



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Matthews Commons and Storm Water Impact

1 message

Lori Canapinno <lcanapinno@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Thu, Sep 17, 2020 at 8:59 AM

Please forward this to the planning board. I've already sent it to the BOC.

Lori Canapinno, CMC
Town Clerk
Town of Matthews
[232 Matthews Station Street](http://232%20Matthews%20Station%20Street)
Matthews, NC 28105
Town Hall (704) 847-4411
Direct line (704) 708-1222
Fax (704) 845-1964
lcanapinno@matthewsnc.gov
www.matthewsnc.gov



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

----- Forwarded message -----

From: <wropaules@gmail.com>
Date: Tue, Sep 15, 2020 at 7:05 PM
Subject: Matthews Commons and Storm Water Impact
To: <lcanapinno@matthewsnc.gov>
Cc: <matthews@matthewsnc.gov>, <Stephanie.mcmanus11@gmail.com>, <mike34316@yahoo.com>, <lynchpqui@juno.com>, <david@krausse.com>, <ashbptl@aol.com>

Lori,

Please pass this on the planning committee and the commissioners.

I've looked at the site map and estimate that 8 acres of the 16.85 acres will be covered by either buildings, sidewalks or streets.

What impact is this going to have on storm water runoff into Four Mile Creek?

In last years rains following one of the hurricanes one house Green Briar was nearly flooded. The creek overflowed and was within three feet of his house.

If this project had been built, I would guess that his home would have been flooded.

Please send me a copy of the storm water study that should have been submitted with the application to build these units.

Thanks,

Roger Paules



Virus-free. www.avg.com

Fwd: Weddington Road Rezoning request

1 message

Jay Camp <jcamp@matthewsnc.gov>

Wed, Sep 16, 2020 at 4:32 PM

To: Shana Robertson <srobertson@matthewsnc.gov>

One more public comment. He just replied a few days ago confirming that he was ok with his email being added to the website.

----- Forwarded message -----

From: **Brian Davis** <davisbx83@gmail.com>

Date: Wed, Sep 2, 2020 at 1:42 PM

Subject: Weddington Road Rezoning request

To: jcamp@matthewsnc.gov <jcamp@matthewsnc.gov>, jcarmichael@robinsonbradshaw.com <jcarmichael@robinsonbradshaw.com>

Good afternoon,

I think a project that increases access to living in Matthews and density is a good project. I am disappointed that there is no space for retail like a bike shop, running store (or anything related to the greenway) or even a small coffee shop. By creating a space for that, this project could have an even larger impact on the community, from a gathering space to job creation.

I would love to see something incorporating this idea. We live in Ashley Creek and would definitely frequent something we could walk to with our kids!

Here are some examples of what I was thinking:

Bike store:

<http://comettrailcycles.com/>

Coffee:

The Riverside Location is in the middle of an apartment complex:

<https://chattahoocheecoffee.com/>

Session Street Stand is a small stand in historic neighborhood that attracts people on the surrounding area, mostly outdoor seating too.

<https://www.atlantamagazine.com/dining-news/hidden-historic-marietta-sessions-stand-serves-coffee-charm/>

Thanks for taking the time to review my feedback. Could you tell me why mixed use zoning wasn't considered for this area.

Thank you,

Brian Davis

--

Matthews, N. Carolina

404-465-2343

--

Matthews, N. Carolina

404-465-2343

Fwd: 2020-715 Williams Business Properties, LLC - Location: 1700 Weddington Road

1 message

Town of Matthews <matthews@matthewsnc.gov>
To: Maureen Keith <mkeith@matthewsnc.gov>
Bcc: srobertson@matthewsnc.gov

Wed, Sep 16, 2020 at 2:49 PM

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Matthew Born** <matthew.j.born@gmail.com>
Date: Tue, Sep 15, 2020 at 7:28 PM
Subject: 2020-715 Williams Business Properties, LLC - Location: [1700 Weddington Road](#)
To: <matthews@matthewsnc.gov>

Good evening Mayor, Mayor Pro-Tem and Commissioners,

As interested residents, our (Matthew and Vanessa Born) initial reaction to the proposed development was to oppose primarily based on negative impacts to traffic and the school system. However, we agreed that we would not make a decision for or against until we have as much information as possible even as **EVERYONE** we discussed this topic with was strongly opposed to the plan. After reviewing the materials and listening to the Petitioner's presentation we said to each other, "hmm this is well done, maybe I can support this." But then we heard residents and the Board of Commissioners speak and were quickly reminded the project as proposed is the **wrong project at the wrong time**. Yes, the elevations are tastefully done and will look nice when new, but as we all know: looks can be deceiving and the devil is in the details.

Why this is the wrong project:

- As proposed, the development is **too dense**. The surrounding streets can't handle the increase in vehicles that come with 131 units. Pre COVID, we drove this stretch of road daily in the AM (to/from Brace YMCA) and PM (from Uptown/University). Every single day there was a backup longer than one would think for the area since there is little commercial/dense development in the immediate area. Cars simply did not move. We were routinely stuck at the light at Fullwood and S Trade AND Weddington/ S Trade for 3-4 light cycles only 500 ft or less away from the intersection. Bottom line: aforementioned intersections are already graded F and will only get worse with this development!

- Projects of this density typically have access to public transportation (none is provided for this development) or are set in walkable communities where a car is not a necessity (nothing within walking distance and a car is necessary for this proposal). Given the decrease in ridership that has occurred over the past few years, it is more than likely CATs **WILL NOT** be extending a line to this area nor will there be commercial development within walking distance to meet daily needs (e.g., grocery/convenience store). Typically, dense developments like this are started near **EXISTING or FUNDED** public transportation or a walkable community; this is not the case here nor does the surrounding area allow for any future ways to address these two requirements for a development this dense.

- Does not fit with the surrounding area of single family homes. People made decisions to live in the area based on just that, the area which is single family homes. Even one apartment complex (no matter the size) changes the look and feel of a single family residential area, that is an objective fact. Further, this land has been and is currently zoned for single family homes. People make decisions based on current zoning.

- As Commissioner Miller noted, in well planned towns, there is a flow of development that goes from urban (more dense) to less dense the further one travels from the city center. This development would be in stark contrast to a well thought out town. This is one of the things that distinguishes Matthews from Charlotte. Charlotte seemingly has no thought or plan when it approves new developments. All over Charlotte you see a neighborhood with single family homes, peppered in with a lot that has new townhomes, and random apartment buildings dropped in. That pattern of thoughtless development is one of the major reasons we chose to live in Matthews as opposed to certain Charlotte neighborhoods. Residents want predictability and consistency. The current zoning accomplishes both.

Why this is the wrong time:

- S Trade St construction is not finished. Until finished, no one will know how traffic will be impacted. Commissioner Whitley stated along the lines of "I think the bridge will help traffic, I really do believe that." That is an opinion and not a fact. The fact is that no one knows because so much has changed from the time the bridge first went under construction (explosive population growth in the surrounding areas being one of them). Have people been avoiding this intersection because of construction and will they come back once completed? Will the new Weddington interchange contribute to additional cars? No one knows the answers because there is no data. Further, Eden Hall is just finishing up, Fullwood Station just finished, a new Plantation Estates building just finished and there are 5 new houses backing up to Weddington just finished or still under construction. All of these developments already contributed to a significant increase in density in the surrounding area. All finished during COVID. Until daily life returns to what it was pre-COVID, no one will know the additional impact on traffic. People can guess or feel something but no one will know the impact. The only thing we do know is that if this development is approved, traffic will be worse than without it, that is a fact.

- A development of this size at Weddington and S Trade only strengthens the case to widen E John St and Old Monroe Rd to accommodate the additional traffic that corridor will see going to/from the proposed development. I think this is one thing that unites us all. Why would we do something to purposefully hurt ourselves? If that intersection goes, so goes the town of Matthews as we know it.

- A quick note on the TIA: the TIA concluded traffic will not worsen. The problem with that finding is that traffic needs to improve. The status quo is unacceptable. The point of the S Trade St construction was to make traffic improvements. This development will reduce any improvements made, again that is a fact.

- Weddington / 485 interchange impact is unknown

- Presently, Matthews Elementary is **significantly over capacity**. With many developments still under construction, students will only be added as a result. It is our understanding there are no planned increases in school capacity. Has there been any retrospective analysis done on past developments? The town should at a minimum be prepared to back up any estimated school numbers with a retrospective analysis done on past developments in Matthews. Important to consider that if actuals are consistently higher than estimates that compound over time with each new development (and you get a school at 140% capacity).

A few other thoughts

What we and many other citizens of this community love about Matthews is the small town feel. If large developments continue to surround and close in on the small town, it is inherent the town will lose its "small" and quite possibly its "town" feel should developments like this be allowed to happen as currently proposed. Our friends that live in Charlotte continuously tell us they are looking at Matthews to escape city life. If Matthews becomes more like Charlotte, why would anyone want to live in Matthews, just stay in Charlotte where you can take advantage of the amenities Matthews will never have. The one thing Matthews has (small town feel) over Charlotte will be eroded with every development like this and in the future we may ask ourselves "Well, how did I get here?"

At the end of the meeting the landowner's daughter noted that the land will be developed at some point (which we are not opposed to). One can be sympathetic to her family's desire to sell and monetize the asset. To that **we suggest an incredibly simple solution: sell the land as currently zoned**. No need to rezone, simply set the right price and sell. Everything has a price.

This solution also answers the question Commissioner Urban posed during the Public Hearing on September 14th, "If not this then what?" The "what" is to keep it consistent and predictable: single family homes as currently zoned.

Commissioner Urban also noted that this is a difficult site to develop given the flood plain and topography. I think it's important to note that not all property is suited to/should be developed. Further, if single family homes, a portion of that property will likely need to be left as is which would be an enhancement to the future greenway that is planned to be built along this site. Speaking of greenway, this is one of the main benefits the Petitioner has promoted. It is our understanding the greenway will be built with or without this development. Current and future residents of Matthews do not need this development to increase its greenspace or greenway mileage. Again this is something we believe Matthews has a leg up on Charlotte, usable greenspace, let's keep at least some of what we have.

If the landowner does not want to sell at a price that makes single family homes economical then there is a second less desirable solution: hold the land until the dust has settled and we truly know the impact of the newly completed S Trade St, Weddington interchange, Eden Hall, Fullwood Station, new Plantation Estates phase, apartments off Monroe, apartments off Matthews-Mint Hill and other large developments in the area. We can not look at each development in a vacuum. If the data and facts confirm traffic has improved and our school system has capacity then we would be open to a potential multifamily development of a lesser scale than currently proposed.

In summary, both my wife and I strongly oppose the development as proposed. All of the reasons noted above and additional concerns noted by residents at the Public Hearing on September 14th far outweigh any incremental perceived benefits (if one counts an extended greenway as a benefit, that will happen without this development). It is important to note that the negatives this project brings impact all town residents (traffic and schools), not just residents that live in close proximity. There is a simple solution we believe appeases **ALL parties** (including current and future residents): sell at a price where single family homes can be developed. Everything has a price.

