

MEETING NOTES

DATE: December 8th, 2014  
PROJECT NAME: Fullwood Station PROJECT #: 1014194  
MEETING LOCATION: 232 Matthews Station Street, Matthews, NC  
PURPOSE: Board of Commissioners - Public Hearing  
SUBMITTED BY: Mark Kime

The following comments and questions were noted as primary issues of concern by the Board of Commissioners, Planning Board, and General Public during the Public Hearing for Fullwood Station held on Monday, December 8<sup>th</sup>, 2014 at 7:00pm. Provident Land Services, LLC shall be hereinafter referred to as "Petitioner".

1. The "by-right" plan would offer no assurances that a land owner would not clear their land all the way up to the adjacent property line. The Petitioner under an R-VS zoning would provide a buffer against adjacent property lines in the form of either preservation of existing vegetation or some form of planting mitigation.
2. The Petitioner commits to relocating the northernmost cul-de-sac adjacent to the residents along Glenshannon Road a minimum of (10) ten feet to the west in order to provide preservation of the natural buffer adjacent to these property owners to the greatest extent possible.
3. Mr. Michael Ham of the Planning Board was particularly concerned with limiting and outright denying homeowners the use of fertilizers and pesticides in the maintenance of the softscape for this project in an effort to preserve the wetlands and natural stream corridor within the project. The Petitioner confirmed that use of fertilizers and pesticides shall be governed and limited by the Homeowners Association Documents.
4. Mr. Michael Ham of the Planning Board requested that long term monitoring of the health and viability of the wetlands be provided. The Petitioner agreed to explore this option.
5. Mr. Kress Query of the Town Board requested to know the specific amount of homes to be constructed of brick? Mr. Query also questioned the use of other materials and if vinyl would be used at all in any of the homes? The Petitioner responded that all homes would consist of four-sided architecture that would consist of brick, stone, or a cementitious material and that vinyl would only be used for soffits.
6. Mr. Kress Query of the Town Board requested clarification on the paving width of the travel lanes within the development. The Petitioner noted that the plans would consist of (12) twelve foot travel lanes and not the (10) ten foot travel lanes as depicted on the latest submitted site plan.
7. The Town Board requested that the Petitioner commit to providing at least (50) fifty percent of the homes with a (14) fourteen foot aggregate side yard. The Petitioner committed to exploring meeting this request with the next iteration of the site plan.
8. The Town Board noted that granting the rezoning petition would net a (34) thirty-four percent increase in traffic generated versus the "by-right" plan under the current R-15 zoning designation.
9. Mr. James Taylor of the Town Board and Mayor of the Town of Matthews questioned the validity of certain design features as "innovative" design standards. In particular, shared driveways, parallel parking for the mail kiosk, side-loaded garages, and basement lots were noted as lacking in innovation under the spirit of the "innovative" design qualifications. Mr. Taylor additionally noted that a certain amount of ambiguity existed in determining which design standards were innovative versus design standards that were just above and beyond minimum requirements.
10. The Town Board questioned whether or not access to the site could be positioned in a location north or south of the bulb out to be constructed as part of the NCDOT improvements to South Trade Street.

