



**Town of Mint Hill**  
Post Office Box 23457  
Mint Hill, North Carolina 28227-0272  
Telephone 704-545-9726

December 12, 2011

Board of Commissioners  
Town of Matthews, North Carolina  
232 Matthews Station Drive  
Matthews, North Carolina 28105-6713

Subject: Zoning Application #2011-580, Filed 12/2/2011, for the Property  
Located at the Intersection of Idlewild and Stalling Roads

Mayor Taylor and Commissioners:

It has come to our attention that the above zoning application proposes a multifamily residential community with a maximum of 292 apartment units and related amenities and up to 40,000 square feet of office space to be located on property at the intersection of Stallings and Idlewild Roads, adjacent to the Town of Mint Hill's corporation limits.

On April 7, 1997, the Boards of Commissioners and Planning Boards of the Towns of Matthews and Mint Hill met and discussed land use issues common to the two municipalities. A portion of the discussion during that meeting regarded the area adjacent to the I-485 interchange at Idlewild Road which is bordered by the two towns. Following discussion, members of the two Towns' Boards and Committees agreed to a plan to keep residential zoning for the property surrounding most of the interchanges in their respective towns. (A copy of the minutes from that meeting is attached.) In our opinion, the multifamily residential and commercial uses proposed for the property are outside the realm of the agreement.

Many of the residents of the Town of Mint Hill who live adjacent to the subject property have contacted us and expressed their concern regarding the proposed rezoning due to traffic and public safety issues. We, too, have concerns about how the proposed high density and commercial uses will affect the traffic and quality of life for the citizens in Mint Hill. Based on our citizens' concerns, the agreement between the Towns of Matthews and Mint Hill, and the intensity of the uses proposed, we respectfully request the subject petition for zoning be denied.

Sincerely,

Ted H. Biggers, Jr., Mayor

Lloyd Austin, Commissioner

Carl M. Ellington, Commissioner

Brenda McRae, Commissioner

Katrina (Tina) W. Ross, Commissioner

**MINUTES OF THE CALLED MEETING OF THE  
BOARDS OF COMMISSIONERS AND PLANNING BOARDS  
OF THE TOWNS OF MATTHEWS AND MINT HILL, NORTH CAROLINA**

**April 7, 1997**

The Boards of Commissioners and the Planning Boards of Matthews and Mint Hill met in joint session on Monday, April 7, 1997 in the John M. McEwen Assembly Room, Mint Hill Town Hall.

**ATTENDANCE**

Mint Hill: Mayor Fox and Commissioners Horton, Webb, West and Whisnant; Planning Board Chairman Hulsart and Members Flowe, McGuirt, Messer and Miller; Planning Staff Members Ashley and Britt; and Clerk Hamrick

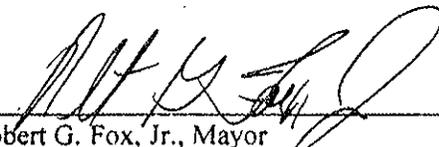
Matthews: Mayor Myers and Commissioners Bailey, Abernethy, Fossett, Kallianos, Krauss and Query; Planning Board Members Martin, Szmuriga, Johnson, and Leighton; Planning Staff Member Ingrish  
Mecklenburg-Union Metropolitan Planning Organization Secretary Lesch

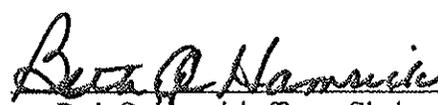
Mayor Fox welcomed everyone to Mint Hill and stated that the purpose of the joint workshop was to discuss land use issues common to the two municipalities. He then recognized Joe Lesch, Secretary of MUMPO, who gave an overview of the outerbelt interchanges which will affect Mint Hill/Matthews. Mr. Lesch also talked about the Thoroughfare Plan and noted that the "74 Bypass" requested by Union County has been funded. The Mint Hill Board of Commissioners were somewhat surprised to learn that one of the alternate routes for the bypass would empty that traffic onto Idlewild Road near the outerloop interchange.

Members of the Towns' Boards and Committees discussed the interchanges and generally agreed that both municipalities plan to keep residential zoning for the property surrounding most of the interchanges in their respective towns.

While discussing common uses along Idlewild, Mayor Fox informed Matthews officials that the Town has been asked by one of their residents to provide a street light on Idlewild Road at the intersection of Windrow Subdivision. Because the Town of Mint Hill's corporate limits include the right-of-way on that section of Idlewild, the resident said that Matthews has determined that they could not place a light in the right-of-way. On the other hand, the resident is not within the Town of Mint Hill and Mint Hill officials are hesitant to order such a light. It was the consensus of both towns' officials that Mint Hill would contact the state to see if there is any possibility that the State would place a light in the area since Idlewild is State maintained.

There being no further business to come before the workshop, Mayor Fox expressed appreciation for the opportunity of the two towns' officials coming together and having a land use forum. Further, Mayor Fox expressed appreciation to Joe Lesch for his presentation and knowledge shared.

  
\_\_\_\_\_  
Robert G. Fox, Jr., Mayor

  
\_\_\_\_\_  
Beth Q. Hamrick, Town Clerk

**Subject:** FW: Site Contact

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**From:** noreply@matthewsnc.com [mailto:noreply@matthewsnc.com]  
**Sent:** Monday, December 12, 2011 11:22 AM  
**To:** jpleimann@matthewsnc.com  
**Subject:** Site Contact

John Wagner

John@teamwagner.com

Please consider the following concerns concerning the vote today on the apartment complex on Stallings Rd and Idlewild. Obvious traffic safety issue with increase in traffic. High density project strain on the over crowded school system and public services. Board Denied previous attempts for smaller density project across the street what has changed to allow this project. Developer by their own words have never attempted an apartment complex before, does Matthews really want to trust this to a newby. They haven't even chosen a builder or management company. Developer is even planning on a slow down on apartment living in the future by building these to Condo codes! Developer has always built single family homes in the past, let them build patio style attached home designed for adult living such as Polo Club or Mint Lake village, they all sold quickly and have maintained their appearance, value and appeal without many of the drain on public services. Our population is aging there will be a market for them now and the foreseeable future. Apartment living is extremely popular now because of the mortgage tightening and the unemployment rate but as the economy rebounds they will decrease in desirability. Federal government will keep interest rate low to continue to push for a single family home rebound and it will happen, it is a basis of our economy not apartment complexes. The owners have held on to this property for 9 years if you still have concerns about approving their Zoning change please delay the vote before approving collect all pertinent feedback. Once approved your ability to negotiate will be gone Thank you for your consideration and all the work you do for our community, John

