

Agenda Item: Request to Continue Public Hearing for Application 2018-685, Phillips Road Subdivision

DATE: August 6, 2018
FROM: Jay Camp

Background/Issue:

We have received a request to continue the Public Hearing for Application 2018-685. The applicant states that more time is required to address concerns from the July 9th Public Hearing. The developer explains the reason for the continuance in the attached email.

Proposal/Solution:

If the Public Hearing is continued, the next meeting date is September 10th, 2018.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life

Economic Development/Land Use Planning

Recommended Motion/Action:

Discuss the current status of the project with the developer and determine if it is appropriate to continue the Public Hearing for an additional month.



Jay Camp <jcamp@matthewsnc.gov>

petition 2018-685 Continuation of Public Hearing

1 message

Stan Hines <S.Hines@fpcommunities.com>

Fri, Jul 27, 2018 at 3:01 PM

To: Jay Camp <jcamp@matthewsnc.gov>, Matt Langston <mlangston@landworkspa.com>, Gary Stephens <GStephens@secapllc.com>

Jay,

As discussed at our recent meeting, following our hearing, we think it would be beneficial to all of us if we could extend our continuance to be slated for Sept rather than August to give us additional time to explore options for addressing the concerns stated at the July hearing. As we referenced, we are designing new custom floor plans and elevations for this project. From the comments we've received from the commissioners, we are in the process of modifying the floor plans (reducing overall footprints where possible) to use more traditional setbacks as well as further developing the elevations to give a better picture of our goal of a 'quaint southern street'. We are also looking to see if it's possible to reduce the number of lots to decrease density, allow more space between the houses and still keep the project financially viable. These are not quick simple changes and will take more time than can properly be done by the August hearing. We would like to have time to adequately explore options to address the concerns, and thus respectfully request our continuance be extended to September.

I'll be happy to discuss this with you if needed, or helpful and as discussed, and if needed, we will be at the August meeting for this continuance request to be presented.

Sincerely

Stan

Stan Hines

Front Porch Communities, LLC

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