## MEETING NOTES

11. Mr. Kress Query of the Town Board requested that dry detention ponds be planted with vegetation other than a grass mix in order to provide an aesthetic quality to the BMPs other than a grassed bowl at the low point of the site. The Petitioner agreed to provide vegetation within the BMPs to satisfy this request.
12. Mr. Jeff Miller of the Town Board reiterated public comments received since the filing of the rezoning petition. In particular the following items were mentioned as public comments received by his office.
  - a. Please provide (12) twelve foot travel lanes instead of the (10) ten foot travel lanes currently shown.
  - b. Has the Petitioner committed to paying the fee in lieu of open space dedication amount of \$123,013?
  - c. Will there be sidewalk construction along the full frontage of South Trade Street?
  - d. Will there be a vehicular connection to Woody Creek Road?
  - e. Please provide street names as directed by Chief Hunter in order to ensure Public Safety, in particular using the name Fullwood for any of the internal street network.
13. Mr. Joe Pata of the Town Board reiterated public comments received since the filing of the rezoning petition. In particular the following items were mentioned as public comments received by his office.
  - a. Concerns over the increased traffic to South Trade Street.
  - b. An increase in homes from (34) thirty-four "by-right" to (47) forty-seven homes would adversely affect traffic.
  - c. The greenway currently floods with as little as a quarter inch of rain.
  - d. Residents did not want to see connectivity to the Chesney Glen Neighborhood.
  - e. Residents along Glenshannon Road would like to see homes moved (10) ten to (15) fifteen feet further away from their property line.
  - f. Providing another entrance onto South Trade Street would be a terrible idea.
  - g. Constructing a (10) ten foot retaining wall adjacent to the Chesney Glen Neighborhood.
14. Comments from the General Public and adjoining Property Owners:
  - a. Residents would prefer the site be kept in its existing natural state in order to provide wildlife refuge.
  - b. The traffic counts are invalid since almost every homeowner with kids will not have just one car, but more likely three or four cars.
  - c. The South Trade Street road improvements will not help relieve traffic congestion.
  - d. The unit count is too high for land.
  - e. The proposed bulb out combined with a new entrance to the development in this location provides an unsafe turning movement.
  - f. A screen wall and berm will not help to provide looking at the backs of homes from South Trade Street.
  - g. The amount of impervious area being added will only worsen the flooding condition along the greenway.
  - h. Dry detention ponds should be vegetated with something other than grass. Please refer to the storm facility for Matthews United Methodist Church for an example.
  - i. The line of sight turning onto South Trade Street from the proposed ingress/egress point is poor.
  - j. The stacking distance for cars making a U-Turn to move north onto Trade Street is too short.
  - k. Traffic counts need to be taken when there is a tournament at the athletic fields across the street.
  - l. Elementary school traffic in the middle of the day was not taken into consideration with the traffic counts.
  - m. Exiting traffic from the Chesney Glen Neighborhood already has a stacking and delay problem. Residents from the proposed development utilizing the traffic signal in this location will only worsen this condition.

MEETING NOTES

- n. A greenway connection to the Chesney Glen Neighborhood has not been authorized by the resident at this time.
- o. Will there be a fence around the detention ponds? The ponds when full could be a safety issue.
- p. There is no solution to the Trade Street traffic problems on the horizon.
- q. Residents would like to see more guarantees regarding the preservation of wetlands and providing a buffer from the adjoining neighborhoods.
- r. Do the detention ponds pose a health threat to adjoining property owners if standing water persists in the ponds?
- s. Maneuvering out of a driveway for residents along Woody Creek Road will be hampered by the increase of traffic from the proposed development.
- t. The retaining wall adjacent to the Chesney Glen Neighborhood will be an eyesore.
- u. The spacing of such large homes in close proximity to each other is not in harmony with the surrounding development.
- v. Could the Town work on getting grants in order to purchase the property and preserve the land as a park?



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Mark E. Kime, RLA

*These notes reflect the author's interpretation of the events at the referenced meeting. Any changes or additions required should be submitted to the author in writing.*

October 1<sup>st</sup>, 2014

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

Re: Hylton/Martin Tract Rezoning Application

Dear Ms. Ingrish:

Please find attached the rezoning application for the proposed Hylton/Martin Tract located at 1011-1121 South Trade Street. The property consists of four parcels totaling +/-19.31 acres.

The properties are currently zoned R-15. We are requesting that the property be rezoned for single-family development under the Matthews R-VS (Innovative) zoning district. We believe that the R-VS (Innovative) zoning is suitable for this location in order to provide the variations listed below to facilitate a quality lifestyle alternative in Matthews. The proposed development is joined on two sides by single-family development and commercial property to north of the site zoned R-15.

The Petitioner hereby seeks the following Innovative Development Standards:

1. On-Street Parking - Additional on-street parking shall be provided within the public right-of-way throughout the development as shown on Sheet RZ-4.0.
2. Side-Loaded Units - Side-loaded garage units shall be provided to enhance the aesthetic appeal of the development. At a minimum, ten (10) percent of all homes within the community shall be side-loaded garage homes.
3. Diversity in Architecture - The Petitioner aims to provide a diversity in architecture from home to home to provide a development that is pleasing to the eye and not repetitive in appearance from home to home.
4. Reduced Rear Yard - The rear yard setback shall be reduced from 30 feet to 20 feet. The reduced rear yard setback will help to provide common open space preserved in a natural condition such as tree save areas, ponds and wetlands to the greatest extent possible.
5. Planting Strip - The proposed planting strips shall be reduced from 8 feet to 5 feet. Where parking bump-outs for parallel parking are located, the planting strip shall be eliminated.
6. Cul-de-sac Length: The Petitioner proposes a maximum cul-de-sac length of 700 linear feet in order to minimize impacts to wetlands and undisturbed natural areas while providing access to usable areas of the property that would otherwise require disturbance of these natural features.
7. Curb and Gutter - Thirty (30) inch curb and gutter shall be implemented throughout the development due to the presence of on-street parking as well as conforming to general design standards associated with neo-traditional design and development.
8. Multi-Generational Homes - Multi-Generational home sites may be offered on several of the larger lots within the development.
9. Pocket Park - An "eyebrow" park has been added with homes fronting the park in the southwest corner of the site.

10. Trail Connectivity - A trail system to be field located during the preliminary plat shall be located within the open space and stream buffers. A trail connection shall also be proposed to the South Trade Street sidewalk.
11. Mail Kiosk - The mail kiosk for the development shall include benches and landscaping and serve as a destination point within the development.
12. Shared Driveways - Shared driveways may be incorporated within some units within the development.
13. Tree Save Areas - Tree save areas shall be located along the central spine of the site buffering both sides of the creek and open space areas serving as a unifying theme for the project. The main entrance will reinforce this theme of tree preservation by providing views of the central tree save area upon entering the site from South Trade Street.
14. Variable Lot Size - A mixture of lots varying in width shall be interspersed throughout the development.

In addition, the Petitioner reserves the right to modify the innovative provisions described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

We look forward to working with the Town of Matthews on the approval of the Hylton/Martin Tract. We believe that this project will be an excellent addition to your community.

Sincerely,

Mark E. Kime, RLA  
Landscape Architect



**LandDesign | Charlotte NC**

223 North Graham Street, Charlotte, NC 28202

V: 704.333.0325 x.2235 | F: 704.332.3246 | C: 704.293.5289

Washington DC

Charlotte NC

Raleigh NC

Dallas TX



DATE FILED 10-1-14

APPLICATION NUMBER 2014-621

*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

A change in zoning classification of the property hereinafter described; or

A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 22721228

Address of property: 1011 S TRADE ST, MATTHEWS, NC 28105

Location of property:

Title to the property was acquired on 12/04/1973

and was recorded in the name of H W MARTIN AND RUTH K MARTIN

whose mailing address is 1011 S TRADE ST, MATTHEWS, NC 28105

The deed is recorded in Book 03588 and Page 306 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS



DATE FILED 10-1-14  
APPLICATION NUMBER 2014-621  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 22721229

Address of property: 1121 S TRADE ST, MATTHEWS, NC 28105

Location of property:

Title to the property was acquired on 07/05/1990  
and was recorded in the name of MILDRED F SUTTON HYLTON  
whose mailing address is 176 WOODBERRY ST, WHITE LAKE, NC 28337

The deed is recorded in Book 06306 and Page 501 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS



DATE FILED 10-1-14  
APPLICATION NUMBER 2014-621  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 22721230

Address of property: S TRADE ST, MATTHEWS, NC 28105

Location of property:

Title to the property was acquired on 02/07/2002  
and was recorded in the name of MILDRED S HYLTON, SCOTT A HYLTON, AND BRANTLEY C HYLTON  
whose mailing address is 176 WOODBERRY ST, WHITE LAKE, NC 28337

The deed is recorded in Book 13231 and Page 478 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS



DATE FILED 10-1-14  
APPLICATION NUMBER 2014-621  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 22721231

Address of property: S TRADE ST, MATTHEWS, NC 28105

Location of property:

Title to the property was acquired on 12/10/2002  
and was recorded in the name of SCOTT A HYLTON AND BRANTLEY C HYLTON  
whose mailing address is 176 WOODBERRY ST, WHITE LAKE, NC 28337

The deed is recorded in Book 14517 and Page 537 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
**2014-621**  
For office use only

TO PROVIDE THE VARIATIONS ADDRESSED IN THE  
LETTER TO KATHI INGLISH TO FACILITATE A  
QUALITY LIFESTYLE ALTERNATIVE IN MATTHEWS.