**From:** [Lori Canapinno](#)  
**To:** [Lori Canapinno ;](#)  
**Subject:** RE: Site Contact  
**Date:** Monday, December 12, 2011 9:32:31 AM

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**From:** noreply@matthewsnc.com [mailto:noreply@matthewsnc.com]  
**Sent:** Sunday, December 11, 2011 4:41 PM  
**To:** jpleimann@matthewsnc.com  
**Subject:** Site Contact

Gary Woodie

[garywoodie@windstream.net](mailto:garywoodie@windstream.net)

As a resident of Windrow in Matthews I am contacting the Town Council to strongly suggest that the vote be NO for the development of the proposed development near the Stallings/Idlewild road intersection of apartments and office buildings as this would cause too much congestion at that intersection that is already a concern for traffic safety.  
Gary Woodie 704-458-9975 (m)

***We, the undersigned, respectfully request that the Town of Matthews deny the rezoning petition No. 2011-573 that was filed by the Sandstone Group to rezone the area located at the I-485/Idlewild Rd interchange from the current R-15 to MUD-Innovative.***

Our objections to this project include the following:

1.) **Public Safety concerns:**

The additional traffic this project will generate will place an undue hazard on existing and future residents in an area that is already home to a dangerous intersection; Idlewild and Stallings Rd. The limited sight distance at this intersection coupled with numerous driver distractions (turn lanes; traffic light; on ramp) is a recipe for disaster.

2.) **Traffic problems:**

As it stands now, traffic backs up onto the I-485 overpass from the traffic lights at Stevens Mill Rd and the Lowes Food complex. Traffic also backs up into Hemby Bridge on the Hemby Bridge side of the Stevens Mill Rd light as well as on Idlewild Rd near the Thompson Rd intersection in Matthews. Residents who live off Idlewild Rd already have problems trying to pull out onto Idlewild Rd including Davis Trace, Windrow, Stillwell Place, and Springwater subdivisions.

Traffic currently backs up onto the off ramp at exit 49. Adding more cars to this intersection will inevitably result in traffic backing up onto I-485 posing additional safety concerns. Even if the DOT allowed a traffic light at the intersection of Stallings Rd and Idlewild Rd, you would then have 5 traffic lights within a one mile stretch. This will have a severe impact on congestion.

3.) **Community character at risk:**

An apartment complex in the heart of single family living does not make sense long term for Matthews or any of the other surrounding small towns. Existing residents moved specifically to this area for the comfort of small town living and to get away from apartment developments. Meshing single family suburban life with multi-unit apartment complexes will decrease current resident retention and put future single family resident living at risk as families will not want to move to an area where there is apartment complexes.

4.) **No market for office or retail:**

With the current economy and the future economic outlook grim, there is no market for office or retail. The current Lowes Foods complex next door sees tenant turnaround every few months. There is a good chance that the office buildings which are already scheduled as "phase two" of this project may never get built at all. Thus, leaving the apartment complex the only structure built on the land.

We, the undersigned, respectfully request that the Town of Matthews deny the rezoning petition No. 2011-573 that was filed by Sandstone Group to rezone the area located at the I-485/Idlewild Rd interchange from the current R-15 to MUD-Innovative.

	Name	Address	Phone	E-mail
1	Masse Whitacre	14254 Horseback Circle Matthews	704-847-4011	m.whitacre@carolina.rr.com
2	Virginia Hodges	14049 Horseback	704-321-7911	gno28@yahoo.com
3	Barry Little	14027 Horseback	704-847-787	jillitton@future.com
4	Sonja D. Little	14027 Horseback	704-847-7971	
5	Richard Bishop	14017 Horseback Cir	704-847-0115	rbishop@yahoo.com
6	Neane Bishop	14017 Horseback Cir	704-847-0115	
7	Philip Word	14211 Creekside Dr	704-321-9998	paword@aol.com
8	PHILIP SNYDER	14159 CREEKSIDE DR	704-246-6270	
9	Frederick M. ...	14143 Creekside Dr	704-847-4823	
10	Peggy Shayer	14143 Creekside Dr	704-847-4823	
11	Made Walthen	14150 Creekside Dr	704-450-6278	mwalthen@carolina.rr.com
12	Ange Walthen	14150 Creekside Dr.	704-763-7144	Awalthen@carolina.rr.com
13	Sherry Cornelius	14223 Creekside Dr.	914-490-1168	racinggir/313@yahoo.com
14	Donald Church	14150 CREEKSIDE DR	704-847-8142	DLCHURCH@CAROLINA.rr.com
15	Karlotte Church	14158 Creekside Dr	704-847-8142	same
16	Donald Church	14201 Creekside Dr.	704-847-0620	
17	Reberta Kosler	14201 Creekside Dr.	704-847-0620	
18	Charles P. Stevens	14009 Horseback Cir.	704-845-5122	
19	John V. Stephens	14146 Creekside Dr		
20	Jeff Randall	14214 Honeysuckle Ridge Rd.	704-246-6309	
21	Brenda Clark	14011 Springwater	704-847-7709	
22	Ronald Clark	14011 SPRINGWATER	704-847-7709	
23	Chris Clark	14029 Springwater	704 202 5210	
24	Dan Baird	14027 SPRINGWATER	704 847-0733	
25	Ann Baird	14027 Springwater	704 847-0733	