Sincerely,
Matthew Born and Vanessa Born

Fwd: Proposed rezoning of S. Trade Street

1 message

Town of Matthews <matthews@matthewsnc.gov>
To: Maureen Keith <mkeith@matthewsnc.gov>
Bcc: srobertson@matthewsnc.gov

Wed, Sep 16, 2020 at 9:18 AM

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Tom Schoenheit** <teschoen@carolina.rr.com>
Date: Tue, Sep 15, 2020 at 7:00 PM
Subject: Proposed rezoning of S. Trade Street
To: <matthews@matthewsnc.gov>

I am a resident of the Courtney subdivision adjacent to the property that is the subject of the rezoning petition. I listened to the public hearing last night. Although it does appear that Lat Purser is being sensitive to the community they hope to join, I agree with others at Courtney who believe that an all rental development in an area where everything else is owner occupied and almost all single family homes is inappropriate. I also echo the concern that the additional traffic will make an already bad situation worse, and that making a left turn out of the property onto Weddington Road will be a problem for the residents. Before Courtney was given access to the traffic light at the Mara Ballfield, making a left turn out of the subdivision during morning rush hour was a daily adventure. However, having said that, I do recognize that the concerns regarding traffic congestion and left turns will be applicable to any future development of the property, regardless of how the property is used. The fact that safe access to Trade Street for Courtney required access to an existing traffic light causes me to ask if there is any way for the proposed development to connect to the public roads at the traffic light at the Trade Street – Weddington Road intersection. I realize this would require a re-design of and complete rework of the budget for the proposed project, and a total restart of the rezoning effort. In that regard, I would remind the City of a comment that Dave Krause made last night: the location of this project is such that the City has to get it right. I want to close by saying that it was apparent to me that the City Council understands and is being sensitive to the competing interests of the property owner, the developer and those of us who own property in the immediate area, and I appreciate the thoughtfulness that is being devoted to this matter.

Tom Schoenheit

[1305 Brittle Creek Drive](#)

[Matthews, NC 28105](#)



Scanned by [McAfee](#) and confirmed virus-free.

Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Weddington Road Development Project

1 message

Town of Matthews <matthews@matthewsnc.gov>

Tue, Sep 15, 2020 at 3:11 PM

To: Maureen Keith <mkeith@matthewsnc.gov>Bcc: srobertson@matthewsnc.gov

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Troy Ferguson** <troylaxferg@yahoo.com>

Date: Tue, Sep 15, 2020 at 1:37 PM

Subject: Weddington Road Development Project

To: <matthews@matthewsnc.gov>Cc: <stephanie.mcmanus11@gmail.com>, <wrpaul@gmail.com>

I attended last night's town council meeting via zoom where the proposed Weddington Road apartment/townhome project was discussed. I would appreciate it if this email could be circulated to the council and planning board as further public input.

I am a resident of the Courtney subdivision and wish to add my name to the list of those opposed to the project.

My reasons are in line with much of the information provided and presented, including increased traffic to an already very busy intersection; the project density; and its being out of character with the surrounding neighborhoods. I wish to add the following comments:

1) The site access off South Trade Street and Weddington Road. I just do not see how the South Trade Street access (even if right turn only in and out) can be safe once the bridge work is done and the road is 4 lanes all the way. I can see cars coming out of the development onto South Trade Street having very little time to get out to avoid an accident. Also the traffic light will cause delays and create a problem for people wishing to exit the project and go south on South Trade Street. It will back up traffic on South trade street as cars on the highway pause or stop to let people out. Light cycles will back up traffic. The bridge project is designed to eliminate and speed up traffic and I think this project will slow us back down. The Weddington Road access will put more traffic on that road and contribute to more delays as people try to turn left onto Weddington from the project. Anyone living there will soon experience what we did with delays and long wait times getting out of Courtney before the cut-through even if that portion of Weddington Road is four lanes. I wonder how long it would be before the people in the development would be coming to the city for increased traffic control?

2) I think the project could suffer from flooding problems. Do the current plans incorporate changes that the development would have to run-off from the site? Right now rain water has a long grassy slope in which to drain into the creek. The project will eliminate much of this. I see rain water running at higher volumes and faster over the built up portion of the development and parking lots because of the elimination of unoccupied land to absorb rainfall. I think this has the potential to increase flooding on the site, in particular with the housing lower and nearer to the creek on the project. This flooding has the potential to also impact the development across the street from the proposed project.

3) Also, as you noted, what happens to the greenway and to public access from that side of the road? Will people wanting to access the greenway on that side of South Trade Street (once it is built there) park in the development so that can walk on the trail? This could be a problem for the residents in the development.

Thank you for your consideration.

Troy Ferguson
[1929 Brittle Creek Drive](#)
Matthews, NC
Courtney Subdivision



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Trade St / Weddington Rd Project

1 message

Town of Matthews <matthews@matthewsnc.gov>

Tue, Sep 15, 2020 at 12:45 PM

To: Maureen Keith <mkeith@matthewsnc.gov>

Bcc: srobertson@matthewsnc.gov

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **David Blanken** <catrep@gmail.com>

Date: Tue, Sep 15, 2020 at 11:19 AM

Subject: Trade St / Weddington Rd Project

To: <matthews@matthewsnc.gov>

First we would like to thank you for the opportunity to see the proposal and provide input.

I would like to submit our comments regarding the Zoning variance request / development proposal. These were our initial thoughts but thought it appropriate to see the presentation before submitting. We have lived in Courtney Subdivision for over thirty years and have seen a considerable amount of mostly positive growth. Our primary concerns with this proposal in order of priority are:

1) The entire surrounding area consists of owner occupied single family residences. A higher density rental / lease complex would change the complexion of the area. Statistics confirm that rental complexes can negatively impact surrounding single family home values and neighborhood desirability.

2) The increased traffic generated by 131 units at this corner would negatively impact an already horrific traffic situation. We have endured decades of high traffic volume and the improvements have been too little too late. If the current South Trade St widening ever gets completed it would be prudent to evaluate the traffic flow again (post COVID). During the meeting we heard that the solution will be the two left turn lanes from Weddington Rd to South Trade. However, most AM traffic also turns left onto Fullwood which quickly reduces to a single lane. That only means that there will be two storage lanes on Trade St backing up on Weddington Rd and Pleasant Plains. Why add so many more vehicles at this corner?

In summary my Wife and I both OPPOSE this proposal.

Thank You

David & Denise Blanken

128 Chaphyn Ln

Matthews, NC 28105



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Public comment for 1700 Weddington Road

1 message

Town of Matthews <matthews@matthewsnc.gov>

Tue, Sep 15, 2020 at 11:14 AM

To: Maureen Keith <mkeith@matthewsnc.gov>

Bcc: srobertson@matthewsnc.gov

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Blaise Personal** <blaisedierks@gmail.com>

Date: Tue, Sep 15, 2020 at 8:26 AM

Subject: Public comment for 1700 Weddington Road

To: <matthews@matthewsnc.gov>

Hello,

We just wanted to submit a public comment regarding the proposed redevelopment at 1700 Weddington Road.

1) The development concerns us because of traffic issues. Weddington Rd gets backed up quickly in that area at peak traffic times. I also watched the traffic study presentation at 6 pm last night and the Weddington, Pleasant Plains and Trade St intersection was listed as a potential traffic hotspot in the future. Traffic is often backed up coming down Trade from Fullwood, taking 15 minutes to go less than a mile. We had a car accident right outside the entrance to our neighborhood due to the stop and go traffic along this stretch of Trade.

2) We are also concerned about the number of apartments being built in Matthews. What is the demand for apartments in Matthews? If these are nicer apartments, who is living there? Who can afford them? Home owners have a vested interest in their community. Do apartment dwellers feel the same?

We can see the challenges with this property and appreciate the developer working within the constraints of the property. However, we think the traffic issues and a need for more apartments in Matthews are a major obstacle to be considered when looking at how this impacts the established community around the proposed development.

Regards,
Blaise Dierks and Tim Orr

Sent from my iPhone



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: South Trade and Weddington Zoning

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:26 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Tue, Sep 8, 2020 at 2:30 PM
Subject: Fwd: South Trade and Weddington Zoning
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **F Paul Campbell** <fpaul.campbell@hotmail.com>
Date: Tue, Sep 8, 2020 at 1:21 PM
Subject: South Trade and Weddington Zoning
To: matthews@matthewsnc.gov <matthews@matthewsnc.gov>

To The Town Council,

I have been noticing the rezoning signs on the property on S. Trade and Weddington Rd and see that there is a proposal for 131 rental units for that area.

I have several concerns.

The main worry is what this will do to our school population? We already have portables that are outdated showing that we have overcrowding that has not been addressed. This being said, we don't know what the impact with the multifamily project on 10252 Monroe Road will have on our schools. We need to take our time to see what repercussions we have on this development first.

Another big concern, is what will the traffic will be like? We still do not have the bridge on S. Trade Street finished or the new 485 Exit to know what will be the true impact once CoVid is over, the schools are back in session and people are back to work. Mornings at that corner are impossible just trying to get to the Y or a grocery store.

With the floodplain being part of the acreage, we know that the last proposed project had an issue with parking. How is that being addressed? Does Mara become an overflow?

I appreciate you taking the time to read this letter.

Francis Paul Campbell
[905 Evian Lane](#)
[Matthews, NC. 28105](#)
315-739-5094

Sent from [Outlook](#)



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Proposal for S. Trade/Weddington construction—oppose

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:26 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Tue, Sep 8, 2020 at 2:31 PM
Subject: Fwd: Proposal for S. Trade/Weddington construction—oppose
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Sarah Gingrich** <sarahgingrich18@gmail.com>
Date: Tue, Sep 8, 2020 at 1:55 PM
Subject: Proposal for S. Trade/Weddington construction—oppose
To: matthews@matthewsnc.gov <matthews@matthewsnc.gov>

To whom it may concern,

I am writing as a concerned citizen regarding the proposed multi-family unit development at this intersection. This intersection is already horrible. The road backs up until McKee Rd or more during the school year. Any "studies" regarding traffic flow that were completed between March 2020 and now should be discounted as invalid, as traffic throughout the entire city has been at 50% capacity or less during the pandemic.

I have read reports that up to 900 extra cars have been estimated to be on the road as a result. This is unsustainable for this intersection and area. This intersection accounts for 50% of my personal commute, and I only work 4 miles from my home off of Pleasant Plains Rd. It easily adds 10-20 minutes to anyone's commute in this area due to the poorly timed lights and small lanes. The newly constructed bridge expansion would be null and void if you keep adding cars to the road.

Many concerned citizens have voiced opinions on Nextdoor, and I hope you receive such feedback during further discussion.

Please reconsider this proposal to protect the sanity of the people who enjoy living in Matthews.

Sincerely,
Sarah Gingrich

--
Sent from Gmail Mobile

Virus-free. www.avg.com

--
Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](http://232%20Matthews%20Station%20Street)
[Matthews, NC 28105](http://Matthews,%20NC%2028105)



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: S Trade St & Weddington Rd Rezoning

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:26 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Tue, Sep 8, 2020 at 9:54 AM
Subject: Fwd: S Trade St & Weddington Rd Rezoning
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **A. Morgan** <romanoae1989@gmail.com>
Date: Tue, Sep 8, 2020 at 9:36 AM
Subject: S Trade St & Weddington Rd Rezoning
To: <matthews@matthewsnc.gov>
Cc: Anna Morgan <romanoae1989@gmail.com>

Good Morning,

I was recently made aware of proposed zoning changes to **S Trade Street and Weddington Road** that will impact my family and I who live in Fullwood Station across from the MARA baseball fields.

