

MEETING NOTES

DATE: November 21, 2014  
PROJECT NAME: Fullwood Station PROJECT #: 1014194  
MEETING LOCATION: 100 McDowell Street, Matthews, NC  
PURPOSE: Neighborhood Input Meeting  
SUBMITTED BY: Mark Kime

The following comments and questions were noted as primary issues of concern by local residents and adjacent property owners as a result of the Neighborhood Meeting for the proposed development of Fullwood Station held on Tuesday, November 18<sup>th</sup>, 2014 at 6:30pm.

1. Will the screen fence along South Trade Street tie into the entry monumentation for Chesney Glen? RESPONSE: No, the screen fence will terminate at the property line at the northern and southern boundaries of the property.
2. The entrance to the Chesney Glen neighborhood is too narrow as it exists today and there will be issues with overflow parking creeping into the neighborhood from the ball fields across South Trade Street. The addition of homes utilizing this intersection to make a south-bound vehicle movement onto South Trade Street will only worsen this condition. RESPONSE: Our traffic analysis views the number of vehicles exiting the neighborhood heading south onto Trade Street to be minimal with the majority of traffic exiting northbound towards Matthews and Charlotte.
3. How did we come to 47 home sites? RESPONSE: The by right plan allows approximately 34 home sites, but we feel that rezoning to R-VS will allow a smaller product while preserving more of the natural features of the site.
4. The small lot depth will result in clearing most of the lot in order to grade the homes to drain properly, thus creating a lack of privacy for residents along Glenshannon Road. RESPONSE: The petitioner will examine the impacts along this property boundary and make an effort to preserve as much of the natural treeline as possible while possibly adding mitigation plantings or screen fencing to ensure privacy along this edge.
5. What will be the downstream impacts on the stream system by this proposed development? RESPONSE: The majority of the storm drainage resulting from the proposed development will be funneled to two detention structures at the low end of the site resulting in a slower release rate of storm runoff into the stream network than the runoff that exists today.
6. South Trade Street as it exists today is a parking lot heading northbound. Even with the road improvements set to begin in early 2015, the traffic all funnels down to one lane and adding trips will only worsen this condition. RESPONSE: The Petitioner is sympathetic to the traffic concerns on South Trade Street, but the proposed development is only adding a handful of cars per hour to a roadway where average trips per hour are well over 1,000. The long term traffic congestion solutions are out of the control of the developer and need to be resolved by the Town of Matthews and NCDOT.
7. Will there be a southbound left turn exit movement? RESPONSE: No, any vehicles exiting the proposed development wishing to head south on South Trade Street will have to access the signalized intersection at Chesney Glen Drive.
8. When will construction begin on the project? RESPONSE: Construction is tentatively slated to begin sometime in the middle of 2015.
9. What is the height of the retaining wall abutting the neighborhood south of the proposed development? RESPONSE: The wall height will be approximately nine to ten feet in height at its tallest point and tapering down to three to four feet on the sides. A railing will be provided at the top of wall to ensure safety as well as mitigation screen planting to prevent views onto the rooftops of homes from the adjacent property.
10. How are we tying the development into Chesney Glen Drive? RESPONSE: The proposed development will extend the Woody Creek Road stub street into the site.