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	Name	Address	Phone	E-mail
1	Howard Hickes	14011 Honeysuckle Ridge	704 847-9595	
2	Richard Madapp	14012 Honey Suckle Rd	704 847 5459	
3	Susan Webster	14021 Honeysuckle	704 - 841 1888	
4	Jean Cook	14111 Honeysuckle	704-847-9071	
5	R. L. Barber	14021 Honeysuckle	704-847-8915	
6	W. S. Mull	14131 Honeysuckle	704-844-8817	
7	MORRY HOEWA	14109 Springwater	704-808-9989	
8	File Balluge	14101 Springwater Dr.	704-847-9311	
9	Bill Harden	14108 Springwater Dr.	704-989-4794	
10	Christie Caplan	14108 Springwater Dr.	704-618-6225	
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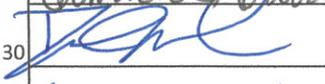
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	Name	Address	Phone	E-mail
1		15118 Davis Trace Dr.	704-847-1335	deahodge@nc.rr.com
2	BARRETT BROWN	14316 Nancy Ruth Lane	704.847.5754	bbrown@carolina.rr.com
3		14316 Nancy Ruth Ln.	704.814.0840	kpauluske@carolina.rr.com
4	Debra Hodge	15001 Ron Allen	704-668-6107	DEBRA@HOMETECHNOLOGYSOLUTIONS.COM
5	Debra Hodge	14928 Davis Trace Dr	904-846-4949	debrahodge@carolina.rr.com
6	Wendy Brown	15016 DAVIS TRACE DR	704-996-7468	WENDYB@WINDSTREAM.NET
7	RENEE MOONEY	15016 Davis Trace	704-847-2106	renee.mooney@windstream.net
8		14929 Davis Trace Dr	704-849-6777	jeff.dolan@carolina.rr.com
9	Jeffrey T. Dolan	14929 DAVIS TRACE DR	704-849-6777	JEFFREYTDOLAN@GMAIL.COM
10	Ronald Hays	15135 Ron Allen CT	704-533-1042	sholleyron@carolina.rr.com
11	Philip E. Walker	14707 DAVIS TRACE DR	704-847-9692	pewalker@carolina.rr.com
12		15104 RON ALLEN CT	704-845-9487	heatherblaker15104@windstream.net
13	Angela Smith	14813 Davis Trace Dr	704-246-6602	asmith6250@carolina.rr.com
14	Stephen A. Smith	14813 Davis Trace Dr	704-246-6602	asmith6250@carolina.rr.com
15	Don Brunsmeier	14803 DAVIS TRACE DR.	704-321-2780	dbrunsmeier@gmail.com
16	PATRICIA YOST	14935 DAVIS TRACE DR.	704-845-6069	happyyost@windstream.net
17	Will A. Yost	14935 Davis Trace Dr.	704-845-6069	happyyost@windstream.net
18		15015 Davis Trace Dr	704-246-6641	ashlee@windstream.net
19	Brie R.	15015 DAVIS TRACE	704-246-6641	bracer@apco.net
20	Nancy Griffin	15025 Davis Trace	704 363-6454	ngriff007@yahoo.com
21	Jeff Griffin	15025 Davis Trace	704 363-2987	jgriff007@yahoo.com
22	Betty Henderson	15006 Davis Tr.	704-847-0961	
23	Paula Prishby	14635 Davis Trace Dr.	704 841 8120	pecollins8@carolina.rr.com
24	Ronald Prishby Jr	14635 Davis Trace Dr.	704 841 8120	ronaldprishbyjr@hotmail.com
25	Vanessa Fyfe	14323 Nancy Ruth Lane	704-849-2505	

Nonnie V3@msn.com

	Name	Address	Phone	E-mail
26	Mike Fitzgerald	14523 Nancy Ruth Ln	704-849-2505	Fitz912@msn.com
27	Scott Smith	14315 Nancy Ruth Ln	704-841-8484	Smithless1@hotmail.com
28	Leah Smith	14315 Nancy Ruth Ln	704-841-8484	Smithless1@hotmail.com
29	Amanda Stewart	14305 Nancy Ruth Ln	704-844-8618	info@ntimemusic.com
30		14305 Nancy Ruth Ln	704-844-8618	dewey.norwood@webfargo.com
31	Mary Walke	14707 Davis Trace	704-847-9692	
32	Ted Grabowski	14308 Brooks Kn	704-281-8863	18one12@earthlink.net.
33	Clare Grabowski	14308 Brooks Kn	704-281-8863	18one12@earthlink.net.
34	Janet Marcum	14312 Brooks Knoll	704-846-7764	
35	Mike Marcum	14312 Brooks Knoll	704-846-7764	
36	Kathy Otto	14322 Brooks Knoll	704-846-9463	R.O.H@AOL.com
37	Bill Otto	14322 Brooks Knoll	704-846-9463	
38	David Storm	14328 Brooks Knoll	704-844-1490	hdcegroams@aol.com
39	David Storm	14328 Brooks Knoll	704-844-1476	hdcegroams@aol.com
40	Louis M. Wilson	14338 Brooks Knoll Ln	704-708-5885	louisandnok@quad.com
41	Kulap Messing	14338 Brooks Knoll Ln	704-708-5885	
42	Linda Nickolenko	14348 Brooks Knoll Ln	704-246-8543	lbn1203@hotmail.com
43	Phil Nickolenko	14348 Brooks Knoll Ln	704-246-8543	lbn1203@hotmail.com
44	Phyllis Brown	14352 Brooks Knoll	704-321-9524	
45	Jack Wilson	"	"	
46	Margaret Wilson	14337 Brooks Knoll Lane	704-443-7347	mwilson29@carolina.rr.com
47	Don Wilson	" " " "	" "	dwilson2@carolina.rr.com
48	Paul Linnig	14333 Brooks Knoll Ln		PaulLinnig@gmail.com
49	Raf Linnig	" "	" "	
50	Verona Pope	14327 Brooks Knoll Ln	844-9377	dada@carolina.rr.com
51	Russell Pope	" "	" "	" "
52	Jerry M. Thompson	14323 Brooks Knoll Ln	704-246-4028	jmtretire@yahoo.com
53	Ann C. Thompson	14323	"	"

	Name	Address	Phone	E-mail
54	D. M. Click, Jr	14307 Brook Knoll Ln	704-246-6793	oelick@carolina.rr.com
55	Brian S. Glick	"	"	"
56	Jill Shm	14303 Brooks Knoll Ln	704-338-2690	
57	Tawny A Shreve	"	704-338-2711	
58	Whehan Guley	14605 DAVIS TRACE	704-846-9852	
59	Seagin Andlet	14605 DAVIS TRACE	704-846-9852	
60	Keri Stanley	14515 DAVIS Trace Dr	704-408-0414	
61	Wynne	14515 DAVIS Trace Dr	704-321-9491	
62	Esther Gilmer	14342 Brooks Knoll	704-845-0470	regilmer@yale.com
63	Ian Gilmer	14342 Brooks Knoll	704-845-0470	esther.gilmer@yale.com
64	SCOTT LOUIS	14527 DAVIS TRACE	704-844-8431	SLLOUIS@UNC.EDU
65	SARA LOUIS	"	"	"
66	RON VANDERWOOD	14535 DAVIS TRACE	704-849-8622	
67	MEREDITH VANDERWOOD	14535 DAVIS TRACE	704-849-8622	
68	Tonya Inabint	14319 Brooks Knoll	704-649-5381	Talkofthetown-mkt@yahoo.com
69	Paul PRESSLEY	15132 Ron Allen Ct	704-814-4901	J.PRESSLEY12@CAROLINA.rr.com
70	Leslie Y Pressley	15132 Ron Allen Court	704-814-4901	lesliey@carolina.rr.com
71	Shunt	15012 Ron Allen Ct.	704-831-1000	shimes@gmx.com
72	Shunt	15012 Ron Allen Ct	704-831-1000	shimes@gmx.com
73	Ch. P. Kern	15127 Ron Allen Ct.	704-849-9474	KERN61enn1@windstream.net
74	Pat Shomee	15001 Ron Allen Ct	704-668-6110	Patshomee@carolina.rr.com
75	Robert Comer	15005 DAVIS Trace Dr	704-844-9178	Comerx4@windstream.net
76	James Comer	15005 DAVIS Trace Dr	704-844-9178	Comerx4@windstream.NET
77	Dave	15115 Ron Allen Ct.	704-849-0057	dwilliams63@carolina.rr.com
78	Dorinda	15115 Ron Allen Ct	704-849-0057	dwilliams63@carolina.rr.com
79	Linda Wigley	15021 Ron Allen	704-844-9800	LindaW@aol.com
80	Don Wigley	15021 Ron Allen	704-844-9800	
81	Small	1502 Ron Allen Ct	704-246-7665	