I understand a traffic impact study will determine how traffic flows but after being a resident for over a year traffic on Trade Street heading south is already a considerable mess. I sit for long periods just to get to turn onto S Trade Street from Fullwood everyday after work. Our neighborhood left turn lane creates another safety concern as you have to wait a considerable amount of time because the angle turning left was improperly designed and with most drivers hauling at 50 mph up the hill in front of MARA it is a fatal T bone accident waiting to happen. School buses nor the countless construction and moving vehicles that have entered this neighborhood through development are able to make that left hand turn.

The DOT bridge has been in the works for 3 years with completion date pushed back over and over again and with the impending 485 connection at Weddington Road impending to start in the near future a multi family development is going to bring significant traffic to the area when there's already lanes being dropped creating a bottleneck.

Turnover in rental properties is common and brings a concern to what impacts this would have to my property value as well as this neighborhood as a desirable destination. What happened to the charm of downtown Matthews?

Matthews Elementary School is the oldest or one of the oldest buildings in CMS and we all know it to be overcrowded. The Friday before school started it was taking parents 3-3.5 hours to drive a confusing loop through all the downtown side streets to pick up laptops. Understand we are in a once in a lifetime pandemic but traffic was gridlocked that entire Friday and each morning when school is normally in session presents big challenges in accessing Independence Boulevard and 485 outer or inner both at drop off and pick up.

Downtown was not built to handle the amount of growth and we can all understand growing pains, but with that comes trade offs and critical decision points. Rezoning S Trade Street and Weddington Road is one of those critical decisions. With the existing infrastructure which is already struggling to keep up in downtown Matthews, expanding to such a large development will only perpetuate the problems we already face daily.

As a mother with a toddler and a baby who was very excited to move to a smaller, safer community and was excited to be able to walk into downtown Matthews and truly feel a sense of belonging here it has been very disappointing to see how

some town and DOT decisions have panned out. I bring these personal reflections to the board as a concerned community member, a concerned parent, concerned neighbor, and as a concerned taxpayer.

Prior to being a homeowner in this area I lived in Ballantyne for 2.5 years and lived through the 485 expansion, the flyover bridge and the traffic pattern changes to accommodate the Corporate Park. That area needed attention and to accommodate the growth they needed it to be done quickly. The surrounding infrastructure like 485 supported the changes that happened in Ballantyne. We have 2 lane roads in each direction at the corner in Matthews that is being proposed. So as much as I support growth and development like I did when I lived in Ballantyne — I am **strongly opposed** of this development on the corner of S Trade St and Weddington Rd in Matthews.

Feel free to reach out should you have any additional questions or want to discuss further, I welcome the opportunity!

Kindly,

Anna Morgan
828-773-4563
romanoae1989@gmail.com



Virus-free. www.avg.com

--
Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](http://232%20Matthews%20Station%20Street%20Matthews%2C%20NC%2028105)
[Matthews, NC 28105](http://Matthews%2C%20NC%2028105)
Town Hall: [704-847-4411](tel:704-847-4411)
Direct: [704-708-1278](tel:704-708-1278)
Cell: [704-621-4163](tel:704-621-4163)
mkeith@matthewsnc.gov
www.matthewsnc.gov



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Matthews Rezoning at Trade St and Weddington Rd

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:26 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Tue, Sep 8, 2020 at 3:30 PM
Subject: Fwd: Matthews Rezoning at Trade St and Weddington Rd
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Jennifer Ornelas** <jennifer.s.velasquez@gmail.com>
Date: Tue, Sep 8, 2020 at 3:00 PM
Subject: Matthews Rezoning at Trade St and Weddington Rd
To: <matthews@matthewsnc.gov>

Hello,

I am writing as a concerned citizen regarding the proposed multi-family unit development at the intersection of Trade St and Weddington Rd. This intersection is already horrible. The road backs up until McKee Rd or more during the school year. Any "studies" regarding traffic flow that were completed between March 2020 and now should be discounted as invalid, as traffic throughout the entire city has been at 50% capacity or less during the pandemic.

I have read reports that up to 900 extra cars or 2.5 per proposed unit have been estimated to be on the road as a result. This is unsustainable for this intersection and area. This intersection accounts for the majority of our commute to anywhere into town or otherwise. The newly constructed bridge expansion would be null and void if you keep adding cars to the road.

Many concerned citizens have voiced opinions on Nextdoor, and I hope you receive such feedback during further discussion. Please reconsider this proposal to protect the sanity of the people who enjoy living in Matthews and surrounding neighborhoods.

Thank you,

Jennifer S. Ornelas
C: 336-870-7193

Virus-free. www.avg.com

--
Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](http://232MatthewsStationStreet.com)
Matthews, NC 28105



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Proposed development at Trade and Weddington

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:25 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Wed, Sep 9, 2020 at 10:09 AM
Subject: Fwd: Proposed development at Trade and Weddington
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Heather Austell** <heather.austell@gmail.com>
Date: Wed, Sep 9, 2020 at 8:45 AM
Subject: Proposed development at Trade and Weddington
To: <matthews@matthewsnc.gov>

Dear Matthews Town Council,

I'm writing to express my concern about the proposed 131 units on the corner of Trade and Weddington. I am concerned about the increase in traffic in this area due to so many additional residents. Prior to covid-19 and the associated shut downs, traffic through this intersection would back up during peak times. It was not unusual to have to wait for several cycles of the light before you could proceed, particularly when traveling from Weddington or Pleasant Plains onto Trade St. The addition of so many extra cars, coupled with the slow downs associated with cars turning in and out of the complex, will only make the traffic situation worse.

For this reason, I request that you do not allow a high density development to proceed at this location.

Thank you,
Heather Austell
Resident of Courtney Neighborhood

Virus-free. www.avg.com

--
Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](http://232MatthewsStationStreet.com)
Matthews, NC 28105
Town Hall: [704-847-4411](tel:704-847-4411)
Direct: [704-708-1278](tel:704-708-1278)
Cell: [704-621-4163](tel:704-621-4163)
mkeith@matthewsnc.gov
www.matthewsnc.gov



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Rezoning at Trade St and Weddington RD

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:25 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Wed, Sep 9, 2020 at 3:10 PM
Subject: Fwd: Rezoning at Trade St and Weddington RD
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Sara Reary** <sara1992r23@gmail.com>
Date: Wed, Sep 9, 2020 at 1:19 PM
Subject: Rezoning at Trade St and Weddington RD
To: <matthews@matthewsnc.com>

To whom it may concern,

My name is Sara Irle. I live at [2328 Weddington RD, Charlotte NC, 28270](#). I am on the Charlotte side of Weddington RD. As well as Greenbriar, Canterbury place, Edenderry, and Providence Plantation. Even though I am technically in Charlotte I am extremely concerned about the possible development on the corner of Trade Street and Weddington RD. Although traffic has been somewhat calm over the past few months due to covid, school not being in session and people working from home, I know how extremely backed up Weddington Road can get going towards Trade street, especially in the mornings. I live about a half a mile from Trade street and traffic on a normal pre covid morning, traffic will be backed up to my home if not more. It makes it extremely hard for me to leave my home, and the neighborhoods around me have a difficult time as well. The possibility of 900+ more cars is going to cause a lot more congestion in this area. I have lived in this home for 5 year, I have seen several accidents from distracted and careless drivers, not to mention my mailbox has been run into at least once a year from people being distracted while driving. The more people we have on the road the more of a risk of potential careless and distracted drivers.

I'm also concerned for my neighbors in the Providence Plantation neighborhood. I know how backed up that neighborhood gets with people entering and leaving that neighborhood. Not only is it a huge neighborhood, people who don't live in that neighborhood use it as the pathway between Weddington RD and Providence RD. This neighborhood has issues with people driving way too fast in a residential area, it is dark, and there are no sidewalks. This potential development will cause more concerns for this neighborhood as well, if there will be more traffic on the road.

This development just doesn't affect the town of Matthews. It is a concern for those who live in the city of Charlotte on Weddington RD, Mckee RD, Providence Plantation, and all of those surrounding roads and neighborhoods.

I hope that this area can be put to a different kind of use other than an apartment community.

Sincerely,
Sara Irle

Virus-free. www.avg.com



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: S Trade/Weddington proposed apartments/condos

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:24 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Thu, Sep 10, 2020 at 8:57 AM
Subject: Fwd: S Trade/Weddington proposed apartments/condos
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Robin Helms** <robingdh55@gmail.com>
Date: Wed, Sep 9, 2020 at 8:27 PM
Subject: S Trade/Weddington proposed apartments/condos
To: <matthews@matthewsnc.com>

Dear Matthews town government,

I have been a resident of Matthews for over 20 years, 30 years if you count my old neighborhood before Charlotte annexed it. I moved here because I love this little town, the friendly people, and the small "home town" feel that it has.

I'm writing to you in regard to the proposed apartments/condos at the S Trade/Weddington intersection. I STRONGLY OBJECT to rezoning that land for high density housing!! Considering that the S Trade improvements have yet to be completed, (how long has that been going on?) why on earth would the town even consider such a project? This area of Matthews consists of nice neighborhoods, and we do not need high density housing in this location. There's plenty of that just about a mile further past this intersection.

If you are looking for other uses for that property, how about an extension of the Greenway? The town could build a small park there with a few spaces for parking, a playground and/or climbing ropes course, picnic tables, etc. And don't forget about the wildlife in this area that will be displaced AGAIN. They're running out of places to go! With that said, a couple of salt blocks for the deer would be great, and bird feeders. Better yet, how about a pollinator park? The possibilities are endless!

Please reconsider rezoning this property, as it will just make a large traffic problem much worse than it already is. I definitely vote NO.

Sincerely,
Robin Helms
Country Place resident

--

Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](https://www.matthewsnc.com/232-Matthews-Station-Street)
[Matthews, NC 28105](https://www.matthewsnc.com/)
Town Hall: [704-847-4411](tel:7048474411)
Direct: [704-708-1278](tel:7047081278)



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Rezoning

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:24 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Thu, Sep 10, 2020 at 3:38 PM
Subject: Fwd: Rezoning
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Nicole Walton** <nwkh123@gmail.com>
Date: Thu, Sep 10, 2020 at 3:28 PM
Subject: Rezoning
To: <matthews@matthewsnc.gov>

I am against the rezoning at Weddington rd, pleasant plains, trade. I live on brenham lane already have troubles daily driving home getting into and leaving our street is not easy a added apartment complex will only make it worse. Our street has water overrunning when it rains due to the current road work which is already being mismanaged for years. Don't create more problems for our families. Leave this lot as is leave some of the nature that drew us to Matthews to begin with.

