
Fwd: comments from the planning meeting 7/28/20

1 message

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

Wed, Jul 29, 2020 at 10:54 AM

Sent from my iPhone

Begin forwarded message:

From: Tyleen E <tyleenehrhardt@gmail.com>
Date: July 29, 2020 at 10:01:40 AM EDT
To: rgarner@matthewsnc.gov, mayorhigdon@matthewsnc.gov, dbland@matthewsnc.gov, kmccool@matthewsnc.gov, jmiller@matthewsnc.gov, jurban@matthewsnc.gov, lwhitley@matthewsnc.gov, jcamp@matthewsnc.gov
Subject: comments from the planning meeting 7/28/20

To Whom it May Concern:

This email is to once again give my feedback on Paul Jamison's comments at the planning meeting last night.

Last night Paul blatantly lied to the town again!

The day they came out to talk with all of us we expressed a lot more than being ecstatic as paul suggested. Yes, we all agree we would rather have homes than businesses across the street, but 3 houses on our tiny street is something we are ALL very much against. One of our neighbors is completely against any kind of development.

Paul continues to say over and over again that we spend no quality time in our front yards or porches but as you can see from a drive down our street that we all have a porch and typically these ARE used. The Sumners ONLY use their front porch as they don't have a deck or anything in the back and they are across the street from the proposed development.

How can Paul state the parking won't be an issue when he has blocked my driveway on more than one occasion making it so I can't get out of my driveway safely. I can guarantee you that visitors will not be parking a block away and walking in, they will absolutely park in front of these houses, and then it turns our already 1 lane road into an even more dangerous street to try and maneuver.

The trash company can't even get into our street some days and we then miss trash pickup.

Also, Mr. Jamison's math does not add up. If you look at the proposed sizes of the houses there is no way they will be over 2000 sq ft. My house has a larger footprint than the proposed development and my home is 1900sq ft. with 2 full stories.

The size of the driveways for the proposed development shows cars will be parking and blocking the new sidewalks, how is that an innovative design? We currently have children that live on this block and I can only imagine there is a possibility of more with more houses. That in itself is a very dangerous situation.

Jason Klinger with Mecklenberg County govt came out yesterday to discuss the water issues with the Sumners and myself. He stated that the plan was not the best plan and he needed to create a report with his findings next week. We are hoping for some rain to take photographic evidence of our garages flooding when it rains. He also stated the development plan is to have 8in pipes to carry the water but everything around it is 18in.

In conclusion, does the town really want to even do business with a man who was so arrogant and rude during the meeting last night? His comments were condescending and threatening. I highly recommend that the town make future meetings with the neighbors be taped so that everyone can be held to the same level of honesty.

Thank you,
Tyleen Ehrhardt
313 N Freemont St
720-371-3559

From: Morris Family Investments

To: Town of Matthews

Subject: Community Meeting

Time/Place: Lot at N. Freemont Street on May 28, 2020 at 5:00pm to 6:00pm

In attendance:

- Richard Morris, Applicant
- Paul Jamison, Realtor and co-developer
- Cecil Sumners 317 N. Freemont St.
- Rebecca Galya 334 N. Freemont St.
- Deborah Galya 334 N. Freemont St.
- Scott Brotherton 330 N. Freemont St.
- Betty Sumners 317 N. Freemont St.
- Rachel Durban 325 N. Freemont St.
- Tim Fincher 200 W. Matthews St. St.
- Tyleen Ehrhardt 313 N. Freemont St.
- Aaron Ehrhardt 313 N. Freemont St.

Minutes/topics:

There was a great crowd there and everyone felt excited about the possibility of having housing there as opposed to a commercial application as it is currently zoned. Mr. Morris and Paul Jamison fielded questions about the project and the previous projects they have done and most of the neighbors had seen the previous project and were well informed and excited about the coming houses. Here are example of a few of the questions and conversation.

What is the size of the houses? A: between 2,000 sq ft. and 2,400 sq feet

Where will cars park during construction and are there driveways? A; Houses will have driveways to accommodate 1 car and a 1 car garage. During construction we will grade and gravel where the drives are to allow for trucks to park on the lots to minimize street parking. Further, we suggested staking the yards like we do during the festival to avoid any damage to the yard.

Where is the other project you did? A: Downtown Waxhaw

Were all the houses the same? A: in the inside they were essentially the same....on the outside, elements and colors varied.

Will these houses be all alike? A. Mostly likely not, although we have not chosen specific plans, waiting for the zoning approval

When will you start and what is the price points? A: We project between \$400,000 to \$450,000 and will start once we receive approval on engineering, prep and clearing so we hope to move dirt by late summer.

Why are you not just building 2 houses? A: financially we look at 2 houses, 3 houses and also townhomes. We felt although we could do townhomes possibly and it would be more profitable that it was not best for the area, we also looked at the viability of 2 homes and the market can not sustain the price needed to make the project make sense. We chose 3 houses as the best alternative to move forward and fit with the current size and density and not be out of place both in look and price.

Are the trees to the right of the property staying? A: No, we need that area for development and the trees are not substantial.

How are you addressing water? A: We are consulting the engineer for help.

Are the big Pecan Trees staying in back left corner? A: If we can Yes. It is our plan to try and save if we can.

Conclusion

The meeting ended just before 6:00PM and all in attendance had whatever questions they had at the time answered. We assured them we are working with the town and engineer to manage water and will continue to do so to make sure the issues that already exist are not amplified.