

Build-out 1

Who would live here and work here?

- Work force housing
- Young Families
- Families and Young professionals
- Students and young professionals.
- Family
- A wide variety of people could live here. Work would depend on how land is developed.
- Young Professionals as long as they have access to restaurants, shops, entertainment.
- Young Professionals and retirees looking for a great mixed use opportunity. Density will be key along with great retail, restaurants, and businesses. What a great location to do something special.
- Could be better than Ballantyne.

How would adding some civic uses- school, church, nonprofit organizations, ect.- somewhere within the study area change the use and livability potential of the area as a whole?

- Traffic? Choke from Independence.
- Traffic and schools if Matthews leaves CMS.
- Would affect Traffic.
- Dense Residence with great retail/business use would benefit Matthews- some Civic OK.
- Schools would increase too much traffic. Churches are becoming too large (Elevations).
- Civic uses would be a help. Needed for not just this area but nearby ones as well.

Do these land use designations promote development that will be long lasting and sustainable? Why or why not?

- Could be sustainable if correct businesses are put in.
- No- Need better plan. Residential not good use.
- No, Uses in rear need more exposure on John Street.
- Need Retail/Restaurant as close to CPCC as Possible.
- Yes, if greenway connected housing to services.
- Only if connected to current greenway via tunnel or overpass walkway to connect area to four mile creek.
- Super Street will make need for some small neighborhood services on west side of John St for easy access.
- GREAT opportunity to really create something special and benefit Matthews.
- Need more residential and less office/warehouse.
- Need less residential. More commercial and destinations.
- Yes, diverse use is outstanding.

Build-out 2

Who would live and work here?

- Same as #1- Work force housing
- Greenway would attract all ages
- Young families
- If done right with attractive amenities, a good mix.
- High income folks only able to purchase homes.
- Single Family's, early adults (20-30 age range)
- Greenway trail connecting to 4 mile creek. Brightmoor needs to be able to access greenway to cut down on traffic.

Is it realistic to assume this build-out can occur over time?

- No. Access issues
- No. access challenges and too much office
- Yes
- Yes
- Depends on accessibility
- Lack of utilities may delay any developers wanting to produce a build-out and possible tenants.
- Lack of utilities and widening of John Street will delay development.
- Park area under power lines would be a nice upgrade over 4 wheelers.
- Yes but depends on Town flexibility to consider tweaking/changing plan to accommodate all developers.

How and where can parks be incorporated into the study area in any build-out scenario?

- Utilize Duke Power easement under and along powerlines. Free land to preserve, connect four mile path to new area via tunnel under 485 and tunnel under easement.
- Closer to density and greenway.
- Parks, greenways should be placed along waterways. Especially if connecting housing to daily use businesses.
- Parks- One acre or less on residential. Large parks to buffer highway and near the streams for natural beauty.
- Small parks along greenway.
- Small parks near greenway and restaurants.
- Parks good for any land use (small).
- There is a park nearby in Stallings.

Build-out 3

Who would live and work here?

- Work force housing and students from CPCC
- People needing 485 that want walkable local services.
- Maybe!
- Millennials
- Students, Young professionals
- Millennials but could have senior housing.
- Young Professionals and millennials would prefer build-out 3 as long as there was some element of retail.

Does Build-out complement existing surrounding development? Why or why not?

- No, too much office and too much retail in back section
- Yes, Best so far. Greenway connect?
- Yes, best of the three. Need to overlay the CATS plan.
- Lots of opportunity to make it great.
- Need to connect the retail/restaurants to CPCC.
- Best of three.
- Could if done right.
- Yes because Brightmoor needs to be able to access retail and walk and not get in their car. A greenway path would be ideal.

Regardless if the final build-out design, Should there be some landscape (tree) buffers against – Single family residential neighborhoods, I-485, CSX railroad tracks, E John and McKee Rd- As each is Built or widened?

- Yes
- YES YES
- Yes- Heavy landscaping to beautify and buffer noise.
- Yes trees, Visibility question.
- To screen but not to totally hide.
- Yes especially McKee. McKee needs sidewalks.
- Single Family yes. John Street No. John needs to be more like Downtown “old” Matthews.
- E John Beautification.
- Yes, on residential and railroad. Parks could be used to create buffer. Nature, Green space, bike trails, ect. could work.
- Yes there should always be a buffer similar to buffer between neighborhoods that back up to four mile creek pathway.

Other

What land uses do you think should be included in the study area that are not included in any of the scenarios shown tonight, and why?

