

Email dated Friday Oct 20, 2017

Dear Planning Board Members:

We look forward to presenting the revised plans for Rezoning Petition No. 2017-663 by the Bainbridge Companies to you at your meeting of October 24th.

I have attached a copy of the revised plans that we have submitted for your consideration. These revised plans contain the following changes to address the comments we received during the continuation of the Public Hearing on October 9th.

- Added a note indicating a public access easement will be established for the pocket parks located at the intersection of Northeast Parkway and Matthews Mint-Hill Road.
- Added a note indicating that the proposed mid-block crossing on Northeast Parkway will be attractively designed to facilitate pedestrian crossings.
 - The Petitioner has also asked NCDOT if the crossing could be equipped with a flashing light or signalized. NCDOT has responded that; "Considering the volume of traffic expected on this roadway, the expected speed limit and the expected number of pedestrians here I do not feel a RRFB or pedestrian hybrid beacon is needed or warranted. The current design allows for a dual stage crossing which will allow for pedestrians to only have to find a gap in one direction of travel at a time. This will provide for a safe crossing for pedestrians."

The site plan presented to the Board of Commissioners at the continuation of the public hearing on October 9th included changes that addressed the comments previously received by the Petitioner at the Public Hearing held on September 11th (a list of changes made to address these comments is posted on the Town's web page for this petition).

Oakhaven Residents Transition Plan. As was presented at the continuation of the public hearing on October 9th the Petitioner and the property owners have reached an agreement with the residents of the existing Oakhaven Mobile Home Park on a Transition Plan that will assist the existing residents with their move from the Site should the Site be rezoned as proposed. Attached is the PP presentation regarding this agreed upon Transition Plan.

Thank you.
Keith

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OAKHAVEN MOBILE HOME PARK TRANSITION PLAN

Presented to the Town Of Matthews,
Board of Commissioners

Work Performed After Last Town Council Meeting

- Numerous meetings between Bainbridge, Overcash family, and residents
- Extensive research performed by stakeholders:
 - *25 alternative mobile home parks investigated*
 - *11 mobile home moving companies investigated*

Work Performed After Last Town Council Meeting

- Negotiations back and forth among stakeholders and residents
- Final agreement between all residents, Bainbridge, and Overcash family was reached

Transition Plan Agreement

- 6 months before park closure:
 - *Residents will be given written advance notice of park closure;*
 - *Residents will be given “resource packet” with mobile home movers, mobile home parks, etc.*

Transition Plan Agreement

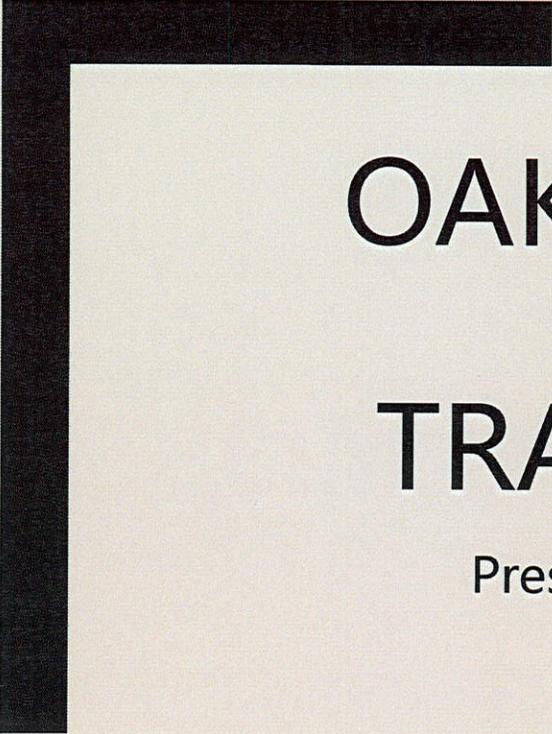
- 90 days before park closure:
 - *Residents will be given 50% of monetary payment*
- Upon residents vacating park:
 - *Residents will be given final 50% of monetary payment*

Transition Plan Agreement

- Entire transition plan is contingent upon successful rezoning of the property

Conclusion

- 100% of Oakhaven residents approve of rezoning plan.
- Without zoning approval, Oakhaven will likely shut down—in this event, no compensation to residents
- Your vote is an opportunity to:
 - *Ensure Matthews has adequate housing for its growing community through redevelopment*
 - *Ensure Oakhaven residents are provided with compensation for transition to new*



OAKHAVEN MOBILE HOME PARK TRANSITION PLAN

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Jay, Mary Jo, Kathi – The Petitioner for Rezoning Petition No. 2017-663 would like to request a one-month deferral of the public hearing on the Petition from August 14th to September 11th. The Petitioner is requesting this additional time to allow the Petitioner time to gather comments from NCDOT on the proposed roadway improvements so it can be determine what improvements should be made as part of the development of the Site.

If you have any questions please feel free to give me a call or send me an e-mail.

Thank you.
Keith

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