Fredrick W. Martin  
Signature of property owner (must be original)

Fredrick W. Martin

Print name of property owner  
9906 Westhampton Glen Place

Property owner's mailing address  
Richmond Va, 23238

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Carol Martin  
Signature of property owner (must be original)

Carol Martin

Print name of property owner  
9906 Westhampton Glen Place

Property owner's mailing address  
Richmond Va, 23238

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
204-621  
For office use only

TO PROVIDE THE VARIATIONS ADDRESSED IN THE  
LETTER TO KATHI INGLISH TO FACILITATE A  
QUALITY LIFESTYLE ALTERNATIVE IN MATTHEWS

Signature of property owner (must be original)

Kenneth J. Martin

Print name of property owner  
510 Guy Rd.

Property owner's mailing address  
Orlando, Florida 32828

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
2014-821  
For office use only

TO PROVIDE THE VARIATIONS ADDRESSED IN THE  
LETTER TO KATHI INGRISH TO FACILITATE A  
QUALITY LIFESTYLE ALTERNATIVE IN MATTHEWS.

Thomas E. Martin  
Signature of property owner (must be original)

Barbara Martin  
Signature of property owner (must be original)

THOMAS E. MARTIN  
Print name of property owner

BARBARA MARTIN  
Print name of property owner

4535 ELDERBERRY CT.  
Property owner's mailing address

4535 ELDERBERRY CT.  
Property owner's mailing address

MATTHEWS, NC 28104  
Property owner's mailing address, continued

MATTHEWS, N.C. 28104  
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

(704) 846-3176 EDWDQ@YAHOO.COM  
Property owner's phone number/email address

(704) 846-3176 MRS DQ@YAHOO.COM  
Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's phone number/email address

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
2014-621  
For office use only

TO PROVIDE THE VARIATIONS ADDRESSED IN THE LETTER TO KATHI INGLISH TO FACILITATE A QUALITY LIFESTYLE ALTERNATIVE IN MATTHEWS.

*Scott Hylton*

Signature of property owner (must be original)

*Deborah Hylton*

Signature of property owner (must be original)

Mr. Scott Hylton

Print name of property owner  
13421 Bakers Mill Road

Property owner's mailing address  
Pineville, NC 28134

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Mrs. Deborah Hylton

Print name of property owner  
13421 Bakers Mill Road

Property owner's mailing address  
Pineville, NC 28134

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number

2014-621

For office use only

TO PROVIDE THE VARIATIONS ADDRESSED IN THE LETTER TO KATHI INGLISH TO FACILITATE A QUALITY LIFESTYLE ALTERNATIVE IN MATTHEWS.

*Mrs. Mildred S. Hylton*

Signature of property owner (must be original)

Mrs. MILDRED S. HYLTON  
Mrs. Mildred S. Hylton

Print name of property owner  
176 Woodbury Rd.

Property owner's mailing address  
White Lake, NC 28337-6512

Property owner's mailing address, continued

Property owner's mailing address, continued

(910) 862-8505

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

*Mrs. Mildred S. Hylton*

Signature of property owner (must be original)

MRS. MILDRED S. HYLTON

Print name of property owner

176 Woodbury

Property owner's mailing address

White Lake, NC 28337-6512

Property owner's mailing address, continued

Property owner's mailing address, continued

(910) 862-8505

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number

2014-621

For office use only

TO PROVIDE THE VARIATIONS ADDRESSED IN THE LETTER TO KATHI INGLISH TO FACILITATE A QUALITY LIFESTYLE ALTERNATIVE IN MATTHEWS.

*Brantley Carlyle Hylton*  
Signature of property owner (must be original)

*Mrs. Cheryl Hylton*  
Signature of property owner (must be original)

Mr. Brantely Hylton

Mrs. Cheryl Hylton

Print name of property owner  
1339 Ryegate Drive

Print name of property owner  
1339 Ryegate Drive

Property owner's mailing address  
Pleasant Garden, NC 27313

Property owner's mailing address  
Pleasant Garden, NC 27313

Property owner's mailing address, continued

Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's phone number/email address

Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
**2014-621**  
For office use only

TO PROVIDE THE VARIATIONS ADDRESSED IN THE LETTER TO KATHI INGLISH TO FACILITATE A QUALITY LIFESTYLE ALTERNATIVE IN MATTHEWS.

