
Fwd: Rezoning application number 2020-718 please acknowledge receipt of this correspondence

1 message

Town of Matthews <matthews@matthewsnc.gov>

Thu, Oct 1, 2020 at 11:19 AM

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

<lcanapinno@matthewsnc.gov>

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

From: **Larry Fisher Jr.** <larry@fishertextiles.com>

Date: Thu, Oct 1, 2020 at 9:36 AM

Subject: Rezoning application number 2020-718 please acknowledge receipt of this correspondence

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

My name is Larry Fisher and I own property and housing at the following addresses:

[9033 Scenic Drive, Matthews NC 28105](#)

[9032 Boyd Drive, Matthews NC 28105](#)

The Scenic Drive residence is my primary home and the Boyd Drive residence is also a private home occupied by my family.

In my mind, the current Harley Davidson dealership located at [9205 E Independence Blvd](#) is already public nuisance. Concerts held at this location have had very negative effects of the residential communities adjacent to the Harley dealership. If the town of Matthews allows Premier Holdings (Harley Davidson) to build a concert sound stage, it will add to the already intolerable noise levels created when concert events are held at this location. To be clear, the current business is already a public nuisance and has a negative effect on the quality of life in the adjacent residential neighborhood. The town will be contributing to the public nuisance caused by this business if the zoning allows for a sound stage to be constructed less than a 175' from my front door. The neighborhood where my property is located is very quiet and nearly free of crime or pedestrian traffic. I would like to keep it that way. I am sure my neighbors feel the same way.

I can feel the music in my chest when concerts are performed and they last well into the evening hours. Last summer (2019) prior to the pandemic, there were concerts almost every week during the summer months. The music is extremely loud and can be heard for a few miles. I am not able to hear the TV in my home when concerts are taking place. This includes sound checks, recorded music and very loud live music that goes on for several uninterrupted hours. I've called the Matthews police on several occasions due to the noise pollution caused by this business. In addition, when concerts are held, all sorts of pedestrian traffic occurs in the neighborhood. A few weeks ago, (the last time a concert was held—without permit by the way) I had several motorcycles and about 15 people parked in my back yard with people chatting and drinking beer. The next day, I picked up about 27 beer bottles, 19 beer cans a Jack Daniels bottle and 2 hypodermic needles. This happens almost every time there is a concert event at this dealership.

I own and operate a business in Indian Trail NC. As a business owner, I understand the need for a business to update their physical property. I am fine with any improvements that Premier Holdings wishes to perform on their building to enable them to sell more motorcycles. It is a motorcycle dealership and should operate as such. Premier should have the right to improve its' facility as long as the improvements are approved by the town and meet current zoning requirements. The dealer ship is not a concert hall or licensed in the outdoor entertainment business. If Premier Properties wishes to be in the entertainment business, they should relocate or **totally** enclose the venue so the noise is contained. Harley Davidson has held concerts from time to time with permits issued by the town to account for the noise. In my opinion, too many permits have been issued that allows for high decibel music to be projected into my neighborhood. If a sound stage is built, I fear we will be dealing with extreme noise more often and all the pedestrian traffic that comes with concert venues. If a sound stage is permitted and noise and crime interrupts by residential life in the future, I will engage legal representation and take action against Premier Holdings and the Town of Matthews.

Regards,



Larry Fisher Jr.

T: 800-554-8886 | **E:** larry@fishertextiles.com

NEW HQ ADDRESS:

4211 Matthews Indian Trail Road, Matthews, NC 28104

Mailing: PO Box 307, Indian Trail, NC 28079

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Fresh Architecture, LLC
1803 Banks Rd., Margate, FL 33063
Ph. (561) 213-7611 Fax: (561) 771-1731
oscar@fresh.international

September 29, 2020

Mole-Parker Enterprises
12154 Montague St,
Los Angeles, CA, 91331

RE: Invitation to virtual neighborhood meeting regarding a change in conditions to an existing conditional zoning plan for Harley Davidson Independence.

To Whom It May Concern

PROJECT: Harley Davidson Independence.
9205 E. Independence Blvd
Matthews, NC. 28105

This letter is an invitation to a virtual neighborhood meeting that will be held on October 8th, 2020 at 4:00 pm EST, regarding a change in conditions to an existing conditional zoning plan for Harley Davidson Independence.

Harley Davidson Independence would like to upgrade and remodel its existing facility, this will allow for a better presence along Independence Blvd with an upgraded facade and a better space to service its customers.

The changes will be the following:

1. Façade renovation.

The proposed renovation intends to emphasize the main access by creating store front openings and a covered canopy. These design upgrades are in line with the authorized Harley-Davidson retail environment design concept. The existing signage facing the side of the building will remain as is and the new sign facing Independence Blvd will be located above the canopy according to the maximum area requirements.

2. New sound stage.

A proposed sound stage located at the northwestern side of the property for selected events that will involve the community such as new product presentations.

3. New covered exterior terrace.

The new terrace being proposed on the northwestern side of the building facing the existing parking lot is meant to create a more friendly access to that area of the parking and a point of transition between the showroom and the riding academy.

If you wish to attend the virtual neighborhood meeting, please confirm via email to oscar@fresh.international by October 6th, 2020. We will send you the pertaining access information for the virtual meeting.

For any questions feel free to contact us.

Sincerely,

Oscar Cabeza
oscar@fresh.international
Fresh Architecture LLC
www.freshdesigninternational.com



Fresh Architecture, LLC
1803 Banks Rd., Margate, FL 33063
Ph. (561) 213-7611 Fax: (561) 771-1731
oscar@fresh.international

September 29, 2020

9209 Mathews LLC
6714 Louisburg SQ LN,
Charlotte, NC, 28210

RE: Invitation to virtual neighborhood meeting regarding a change in conditions to an existing conditional zoning plan for Harley Davidson Independence.

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September 29, 2020

Cars DB4 LP, C/O Capital Automotive LP
8484 Westpark Dr, STE 200,
McLean, VA, 22101

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September 29, 2020

Richard C. Roskind, Herbert G JR Roskind
4300 Sharon RD, STE 544
Charlotte, NC, 28211

RE: Invitation to virtual neighborhood meeting regarding a change in conditions to an existing conditional zoning plan for Harley Davidson Independence.

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September 29, 2020

Slam Properties LLC, Suites Mathews
2727 Paces Ferry RD, Suite 11-1200
Atlanta, GA, 30339

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To Whom It May Concern

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September 29, 2020

Amerifoods Properties LLC,
300 Black Belt World DR,
Knightdale, NC, 27545

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September 29, 2020

East Independence Prop, C/O DR, Keith Fletcher
4010 Triangle DR,
Charlotte, NC, 28208

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To Whom It May Concern

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October 8, 2020

Harley Davidson Independence
9205 E. Independence Blvd
Matthews, NC. 28105

Community Meeting

Time: 4:00 pm EST

Attendance:

Present

Oscar Cabeza – Fresh Architecture
Daniella Zamora – Fresh Architecture

Absent

Mole-Parker Enterprises
9209 Mathews LLC
Cars DB4 LP
Richard C. Roskind
Herbert G JR Roskind
Slam Properties LLC
Amerifoods Properties LLC
East Independence Prop.

Meeting Minutes

- 4:00 pm – Beginning of meeting.
 - Welcome / opening remarks by Oscar Cabeza

- 4:05 pm – Description of change in conditions to Harley Davidson Independence
 - Façade remodel
 - New covered terrace
 - New soundstage

- 4:15 pm – End of meeting
 - Adjacent properties owners not present at this time