Sincerely
Nicole Walton

Sent from my iPhone

--

Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](232%20Matthews%20Station%20Street)
[Matthews, NC 28105](Matthews,%20NC%2028105)
Town Hall: [704-847-4411](tel:704-847-4411)
Direct: [704-708-1278](tel:704-708-1278)
Cell: [704-621-4163](tel:704-621-4163)
mkeith@matthewsnc.gov
www.matthewsnc.gov



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: The Project at Trade/Weddington Rezoning

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:23 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Fri, Sep 11, 2020 at 4:07 PM
Subject: Fwd: The Project at Trade/Weddington Rezoning
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Lorene Hawes** <kakamoxnix@aol.com>
Date: Fri, Sep 11, 2020 at 4:05 PM
Subject: The Project at Trade/Weddington Rezoning
To: matthews@matthewsnc.gov <matthews@matthewsnc.gov>

My husband and I have lived in Matthews, NC for about 38 years. We have been living in the Courtney neighborhood for 31 years. This small neighborhood with 3 dead end streets has been very quiet and a wonderful area to raise our families. There has always been one big issue living in the Courtney neighborhood and that would be the traffic on Trade Street trying to exit the neighborhood. There are 53 homes in this neighborhood and if just one person from each household leaves around the same time everyday to go to their jobs, take their children to school, or for whatever reason, it's a nightmare to get out of our neighborhood. This rezoning project is an even worse nightmare in the eyes of all Courtney home owners. Having 131 new dwelling units at the corner of Trade and Weddington-Matthews Road is a project that will ruin our neighborhood in many ways. For instance, bringing down the value of our properties and homes, the loss of hundreds of beautiful full grown trees that back up to our neighborhood homes, and of course the horrendous traffic problem. It is ludicrous to think that adding 900 more cars on Trade and Weddington streets would not impact traffic. Who are these people kidding!

Matthews, NC has always had that "small home town" feeling, but it is fading fast. Matthews is a quaint town that does not need to build any housing projects ever. My husband and I are completely against this rezoning project. I am sure everyone in Courtney feels the same.

Dr. & Mrs. Samuel P. Hawes III
[308 Minden Lane, 28105](mailto:308MindenLane@matthewsnc.gov)

--

Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](mailto:232MatthewsStationStreet@matthewsnc.gov)
Matthews, NC 28105
Town Hall: 704-847-4411
Direct: 704-708-1278
Cell: 704-621-4163
mkeith@matthewsnc.gov
www.matthewsnc.gov



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Matthews Rezoning hearing

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:23 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Sun, Sep 13, 2020 at 1:20 PM
Subject: Fwd: Matthews Rezoning hearing
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Liz Teifer** <eteifer1@hotmail.com>
Date: Sat, Sep 12, 2020 at 9:24 AM
Subject: Matthews Rezoning hearing
To: matthews@matthewsnc.gov <matthews@matthewsnc.gov>

Hi

I want to submit my objection to this rezoning for this high density rental community. This does not fit the profile of our charming small town feel. Apartments have been popping up all around the perimeter of Matthews because there is obviously demand but this type of community would not be appropriate right in the middle of single family home area.

The additional traffic that would result from a minimum of 330 extra cars coming and going will definitely add stress to the already congested streets.

Parking for the future greenway connection has been proposed and could be a good idea for parts of the low lying areas that border the creek since that is not buildable anyway. Many people have suggested a park or extension of greenway. All good ideas but likely the Town of Matthews will not want to add another park to maintain.

I think this parcel of land could be used for developing a small pocket neighborhood of 12-15 single family homes on the buildable portion of that land that would better fit the profile of our community. It could be a beautiful setting overlooking the creek and trees that border them while allowing preservation of the natural areas around the creek that is home to so much wildlife. Knowing that new construction in Matthews area has ranged from \$185-\$246 per sq ft, it seems there would be ample profit for a developer and it would add tax revenue for the town. I think this would be a much more accepted project and would only be adding approximately 35 cars to our roads.

I am hopeful the town will agree that the high density apartment buildings are not right for this parcel of land.

Liz Teifer

--
Maureen Keith
Communications Coordinator
Town of Matthews



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Oppose the proposal to rezone the property on the corner of S. Trade and Weddington Rd.

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:23 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Sun, Sep 13, 2020 at 1:21 PM
Subject: Fwd: Oppose the proposal to rezone the property on the corner of S. Trade and Weddington Rd.
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Zhe Jiang** <wujiangzhe@gmail.com>
Date: Sat, Sep 12, 2020 at 8:23 PM
Subject: Oppose the proposal to rezone the property on the corner of S. Trade and Weddington Rd.
To: <matthews@matthewsnc.gov>

I strongly oppose the proposal to rezone the property on the corner of S. Trade and Weddington Rd.

This neighborhood has been very busy with traffic and adding 131 units will definitely worsen the traffic status. Any traffic analysis in the Covid status is misleading. Also, this proposal affects Matthews's small town feel and do harm to property values of our neighborhood.

Don't approve this proposal!

Jerry

--

Maureen Keith
Communications Coordinator
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105
Town Hall: 704-847-4411
Direct: 704-708-1278
Cell: 704-621-4163
mkeith@matthewsnc.gov
www.matthewsnc.gov



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Weddington and Trade rezoning NO

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:23 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Sun, Sep 13, 2020 at 1:22 PM
Subject: Fwd: Weddington and Trade rezoning NO
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Sean Sawey** <seansawey@yahoo.com>
Date: Sun, Sep 13, 2020 at 12:20 PM
Subject: Weddington and Trade rezoning NO
To: <matthews@matthewsnc.gov>
Cc: Sean Sawey <seansawey@yahoo.com>

Hello,

I wanted to write you to express my concern with the possible rezoning of the corner of Trade street and Weddington road. High density housing does not belong on such a wild and beautiful track of land. If this land is to be rezoned then the only acceptable solution would be to do large single family homes on large lots. This way many of the trees will be able to be preserved. This is Tree Town and if we allow developers to cut down the few remaining wild tracks of land how can we still say we indeed Tree Town.

Thank you for your consideration.

Respectfully Concerned Citizen
Sean Sawey
[301 Minden Lane Matthews NC](#)

--

Maureen Keith
Communications Coordinator
[Town of Matthews](#)
[232 Matthews Station Street](#)
[Matthews, NC 28105](#)
Town Hall: [704-847-4411](#)
Direct: [704-708-1278](#)
Cell: [704-621-4163](#)
mkeith@matthewsnc.gov
www.matthewsnc.gov





Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Rezoning corner of S Trade & Weddington

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:22 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Sun, Sep 13, 2020 at 1:23 PM
Subject: Fwd: Rezoning corner of S Trade & Weddington
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Lindsay Sawey** <lindsaysawey@gmail.com>
Date: Sun, Sep 13, 2020 at 12:29 PM
Subject: Rezoning corner of S Trade & Weddington
To: matthews@matthewsnc.gov <matthews@matthewsnc.gov>

Hello,

I'm writing to express my concern about the proposed rezoning and future construction projects on the corner of S. Trade and Weddington.

The thought of more construction on S Trade makes me want to throw up. I have lived in the Courtney neighborhood (off S. Trade) for over 4 years and there has been construction ever since. First, our exit was changed. Next, the widening and bridge expansion. Soon the projected greenway entrance will be another project ! (Happy about this one but still construction!!!) Thinking about more construction and traffic in this area and the impact it would have on school days doesn't make sense . Also, where are those kids going to school? Zoned for McKee or Matthews? Matthews elementary is already busting at the seams!!

The amount of homes and cars per home for the proposed project is not acceptable. That corner is not meant for high density homes. The impact of cars and traffic on the road would wreak havoc . The destruction of wildlife , trees and potential damage to the creeks ecosystem should be a major factor in this decision. What happened with the tree removal on Monroe at the new housing complex should be fresh on all of our minds. I would hate to see that happen on the corner lot. There is so much wildlife here! We have so many owls and deer that live by the creek and utilize that empty lot . Don't displace them! Part of the appeal of Matthews is our special downtown area. Turning left onto S Trade from Weddington wouldn't look charming and give off the small town vibes.

Please , please don't allow 131 rental units build on that lot. Save the trees! Save our downtown feel! Say no to developers !!

Thank you for reading,

Lindsay Sawey
[301 Minden Lane](#)

--

Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](#)



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Opposition to Project 2020-715 Williams Business Properties

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:22 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Mon, Sep 14, 2020 at 9:40 AM
Subject: Fwd: Opposition to Project 2020-715 Williams Business Properties
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Jenny Hendery** <mamabearjenh@gmail.com>
Date: Sun, Sep 13, 2020 at 5:47 PM
Subject: Opposition to Project 2020-715 Williams Business Properties
To: <matthews@matthewsnc.gov>

Dear Planning Commissioners,

My name is Jenny Hendery and we have been a resident of Matthews, Courtney Neighborhood since 2012. We are writing because we strongly oppose the proposed project at Trade Street and Weddington Road. We feel this project would negatively impact our town, local elementary school and our single family property values. This proposed compact, overcrowded design only benefits the greedy developers. Our local elementary school is already over capacity. We also do not agree with this traffic study because it was obtained during a covid pandemic which required most residents to work from home. We do not need more apartments to impact our small community. Apartments and townhomes for lease is not what our town needs.

We would agree to a much scaled down version of development with SFR homes that would keep an open feel and lessen the negative impact on our already congested schools and roads.

With respect,

Jenny Hendery
James Hendery
Jordyn Hendery
327 Minden Lane
Matthews, NC 28105

Virus-free. www.avast.com

--
Maureen Keith
Communications Coordinator
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105
Town Hall: 704-847-4411
Direct: 704-708-1278
Cell: 704-621-4163
mkeith@matthewsnc.gov



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Project at Trade/Weddington

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:21 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Mon, Sep 14, 2020 at 1:13 PM
Subject: Fwd: Project at Trade/Weddington
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Aaron Williams** <awilliams1521@gmail.com>
Date: Mon, Sep 14, 2020 at 12:05 PM
Subject: Project at Trade/Weddington
To: <matthews@matthewsnc.gov>

Good Afternoon,

Our names are Aaron and Olivia Williams. We currently live at [1442 Brittle Creek Dr.](#) in Matthews. It has been brought to our attention that there is a proposed development on the corner of S. Trade St. and Weddington Rd. of a complex consisting of multi-family units and townhomes.

We wanted to express our opposition of this project as it will impact our neighborhood and traffic significantly. It is already difficult to enter and leave our neighborhood so adding this project would have a negative impact on the traffic pattern surrounding our neighborhood and downtown Matthews as a whole.

We believe rejecting this proposal is in the best interest of the surrounding residents.

Thank you for your time,

Aaron & Olivia Williams

Sent from my iPhone

--

Maureen Keith
Communications Coordinator
Town of Matthews
[232 Matthews Station Street](#)
Matthews, NC 28105
Town Hall: [704-847-4411](tel:704-847-4411)
Direct: [704-708-1278](tel:704-708-1278)
Cell: [704-621-4163](tel:704-621-4163)
mkeith@matthewsnc.gov
www.matthewsnc.gov



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Rezoning of S Trade St & Weddington Rd

1 message

Maureen Keith <mkeith@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Tue, Sep 15, 2020 at 9:21 AM

----- Forwarded message -----

From: **Town of Matthews** <matthews@matthewsnc.gov>
Date: Mon, Sep 14, 2020 at 1:57 PM
Subject: Fwd: Rezoning of S Trade St & Weddington Rd
To: Maureen Keith <mkeith@matthewsnc.gov>

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Lynette Outen** <lynettheasmal@gmail.com>
Date: Mon, Sep 14, 2020 at 1:30 PM
Subject: Rezoning of S Trade St & Weddington Rd
To: <matthews@matthewsnc.gov>

After the public uproar over putting up 13 houses at [269 S Trade St](#), I am APPALLED at even the consideration of building up to 131 apts and townhouses less than 1/2 mi down the street!!!

