

**AGENDA
SPECIAL BOARD OF COMMISSIONERS MEETING
CLOSED SESSION
JORDAN ROOM, MATTHEWS TOWN HALL
AUGUST 10, 2015 – 5:30 PM**

The Board will meet on closed session to discuss personnel matters. This meeting is not open to the public.

**AGENDA
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
AUGUST 10, 2015 - 7:00 PM**

1. Regular Meeting Called to Order
2. Invocation
3. Pledge of Allegiance
4. Accept Resignation of Current Board Member
5. Appoint Mayor Pro Tem
6. Appoint Representative to Centralina Council of Governments and Alternative Representative to Charlotte Regional Transportation Planning Organization
7. Items to be Added to the Agenda
8. Recess Regular Meeting for Public Hearing on Petition to Amend the Zoning Ordinance of the Town of Matthews as follows:
 - A. Application 2015-631: to change the zoning from B-H to B-D(CD) on that certain zoning district located at 11325 Independence Boulevard and being property belonging to Armors, Inc., and further being designated as Tax Parcel 215-101-03, to allow for a commercial kennel.
9. Reconvene Regular Meeting

10. Planning and Development Business

A. Report from Planning Board

B. Planning and Zoning Related Actions:

- 1) Public Improvement Variance – Streamside Subdivision (deferred from July 13)
- 2) Consider Master Sign Plan for North End 324, For Up to Four Tenants in Two New Buildings at 324 N Trade Street
- 3) Consider Master Sign Plan Revision for Sycamore Commons, To Amend Sign Area and Placement for Old Navy and Five Below

11. Public Comment (Please sign in to speak at this time. Limited to 4 minutes)

12. Consent Agenda

- A. Approve Minutes of the February 23, March 9 & July 13, 2015 Meetings
- B. Approve Revision to Parks Manager Job Description
- C. Accept Zoning Application 2015-634, Christ Covenant Church, Vacant Tract to the Rear of the Town Community Gardens (formerly three house lots), From R-15 to R/I, and Set Public Hearing for September 14, 2015
- D. Approve Tax Refunds
- E. Approve Tax Collector's Settlement for FY 2015 and Order of Collection for Tax Year 2015

13. Unfinished Business

- A. Update on Community Center Roof – Architect Frank Williams

14. Mayor's Report

15. Attorney's Report

16. Town Manager's Report

- A. Approve Payment of Legal Fees for Wright Litigation

17. Adjournment

Project Summary

Location:	11325 East Independence Blvd
Owner(s):	Armors, Inc.
Agent:	Mark Fee, The Myers Cooper Company
Current Zoning:	B-H
Proposed Zoning:	B-D (CD)
Existing Use:	Vacant land and portions of existing feed store and parking
Proposed Use:	Commercial pet kennel
Community Meeting:	Occurred July 21, 2015

Summary of Request

The applicant proposes a commercial kennel totaling approximately 19,277 square feet.

Staff Recommendation

The proposed use is preferred to traditional retail development as it will generate less traffic than many uses that would be allowed under the current B-H zoning. Under current zoning, higher traffic uses such as gas stations and drive thru establishments could locate on the property. The item of greatest concern at this time is to ensure that there is no detrimental noise impact to the apartment community across Moore Road. Due to outstanding issues related to unsolved issues with property line encroachments on either side of the site, staff recommends that the Public Hearing be opened and continued to allow the applicant to clarify some of the issues.

Planning Staff Review

Background And History

The property was originally an amusement attraction with go karts, mini golf and other similar uses. Although the majority of the site was demolished between 2009 and 2010, some parking and the existing feed store building were retained. The feed store site is under separate ownership although some of the parking including the area where semi trailers are stored will be removed as it is on the subject property. The site does not appear to be impacted by the planned grade separation of Matthews-Mint Hill Rd.

