHOOD MEETING ATTENDANCE FORM

Project: The Villages at Plantation Estates CCRC
Matthews, North Carolina
SSDB Project No. 001-01-002

Subject: Neighborhood Zoning Meeting

Dates: July 12, 2012 @ 7:00pm - 8:00pm

Location: Matthews Community Center
100 McDowell St. East
Matthews, NC 28105
704-321-7275

Attendees: ACTS Retirement Life (ACTS)
Tom Strader – VP RE Development
Steve Messer – ED Plantation Estates

Single Source D-B, Inc. (SSDB)
Brunson Russum, AIA – President
Bob Romano, AIA – Project Manager

Landworks Design Group (LWDG)
Matt Langston, ASLA – Manager
Tom McCrory, ASLA - Designer

Meeting: The purpose of the Neighborhood Meeting was to present the Site Plans and Building Elevations to the adjoining Property Owners to the Village at Plantation Estates CCRC.

Neighbors: Name: Address:

1. Nancy E Ayers 3435 Darlington Rd,
Matthews NC
2. Paula Janice Campbell 905 Ewan Lane Matthews 2810
NC 28105
3. DAM BELLESPIE-MATTHEWS UNCD 1 S TRADE ST, MATTHEWS
4. Estelle Brendle for Aana Lisa Whitley 308 S Trade St, Matthews, NC



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- 5. Ralph + Brenda Messer, 401 S. Folsom
- 6. Garry & Robin Smith N. Trade St.
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____

The minutes contained in this conference memorandum are believed to be an accurate meeting account. If there is an understanding to the contrary, please contact me immediately at 704-586-2433. Thank you.

Respectfully Submitted,
Single Source Design-Build, Inc.

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