Our streets are already overloaded with traffic (have you BEEN outside recently?).

Our schools are overcrowded, children being taught in portable classrooms that were to be "temporary" YEARS ago!

There are ALREADY PLENTY of new apartments/ townhouses in Matthews (again... have you been outside recently?). Check out the massive apartments going up across from Butler HS, the massive apartments going up on Matthews/ Mint Hill Rd and the HUGE complex being built on Monroe Rd.

Developers should be required BY LAW to pay impact fees on development in Matthews. This leaves Matthews holding the bag for infrastructure issues created by these developers. And, as I understand it, our police and fire departments have already been exposed to budget cuts... so their responsibility will increase with no increase in funding to handle what we already have.

I am suggesting a 5 year moratorium on ANY new residential development and/ or construction in Matthews. We should be focusing on resolving these existing issues... NOT adding more apartments to pad the wallets of developers.

Matthews is rapidly losing its charm and appeal due to DEVELOPERS who don't even LIVE in Matthews, and really don't care about the quality of life here.

Also, John Urban should recuse himself from ANY zoning issue. His "interests" are well documented.

We loved Matthews when we moved here. This was back home for Thom, and finding home for me. However, this continued unchecked growth is going to make this an unappealing town for many folks. Think this through, PLEASE!!!

--

We Make it Easy!
Lynette Outen
704-668-6354

--

Maureen Keith
Communications Coordinator
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105
Town Hall: 704-847-4411
Direct: 704-708-1278
Cell: 704-621-4163
mkeith@matthewsnc.gov
www.matthewsnc.gov



Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.



Shana Robertson <sr Robertson@matthewsnc.gov>

Fwd: Zoning Application 2020-715/Williams Business Properties

1 message

Town of Matthews <matthews@matthewsnc.gov>

Tue, Sep 15, 2020 at 6:36 AM

To: Maureen Keith <mkeith@matthewsnc.gov>

Bcc: sr Robertson@matthewsnc.gov

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Ron Turlington** <rturlington@icloud.com>

Date: Mon, Sep 14, 2020 at 3:54 PM

Subject: Zoning Application 2020-715/Williams Business Properties

To: <matthews@matthewsnc.gov>

I am writing to you to express my thoughts on the proposed zoning application that is currently pending before the Matthews Town Council.

After reviewing the zoning application and the building plans associated with this application, I have determined that approving this application would be bad for current residents of Matthews and not in the best interest of the town as a whole.

My name is Ron Turlington and I live at [940 Brenham Lane](#)- within the Brighton neighborhood which is directly across the street from the proposed applications's subject. This neighborhood is one of the few neighborhoods in Matthews that is adjacent to the greenway and is relatively close to Matthews downtown. I am opposed to the zoning change for the following reasons:

1) I lived in my neighborhood for 3 years now and the ongoing road construction has been in progress since I moved in. This road project, was: as I was advised, being done alleviate traffic congestion at this site. I have witnessed first hand the demands of traffic on the current infrastructure during after work and school time hours. While I do believe the projection, once it is completed, will have a positive impact on this area, adding additional traffic volume loads by placing a 131 unit apartment complex would diminish any progress this 3 year old project would improve in the first place.

During the spring and summer, MARA activities already create a lot of traffic conjection- an apartment complex would add to the congestion making our community that much harder to navigate through during these peak times.

2). Many of our citizens have seen a significant increase in property value in the recent years. This has occurred partly because of the economy; however, a lot of the value of a Matthews home is our community and our schools. Placing a large residential complex almost on the heart of Matthews would diminish the town's appeal and may have a negative impact on our citizen's property values.

Additionally, a complex this size would place a burden on our natural resources ; in this case, the greenway. This is an attractive, excellent resource for our citizens to use and enjoy while also being able to use it to transverse to downtown Matthews etc. By placing this complex here, there will be added problems to dealt with on the greenway- added problem with 4 mile creek etc. These problems will have a direct impact to myself and fellow neighbors within the current Brighton community.

I understand progress is unavoidable and I believe that everybody within the Brighton community understands this. However, I am hoping the City Council will do what is right for the current citizens of Matthews and fix the existing issues surrounding this area BEFORE we add additional problems that, as a community, we are not able to handle.

Should anybody wish to discuss this with me, please feel free to call me.

Sincerely,

Ron Turlington
[940 Brenham Ln.](#)
Matthews, NC



Shana Robertson <sr Robertson@matthewsnc.gov>

Fwd: Zoning Application 2020-715 / 1700 Weddington Rd : Public Comments

1 message

Town of Matthews <matthews@matthewsnc.gov>

Tue, Sep 15, 2020 at 6:38 AM

To: Maureen Keith <mkeith@matthewsnc.gov>

Bcc: sr Robertson@matthewsnc.gov

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Jonathan Sprague** <jon.sprague@live.com>

Date: Mon, Sep 14, 2020 at 11:49 PM

Subject: Zoning Application [2020-715 / 1700 Weddington Rd](#) : Public CommentsTo: matthews@matthewsnc.gov <matthews@matthewsnc.gov>

RE: Zoning Application 2020-715/Williams Business Properties / 1700 Weddington Rd.
Public Hearing Comments : 14-SEPT-2020

From: Jonathan Sprague / [2001 Weddington Rd.](#)

Dear Board of Commissioners and Staff,

I attended tonight's public hearing regarding the rezoning of [1700 Weddington Rd.](#) Although I was unable to register to speak during the meeting, I did want to take a few minutes to express some thoughts and concerns. Thank you for taking public considerations into the thought process. It was refreshing to hear our officials parallel many of our thoughts and feelings on this matter.

I have lived in the Charlotte area for about 15 years now, the last 5 years has been right here on Weddington Rd. My wife and I moved to Matthews to get away from the growing Ballantyne area with its sprawling megaplexes, mixed use developments, increasing traffic, and seemingly endless construction.

Admittedly, there are some selfish concerns about this rezoning. As the owner of one of the larger residential parcels on Weddington Rd (2.5 acres) my driveway would sit roughly 1000 feet south from the proposed entrance/exit to this development. One of the reasons I purchased this particular property was due to its size: there is about 1 acre clear between us and our northerly neighbor. This extra space seemed like a great investment opportunity. I don't know what the future holds for that space, but I do know that these development conversations make me a bit more nervous. That said, living here certainly brings some unique insight to the patterns for this specific corridor.

Pre-COVID, traffic backed up all the way to Briar Ridge or beyond. This is a half-mile long queue of cars. This would continue for up to several hours. I have witnessed plenty of illegal merging by vehicles, including school buses on MANY occasions, that used the right-hand lane until they got to the intersection only to cut people off trying to make the left onto S. Trade. Most mornings, it's almost impossible to turn left out of our driveway, so we are forced to make a right, divert around the merging issue to Pleasant Plains, and make the loop back up McKee. This works well until a right-lane rider decides to stop at the end of Weddington Rd. and make an illegal left from the right turn lane. I personally am not sure that the (2) left turn lanes will be a solution to this. It might help traffic get through the intersection, but it does nothing to alleviate the volume of traffic on the street in general which is the bigger issue.

That brings me to perhaps a more important point, and one that was certainly brought up on the call: we have too much unfinished business around here to make a clear decision. The bridge/culvert construction that has been happening on S. Trade is a joke at this point, but it's no laughing matter. Once that intersection is completed, we have another GIANT project that was barely mentioned on the call : the 485 interchange for Weddington Road. From my perspective, that is a complete game changer. We have no earthly idea what that is going to mean to traffic flow on Weddington Rd. In my opinion, no study can estimate the amount of people who will decide to bypass (or not) driving to John St. or Providence Rd. entrances to 485. Until both projects are completed to fruition the TIA has little or no merit.

Although impressed with the site plan and work done, I strongly implore the Board to vote against this proposal. It simply doesn't fit the Matthews persona. With all the division going on in our country right now it spoke volumes to see almost everyone on that call align with very similar concerns.

9/15/2020

Matthewsnc.gov Mail - Fwd: Zoning Application 2020-715 / 1700 Weddington Rd : Public Comments

Change is one of the only constants in life and this property is no exception. However, I suspect we can make a better change than the one that is before us...

Best regards,

Jonathan Sprague

[2001 Weddington Rd.](#)

[Matthews, NC 28105](#)



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Comments re Zoning Petition 2020-715

1 message

Town of Matthews <matthews@matthewsnc.gov>

Tue, Sep 15, 2020 at 6:37 AM

To: Maureen Keith <mkeith@matthewsnc.gov>

Bcc: srobertson@matthewsnc.gov

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Anna Marie Neubert** <annamarieneubert@gmail.com>

Date: Mon, Sep 14, 2020 at 9:54 PM

Subject: Comments re Zoning Petition 2020-715

To: <Matthews@matthewsnc.gov>

Matthews Planning Board, Mayor Higdon, Mayor Pro Tem Garner, and Commissioners:

I oppose the above-referenced zoning application for the following reasons:

- Oversaturation. We have recently added well over a thousand apartment units in town. This should be plenty of supply for the demand.
- Infrastructure. We'll have more traffic on our roads, more students in already overcrowded schools, along with added strain on utilities and public services.
- Degradation of the surrounding neighborhoods. The proposed project is not in keeping with the look and feel of the area.

Thanks,

Anna Marie Neubert
[1138 Glenshannon Rd.](#)



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Rezoning on Weddington at Pleasant Plains

1 message

Town of Matthews <matthews@matthewsnc.gov>

Tue, Sep 15, 2020 at 6:36 AM

To: Maureen Keith <mkeith@matthewsnc.gov>

Bcc: srobertson@matthewsnc.gov

This email is blind copied to all Commissioners to avoid group replies in conflict with the open meetings law.

----- Forwarded message -----

From: **Jim Dedmon** <jdedmon1@windstream.net>

Date: Mon, Sep 14, 2020 at 7:37 PM

Subject: Rezoning on Weddington at Pleasant Plains

To: <matthews@matthewsnc.gov>

Once again one of the old tyme players in Matthews, Lat Purcer, wants zoning from the traditional single family homesites to apts. or condos. I feel that the infrastructure is not ready to handle the extra traffic not to mention changing the dynamics of the area. I am sure Urban especially will be a yes vote for this since it may benefit his architectural company...again.

Unfortunately Matthews doesn't have a lot of area for growth so ingrowth will continue to be the issue and developers are going to push for higher density projects to earn bigger profits on their investment. The issue as always is that there is no law requiring developers to pay impact fees, leaving the town to deal with the repercussions of traffic, schools, infrastructure. Say the words "impact fees" to developers, realtors, architects and watch the expression turn to a scowl. Any zoning involving a development should cause any commissioner who is, has, or has the potential to benefit from their vote should be a mandatory excusal.

Keep in mind also that in the last budget both Fire and Police departments saw cuts, yet here is a example of increasing the demands on their services without council support.

Jim Dedmon

1330 Golden Hill Rd.

Matthews, NC 28105

jdedmon1@windstream.net

704-280-3340

Jim Hardzinski
Matthews Resident
Matthews NC.

Zoning Petition 2020-715
Email submission for Public Input
14 Sept 2020 Town of Matthews NC Meeting.

Matthews Planning,
Mayor, Mayor Pro Tem, Commissioners.