	Name	Address	Phone	E-mail
82	Denise Alridge	15118 DAVIS TRACE DR	7048471335	dcaalridge@aol.com
83	Vin Marks	14721 DAVIS TRACE DR	704-847-7304	vinmarks@windstream.net
84	Vin Marks	14721 Davis Trace Dr	704-847-7304	vinmarks@windstream.net
85	Crystal Athens	15126 Ron Allen Ct.	704-708-9297	kgathens@yahoo.com
86	George Athens	15126 Ron Allen Ct.	704-708-9297	kgathens@yahoo.com
87	Jan B Brunow	14928 DAVIS TRACE DR	704-846-4949	jbrunow@carolina.rr.com
88	Kay Trapel	14919 Davis Trace	704-408-4777	KT01282013@yahoo.com
89	Doris Lewis	15022 Ron Allen Ct	704-708-6944	doris.lewis@yahoo.com
90	Chris Brown	4405 Lawrence Dan. Dr.	704-628-6377	CSBROWN@carolina.rr.com
91	Burney Ruhl	4222 Lawrence Daniel Dr	704 941 0516	burneyr1@windstream.net
92	Sue Ruhl	4222 Lawrence Daniel Dr.	704 882 5440	burneyr1@windstream.net
93	Alex Wilson	4226 Lawrence Daniel Dr	704 882 5121	Alexg2539@carolina.rr.com
94	Scott Blanco	4012 Lawrence Daniel	516.380.7523	Regina98@aol.com
95	Juan Martinez	4001 Lawrence Daniel	704 882 7408	suevin17@msn.com
96	Juan Martinez	4001 Lawrence Daniel	704 882 7408	suevin17@msn.com
97	Aaron Sentell	4002 Lawrence Daniel	704 608 2282	GoVols1@gmail.com
98	Jasmine Sentell	4002 Lawrence Daniel	704-893-2260	jasma08@gmail.com
99	Chester Lewis	15022 Ron Allen Ct	704-708-6944	Chester.lewis1@yahoo.com
100	Don Wigley	15021 Ron Allen Ct	704 844-9800	dhwigley@aol.com
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2011-573  
10/30/2011

-----Original Message-----

From: Toni [<mailto:toni@carolina.rr.com>]  
Sent: Sunday, October 30, 2011 2:26 PM  
To: [kingrisha@matthewsnc.com](mailto:kingrisha@matthewsnc.com)  
Subject: Stallings Road Development

Dear Ms. Ingrish:

I am a resident of the town of Matthews. In fact, I live off of Phillips Road and Hwy. 51 in the Millstone Ridge subdivision.

I am asking that you vote 'no' to the Stallings Road development. We do not need any more traffic in that part of town during peak times.

The traffic on hwy. 51 is terrible already since it is one lane in each direction. Idlewild road is just as bad. Both of those roads need to be widened first before any other development is considered in these areas.

Thank you,

Antoinette M. Rohrbach

Sent from my iPad=

2011-573  
10/30/2011

Subject: Idlewild Rd. and Stallings Rd.

-----Original Message-----

From: watsonhouse@windstream.net [mailto:watsonhouse@windstream.net]  
Sent: Monday, September 26, 2011 2:58 PM  
To: kingrish@matthewsnc.com  
Subject: Idlewild Rd. and Stallings Rd.

SHi Kathi,

I hope I have the right person for this, I googled the Matthews Planning Board and you were listed as the Planning Director. I recently saw the article in the observer where the company that bought the land on the corner of Idlewild and Stallings wants to put apartments and offices there. HOW HORRIBLE!! Not to mention there is no way I see that Stallings Rd could handle additional traffic (it's used alot now b/c of the exit from 485 being so close).

I saw where only 2 people came to this meeting to voice their opinions....one for and one against....I hope you know there are so many folks that are against this.

I live in the Heathers, which is off of Phillips Rd...for 15 years and being removed from the "hustle/bustle" has been why I've stayed.

PLEASE PLEASE don't allow this to go through....we don't need anymore EMPTY office spaces around here, etc. nor apartments.

thanks for your time,  
Liz Watson

Valley-Silver Oaks, LLC  
598 Indian Trail Road, #208  
Indian Trail, NC 28

September 12, 2011

Ms. Kathi Ingrish  
Planning Director  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC

RE: Town of Matthews Rezoning Petition #2011-573

Dear Ms. Ingrish:

I am writing in favor of the petition for the mixed use rezoning of Commercial/Multi Family Housing/Apartments at the corner of Stallings and Idlewild Roads.

In reviewing the application and project/plat layout, the owners have taken into consideration "The Vision" that Matthews town leaders have established for the community. This proposed project is well within those parameters and deserves full consideration for approval as submitted.

The project has been laid out with careful attention to traffic patterns, safety, green space and makes for an attractive buffer and phasing to the lesser density of residential housing to be built across Stallings Road and then to the existing single families.

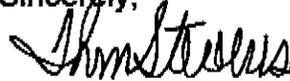
One of the major complaints voiced is the concern over increased traffic. That is something that is happening and will continue to happen regardless of the zoning density and therefore the approach should be one of providing solutions versus ignoring this growing problem, allowing it to worsen via outdated highway and transportation needs. The recommendations for improving the intersection of Stallings and Idlewild more than address any increase in traffic from the development of both corners of Stallings Road, not to mention the on site (walk to) job opportunities that will be produced. As a matter of fact, these improvements will reduce current delays/back-ups via the proposed/recommended turn lanes and stacking lanes.

Another issue which needs consideration is cost effective, mid-range housing for young professionals, employees within the county and retiring empty nesters. This plan provides an affordable update to the existing housing inventory with a newer, more modern product.

Developers, builders and jurisdictions need to work together and act responsibly to expedite zoning decisions so delays don't diminish or restrict the economic feasibility and benefits of moving progress forward. They should work together especially in today's economic environment to fast track development approval that is in the best interest not only of the jurisdiction but also of the citizens it serves. Communities need growth that improves infrastructure such as highways, brings in additional revenue, drives additional commerce to local businesses and adds jobs.