Details of the Site Plan

The feed store and some parking areas were previously subdivided; however, the building and parking encroach partially onto the subject property. The subdivision appears to be decades old with the entire site once under one owner. On the opposite side of the site, portions of parking associated with the Americana restaurant and adjoining strip plaza also encroach onto the site. Access is provided both from Moore Rd as well as via easement drive to Independence Boulevard and Matthews Mint Hill Rd. The applicant has provided copies of the existing easement agreements from 1992. The building is situated facing Moore road with parking along the front and side of the building. A dumpster enclosure is located directly in front of the building. Some parking associated with the feed store as well as semi trucks used as storage will be removed as part of this plan.

Summary of Proposed Conditions

1. All uses within the B-D district are allowed.
2. Building is prefabricated metal designed to mimic an equestrian facility.
3. A landscaping bed is provided along the Moore Rd frontage.
4. Sidewalk will be installed along Moore Rd.

Planning Staff Review

Outstanding Issues/Planning Staff Comments

(Please see additional comments in staff memos for more detail)

1. The lot line and zoning line adjacent to the Americana Restaurant and Fullwood Plaza should be revised to removed the encroaching parking spaces.
2. The lot line and zoning line adjacent to the feed store should be revised to creating conforming side yards.
3. The dumpster enclosure should be removed from the front portion of the site to a less visible location.
4. The existing sign for the feed store should be shown on the site plan and noted “to be removed”.
5. A note should be added that 74 access may be cut off in the future due to the widening project.
6. The current right-of-way of 60’ on Moore Rd does not reflect the current standard of 70’ for collector roads. The applicant should show a 5’ transitional right-of-way on their side of the roadway.
7. Garbage pick up hours should be clarified with more detail than “business hours”.
8. Hours that pets are allowed outdoors should be indicated in conditional notes.
9. Reference is made to “attached fence image” but nothing is provided. More detail should be shown for the fencing surrounding the outdoor kennels.

Consistency with Adopted Plans and Policies and Town Vision Statements

The Land Use Plan encourages non impulse commercial uses and for new construction to utilize the parallel collector roads. This proposal meets both of these criteria.

Reports from Town Departments and County Agencies

Matthews Police

No Concerns

Matthews Fire

No Concerns - Would prefer building to have sprinklers but code does not require.

Public Works

Request to add note that 74 access may be removed in the future

Matthews Parks and Recreation

No Comment

Charlotte Mecklenburg Schools

Not Applicable

PCO Concept Plan Approval Required?

Yes

Impact Analysis

As a commercial project, there is no anticipated financial burden from this request.

Projected Financial Impact of the Request

The addition of an approximately 20,000 square foot structure valued at \$70 per square foot may increase the total valuation of the site from \$1,234,000 to \$2,662,744.

Current Tax Revenue from site: \$3,919

Potential Tax Revenue from site: \$8,454

As expressed in terms of property tax per acre, the site may generate \$2,818 in Matthews property tax revenue per acre.

Site Images



Birds Eye Aerial



Example of Existing Facility





DATE FILED	<u>5-27-15</u>
APPLICATION NUMBER	<u>2015-631</u>
<i>For office use only</i>	

**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): 21510103

Address of property: 11325 Independence Blvd, Matthews, NC 28105

Location of property:

Title to the property was acquired on 03/03/2014
and was recorded in the name of Armors, Inc
whose mailing address is 11617 Elizabeth Madison Ct, Charlotte, NC 28277

The deed is recorded in Book 29028 and Page 966 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-H Requested zoning classification: B-D (CD)

Application number
2015-631
For office use only

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

We are requesting this zoning change to allow our use of Commercial Kennel. There is other similarly zoned property in the area, and our use would be a benefit to the community.

Signature of property owner (must be original)

ARMORS INC.

Print name of property owner
Armors Inc.

Property owner's mailing address
11617 Elizabeth Madison Ct

Property owner's mailing address, continued
Charlotte, NC 28277

Property owner's mailing address, continued

Property owner'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

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

Petitioner other than owner (if any)

Print name of petitioner
Mark Fee

Petitioner's mailing address
5050 E. Galbraith Rd., Ste B

Petitioner's mailing address, continued
Cincinnati, OH 45236

Petitioner's mailing address, continued

513-248-8350 mfee@cooper-co.com

Petitioner's phone number/email address

Application number
2015-631
For office use only

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."