My interest in this project originates from the need to commute this route down to the McKee Rd area for shopping and commuting.

I am against the addition of apartments on this property. I think it should remain zoned as R-15 and developed as such. I prefer to see owner-occupied housing for neighborhood stability. The impact of 131 units (or even 45 houses) on the infrastructure in this area, specifically the traffic flow needs to be reviewed in either case (apartment zoning or R15).

After review of the Zoning application 2020-715 for the Weddington Road rezoning, I am concerned with a few issues that the following details:

1. Traffic. Weddington Road and site access B.
 - The TIA study indicates the following recommendation.
'Weddington Road at Site Access B Eastbound left-turn lane with a minimum storage of 50 feet.' (no Right Turn Lane recommended from Weddington Road onto Site access B.
 - I do not agree with this recommendation. Turn Lanes (or lack thereof) are major contributors to traffic flow and traffic safety (including pedestrian and the bike paths).
 - In this particular situation, people are clearing the Weddington/Trade/Pleasant Plain intersection, and accelerating to go down Weddington Road. Any right turn back up, in this case would impede flow and create a situation for traffic safety problems. Compounding this issue are the bike lanes on Weddington Road (and Trade Street).
 - A solution to this is to REQUIRE a RIGHT TURN LANE from Weddington into Site Access B.
2. Traffic, Trade Street into Site access A.
 - 'S. Trade Street at Site Access A -- No auxiliary turn lanes are warranted or recommended' (Page 44 TIA study)
 - Turn lanes proposals from Trade Str into Site access A are recommended? What is concerning will be the Left hand Turns from Brenham onto Trade Str and Left Turns from Site Access A onto Trade Street. Do the plans indicate a left-hand turn onto a dedicated turn lane or onto full traffic? (page 7. Figure ES-1)
 - Traffic flow when the Culvert Project is completed (2021???) is not yet understood. The projected traffic flow will be complicated because site access A lines up with the Brenham Entrance. This apartment exit will allow vehicles leaving the premises to pull into Trade Street Flow (left or right) .
 - Common sense tells me this will NOT be a good situation.

- I foresee a future petition from the Apartment and/or Brenham Lane Communities asking for a stop light. The addition of a light would make the 4th light from Trade/John down to the McKee Road area. (Please remember there will be an additional light at the future Weddington Exit) This would in effect create increase commute times for those that need to use the Trade/Weddington/Pleasant Plains Corridor. This corridor is a main route for commuters into Charlotte via Fullwood, HWY51, Sardis Road. (Bike lanes, sidewalks and pedestrian crossings need to be considered for safety of those travelers.)
- Development of this property without infrastructure improvements creates undesirable situations.
- I think the City OWES it to itself to admit that THIS is a potential problem with this development and review options to mitigate. Please do not allow a development on this property until this situation is fully reviewed.

For items 1 and 2, I would encourage all of those involved in the vote and recommendation (including the Planning Commission), to travel Trade Street during the rush hours, and experience this corridor for yourself. Imagine the POST COVID traffic in the AM and PM (work and school traffic) and how the new site accesses fit into the scheme.

3. Water Run Off

- As with any removal of ground vegetation and elevation adjustments, to be replaced with new land slopes, and surface coverings of asphalt, concrete and roof surfaces, what is the effect on 4-mile creek? I am hoping that ALL downstream property owners are fully aware of this development and have had a chance to review the run-off mitigation plans with the developer, planning commission and Mecklenburg County Storm Water Services(?). Best practices may not be enough for this situation.

4. Closing:

In my opinion, vote for this development (or future R15 development of this property) should be done ONLY after the infrastructure needs are adequately addressed. In its current form I recommend rejection.

I stated traffic is the big issue. In doing so, I am implying the past incremental traffic studies (while using acceptable historical data) have resulted in the current traffic problems in the city of Matthews today. It is my opinion, it is time to think beyond minimum recommendations as these developments arise to make living in Matthews a joy, and not a burden.

Thank you.

FW: Rezoning Petition 2020-715

1 message

Mon, Sep 14, 2020 at 1:19 PM

To: Shana Robertson <srobertson@matthewsnc.gov>

Hi Shana,

FYI – Sending for Rezoning 2020-175, just in case.

From:

Sent: Monday, September 14, 2020 1:17 PM

To: 'matthews@matthewsnc.gov' <matthews@matthewsnc.gov>

Subject: Rezoning Petition 2020-715

Importance: High

Mayor Higdon, Commissioners, Planning Board, and Planning Department Staff,

I write in opposition to the proposed rezoning and the change to high density and multi-family use.

I request that the Board require the inclusion of the following text and a revision to the current site plan for the rezoning petition 2020-715. Although the current site plan notes a future DOT road improvement project with the inclusion of a median on Trade Street at the entrance of the proposed project, the following notation will require the developer to address the issue of access to and from his proposed development onto Trade Street.

“Owner agrees to install a traffic island at the Trade Street entrance of the development to permanently restrict the flow of traffic to right-in and right-out only.”

Bonnie Covington, NCCP

Weddington Road, rezoning petition 2020-715 //Public Comment

1 message

Cara Hunter

Fri, Sep 11, 2020 at 3:37 PM

To: srobertson@matthewsnc.gov, jcamp@matthewsnc.gov

Cc: dbland@matthewsnc.gov, jurban@matthewsnc.gov, kmccool@matthewsnc.gov, lwhitley@matthewsnc.gov, rgarner@matthewsnc.gov, jmiller@matthewsnc.gov, mayorhigdon@matthewsnc.gov

Town Commissioners/Planning Board,

I am writing to speak out against the Rezoning Petition for the property located at the corner of Weddington Road and Pleasant Plains Road, Tax PID 22729101.

A rezoning to allow for 130 +/- Multi family/apartment units is not healthy for this community. This intersection is always crowded, particularly during (non COVID) high commuter times of 7-9 am and 4-6 pm. This stretch of road, between Matthews and Weddington Road has also been under some form of construction since my family moved in to Winterbrooke in 2007, but it seems we have yet to significantly alleviate the traffic. A lower density development or perhaps incorporation in to the adjoining greenway would be a much better use of the land, which is (as you know) significantly covered in FEMA floodplain and SWIM buffer.

Furthermore; I cannot imagine what makes the current plan up for review more attractive to the Town than the one presented by Resort Lifestyle Communities in 2016. If my memory serves, their plan to build an upscale retirement community on this parcel was denied due to lack of parking. I am curious as to how the current developer was able to mitigate that with such high density in a 17-acre site with approximately 30% affected by flood plain.

My children attend all three Matthews public schools; Matthews Elementary, Crestdale Middle and Butler High school. I am a lifelong resident of Union County, moved to Matthews in 2007. Please consider the impact this development will have on our thriving, but strained, community and infrastructure.

Cara Hunter
2701 Oxborough Drive

cwh
Sent from my iPad

Fwd: Note to Commissioners regarding Zoning Application 2020-715

1 message

Town of Matthews <matthews@matthewsnc.gov>
To: Shana Robertson <srobertson@matthewsnc.gov>

Wed, Sep 9, 2020 at 3:11 PM

----- Forwarded message -----

From: <jsavo@aol.com>
Date: Wed, Sep 9, 2020 at 2:28 PM
Subject: Note to Commissioners regarding Zoning Application 2020-715
To: matthews@matthewsnc.gov <matthews@matthewsnc.gov>

Hello Matthews Commissioners and Planning Board,

My name is Jeffrey Savignac and I am a Matthews Resident of 26 years. Our family lives in the Thornblade subdivision, across from Squirrel Lake Park.

We are writing to voice our strong opposition to the proposed multi-family unit development at the intersection of Weddington and Pleasant Plains Roads. This area is a major choke-point that anyone traveling through the current intersection will well aware. The perpetually delayed bridge expansion cannot possibly alleviate the backups that develop every day during normal business hours.

We can't imagine that a valid traffic analysis has been completed, with the onset of COVID restrictions, so this issue should be addressed before any further consideration of the proposal moves forward. Additionally, the future addition of the I-485 interchange will only complicate traffic issues in this area down the road.

We are not in opposition of development in general. Rather, we'd suggest this property would be better suited to single-family residences and perhaps some expansion of open land along the greenway - particularly where the existing land is designated floodplain. This would allow the landowner to develop the property, profitably, with a manageable impact on local traffic.

Please reconsider this proposal in favor of consistent land use to the adjacent subdivisions.

Thank you,

Jeffrey Savignac
Patricia Savignac
[1608 Nightshade Place](#)
Matthews, NC 28105



Virus-free. www.avg.com

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Application No. 2020-715** filed by Lat Purser & Associates, Inc. to request the rezoning of an approximately 16.825 acre site located on the northwest corner of the intersection of South Trade Street, Pleasant Plains Road and Weddington Road

Date and Time of Meeting: Tuesday, August 18, 2020 at 6:30 p.m.

Place of Meeting: **See Below for Information on How to Access the Virtual Community Meeting**

We are assisting Lat Purser & Associates, Inc. (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 16.825 acre site located on the northwest corner of the intersection of South Trade Street, Pleasant Plains Road and Weddington Road from the R-15 zoning district to the R-12 MF (CD) zoning district. The purpose of this rezoning request is to accommodate the development of a for lease residential community on the site comprised of multi-family flats style and one-family attached (townhome) style dwelling units. A maximum of 131 dwelling units could be located in this residential community.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of the Applicant, we invite you to participate in the virtual Community Meeting regarding this Rezoning Application to be held on Tuesday, August 18, 2020 at 6:30 p.m. **Area property owners who would like to participate in the virtual Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Application will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review. The presentation will be posted after the Community Meeting on the Planning Department's webpage for this Rezoning Application (Rezoning Application No. 2020-715). You can also continue to contact us with questions after the Community Meeting.

Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: August 5, 2020

Rezoning Application No. 2020-715

Lat Purser & Associates, Inc., Applicant

Community Meeting

August 18, 2020

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site
- IV. Current Zoning of the Site and Nearby Parcels
- V. Rezoning Request
- VI. Review of the Rezoning Plan
- VII. Review the Architectural Precedent Images
- VIII. Review the Architectural Design of the Proposed Buildings
- IX. Questions

Team

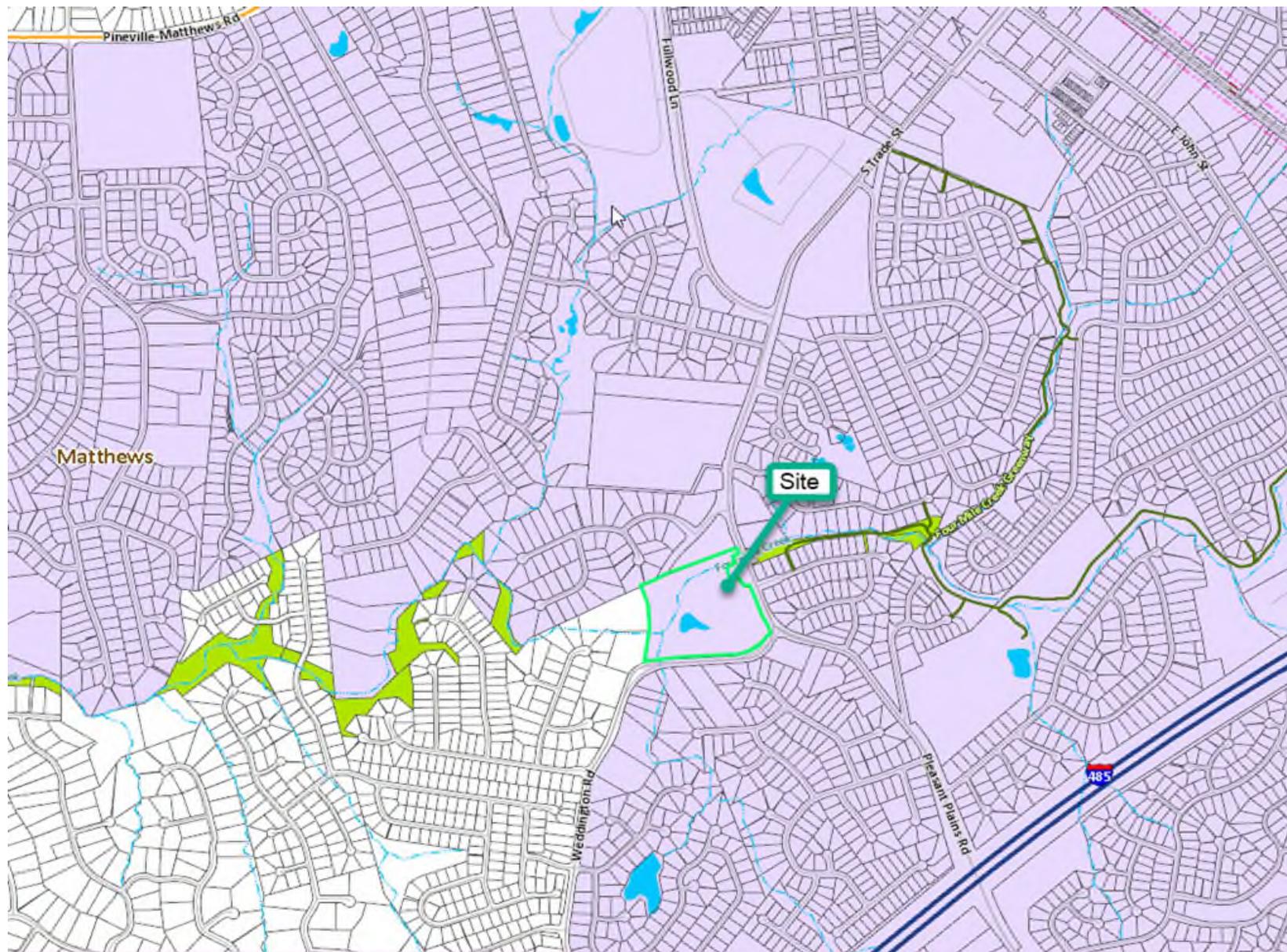
- Jack Levinson, Lat Purser & Associates, Inc.
- Collin Brock, BLOC Design
- Russell DeVita, FMK Architects
- Will Allen, FMK Architects
- John Carmichael, Robinson, Bradshaw & Hinson

Current Rezoning Schedule

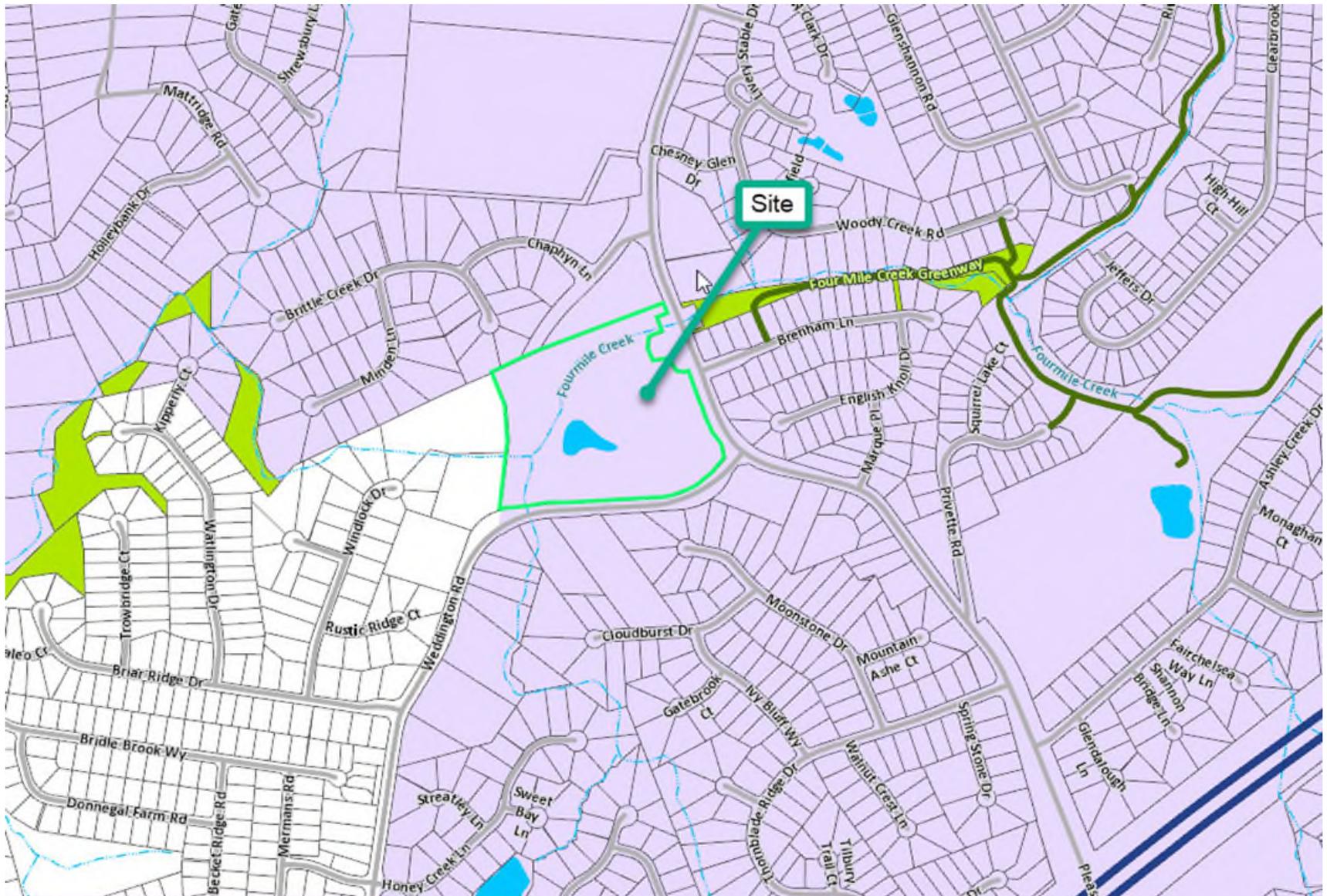
- Public Hearing: Monday, September 14, 2020 at 7:00 PM at the Matthews Town Hall
- Planning Board: Tuesday, September 22, 2020 at 7:00 PM at the Matthews Town Hall
- Town Board Decision: Monday, October 12, 2020 at 7:00 PM at the Matthews Town Hall

