

June 28, 2011

Mr. Bill Sherrill  
Town of Matthews  
232 Matthews Station Street  
Matthews N.C. 28105

Re: Rezoning Petition # 570

Dear Mr. Sherrill;

The existing land use of Independence Commerce Drive and the portion of Mount Harmony Church Road between Stevens Mill Road and Independence Commerce Drive is being used as zoned. This area is zoned B-2, I-1, and B-D. The current uses conform to these zoning categories.

As such these businesses require very adequate and immediate access to major roadways for many automobile, small truck and tractor trailer truck trips daily.

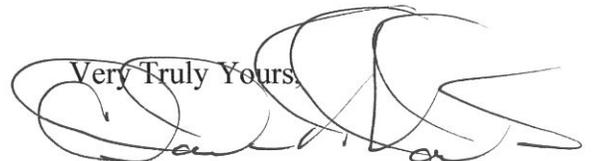
The portion of the area that petition #570 involves is currently zoned B-D so no Residential zoning is involved.

Due to the impending construction of the Monroe Bypass the access the area currently has will be severed. In order to preserve the viability of the areas land use plan it is necessary to extend Independence Commerce Drive to provide a new route to the planned McKee Road Extension. The Independence Commerce Drive extension will reduce the length of travel required by one half mile and give Business Park traffic an alternative to Stevens Mill Road and some the residential properties on Stevens Mill Road. The proposed Independence Commerce Drive extension will therefore provide a more adequate and better designed system of transportation, provide for enhanced access for public safety vehicles, and support the extension of McKee Road.

Without the McKee Road and Independence Commerce Drive extensions Business Park traffic will and be forced to travel two and one half miles through residential areas to re-access Highway 74.

Thank you for your continued assistance.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Charles Roger Martin", written over the typed name below.

Charles Roger Martin

June 8, 2011

Mr. Bill Sherrill  
Town of Matthews  
232 Matthews Station Street  
Matthews, N.C. 28105

Re: Rezoning of Independence Commerce Drive Property

Dear Mr. Sherrill;

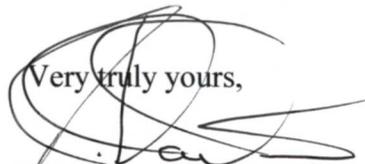
Pursuant to our conversation concerning a traffic study for the above rezoning , I am with this letter, asking for a Wavier of the requirement to complete a traffic study.

Mr. Messera, you, and I have exchanged e-mails which seem to indicate that due to the limited impact of this street extension, that a traffic study should not be a requirement.

I have also met Mr. Richard Odynski with N.C.D.O.T. on site and he indicates the traffic volume on Stevens Mill Road will not require widening of Stevens Mill Road at our connection point.

The purpose of this rezoning is to partially relieve a hardship that will be imposed when Independence Commerce Drive is severed by the Monroe Bypass. The construction of this 400 l.f. extension will cut one- half mile from our ingress and egress travel.

Thank you for your continued efforts and assistance.

Very truly yours,  
  
Roger Martin