

As required by the Matthews zoning statute, a Community Meeting was held on June 20th at 6:30 pm at the Matthews Community Center to present details on the proposed rezoning of the 6-acres at the corner of Phillips Rd. and Matthews Mint Hill Rd. A copy of the written notice and list of invitees is attached.

Also attached is a sign-in sheet with the signatures of the invitees that attended the meeting.

The meeting was conducted by the applicant, Gary Stephens. A power point slide presentation was shown to the group with site information, representative samples of home elevations as well as the proposed site plan.

There was no opposition to the size/style homes that are being proposed but there is concern about how the new residents will add to the traffic in the neighborhood.

The applicant sees no need to make changes to the application at this time.

Submitted by

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Front Porch Communities, LLC

June 4, 2018

Dear Homeowner,

We have recently submitted a zoning change request for a property near yours. This property, parcel #215-111-12 is on the corner of Phillips Rd and Hwy 51. We are requesting a zoning change to R-VS zoning designation allowing us to build up to 22 single family one story and a half homes on smaller lots. Our homes will be geared toward active adults/seniors who want a single family one story home with low maintenance and community lawn care. We are excited to bring a portfolio of homes with 2-car attached garages and southern architecture featuring large front porches, allowing homeowners to visit as neighbors walk the community sidewalk. In accordance with the procedures and requirements of the zoning process we will be holding a meeting for anyone who would like to come learn more about our project or to share your thoughts with us. The meeting will be held on June 20th at 6:30 pm at the Matthews Community Center in the Conference room at 100 E. McDowell Street in Matthews. Please also feel free to contact Gary Stephens at gstephens@secapllc.com or 704-451-4279.

Sincerely,

Gary Stephens

215-111-30 & 27
Joel Douglas Cochrane
13212 Phillips Rd.
Matthews, NC 28105

215-163-03
Carol C. Jenkins
1301 Phillips Rd.
Matthews, NC 28105

215-111-11
Robert James, Jr.
13232 Phillips Rd.
Matthews, NC 28105

215-163-11
Mecklenburg County
600 E. 4th St.
Charlotte, NC 28202

215-111-10 & 13
James Butler Smith & Sadie Smith
13316 Phillips Rd.
Matthews, NC 28105

192-331-08 & 80
Robert J. Henderson & Druscilla Henderson
2707 Matthews-Mint Hill Rd.
Matthews, NC 28105

215-111-14
Carl Randolph & Susan Brightwell
2724 Kilmarnock Ct.
Matthews, NC 28105

193-331-07
Ralph N. Cochrane
2627 Matthews-Mint Hill Rd.
Matthews, NC 28105

215-163-10
Douglas Watson
13217 Phillips Rd.
Matthews, NC 28105

193-331-50
Renee Angles
2519 Matthews-Mint Hill Rd.
Matthews, NC 28105

215-163-09
Ken E. Cochrane
13221 Phillips Rd.
Matthews, NC 28105

193-331-49
Robert M. Danner
2511 Matthews-Mint Hill Rd.
Matthews, NC 28105

215-163-04

Doris J. Kirby

13301 Phillips Rd.

Matthews, NC 28105

193-331-48

Teresa Truons

2501 Matthews-Mint Hill Rd.

Matthews, NC 28105

193-333-19

Belai Hagos

13040 Phillips Rd.

Matthews, NC 28105

193-334-99

Millstone Ridge HOA

PO Box 11906

Charlotte, NC 28220

193-331-09

Paul O. Cochrane

2911 Matthews-Mint Hill Rd.

Matthews, NC 28105

215-163-09

Carlos Garcia

2924 Matthews-Mint Hill Rd.

Matthews, NC 28105

**Community Meeting as required by Matthews rezoning statute
For the zoning petition to rezone the property at the corner of Phillips
Rd. & Matthews Mint Hill Rd.
June 20th, 2018**

In attendance:

1. Monica Bass

2. Jane Burdecki

3. Jan Walters

4. Robin Mullis

5. Dan Burdecki

6. Connie Massetti

7. Trish Strungo

8. Pat Bailey

9. MIKE KESSLER

10. Yvonne Ferraro

11. CHARLES F. McDEVITT

12. PEBBY ANTAL

13. Brian Antal

14. MICHAEL SMITH X Gate plan

15. _____

16. _____

17. _____

18. _____

19. _____

20. _____