

Survey on Future Development within the East John Street Small Area Plan

Thank you for participating in our survey. Your feedback is important.

Matthews is conducting a study on a portion of the Town that currently has few homes and businesses, but will experience more growth pressure as E John Street is widened and as new public utilities are available to serve it. This area is generally bordered by I-485, E John Street, the Mecklenburg-Union County line, and the CSX rail road tracks. The largest developed property within the study area is the Duke Energy substation on E John Street.

PAGE 2: Regarding East John Street

Q1

How often do you drive on the section of E John Street between I-485 and the Mecklenburg-Union County line?

- Answered: 87
- Skipped: 2

| Answer Choices | Responses |
|--------------------------|--------------|
| More than 6 times a day | 2.30% 2 |
| Three to six times a day | 9.20% 8 |
| Once or twice a day | 21.84% 19 |
| Occasionally | 63.22% 55 |
| Very seldom | 3.45% 3 |
| Total | 87 |

Q2

Do you use this section of E John Street for: (mark as many as apply)

- Answered: 78
- Skipped: 11

| Answer Choices | Responses |
|----------------|--------------|
| Work | 43.59% 34 |
| School | 24.36% 19 |

| Answer Choices | Responses |
|------------------------------|---------------------|
| – Grocery store | 34.62% 27 |
| – Visit friends or family | 50.00% 39 |
| – Post Office | 44.87% 35 |
| – Library | 17.95% 14 |

Total Respondents: 78

Comments (30)

Sometimes go home that way from 485

(4) Getting to and from 485

To and from home, to the highway, to avoid heavy downtown matthews traffic

Travel to Stallings

to Union County

I drive on this street daily to get from 485 to my home on pleasant plains road.

Route to downtown

When traffic backs up on South Trade and Pleasant Plains I use it to get home.

I live at xxxx E. John St.

(2) Just general routine errands.

Cut thru to Potters Rd to get to the Siskey Y

Going to Mint Hill to see movies.

Matthews Community Center, Greenway

(3) Church

Dr appointments

Daycare

Use for general commuting in/around Matthews

Access Independence

(2) Fast food, gas station, local restaurants

Matthews Help Center Park

Bible study and dry cleaners and homeschool room

Vet

leisure, dining out, driving out of town

Q3

How long do you usually spend in traffic during rush hour on this section of E John Street?

- Answered: 87
- Skipped: 2

| Answer Choices | Responses |
|---|--------------|
| – Less than 5 minutes | 4.60% 4 |
| – 5 to 10 minutes | 29.89% 26 |
| – More than 10 minutes | 29.89% 26 |
| – I don't drive this street during rush hour | 36.78% 32 |

Total Respondents: 87

Q4

How close do you live to this section of E John Street?

- Answered: 86
- Skipped: 3

| Answer Choices | Responses |
|---|--------------|
| – I live on E John Street | 3.49% 3 |
| – Within a half mile (easy walking distance) | 15.12% 13 |
| – Within 2 miles | 47.67% 41 |
| – Greater than 2 miles | 33.72% 29 |
| Total | 86 |

PAGE 3: Regarding the study area as a whole

Q5

The area generally bordered by I-485, E John Street, the Mecklenburg-Union County line, and the CSX rail road tracks is being studied now to determine the best possible types of future development. Using the scale below, identify how important you feel each given type of land use is to this study area:

• Answered: 74

| | Must Include | Would be good to include | OK to include | Not necessary | Do not include | Total Respondents |
|--|--------------|--------------------------|---------------|---------------|----------------|-------------------|
| – Single family subdivision | 2.94% 2 | 14.71% 10 | 30.88% 21 | 27.94% 19 | 23.53% 16 | 68 |
| – Apartments or condos | 5.88% 4 | 10.29% 7 | 27.94% 19 | 17.65% 12 | 41.18% 28 | 68 |
| – Age restricted senior housing | 4.48% 3 | 7.46% 5 | 37.31% 25 | 25.37% 17 | 25.37% 17 | 67 |
| – Offices and businesses (employment opportunities) | 10.14% 7 | 24.64% 17 | 40.58% 28 | 14.49% 10 | 13.04% 9 | 69 |
| – Light manufacturing and/or warehousing | 2.99% 2 | 7.46% 5 | 22.39% 15 | 22.39% 15 | 47.76% 32 | 67 |
| – Neighborhood scale stores | 23.19% 16 | 33.33% 23 | 24.64% 17 | 4.35% 3 | 15.94% 11 | 69 |
| – Gas station/convenience store | 10.14% 7 | 24.64% 17 | 34.78% 24 | 10.14% 7 | 21.74% 15 | 69 |
| – Restaurants | 26.39% 19 | 33.33% 24 | 27.78% 20 | 5.56% 4 | 9.72% 7 | 72 |
| – Bars or brewery | 16.18% 11 | 25.00% 17 | 29.41% 20 | 16.18% 11 | 19.12% 13 | 68 |
| – School | 6.25% 4 | 18.75% 12 | 42.19% 27 | 14.06% 9 | 18.75% 12 | 64 |
| – Park/recreational area | 37.14% 26 | 25.71% 18 | 27.14% 19 | 5.71% 4 | 4.29% 3 | 70 |
| – Fitness gym | 4.41% 3 | 11.76% 8 | 39.71% 27 | 22.06% 15 | 23.53% 16 | 68 |
| – Motel/hotel | 1.49% 1 | 17.91% 12 | 22.39% 15 | 16.42% 11 | 43.28% 29 | 67 |
| – Shopping center, or superstore | 4.41% 3 | 8.82% 6 | 19.12% 13 | 23.53% 16 | 44.12% 30 | 68 |

Comments (4)

Include a dog park.

I think a large public swimming facility is needed. There is no good pool to go use during the summer months in Matthews, or anywhere in the SE Mecklenburg area.

There is too much building of offices and homes of all kinds as it is. The traffic is terrible, but we do not have enough "hometown" style business areas or restaurants and small business stores etc....And a recreational area. A water sprayground park would be awesome for families with small and older kids.

Q6

Should new development in the study area be designed to protect and enhance the existing tree canopy and/or other environmentally sensitive spots?

- Answered: 73
- Skipped: 16

| Answer Choices | Responses |
|------------------------|--------------|
| – Strongly agree | 71.23% 52 |
| – Agree | 16.44% 12 |
| – Neutral | 10.96% 8 |
| – Disagree | 0.00% 0 |
| – Strongly disagree | 1.37% 1 |
| Total | 73 |

Q7

How should the land fronting E John that backs up to existing single family neighborhoods (Brightmoor, Matthews Plantation, Eastwood Forest) be developed?

- Answered: 67
- Skipped: 22

| Answer Choices | Responses |
|---|--------------|
| – Only with similar single family homes | 28.36% 19 |
| – A variety of residential uses that may include single family houses, duplexes, townhouses, multi-family buildings, and similar designs | 11.94% 8 |
| – A mix of residential styles and some limited commercial uses (day care, café, coffee shop, dry cleaner, etc.) | 50.75% 34 |
| – Any mix of residential and commercial uses | 13.43% 9 |
| – Any mix of nonresidential uses (institutional, business, industrial) | 4.48% 3 |

Total Respondents: 67

Comments (7)

Park or recreational area

A dog park or similar

Only park and outdoor use, similar to Colonel Beatty Park

Please, no dense, multi-family development or veavy commercial/industrial.

Leave it undeveloped. It is home to wildlife and their homes are rapidly disappearing. Deer, owls, squirrels, rabbits, multitude of birds, raccoons, and fox all live in the area behind Brightmoor.

None of these. Don't we have ENOUGH congestion in this town.

