COMMUNITY MEETING REPORT

Petitioner:  Kinger Homes, LLC
Rezoning Petition No. 2022-757

This Community Meeting Report is being filed with the Town Clerk and the Town of Matthews Planning Commission pursuant to the provisions of the Town of Matthews Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on March 21, 2022.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on April 7, 2021 at 6:00pm via virtual Zoom conference call, URL: https://zoom.us/j/93965694914?pwd=d0FIME12ZVMzWUtMb1Q5WFk5OFh2Zz09

PERSONS IN ATTENDANCE AT MEETING (see attached video recording):

There were 6 community members in attendance at the community meeting that was held. The Petitioner was represented at the Community Meeting by Travis S. Gingras PE, Dhanesh Kumar, Paul Sagadin, and Matthew Johnson. A copy of attendance list is attached hereto as Exhibit B.

SUMMARY OF PRESENTATION/DISCUSSION:

The community meeting promptly started at 6:05pm. The Petitioner’s representative, Paul Sagadin, welcomed the Petitioner’s team and introduced the project. Paul Sagadin and Travis S. Gingras took note of the concerns presented by the public including: buffering, product pricing, and local traffic concerns. By 7:03pm all questions and concerns had been answered and the meeting was closed.

Detailed minutes of the conversation about the rezoning are provided on Exhibit C.

Respectfully submitted, this 13th day of May, 2022.

cc: Town of Matthews Planning Department
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Kinger Homes, LLC, to provide property rezoning for approximately 18.97 acres including 27 parcels located at the general location of 2001 Hayden Way to allow for the development of 91 attached single family homes and 7 detached single family homes.

Date and Time of Meeting: Thursday, April 7th, 2022 at 6pm.

Place of Meeting: Virtual – Zoom Meeting

Petitioner: Kinger Homes, LLC

Petition No.: #2022-757

We are assisting Kinger Homes, LLC (the "Petitioner") with a Rezoning Petition filed with the Town of Matthews seeking to rezone an approximately 18.97-acre site (the "Site") located generally at 2001 Hayden Way from R-9 & R-15 zoning districts to R-VS(CD) zoning district.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Town of Matthews’ records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, April 7, 2022, 6pm, via virtual Zoom meeting. The Petitioner’s representative’s look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition.

The meeting can be joined using the following URL -

https://zoom.us/j/93965694914?pwd=d0FIME12ZVMzWUtMb1Q5WFk5OFh2Zz09
Meeting ID: 939 6569 4914
Passcode: 726076

If you do not have access to a computer, please use the dial in number below.
Dial In: +1 301-715-8592 (US)

In the meantime, should you have any questions or comments about this matter or would like this link emailed to you or a copy of the revised site plan, please call Travis S. Gingras, PE 704-956-1862.

cc: Rob Will, Town of Matthews Planning and Zoning

Date Mailed: 03/21/2022
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Exhibit C

Detailed Meeting Minutes

Rezoning-2022-757

Rezoning Location – General Location of 2001 Hayden Way

Community Meeting Location – Virtual Zoom Conference Call

Meeting Date and Time – April 7, 2022 at 6:00pm.

The meeting commences promptly at 6:05pm. Travis Gingras (Petitioner Engineer) welcomed the Petitioner’s team and greeted the guests that joined the conference call. Travis introduced Paul Sagadin as the Petitioner’s representative and a part of the marketing team, as well introduced Petitioner’s Engineers Travis Gingras and Matthew Johnson, and the Petitioner, Kinger Homes LLC. There was no sign in sheet due to the nature of the virtual meeting, but the presentation was recorded and documentation of guest were logged.

A presentation was displayed for attendees. Paul introduced the project and gave a brief description of the project location. Paul briefly gave a project overview, density of the site, and how the site will be developed. He then explained a brief synopsis of the proposed preservation of the site, transportation improvements, buffers, and how this development meets the Matthews Land Use Plan. Paul turned the meeting over to Travis to explain more about the design of the site.

Travis began addressing transportation improvements in greater detail. An enlargement was shown of both Ridgeview and Hayden. Travis explained the traffic calming measures that are proposed for each road corridor which include raised crosswalks, on street parking, and stopping intersections. All proposed extensions would include curb/gutter, landscape lawn, and sidewalk. Travis then shared what was to be expected of buffering and screening the proposed development to the surrounding community. Travis explained that the proposed home locations would be at a slightly higher elevation than the existing homes. The Design Team did draw a schematic showing the relationship between existing homes, rear yards, buffer widths, and proposed homes. The schematic shows that with planting a proposed evergreen tree that reaches a height of 50ft will be more than enough height to screen the development, and the petitioner plans to screen with such species of landscaping.

Paul then discussed design concepts which included 2 story and 3 story designs and single family detached and single family attached concepts. Square footage of the units will range from 1700-2400sf for the attached homes and 2200-2800sf for the detached homes. Projected sales will range from the $400K to $500K. Projected Construction will begin around April 2023 and construction completed June 2025.

Paul opens the floor to attendees to ask questions or raise their concerns. The questions and answers were as follows:

- Julian M. Brown - asks how far sidewalks will extend into the existing property? Is the right of way measured from the center of road? What are the dimensions of the proposed roadway? Does road construction come after the building instruction?
Answer – Travis stated that the sidewalks will stay within the right of way, and sidewalks would extend down the entirety of Ridgeview Road, Claire Drive will extend sidewalks to Boyd Street, and from Hayden Way sidewalks will extend from Boyd Street to the dead end of Hayden. Yes, the right of way is measured from the center of road. Hayden, Claire, and Ridgeview all have 60 ft right of ways and are measured 30ft from centerline. The travel lane is 11ft wide, with a 2ft curb and gutter, along with an 8ft planting strip and 6ft sidewalk, leaving an additional 3ft of space between sidewalk and property line. Road construction will start first and be completed before any homes are built.

• Sherry– Asked where the City of Charlotte boundary is and if this development extended within that border. Will Claire and Sam Newell have a traffic light? If you are enlarging the neighborhood, then Boyd will need to be widened as you can not fit two vehicles on the roadway. Will sewer be provided along Boyd? Are you opening additional access to Independence if Hayden Way is to be closed?

Answer – We are developing the parcel adjacent to the City of Charlotte boundary. A map was shown of exactly where the boundary exists. The project is currently going through a TIA analysis, the analysis will be reviewed by NCDOT and the Town of Matthews. We anticipate that there will not be a proposed traffic light at Sam Newell and Claire. Claire and Independence intersection are within the study point of the TIA, but due to that intersection being a Right In / Right Out we do not expect there to be an added light to that intersection. The petitioner is taking note of the comment about Boyd potentially needing to be widened and will follow up with Town Staff of the needs. No sewer is proposed to be extended along Boyd. Sewer will be extended through Hayden and along Ridgeview. The City will be closing that access, and is in their scope of work. We will be opening an additional ingress/egress point onto Sam Newell.

• Amy – Asked what the timeframe of NCDOT closing the ingress/egress of Hayden and Independence?

Answer – We do not have a current timeframe of the roadwork. The petitioner will make an effort to follow up with DOT on that question.

No further questions were asked. Emails were requested of community members who would like a copy of the presentation.

Paul provided his email address in the event that members of the public have any other questions or concerns.

The Community Meeting ended at approximately 6:45pm.