Brantely Carlisle Hylton  
Signature of property owner (must be original)

Mrs. Cheryl Hylton  
Signature of property owner (must be original)

Mr. Brantely Hylton

Mrs. Cheryl Hylton

Print name of property owner  
1339 Ryegate Drive

Print name of property owner  
1339 Ryegate Drive

Property owner's mailing address  
Pleasant Garden, NC 27313

Property owner's mailing address  
Pleasant Garden, NC 27313

Property owner's mailing address, continued

Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's phone number/email address

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2014-621  
For office use only

22721227

TAX PARCEL

MATTHEWS UNITED METHODIST CHURCH, INC

PROPERTY OWNER NAME(S)

801 S TRADE ST

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721219

TAX PARCEL

KENNETH I LOTZE AND JERRI L LOTZE

PROPERTY OWNER NAME(S)

636 SAGEMONT AVE

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721220

TAX PARCEL

CYNTHIA A CRETA AND JOHN CRETA

PROPERTY OWNER NAME(S)

630 SAGEMONT AVE

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721201

TAX PARCEL

DON DEWEY RICE III

PROPERTY OWNER NAME(S)

900 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721202

TAX PARCEL

HENRY H MARTIN AND PATRICIA T MARTIN

PROPERTY OWNER NAME(S)

908 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721203

TAX PARCEL

DAVID R STEWART AND ROSEMARIE HUNT

PROPERTY OWNER NAME(S)

3314 BANYAN WAY

OWNER MAILING ADDRESS

WAXHAW, NC 28173

OWNER MAILING ADDRESS, CONTINUED

22721204

TAX PARCEL

HEATHER SPICER LAWS

PROPERTY OWNER NAME(S)

924 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721205

TAX PARCEL

JAMES M MATYS AND PATRICIA A MATYS

PROPERTY OWNER NAME(S)

930 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

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Application number

2014-621

For office use only

22721206

TAX PARCEL

RICHARD L HALL AND YONGSON HALL

PROPERTY OWNER NAME(S)

1000 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721207

TAX PARCEL

SHELIA B AND RICHARD B SAMBROTTO

PROPERTY OWNER NAME(S)

1008 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721208

TAX PARCEL

BETTY L THOMPSON

PROPERTY OWNER NAME(S)

1016 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721209

TAX PARCEL

DANIEL J AND ROXOLANA BUCKLE

PROPERTY OWNER NAME(S)

1024 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721210

TAX PARCEL

DAYLE E MULLINS

PROPERTY OWNER NAME(S)

1032 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721211

TAX PARCEL

JAMES H AND RUTH C SOUTHERLAND

PROPERTY OWNER NAME(S)

1100 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721212

TAX PARCEL

ELIZABETH J MCCRATE

PROPERTY OWNER NAME(S)

1108 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721213

TAX PARCEL

AUTUMN C AND MATTHEW R GRUPP

PROPERTY OWNER NAME(S)

1114 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

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Application number

2014-621

For office use only

22721214

TAX PARCEL

THURMAN D AND DEANA A NAIL

PROPERTY OWNER NAME(S)

1120 GLENSHANNON RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721262

TAX PARCEL

WILLIAM N AND MELINDA R EICHORN

PROPERTY OWNER NAME(S)

1515 WOODY CREEK RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721261

TAX PARCEL

WILLIAM JAMES EFFINGER

PROPERTY OWNER NAME(S)

1509 WOODY CREEK RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721260

TAX PARCEL

ERIC N AND EMILY KERR

PROPERTY OWNER NAME(S)

1501 WOODY CREEK RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721245

TAX PARCEL

ROBERT E AND RITA G EHLERS

PROPERTY OWNER NAME(S)

1429 WOODY CREEK RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721244

TAX PARCEL

CAMERON AND KATHERINE MACCONNACHIE

PROPERTY OWNER NAME(S)

707 CHARLES AVE

OWNER MAILING ADDRESS

CHARLOTTE, NC 28205

OWNER MAILING ADDRESS, CONTINUED

22721243

TAX PARCEL

KURT D AND DEBORA R WRIGHT

PROPERTY OWNER NAME(S)

1417 WOODY CREEK RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721241

TAX PARCEL

ANDREW S AND LAUREN M HOLBROOK

PROPERTY OWNER NAME(S)

212 CANTERFIELD LN

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2014-621

For office use only

22721240

TAX PARCEL

BRIAN W AND ALLISON W FIELD

PROPERTY OWNER NAME(S)