Homes for sale would be great! Matthews is a great place to live and purchase a home instead of apartments or complexes which are great too but for those that don't want to live in Matthews and move out.

Q8

If you could wave a magic wand and make any new development you want appear in this study area, what would it be?

- Answered: 45
- Skipped: 44

An indoor play area, not like monkey joe's the bounce u, like a playground but inside so that when it's 90-100 degrees in the summer the kids can play.

Small shopping area with small local businesses. No more apartments.

Road Race Track

Shopping, grocery, restaurants

I don't know ... never really thought about it. I like the trees, keep it natural, maybe a park, or a community of sorts with restaurants, bars, shops, etc that maybe promotes walking.

Has to be a housing development or something that is not going to cause more huge traffic! We have enough of that already.

Outdoor shopping plaza w/ restaurants, kind of like Ballantyne.

Park with biking and walking trails. Leave as much wildlife habitat as possible

single family similar to adjacent

Mostly small businesses along E. John St. and residential single story homes, duplexes with useful small park for dogs or adult exercise.

Less density. No strip malls. No gas station. Something pleasing to the eyes in 50 years.

a mixed use environment of light industrial, office, mercantile and residential- to create a well balanced area. emphasis should also be made towards opportunities that enhance/support higher education uses with CPCC- ie: student housing and services to the allow that area to entertain more higher ed uses.

Well planned office park

Just want it to be carefully planned so that it not only enhances that area but does it in a way that does not increase traffic and gives pedestrian/biking options into downtown matthews

A large public pool, where for a small fee or membership anyone in the Matthews area could go swim during the summer months. A large office facility that would attract a large employer. And a mix of residential units (townhouses, single family homes, etc.), with some restaurants and cafes sprinkled within the community.

McKee road extension

Matthews ES and Butler HS are overcrowded!! We need schools

A park.

Large Park/Green space

Interesting and unique shops and restaurants - something other than the same old stuff that pops up everywhere.

Natural areas for hiking and a park. Bike trails etc.....

A park with walking trails, picnic areas and playgrounds

single family, townhomes with greenspace

I would make a semi high end/ boutique style shopping center as that's my preferred shopping destination and one thing that Matthews has little of. However, I understand this probably wouldn't be appropriate for this particular section of land.

Extend McKee Road to E John Street!!!!

Park/greenspace

Shopping and restaurants

very light commercial, highlighting small business

Build the road structure first

Traffic control (lights) at Greylock Ridge Road and E. John Street and other surrounding streets for access onto E. John

Infrastructure that supports any proposed development.

First I would not do any development. If development had to occur, I would do single family homes.

Commercial in nature without being too large. Hotels and shopping sites to help with sports complex and some industrial to use the rail lines that are there today

Park, Greenway, Recreational

Medium priced homes with access to a park

A park with splash pad

Small shops or cafes, a park/Greenway with walking trails and a dog park. No condos or apartments. The traffic is extremely congested now, to add homes, apartments or condos will increase time sitting traffic which takes away from time spent with family. Matthews is a small town, and many people purchased homes here because it is a small town. The planners need to keep that in mind so our community is not destroyed.

Whole Foods, Fresh Market, or Traders Joe's for shopping. A local Matthews brewery and dining options for other.

something that would add to the look and appeal of the area and not create further traffic headaches. I specifically avoid that area during rush hour because it gets so backed up. Also please leave parking for the greenway and ensure sidewalks are good for a better walking environment from the greenway if you change the way it is now.

Trees

Love the look of downtown Greenville, SC. Love Baxter village and Arsley. Needs to have pedestrian traffic and walk ability.

A brewery

Speed limit be enforced on E. John St. before any new developing takes place. Traffic is horrendous. It's not managed now, how is it going to be handled with new developments taking place?

since our neighborhood backs up directly to this area, I would prefer that there is no development at all

Homes, homes for sale or least something compare to it that feels like home. Playground sprayground park.