Thanking you in advance for your consideration and approval of the above referenced zoning petition.

Sincerely,



Thomas M. Stevens, CEO  
Valley Development

Cc: Mr. Bill Sherrill, Town of Matthews

**Leon Levine**

6000 Fairview Road, Suite 1525  
Charlotte, NC 28210

September 1, 2011

Ms. Kathi Ingrish  
Planning Director  
Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Re: Town of Matthews Rezoning Petition #2011-573

Dear Ms. Ingrish:

I am writing regarding rezoning case number 2011-573 that currently is being considered for rezoning in Matthews. This petition seeks to rezone approximately 20.5 acres of land at the Idlewild Road exit (the land fronts on I-485 and also is bounded by Idlewild Road and Stallings Roads). The petition is to rezone the site from R-15 to MUD-Innovative, with a proposed mixed use of office and multifamily. I am one of the property owners involved in this rezoning. I believe that this is an excellent project that will be a lasting asset for Matthews and I am writing to ask for your support for this rezoning.

I have had a long history and relationship with Matthews, whether on business, economic development, civic or charitable fronts. I only seek to be involved in causes and endeavors that I feel are worthwhile and for which I can be proud. Through my actions, it can be seen that I always have kept the community of Matthews' interests at heart.

When I chose Matthews for the location of Family Dollar's headquarters I was able to create jobs and a stronger tax base for the Town, which also helped to bring water and sewer to the Town. In addition, I have helped establish and support the Levine Senior Center and the Levine Campus of the Central Piedmont Community College, both of which have greatly enhanced the lifestyle of many of the residents of Matthews. I currently am working with Matthews and other parties who have been trying hard for years to make the planned Sportsplex project a reality, and which I believe has the opportunity to be a signature project for the Town and a lasting legacy for those that have been involved.

Likewise, I believe the Idlewild exit project that is being considered for rezoning is a first-class proposal. The development has been custom-designed for Matthews, is well-planned for its location and will fill a need in the market for new Class A multifamily and office space. The planned mix of office and multifamily complement each other, and the uses are well-suited for this interstate exit frontage location. I believe that this development will be an asset to the community of Matthews and, as I noted before, I would not be involved in this project if I thought otherwise.

I look forward to continuing to work with the Town of Matthews, whether related to this project at Idlewild Road, the Sportsplex project or other future projects that can enhance the lives of the citizens of Matthews.

Again, I ask for your support regarding this rezoning petition and thank you for your consideration. Please feel free to contact me with any questions.

Sincerely,

  
Leon Levine

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**From:** noreply@matthewsnc.com [mailto:noreply@matthewsnc.com]  
**Sent:** Tuesday, September 06, 2011 11:03 AM  
**To:** jpleimann@matthewsnc.com  
**Subject:** Site Contact

robert stratton

rstratton2@gmail.com

We are opposed to the change in zoning at Stallings and Idlewild Rd. for the following reasons:  
1. This project is not needed. Most of the apartment properties within 5 or 10 miles of Matthew have FOR RENT signs posted. Same goes for office space. 2. This project will create more storm water run-off problems in this area. 3. 292 apartments, with 2 cars per unit, plus office space parking will create more traffic problems on Idlewild and Stallings Rd. The so called traffic expert appears to have completed the traffic count on another planet. Please do not approve this project!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!

## COMMUNITY MEETING REPORT

**Petitioner: Sandstone Group**  
Rezoning Petition No. 2011-573

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 12, 2011. A copy of the written notice is attached hereto as Exhibit A-2.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, August 25, 2011 at 7:00 PM at Mt. Harmony Baptist Church located at 2817 Mt. Harmony Church Road in Matthews, North Carolina.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Steve Sanders and Erin Sanders of the Sandstone Group, Rhett Crocker of LandDesign, the Petitioner's landscape architect, Steve Blakley of Kimley Horn, the Petitioner's traffic engineer, and John Carmichael of Robinson Bradshaw & Hinson, P.A.

### **SUMMARY OF ISSUES DISCUSSED:**

John Carmichael welcomed the attendees to the Community Meeting regarding Rezoning Petition No. 2011-573 that has been filed by the Sandstone Group. John Carmichael advised that this Rezoning Petition concerns an approximately 20.5 acre site located at the I-485/Idlewild Road interchange and the intersection of Stallings Road and Idlewild Road.

John Carmichael advised that he represents the Sandstone Group on this Rezoning Petition. John Carmichael introduced Steve Sanders of the Sandstone Group and advised that Mr. Sanders would introduce the other members of the team here tonight, and that Mr. Sanders is going to discuss the rezoning request and his vision for the site in detail.

Prior to Mr. Sanders discussing the rezoning request and the proposed development, John Carmichael provided the schedule of events relating to this rezoning request. Mr. Carmichael advised that the Public Hearing will be held on Monday, September 12, 2011 at 7:00 PM at the Matthews Town Hall. The Planning Board will consider this Rezoning Petition at its meeting on Tuesday, September 27, 2011 at 7:00 PM at the Matthews Town Hall, and the Matthews Town Board of Commissioners will render a decision on this Rezoning Petition on Monday, October 10, 2011 at 7:00 PM at the Matthews Town Hall.

Mr. Sanders then introduced the individuals assisting him on this rezoning effort. The individuals are Erin Sanders of the Sandstone Group, Rhett Crocker of LandDesign, Steve Blakley of Kimley Horn and John Carmichael of Robinson, Bradshaw & Hinson.

Mr. Sanders advised that the Sandstone Group is seeking to rezone the site from a single-family residential zoning classification to the MUD-Innovative zoning district to permit the development of a multi-use project on the site that would contain multi-family apartment units and office uses. The site has over 2,000 feet of frontage on the Interstate and at the Idlewild Road frontage on the exit.

Mr. Sanders advised that he is planning to develop a Class A apartment community on the site. A Class A apartment community is an industry term that simply means that it is a top-of-the-market development with high construction quality and numerous amenities. Mr. Sanders advised that this would not be a cookie-cutter apartment community, and that the site plan and the architecture have been designed specifically for the site and the Town of Matthews. The architecture is a very traditional or craftsman-style architecture, and vinyl siding would not be a permitted exterior building material.

Mr. Sanders advised that the site would be heavily landscaped and there would be abundant natural areas and open space as seen from the rezoning plan.

Class A apartments are typically occupied by people who choose to live in a maintenance-free leasing situation. This community would be geared primarily to young professionals and empty-nesters, with walking trails, a large pond, a fully-equipped clubhouse and lots of open green space for recreation. Mr. Sanders stated that he is planning at least four main building types for the apartment community and two for the office buildings. The office space would be Class A professional office space consisting of a one 1-story office building and a 2-story office building. The office buildings would help shield the multi-family homes from Idlewild Road and I-485. Mr. Sanders stated that, in his opinion, office uses are a low-impact non-residential use.