- Hotel/meeting to compliment Sportsplex development. How do they work together?
- Are we bike friendly?
- What about a service station for convenience items? Gas?
- Service Station
- Mass transit integration (light rail/buses) needs to be part of the plan.
- Continue four mile creek greenway path into new development area via tunnel under 485.
- Hotel, apartments, retail, dining, daily needs.

Any other comments?

- Low density single family is not functional for growth.
- Build-out #3 is best scenario provided some elements of retail, restaurants, and shopping is accessible by walking trail from Brightmoor.
- Add destinations (this one written twice).
- A great growth of great area.
- Reduce residential development.
- Avoid anything that looks/feels like Independence. It's a corpse
- How do we get people to Downtown Matthews?
- Do not copy Providence Rd at 485! Maybe not any beltway exit. All are too dense and low quality
- Make small, walkable live/work/play neighbors. Heavy on mixed use.



Shana Robertson <srobertson@matthewsnc.gov>

Fwd: Comments: McKee Rd.-E. John St. Development

1 message

Dillon Lackey <dlackey@matthewsnc.gov>
To: Shana Robertson <Srobertson@matthewsnc.gov>

Fri, Jun 3, 2016 at 11:41 AM

Hey Shana,

Can you make sure the comments in this email are added to the compilation that you made from the E John public input session?

Thanks,

Dillon

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

From: **Kathi Ingrish** <kingrish@matthewsnc.gov>
Date: Thu, May 26, 2016 at 5:26 PM
Subject: Fwd: Comments: McKee Rd.-E. John St. Development
To: Dillon Lackey <dlackey@matthewsnc.gov>

Dillon,

I have looked through his comments and only briefly reviewed the proposed site plan layout. If you haven't already done so, would you please email Mr Withrow and thank him for his comments and let him know they can be further reviewed and considered as the report on this study area is generated over the next few months. You can also let him know we will be putting the scenarios and comments from last Thursday's public input session on our webpage in the next couple of weeks.

Thanks.

Kathi

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

From: **Jerry Withrow** <jwwithrow1948@gmail.com>
Date: Wed, May 25, 2016 at 3:34 PM
Subject: Comments: McKee Rd.-E. John St. Development
To: DLackey@matthewsnc.gov, Kingrish@matthewsnc.gov, Jerry Withrow <jwwithrow1948@gmail.com>

To: Dillon Lackey
Cc: Kathy Ingrish

I am Jerry Withrow. I own the following properties in or around Section B of the area of development on East John Street in Matthews.

Monroe Rd.(E.JohnSt.),Meck.Co., NC	227-221-39	20.42 ac.vacant land
2234 E.JohnSt, Matthews, NC	227-221-38	1.27 ac.vacant land 1/29/2002
Monroe Rd.(E.JohnSt.),Meck.Co., NC	227-221-56	
4500 Morningwood Dr.,Matthews,		

NC	227-221-33	0.22 ac.vacant land
4506 Morningwood Dr.,Matthews, NC		0.22 ac. Land / mobile home
4512 Morningwood Dr.,Matthews, NC		0.22 ac. Land / mobile home
4916 Morningwood Dr.,Matthews, NC	227-221-15	0.22 ac. Land / mobile home
4922 Morningwood Dr.,Matthews, NC	227-221-14	0.22 ac. Land / mobile home
4928 Morningwood Dr.,Matthews, NC	227-221-13	?? ac. Land- sewer right-of- way

I was not able to come to the community meeting on May 19, 2016 regarding the development of this area. However, I would like to submit my comments on the development plans.

As noted above, I own a 20 acre parcel (227-221-39) and other smaller parcels which lie in the site of the proposed extension of McKee Rd. from Pleasant Plains Road to East John Street. I also own 6 parcels along Morningwood Dr., all of which abut this 20 acre tract.

I am strongly in favor of Option #3- Intensive development on the south side of East John Street at the intersection of East John Street and (future) McKee Road extension.

I have worked with Lat Purser & Associates and Trotter Builders of Charlotte to develop a site plan for my property at that intersection. (See Attached.) This plan would include some components of Option #1- Daily Services such as a bank or pharmacy. Our plan would also include office buildings near the intersection and multifamily residential use further to the western part of the parcel. This type of upscale development would dramatically increase the tax basis for the Town of Matthews.

Thank you for your consideration of my comments.