**** Meetings May Be Virtual**

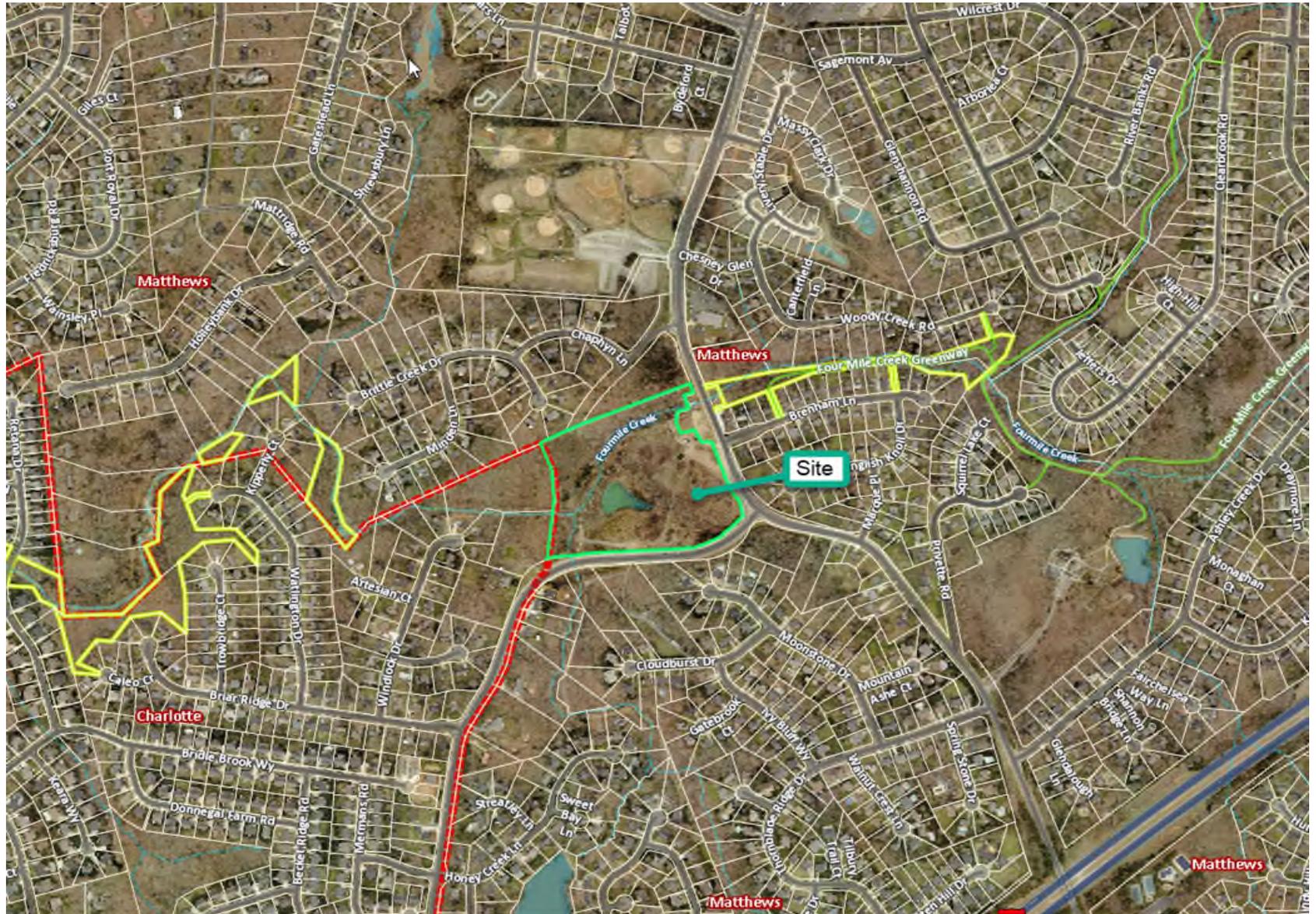
Site – 16.825 Acres



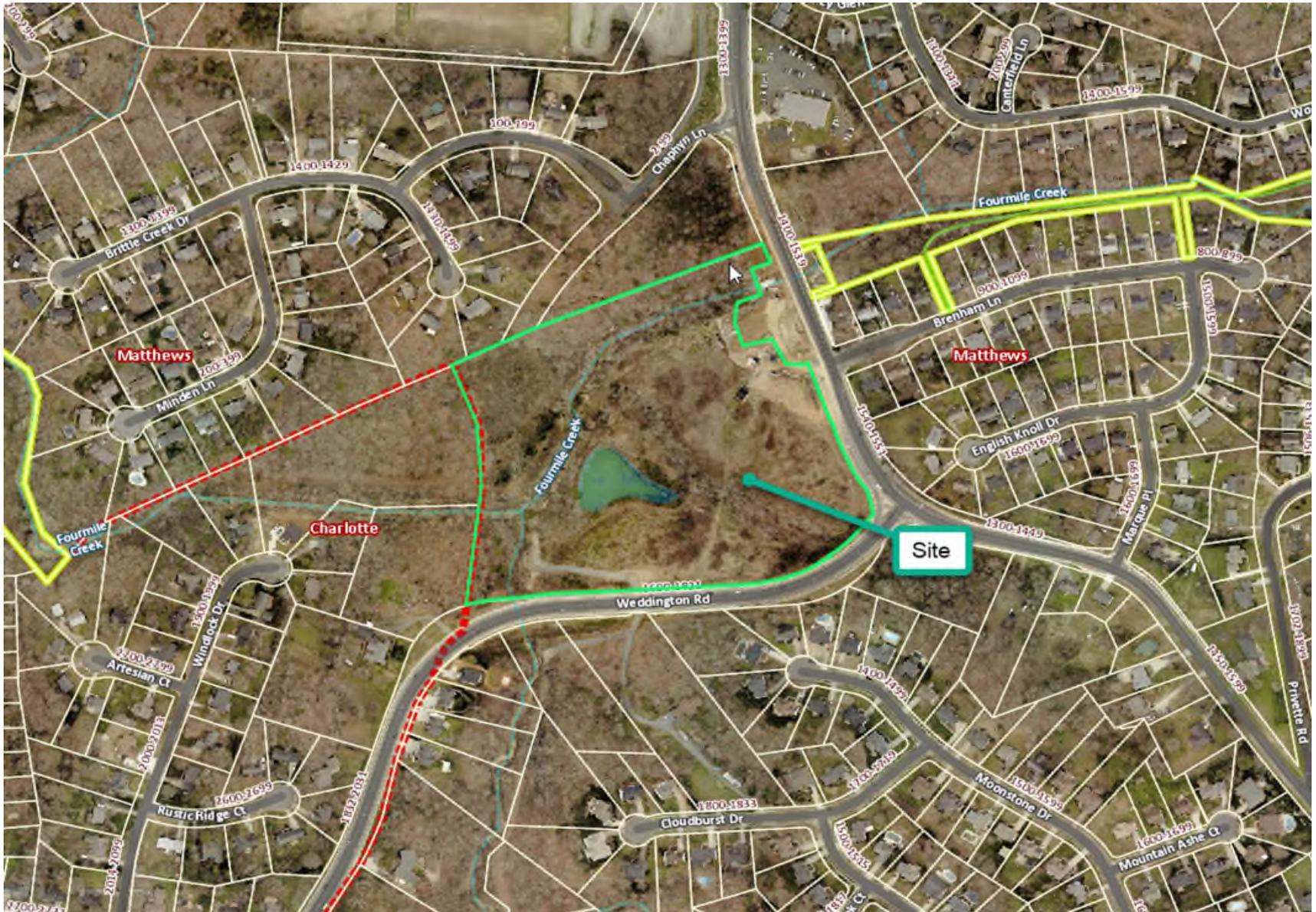
Site



Site



Site



Site



Current Zoning of the Site and Nearby Parcels



-  Pre 2012 Cluster Provision Subdivisions
-  Entertainment Overlay
-  Downtown Overlay
-  Special Highway Overlay District
-  Conditional District
-  Straight Conditional

Traditional Nonresidential Districts

-  R/I (minimum lot size = 2 acres)
-  O (minimum lot size = 9,000 sf)*
-  HUC (Historic Urban Core)
-  B-1 (Neighborhood Business)
-  B-3 (High-Rise)
-  B-D (Business Distributive)
-  B-H (Highway Business; formerly B-2)
-  I-1 (Light Industrial)
-  I-2 (General Industrial)

Traditional Residential Districts

-  R-20 (minimum lot size = 20,000 sf)
-  R-15 (minimum lot size = 15,000 sf)
-  R-12 (minimum lot size = 12,000)
-  R-9 (minimum lot size = 9,000 sf)
-  R-MH (manufactured home district)
-  R-15MF (minimum lot size = 15,000 sf)
-  R-12MF (minimum lot size = 12,000 sf)

Conditional Only Districts

-  B-1SCD (Shopping Center District)
-  ENT (Entertainment District)
-  MUD (Mixed Use District)
-  SRN (Small Residential Neighborhood)
-  R-VS (Varied Style; higher density)
-  C-MF (Concentrated Multi-Family)
-  CRC (Crestdale Conservation District)
-  CRC2 (Crestdale Conservation District)

Rezoning Request

Requesting that the site be rezoned from the R-15 zoning district to the R-12 MF (CD) zoning district to accommodate the development of a for lease residential community on the site comprised of multi-family flats style and one-family attached (townhome) style dwelling units.

A maximum of 131 dwelling units could be located in this residential community.

A minimum of 37 of the 131 dwelling units would be one-family attached (townhome) style dwelling units.



Rezoning Plan

COURTNEY SUBDIVISION PHASE 1
MAP BOOK 20, PAGE 604

OLD MONROE ROAD
70' RIGHT OF WAY
SEE MAP 17, P. 332

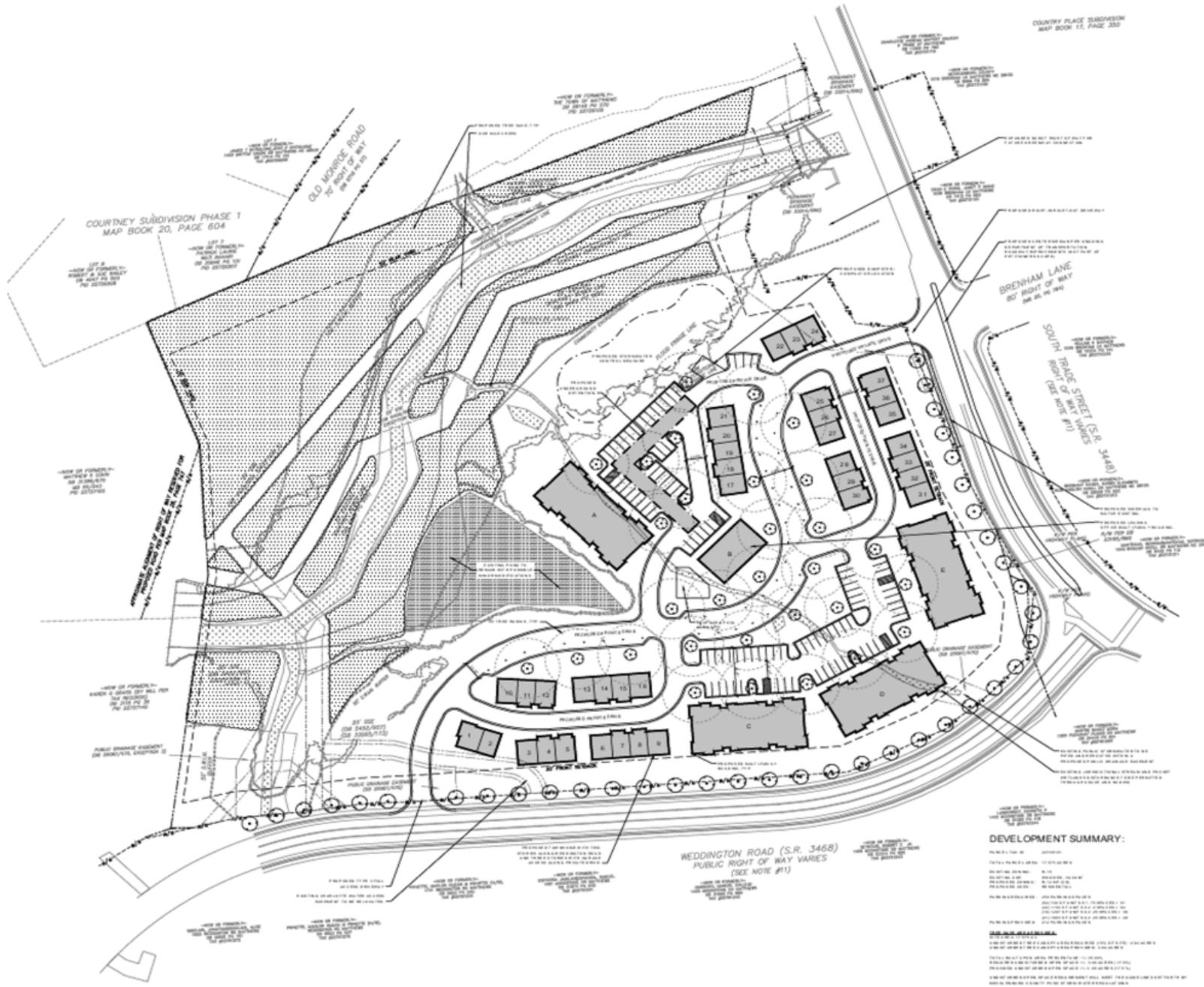
BRENHAM LANE
80' RIGHT OF WAY
SEE MAP 17, P. 332

SOUTH SIDE OF WAY VARIES
(SEE NOTE #11)

WEDDINGTON ROAD (S.R. 346B)
PUBLIC RIGHT OF WAY VARIES
(SEE NOTE #11)

DEVELOPMENT SUMMARY:

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (AC.)
1	RESIDENTIAL	1,234,567	28.2
2	PARKING	123,456	2.8
3	RECREATION	567,890	12.9
4	UTILITIES	45,678	1.0
5	ROADS	234,567	5.4
6	LANDSCAPING	123,456	2.8
7	OTHER	98,765	2.3
TOTAL		2,327,213	53.4



LOT 1
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

LOT 2
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

LOT 3
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

LOT 4
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

LOT 5
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

LOT 6
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

LOT 7
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

LOT 8
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

LOT 9
AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

AREA OF 1.0 AC.
AREA OF 1.0 AC.
AREA OF 1.0 AC.

Architectural Precedent Images



INTERIORS & ANTIQUES

Santé
The Dining Experience

CAROLINA
BEER TEMPLE

ROAD WORK
AHEAD
3

P

BEER TEMPLE
BEER TEMPLE





BRAKEMAN'S

BRAKEMAN'S

BRAKEMAN'S



Moe's Original

→



ESLAR DRY CLEAN

10-14



10-14



Thea's

DEANTOWN

STOP



NO PARKING
ANY TIME

ONE WAY
WESTWARD
PARKING
TICKETS
ONLY

MATTHEWS, N.C.



Y EXPRESS AGENCY









316









308 S Trade St
Matthews, North Carolina



Google

Street View



Google









Architectural Design of the Proposed Buildings



Streetscape View from Weddington Road



Matthews Village
1700 Weddington Rd





Weddington Road Street Elevation



Matthews Village
1700 Weddington Rd





Questions