216 CANTERFIELD LN

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721239

TAX PARCEL

CHRISTIAN W AND GLORIA A CLACKUM

PROPERTY OWNER NAME(S)

217 CANTERFIELD LN

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721238

TAX PARCEL

ERIC D AND BARBARA S PARKS

PROPERTY OWNER NAME(S)

211 CANTERFIELD LN

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721236

TAX PARCEL

DAVID V BLANKENSHIP

PROPERTY OWNER NAME(S)

1309 WOODY CREEK RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721235

TAX PARCEL

ROGER A AND LAURA W ARMEL

PROPERTY OWNER NAME(S)

1241 WOODY CREEK RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721234

TAX PARCEL

ARTHUR AND SUZANNE SMITHA

PROPERTY OWNER NAME(S)

7923 SANDESTIN LN

OWNER MAILING ADDRESS

STANLEY, NC 28164

OWNER MAILING ADDRESS, CONTINUED

22721233

TAX PARCEL

LYNDA B KLOTZ

PROPERTY OWNER NAME(S)

115 CHESNEY GLEN DR

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22721232

TAX PARCEL

GARY L AND DONNA D JUDD

PROPERTY OWNER NAME(S)

101 CHESNEY GLEN DR

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

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Application number

2014-621  
For office use only

22746175

TAX PARCEL

MATTHEWS ATHLETIC & RECREATION ASSOC.

PROPERTY OWNER NAME(S)

P.O. BOX 1023

OWNER MAILING ADDRESS

MATTHEWS, NC 28106

OWNER MAILING ADDRESS, CONTINUED

22746176

TAX PARCEL

MATTHEWS ATHLETIC & RECREATION ASSOC.

PROPERTY OWNER NAME(S)

P.O. BOX 1023

OWNER MAILING ADDRESS

MATTHEWS, NC 28106

OWNER MAILING ADDRESS, CONTINUED

22734103

TAX PARCEL

DAVID MICHAEL BERMAN

PROPERTY OWNER NAME(S)

1007 BYDEFORD CT

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22734101

TAX PARCEL

CAROLINE DANISI

PROPERTY OWNER NAME(S)

101 WHITEFRIARS LN

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

22734239

TAX PARCEL

BRIAN M AND LUCILLE EHLERS

PROPERTY OWNER NAME(S)

100 WHITEFRIARS LN

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

**SUMMARY OF THE REZONING PROCESS**

**PETITIONER:** Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

**PROPERTY OWNERS:** These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email [mjgollnitz@matthewsnc.gov](mailto:mjgollnitz@matthewsnc.gov)) for verification.

Application submitted to and accepted by the Town of Matthews OCTOBER 1, 2014

Town Board of Commissioners formally accepts application and sets Public Hearing date OCTOBER 13, 2014

Notices sent via mail to affected/adjacent property owners on or before NOVEMBER 24, 2014

Protest petition filed with Planning Department by 5:00 pm on DECEMBER 3, 2014

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning DECEMBER 8, 2014

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request DEC. 23, 2014

Town Board of Commissioners approves or denies application JANUARY 12, 2015

**GENERAL STATUTE 160A-385: CHANGES.**

- (a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.
- (b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1

Table 1: 12/22/14 Fullwood Station Trip Generation Comparison

Land Use [ITE Code]			Daily	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
<b>By-Right Development (R-15 Zoning @ 11.62 Useable Acres)</b>									
Single Family Homes [210]	34	DUs	389	9	25	34	25	15	40
<b>Initial Proposed Development TTM (R-VS Innovative Zoning)</b>									
Single Family Homes [210]	47	DUs	524	11	32	43	33	20	53
<b>Revised Proposed Development (R-VS Innovative Zoning)</b>									
Single Family Homes [210]	42	DUs	473	10	29	39	30	18	48
<b>Difference Between Initial Proposed &amp; By-Right Developments</b>			<b>135</b>	<b>2</b>	<b>7</b>	<b>9</b>	<b>8</b>	<b>5</b>	<b>13</b>
<b>Difference Between Revised Proposed &amp; By-Right Developments</b>			<b>84</b>	<b>1</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>3</b>	<b>8</b>

Reference: Trip Generation, 9th Edition, Institute of Transportation Engineers, Washington, DC. 2012.