21510119

TAX PARCEL
Sunny Side Up Realty
PROPERTY OWNER NAME(S)
1628 Matthews-Mint Hill Rd
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21510115

TAX PARCEL
OHM Parmatma LLC
PROPERTY OWNER NAME(S)
1938 Moore Rd
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21510120

TAX PARCEL
Poulos Enterprises
PROPERTY OWNER NAME(S)
3900 Wesley Chapel Rd
OWNER MAILING ADDRESS
Matthews, NC 28015
OWNER MAILING ADDRESS, CONTINUED

21510118

TAX PARCEL
Tommy & Doris Williams (???)
PROPERTY OWNER NAME(S)
1900 Moore Rd
OWNER MAILING ADDRESS
Matthews, NC 28015
OWNER MAILING ADDRESS, CONTINUED

21510102, 21510114 & 21510116

TAX PARCEL
Bill & Mary Gallis
PROPERTY OWNER NAME(S)
4417 Waxhaw Indian Trail Rd
OWNER MAILING ADDRESS
Indian Trail, NC 28079
OWNER MAILING ADDRESS, CONTINUED

21510205

TAX PARCEL
BRK Matthews LP c/o Starwood Capital Group
PROPERTY OWNER NAME(S)
591 West Putnam Ave
OWNER MAILING ADDRESS
Greenwich, CT 06830
OWNER MAILING ADDRESS, CONTINUED

21510112

TAX PARCEL
Salmon Investments LLC
PROPERTY OWNER NAME(S)
PO Box 18434
OWNER MAILING ADDRESS
Charlotte, NC 28218
OWNER MAILING ADDRESS, CONTINUED

21510113

TAX PARCEL
Poulos Enterprises
PROPERTY OWNER NAME(S)
201 Rue De Jean #200
OWNER MAILING ADDRESS
Lafayette, LA 70808
OWNER MAILING ADDRESS, CONTINUED

Application number
2015-631
For office use only

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 blynd@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews 05/27/2015

Town Board of Commissioners formally accepts application and sets Public Hearing date 06/08/2015

Notices sent via mail to affected/adjacent property owners on or before 07/27/2015

Protest petition filed with Planning Department by 5:00 pm on 08/05/2015

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 08/10/2015

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 08/25/2015

Town Board of Commissioners approves or denies application 09/14/2015

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



SITE

Oakhaven Dr
2500-2999

Oakhaven Dr
2500-2999

1910-1935

3000-3055

Mathews-Mint-Hill Rd
1700-1811

1546-1699

1500-1545

1500-1545

E Independence Bv
11200-11523

71

1800-1899

1700-1703

Moore Rd
1800-1899

Chambers Dr
1710-1799

2400-2899

E Independence Bv
11200-11523

E Independence Bv
11200-11523

71

2016-2099

Royal Commons Ln
2400-2899

E Independence Bv

Moore Rd

2100-2199



The Myers Y. Cooper Company

REAL ESTATE INVESTMENT DEVELOPERS | SINCE 1895

May 26th, 2015

Town of Matthews Planning Board
232 Matthews Station Street
Matthews, NC 28105

Re: Traffic Study Waiver Request

Dear Planning Board:

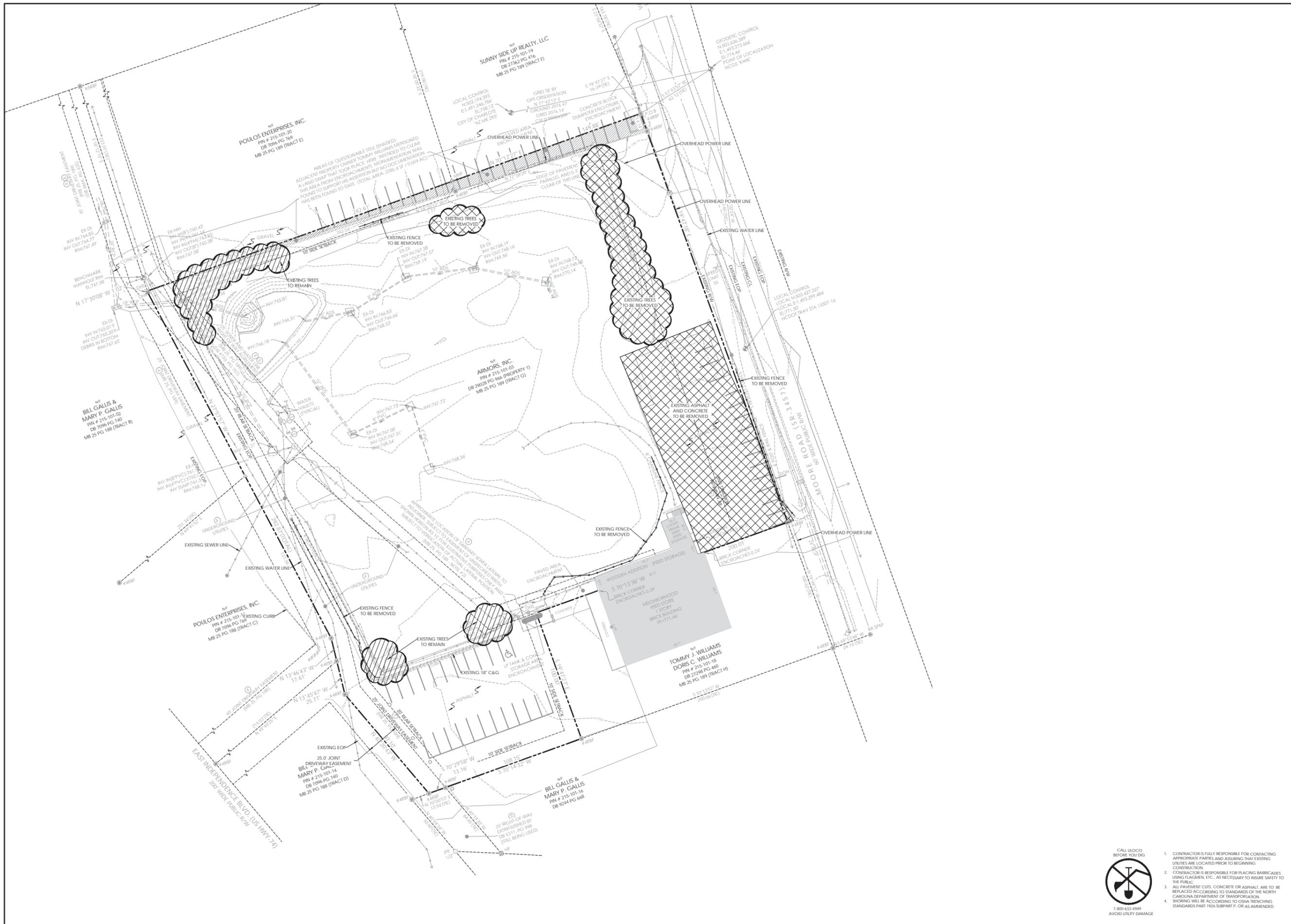
As part of our rezoning application for the parcel located at 11352 Independence Blvd, Matthews, NC 28105 (tax parcel number 21510103), we are requesting a waiver for the required Traffic Study. Section 9 of the application instructions states that a traffic study is required for sites covering more than 2 acres, and this site is approximately 3 acres. However, due to our use as a Commercial Kennel, our traffic counts are very modest.

We studied five existing facilities, each having been open at least one year with stabilized business, and found that, on average, we generate 81.5 trips per day at our locations. This figure is based on two trips per pet boarded, including "doggie day care" plus walk-in pet grooming and the average number of employees per day. A more detailed breakdown of the data and calculation can be provided if needed.