MEETING NOTES

11. What will be the view of the property from the South Trade Street right of way? RESPONSE: The topo falls off from the right of way. A proposed berm along with a shadow-box screen fence and plantings will help to obscure the view onto the back side of homes from the South Trade Street right of way.
12. Will there be an additional buffer along the homes fronting onto Chesney Glen Drive? RESPONSE: The petitioner will make every effort to preserve as much of the existing vegetation as possible to provide a buffer along the rear sides of these homes.
13. What will prevent sediment and construction materials from spilling into the existing stream system during construction? RESPONSE: Erosion control measures such as high hazard silt fence and erosion control basins will prevent sediment and construction materials from exiting the property during construction. The success of these measures shall be observed during construction by the North Carolina Division of Energy, Mineral, and Land Resources (NCDEMLR).
14. Will the detention facilities be sized to account for only storm drainage from the disturbed area on site or will they account for the entire drainage area spilling stormwater onto the site? RESPONSE: Detention facilities are required to be sized to detain the entire drainage area, not just the impacts of the proposed development.
15. Will sanitary sewer be expanded to handle the proposed development as the existing sewer system is outdated and at capacity. RESPONSE: CMUD will evaluate the sewer capacity of the system and be responsible for making any upgrades to the system off-site.
16. What is the average price point for homes in the proposed development? RESPONSE: Home prices will range in price from 365K to 430K and will fluctuate based on market conditions.
17. Who is conducting the traffic study for this development? RESPONSE: Design Resource Group.
18. Will the proposed BMP's have stagnant water creating a pest problem for neighboring communities? RESPONSE: The intended design of these facilities shall be dry detention ponds that will only have standing water immediately after a rain event.
19. How many homes can be placed on-site under the current zoning designation? RESPONSE: Approximately 34 homes can be built by right under the current zoning.
20. Could you build over and fill in the creeks and wetlands in order to provide an increased buffer for homeowners along Glenshannon Road? RESPONSE: Theoretically you could fill in the existing wetland features on site at a great expense, but the Petitioner desires to preserve the natural character of the site to the greatest extent possible.
21. Can the Petitioner revisit creating an increased buffer for the homeowners along Glenshannon Road? RESPONSE: The Petitioner will take steps during the preliminary plat process to minimize impacts along this buffer to preserve as much of the existing vegetation for screening as possible.



---

Mark E. Kime, RLA

*These notes reflect the author's interpretation of the events at the referenced meeting. Any changes or additions required should be submitted to the author in writing.*

MEETING NOTES

DATE: November 21, 2014  
PROJECT NAME: Fullwood Station PROJECT #: 1014194  
MEETING LOCATION: 100 McDowell Street, Matthews, NC  
PURPOSE: Neighborhood Input Meeting  
SUBMITTED BY: Mark Kime

ATTENDEES:

Liz Trifer  
1434 Brittle Creek Drive  
Matthews, NC 28105  
704-572-0878

Darlene Carmer  
211 Wilcrest Drive  
Matthews, NC 28105  
704-847-5413

Matt and Autumn Grupp  
1114 Glenshannon Road  
Matthews, NC 28105  
704-841-7918

Kurt and Deb Wright  
1417 Woody Creek  
Matthews, NC 28105  
704-814-7309

David Smith  
409 Wilcrest Drive  
Matthews, NC 28105  
704-847-0560

Pam Gillespie for Matthews UMC  
8015 Trade Street  
Matthews, NC 28105  
704-579-1684

Betsy Thompson  
1016 Glenshannon Road  
Matthews, NC 28105  
704-841-1875

Keith Southerland  
1100 Glenshannon Road  
Matthews, NC 28105  
704-845-2819

Lynda Klotz  
115 Chesney Glen Drive  
Matthews, NC 28105  
704-847-7467

MEETING NOTES

Robert and Rita Ehlers  
1429 Woody Creek Drive  
Matthews, NC 28105  
704-845-1225

Roxanna Buckle  
1024 Glenshannon Road  
Matthews, NC 28105  
704-849-7669

Van Thompson  
1016 Glenshannon Road  
Matthews, NC 28105

Gary and Donna Judd  
101 Chesney Glen Drive  
Matthews, NC 28105  
704-516-7051

Suzanne McPherson  
129 Chesney Glen Drive  
Matthews, NC 28105  
704-516-7051

Elizabeth Heymen  
129 Chesney Glen Drive  
Matthews, NC 28105  
704-651-8621

Hugo and Lydia Wiers  
220 Wilcrest Drive  
Matthews, NC 28105  
704-321-0995

Joe and Peggy Bates  
1103 Glenshannon Road  
Matthews, NC 28105  
704-847-3831

Joe and Pat Martin  
908 Glenshannon Road  
Matthews, NC 28105  
704-847-4361

Elizabeth McCreth  
1108 Glenshannon Road  
Matthews, NC 28105  
336-409-0639

Lucile Ehlers  
100 Whitefriars Lane  
Matthews, NC 28105  
704-246-7772

The Parks  
211 Canterfield Lane  
Matthews, NC 28105  
704-845-5560

**LandDesign**. urban design planning civil engineering branding landscape architecture

**MEETING NOTES**

Thurman Nail  
1 120 Glenshannon Road  
Matthews, NC 28105  
704-321-9070

Ken Lotze  
636 Sagemont Avenue  
Matthews, NC 28105  
704-321-5527



---

Mark E. Kime, RLA

*These notes reflect the author's interpretation of the events at the referenced meeting. Any changes or additions required should be submitted to the author in writing.*