Mr. Sanders advised that overall, he is proposing no more than 292 apartment units and up to 40,000 square feet of office space.

Mr. Sanders advised that we will talk about traffic issues tonight. He understands that this is a topic of concern for people when they learn about new developments that are being proposed. Mr. Sanders advised that one of the premier traffic engineering firms, Kimley Horn, prepared a traffic impact analysis regarding this proposed development that analyzed current traffic conditions and what the conditions would be after this proposed project is built.

Mr. Sanders stated that the traffic improvements that would be installed in connection with this development would allow the roads to accommodate the traffic generated by this development and improve certain existing conditions. For example, a left-turn lane on westbound Idlewild Road at Stallings Road would be installed and this would improve the flow of traffic on westbound Idlewild Road.

The Sandstone Group is a family business based in the Charlotte area, and has owned this site for approximately nine years. The Sandstone Group is made up of local people and is using local

firms to help with this project. Once again, the development has been custom-designed for the Matthews area and for the site.

Mr. Sanders then discussed why he believes that there is a need for a high quality multi-family apartment community in this area. More and more Americans are leasing apartments today rather than owning homes. These individuals may be professionals who come to town with a new job and have not been able to sell their former homes, they may be empty-nesters who want to downsize, or they may be working people who despite their hard work are challenged by the banks' requirements for purchasing homes today. This proposed apartment community would be developed for stable households, and these residents would be less likely to be families with children. These residents would be good neighbors in this community. The residents of this community would be carefully screened during the application process.

The Sandstone Group had a market study performed that shows that Matthews is in need of new multi-family development. The study found that almost 60% of similar multi-family communities in the Matthews market were built during the 1980s, so some of these communities are about thirty years old. A lot has changed during that time about what amenities, features and other options are needed and expected by residents. Thirty year old buildings and amenities are not sufficient to meet the market demand in 2011. Additionally, very few new apartment communities have been built in Matthews in recent years.

The current vacancy rate for apartment communities that are similar to the proposed apartment community in the entire Charlotte-Metro area is about 9%, and the vacancy rate for communities like this in Matthews is an amazingly low 5.5%. Therefore, there is projected to be a shortage of quality multi-family apartment options for folks living in the Matthews area.

The proposed apartments could be converted into condominiums in the future when the market changes. The units would be separately metered for utilities and we would be using top-quality construction materials and installing top-quality amenities.

Mr. Sanders then discussed why he felt that this location was appropriate for the proposed project. Mr. Sanders said that he has tried to build smart-growth principles into this proposed development. There are a number of ideas that fit into the broadly defined concept of smart-growth. They include a mixing of land uses as we are proposing at this site; avoiding sprawl by building near existing infrastructure and transportation and having close access to work and shop locations. This site is at the I-485 interchange, it has existing water and sewer capacity and nearby shopping.

Mr. Sanders stated that we are pursuing a Mixed Use Development zoning classification for this site that is suitable for developments at interstate interchanges.

Mr. Sanders further advised that he will strive to make this a green community, and that he is currently working with HAWK on trying to develop a site that is wildlife friendly.

Mr. Sanders then reviewed in detail the rezoning plan for the proposed project. Mr. Sanders advised that the project is designed so that people can work and live on the site. Mr. Sanders then shared the architectural elevations for the proposed office buildings and the proposed multi-

family buildings. He indicated that the multi-family buildings would be a craftsman style that is compatible with Matthews' traditional-styled architecture.

Mr. Sanders discussed the intersection of Stallings Road and Idlewild Road, and he stated that the North Carolina Department of Transportation has advised that it will not allow a traffic signal to be installed at this intersection, because it is located too close to the I-485 on-ramp. However, we will be installing a westbound left-turn lane on Idlewild Road at the intersection of Idlewild Road and Stallings Road, and this should improve traffic conditions on westbound Idlewild Road.

Mr. Sanders then introduced Steve Blakley, a traffic engineer with Kimley Horn.

Mr. Blakley showed an aerial photograph of the site and the adjacent roadways, and stated that his firm had prepared a traffic impact analysis with respect to this proposed development. In doing so, Mr. Blakley said that his firm had worked closely with the North Carolina Department of Transportation and the Town of Matthews on the parameters of the traffic impact analysis. The traffic impact analysis considered existing conditions, expected conditions from nearby approved projects like Silver Oaks and the traffic that would be generated by the proposed development.

Kimley Horn, upon the completion of the traffic impact analysis, submitted it to NCDOT and the Town of Matthews.

Mr. Blakley indicated that there would be three driveways serving the proposed development. One driveway on Idlewild Road that would be a right in/right out only driveway, and two full movement driveways on Stallings Road. Left turn lanes would be installed on Stallings Road at each driveway. The developer would also install a westbound left-turn lane on Idlewild Road at the intersection of Idlewild Road and Stallings Road, and Stallings Road would be improved such that there would be a right-turn lane and a left-turn lane on Stallings Road at its intersection with Idlewild Road.

The meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions and the comments that were received at the meeting.

- An individual stated that when you are sitting in your vehicle on Stallings Road at its intersection with Idlewild Road, you cannot see west on Idlewild Road because of the elevation of the road. Mr. Blakley indicated that this sounds like an existing problem that needs fixing, and that he would contact NCDOT to inquire if NCDOT would remedy this issue.
- An individual stated that traffic on Stallings Road already backs up because there are no right-turn or left-turn lanes on Stallings Road at its intersection with Idlewild Road. Mr. Blakley indicated that these turn lanes are proposed as part of the road improvements. This individual asked what would be the length of the turn lanes that would be installed on Stallings Road. Mr. Blakley indicated that typically, they would be 150 feet in length, but they would look at the volume of traffic here and the length may be tweaked.