Jerry Withrow

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Please note new phone number and new e-mail address

Kathi Ingrish AICP
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McKee-E. John Development.jpg
1780K

Proposed Zoning: O-9
 Acres: 2.11
 Proposed Retail of: 15,000 sq ft
 Parking: 112 Spaces

Total Area in Commercial Development (A-1 & A-4)
 81,000 sq ft
 Total Parking in Commercial Development (A-1 & A-4)
 163 Spaces - 4.56/1000 Parking Ratio

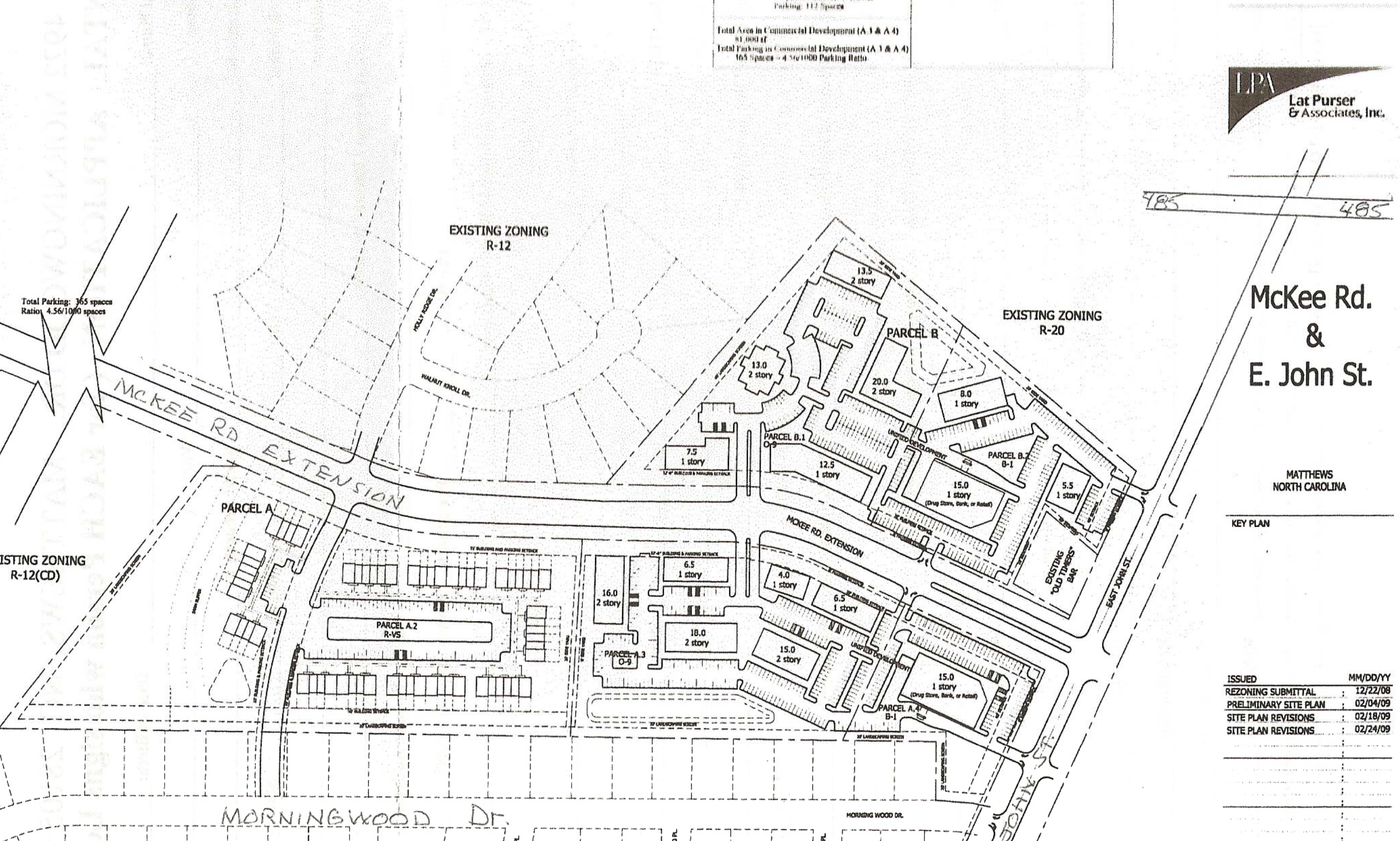


McKee Rd. & E. John St.

MATTHEWS
NORTH CAROLINA

KEY PLAN

ISSUED	MM/DD/YY
REZONING SUBMITTAL	12/22/08
PRELIMINARY SITE PLAN	02/04/09
SITE PLAN REVISIONS	02/18/09
SITE PLAN REVISIONS	02/24/09



Total Parking: 365 spaces
 Ratio: 4.56/1000 spaces

EXISTING ZONING
R-12(CD)