

6/5/14

To: Town of Matthews

From Marion Drive Residents and Residents
in Proximity

Subject: Withdraw of Protest Petition

We, the under sign, withdraw our protest
from the 4-23-14 Petition on all items 1-5 and
wish to express our support for the Eden Hall
Development Project on Fullwood and
Marion Drive.

Signed,

Barbara Bjork
Chi Bjork

Sanita Mason Gray
Donald L. Gray

Paul H. Vandover
Maxine H. Vandover

Lara Palmer
W. Grayson Palmer
Debra A. Bjork

Landtec Development, Inc.
2701 Coltsgate Road
Suite 300
Charlotte, NC 28211

April 24, 2014

Ms. Kathi Ingrish
Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, North Carolina 28105

Re: Eden Hall
Zoning Application 2014-612

Dear Ms. Ingrish:

As required by the Matthews zoning ordinance, a neighborhood meeting to discuss the proposed Eden Hall townhome development was held from 6:00 PM until 7:00 PM on Thursday April 17, 2014 at the Matthews Community Center. Dale Stewart of Land Design, Mark Kime of Land Design and I were present to represent the development team.

The neighboring property owners within 200 feet of the property were notified by first class mail of the meeting date and time. The neighboring property owners listed in the rezoning application were sent a copy of the attached letter.

Three neighbors attended the meeting; Mr. Sandy Spitz representing Christ Covenant Church; Ms. Bjork and Mr. Chris Bjork.

Mr. Spitz had a number of questions regarding the project and spent considerable time reviewing the site plan and renderings presented at the meeting. Based on our discussion with Mr. Spitz we believe his questions about the development were adequately addressed.

Mr. and Ms. Bjork only stayed a few minutes. Ms. Bjork voiced concern that no changes had been made to the plan from an earlier version she had seen. Her concern seemed to be about the road connection to Marion Drive and the clubhouse driveway and emergency vehicle turn around at the end of Marion Drive. She left before engaging us in any discussion.

Please let me know if you have any questions regarding this matter.

Sincerely,


S. Keith Cooper

Graham Enterprises
2701 Coltsgate Road, Suite 300
Charlotte, NC 28211
704-552-5338

April 10, 2014

You are invited to a Neighborhood Meeting to discuss the proposed Eden Hall townhome development.

Meeting Date: Thursday, April 17, 2014

Time: 6:00 PM to 7:00 PM

Location: Matthews Community Center
100 West McDowell Street
Matthews, North Carolina

Rezoning Application #: 2014-612

Eden Hall is a proposed townhome development to be located on approximately 16.4 acres at the intersection of Fullwood Lane and Marion Drive in Matthews. The development team will review the site plan, building renderings and answer questions regarding the proposed development at this meeting.

Rec'd 4/22/14
mjf

4-23-14

Protest Petition

Subject: Eden Hall Development

We, the under sign, protest the following:

1. Access to Marion Drive
2. Turnaround at end of Marion Drive
3. Plan parking on Marion Drive
4. Density of development
5. Side walks

This is a small community of 3 homes and we don't want Marion Drive opened up to more traffic.

The Eden Hall Club House is a private Club House designed only for residents of said community and should not have access via Marion Drive.

Barbara Bjork

Chris Bjork

Debbie Bjork

Paul H. Vandiver

Maxine H. Vandiver

W. Grayson Palmer

Lara Palmer

Peggy + Don Gray