- An individual stated that he was disappointed that the State will not put a traffic signal at the intersection of Idlewild Road and Stallings Road. In response, Mr. Blakley indicated that NCDOT would not allow a traffic signal at this intersection because of its proximity to the I-485 interchange.
- An individual stated that there appeared to be a traffic signal that was in close proximity to the interchange on the opposite side of I-485. Mr. Blakley indicated that a traffic signal would need to be at least 1200 feet away from the interchange and that the signal on the other side of the interchange appeared to be further away than that.
- An individual asked if there was enough existing right-of-way to accommodate the planned transportation improvements. Mr. Blakley stated that they have not done the engineering to make this determination, but that he understood that there was a commitment from Silver Oaks to dedicate right-of-way, and this site would have to dedicate right-of-way as well. Mr. Sanders indicated that he did not believe that right-of-way would be necessary from his immediate neighbor on Stallings Road.
- An individual asked if there were homes on the site, and Mr. Sanders indicated that there would be no homes.
- An individual asked how the Petitioner got the Town of Matthews to go along with this proposal. Mr. Carmichael indicated that this project had not been approved by the Town of Matthews. The Sandstone Group is requesting that the Town of Matthews approve the requested rezoning to accommodate the proposed development.
- An individual asked what happens to the power line on the site, and Mr. Sanders indicated that he will have to work with the utility company on this issue.
- In response to a question, Mr. Blakley indicated that there would be two entrances into the site from Stallings Road.
- An individual stated that there would be a lot more traffic on Stallings Road as a result of this development and people will travel down Stallings Road to Phillips Road as a result of this development. The individual believes this will create a problem and Stallings Road will need to be widened to four lanes to accommodate all the traffic. This individual felt that the proposed development would be detrimental to traffic in the area.
- Mr. Blakley described how they determine the amount of traffic that will be generated by a proposed project. Mr. Blakley also discussed the distribution of the traffic from the proposed project.
- An individual asked how much traffic would be added to the area as a result of this proposed development. Mr. Blakley stated that they analyzed the morning and PM peak hour trips in the traffic impact analysis.
- An individual stated that the 40,000 square foot office component should have at least 240 employees, which means a lot of cars. Mr. Sanders and Mr. Crocker noted that fewer cars

are expected as 133 parking spaces are being provided for the office buildings per the zoning ordinance.

- An individual asked if the traffic counts were taken when school was out. In response, Mr. Blakley stated that the traffic counts were taken during the school year on a school day.
- An individual asked if Mr. Blakley had taken into account the traffic to be generated by the project and the existing traffic. Mr. Blakley stated yes, he had done so.
- An individual stated that he had a real concern with the impact of this proposed development on traffic congestion in the area. He stated that traffic is bad at this point, and this will only make it worse.
- A person stated that if the elevation of the intersection of Stallings Road and Idlewild Road is not changed it will be dangerous. Mr. Blakley advised that he would contact NCDOT to discuss this issue.
- In response to a question, Mr. Sanders stated that the Sustars owned the property next to the site at the corner of Stallings Road and Idlewild Road.
- An individual stated that NCDOT should take the traffic signal away from Rite Aid and put it at the intersection of Idlewild Road and Stallings Road. She stated that the intersection of Stallings Road and Idlewild Road is more dangerous.
- A resident of Davis Trace asked how far the right in/right out driveway would be from the intersection. Mr. Blakley stated that the driveway would be located approximately at the location where the current driveway is for the house and that there would not be an acceleration lane at this location.
- An individual stated that there would be cut-through traffic through the site.
- An individual asked if there would be on-site management of this apartment community, and Mr. Sanders stated that there would be an on-site management staff.
- An adjoining neighbor asked about the width of the buffer next to his property. Mr. Sanders stated that the width of the buffer at this location is approximately 35 feet. In response to a follow-up question, Mr. Sanders said that the closest building would be located 35 feet from the property line. Mr. Sanders stated that the buildings along this property line would be two stories and three stories.
- An individual asked how the developer planned to control the cut-through traffic through the site. In response, Mr. Sanders stated that there was the potential for cut-through traffic, and that the development would meet the requirements for internal streets.
- In response to a question, Mr. Sanders stated that there would be a property manager for the project that lived on the site.

- An individual asked if the Sandstone Group had any other projects in the area that are similar to the one that is being proposed. Mr. Sanders stated that the Sandstone Group does not have a similar project in the Charlotte area, but has done projects in other areas and have traditionally done more infill, single-family residential land development in Charlotte.
- An individual asked if the Rezoning Petition only covered this site, and Mr. Sanders confirmed that the Rezoning Petition only covers this 20.5 acre site.
- An individual asked if there was truly a need for this type of a development, as he sees many vacant luxury apartment complexes throughout the area.
- An individual noted that there is a high unemployment rate in this area. Mr. Sanders stated that the project would not be developed today, and that it would not be ready for occupancy until approximately 21 months from a rezoning approval.
- An individual stated that he did not think that this project would work from a traffic standpoint.
- An individual stated that he did not think that the storm water run-off from the site could be properly controlled. Mr. Crocker stated that Mecklenburg County and the Town have storm water regulations that the Petitioner must comply with to control storm water run-off.
- An individual asked if there is sewer and water capacity for this proposed project, and Mr. Sanders confirmed there is sewer and water capacity.
- In response to a question regarding the size of the units, Mr. Sanders stated that approximately 40% of the units would be one bedroom units, 50% would be two bedroom units and 10% would be three bedroom units. The average size of the units would be about 1,000 square feet.
- An individual asked why this project would not be developed as condominiums at this point, and in response, Mr. Sanders stated that the market and the lending environment would make that extremely difficult.
- An individual asked if this Rezoning Petition is not approved, what will happen to the property, would the Sandstone Group just take the project across I-485. Mr. Sanders stated no, that his family has owned this property for nine years.
- An individual stated that she thinks the project and the site plan are very attractive, even though she recognizes that there will be an increase in traffic if the project is developed.
- An individual stated that this project would create more traffic congestion on nearby roads.
- An individual stated that traffic is always an issue, but if the office uses were eliminated, it would decrease the amount of traffic generated by the project.

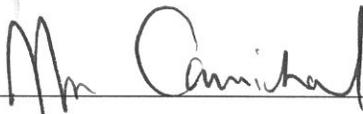
- In response to a question, Mr. Sanders said there would be approximately 390 parking spaces for the apartment units.

At the conclusion of the meeting, Mr. Carmichael advised that the Petitioner has also filed a Zoning Application for Ordinance Text Amendment requesting that the minimum total project area in the Mixed Use Development district be reduced from 30 acres to 15 acres. The Public Hearing on the text amendment request will also be held on Monday, September 12, 2011 at 7 PM at the Matthews Town Hall.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the conditional rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 2<sup>nd</sup> day of September, 2011.



\_\_\_\_\_

John Carmichael, Agent

SANDSTONE GROUP, Petitioner

cc: Mr. Steve Sanders, Sandstone Group (via email)

Parcel No. 215-141-10

Franklin M. Renfrow  
P.O. Box 67  
Matthews, NC 28106-0067

Parcel No. 215-141-12

Kenneth P. Outen and Doris Elaine Outen  
4600 Stallings Road  
Matthews, NC 28105

Parcel No. 215-141-15

Margaret S. Childers and Kimberly Childers Edwards  
4608 Stallings Road  
Matthews, NC 28105

Parcel No. 215-141-14

Margaret S. Childers and Kimberly Childers Edwards  
4608 Stallings Road  
Matthews, NC 28105

Parcel No. 215-141-13

George H. Francis and Sue Elias Francis  
4624 Stallings Road  
Matthews, NC 28105

Parcel No. 215-141-17

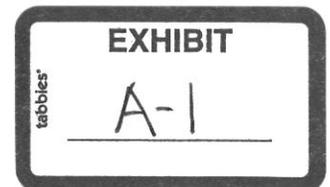
Jack Brewer and Joyce Brewer  
4700 Stallings Road  
Matthews, NC 28105

Parcel No. 215-141-07

Billy Hugh Sustar  
13039 Lawyers Road  
Charlotte, NC 28227

Parcel No. 215-141-21

Franklin M. Renfrow  
P.O. Box 67  
Matthews, NC 28106-0067



Parcel No. 215-141-22  
Department of Transportation  
716 W. Main Street  
Albemarle, NC 28001-4626

Parcel No. 215-141-03  
Jerry M. Funderburk and Irma L. Funderburk  
14901 Boyd Funderburk Drive  
Matthews, NC 28105

Parcel No. 215-141-20  
Gerald L. Funderburk  
14910 Boyd Funderburk Drive  
Matthews, NC 28104

Parcel No. 215-141-01  
Gerald L. Funderburk  
14910 Boyd Funderburk Drive  
Matthews, NC 28104

Parcel No. 195-112-13  
Land Investments, LLC  
P.O. Box 31786  
Charlotte, NC 28231

Parcel No. 195-112-08  
Department of Transportation  
716 W. Main Street  
Albemarle, NC 28001-4626

Parcel No. 195-112-14  
R.T. Steele and Alicia J. Steele  
14623 Idlewild Road  
Matthews, NC 28105

Parcel No. 195-112-07  
Richard D. Johnson and Elizabeth Lee Johnson  
19039 Mountainview Drive  
Cornelius, NC 28031

Parcel No. 195-112-06  
Billy Hugh Sustar  
13039 Lawyers Road  
Charlotte, NC 28227

Parcel No. 195-231-01  
Betty Sustar Cookston  
13039 Lawyers Road  
Charlotte, NC 28227

Parcel No. 215-151-11  
Valley-Silver Oaks, LLC  
598 Indian Trail Road  
# 208  
Indian Trail, NC 28079

Parcel No. 215-151-02  
Valley-Silver Oaks, LLC  
598 Indian Trail Road  
# 208  
Indian Trail, NC 28079

Parcel No. 215-151-01  
Valley-Silver Oaks, LLC  
598 Indian Trail Road  
# 208  
Indian Trail, NC 28079

Parcel No. 215-151-73  
Valley-Silver Oaks, LLC  
598 Indian Trail Road  
# 208  
Indian Trail, NC 28079

Parcel No. 215-132-58  
Franklin M. Renfrow  
P.O. Box 67  
Matthews, NC 28106-0067

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- Rezoning Petition No. 2011-573 filed by Sandstone Group seeking to rezone an approximately 20.5 acre parcel of land located at the southwestern quadrant of the I-485 and Idlewild Road interchange to the MUD-Innovative zoning district to accommodate a multi-use development containing a maximum of 292 apartment units and a maximum of 40,000 square feet of office space

**Date and Time of Meeting:** Thursday, August 25, 2011 at 7:00 p.m.

**Place of Meeting:** Mt. Harmony Baptist Church  
2817 Mt. Harmony Church Road  
Matthews, NC

**Petitioner:** Sandstone Group

**Petition No.:** 2011-573

We are assisting Sandstone Group (the "Petitioner") in connection with a Rezoning Petition it has filed with the Town of Matthews seeking to rezone an approximately 20.5 acre parcel of land located at the southwestern quadrant of the I-485 and Idlewild Road interchange to the MUD-Innovative zoning district to accommodate a multi-use development containing a maximum of 292 apartment units and a maximum of 40,000 square feet of office space.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with adjacent and nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that adjoins or is located across the street from the site.

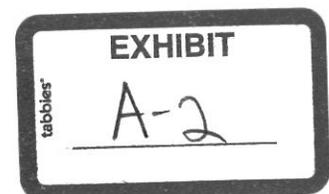
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, August 25, 2011 at 7:00 p.m. at Mt. Harmony Baptist Church located at 2817 Mt. Harmony Church Road in Matthews, NC. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Kathi Ingrish, Town of Matthews (via email)  
Mr. Bill Sherrill, Town of Matthews (via email)  
Mr. Steve Sanders, Sandstone Group (via email)

Date Mailed: August 12, 2011





Sandstone Group, Petitioner  
Rezoning Petition No. 2011-573

Community Meeting Sign-in Sheet  
Mt. Harmony Baptist Church  
Thursday, August 25, 2011  
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	S. TAYLOR	3401 Tracelake Dr Matthews	NA	NA
2.	D. DePray	2610 Cornermanas "		dfdepray@aol.com
3.	Wendy Funderburk	14901 Boyd Funderburk Dr		
4.	Bernad Funderburk	14910 Boyd Funderburk Dr		
5.	Melodonna Britt	4031 Hwy 200 So STANFIELD NC	704 888 5840	MB@MBPBROKERS.COM
6.	J.C. Britt	4031 Hwy 200 So STANFIELD NC		
7.	Billy & Robina Sustar	13039 Lawyers Rd, Mint Hill, NC	704-545-5223	brsustar@bellsouth.net
8.	MARGE AVERILL	13701 Apollonius Dr Matthews 28105		MLA7943@homeiw.com
9.	Tom + Sharon Green	14525 Barney Dr, Ch. N.C. 28227		
10.	Russell Jones	14608 Barney Dr Charlotte 28227	704.321.5220	rlorus86@aol.com
11.	Margaret Childers	4608 Stallings Road Matthews 28105	704 847 6781	
12.	Steve + Kimberly Edwards	610 Greenbriar Drive Matthews 28104	704 713 4382	kcedwards60@carolina.rr.com
13.	Kathleen Wish	2436 Gold Cup Ct Matthews		*
14.	Robert Stratton	2436 Gold Cup Ct, Matthews		
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16.	RHETT CROCKER	<del>612 PRA</del> 23 N. GRAY ST	704 333 0325	rcrocker@entbossign.com
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19.	JERRY THOMPSON	14323 Brooks Knoll Ln Mint Hill NC	704-246-4028	jmtretired@yahoo.com
20.	GEORGE FRANKS	4624 Stallings rd. Matthews	704-777-0625	
21.	GAL BREWER	4700 Stallings rd Matthews	704-847-5927	
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