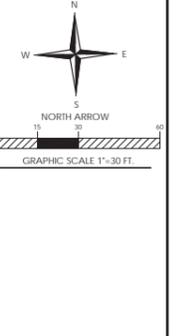
Sincerely,
The Myers Y. Cooper Company

Mark D. Fee
Development Manager





HensonFoley
 Surveying
 Landscape Architecture | Civil Engineering | Surveying
 8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
 p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com
 NC ENGINEERING BOARD LICENSE # C-0181
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE # L-1805



PETSUITES MATTHEWS
 PIN # 21510103
 11325 E INDEPENDENCE BV., MATTHEWS, NC 28105
EXISTING CONDITIONS & DEMO PLAN

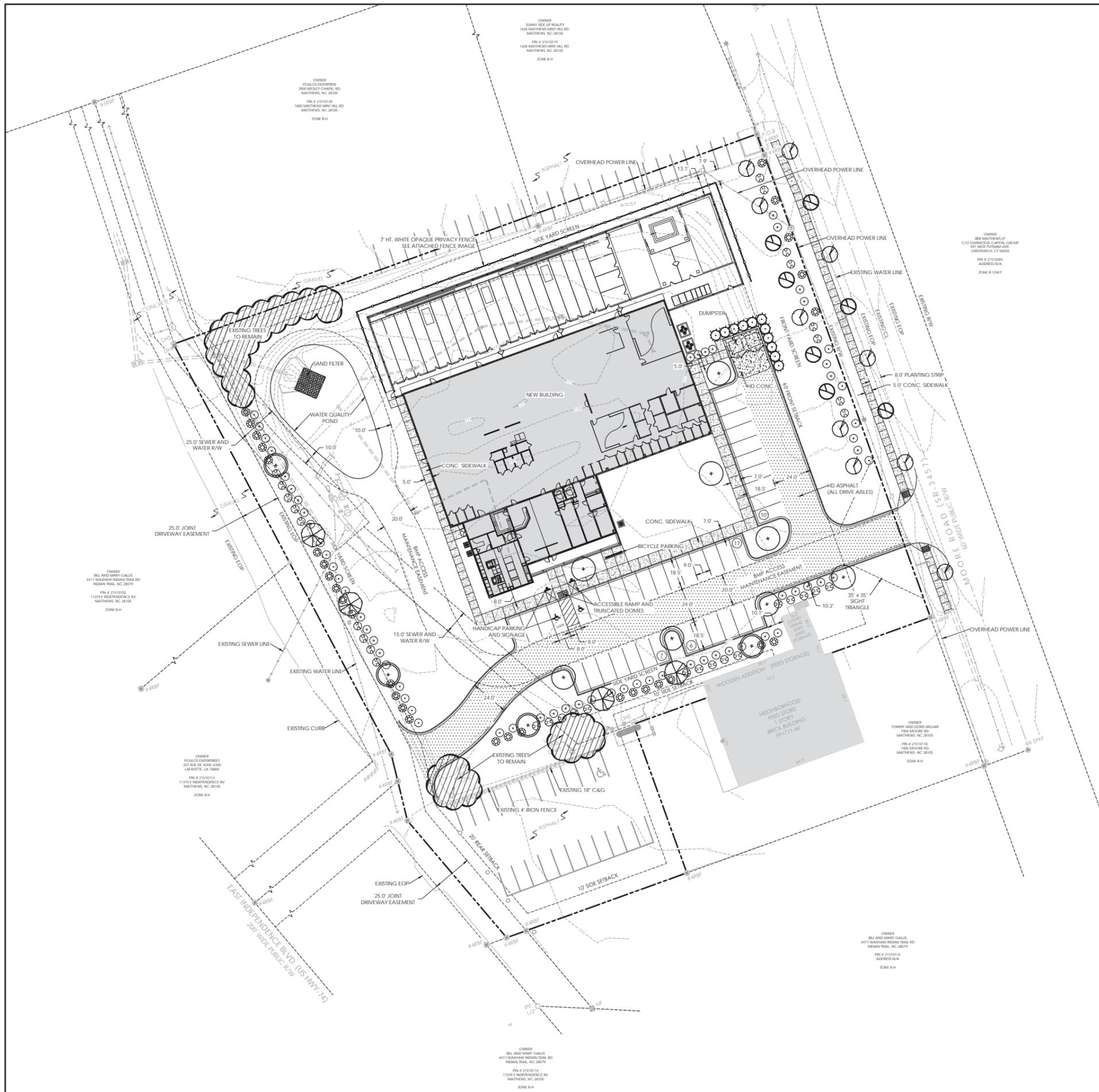
REVISIONS:

FILE NAME: C02 - EX CONDITIONS_DEMO.DWG
 PROJECT NUMBER: 215088
 DATE: 07/29/2015 DRAWN BY: JAH
 SHEET **C01** OF **03**



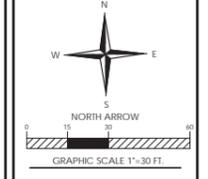
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

1-800-632-4949
 AVOID UTILITY DAMAGE



VICINITY MAP
SCALE: N.T.S.

SITE DEVELOPMENT DATA	
SITE ACREAGE:	135,263.5 SF (3.10 AC)
SITE TAX PARCEL:	21510103 (11325 E INDEPENDENCE BV., MATTHEWS, NC 28105)
ZONING:	B-H (EXISTING) B-D (CD) (PROPOSED)
USE:	ANIMAL KENNEL
EXISTING BUILDING SIZE:	N/A
PROPOSED BUILDING SIZE:	19,777 SF
MAX. BUILDING HEIGHT:	40'
PARKING SPACES REQUIRED:	1 SPACE/500 GSF = 19,777/500 = 40 SPACES
PARKING SPACES PROVIDED:	40 SPACES
HANDICAP SPACES:	2 SPACES (1 VAN)
BICYCLE PARKING:	2 SPACES OR 10% OF AUTO PARKING = 4 SPACES
LOADING SPACES:	NOT REQUIRED (LESS THAN 50,000 SF)
LOT AREA:	135,263.5 (3.10 AC)
MIN. FRONT SETBACK:	40'
MIN. SIDE SETBACK:	10'
MIN. REAR SETBACK:	20'
FEMA MAP NUMBER:	3710459000K
FEMA EFFECTIVE DATE:	FEBRUARY 12, 2014
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615



HensonFoley
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
P: 704.875.1615 | F: 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE # C0181
NC LANDSCAPE ARCHITECTURE LICENSE # 1505

GENERAL/CONDITIONAL REZONING NOTES

- GENERAL PROVISIONS/PERMITTED USE**
- The purpose of this rezoning is to allow for the use of indoor and outdoor pet services and uses permitted by right and within prescribed conditions in the B-D (CD) zoning district.
 - The rezoning plan is conceptual in nature and may have minor changes as allowed per the Zoning Ordinance.
 - The intended use is an indoor and outdoor pet services business.
 - Outdoor animal play areas will be screened with 7' high opaque privacy fence.
- TRANSPORTATION**
- Primary Site access will be off of Moore Road and secondary access will be from an existing shared driveway off of E Independence BV.
- ARCHITECTURAL STANDARDS**
- See Architectural Building Elevations for design and materials.
- TRESCAPES, LANDSCAPES, AND SCREENING**
- An 8' planter strip and 5' sidewalk along Moore Road as shown on the rezoning plan.
 - 20' screen along Moore Road = 4 trees and 10 shrubs per 100 LF
 - Small maturing trees to be planted 35' on center along Moore Road to accommodate for the existing overhead power lines.
 - Parking lot planting = 1 tree per 10 parking spaces = 4 trees
 - All parking spaces within 40' of tree
 - 15' rear and side screening = 1 tree and 10 shrubs per 50 LF
 - See attached image of 7' ht. white opaque privacy fence.
- ENVIRONMENTAL FEATURES**
- Detention pond with sand filter. Stormwater management will conform to standards within the Ordinance.
- LIGHTING**
- Light will conform to ordinance.
- OTHER**
- Trash pickup is restricted to business hours. A trash dumpster will be provided as shown on rezoning plan.

PETSUITES MATTHEWS
PIN # 21510103
11325 E INDEPENDENCE BV., MATTHEWS, NC 28105
REZONING PLAN

REVISIONS:

FILE NAME: C03 - REZONING DWG
PROJECT NUMBER: 215068
DATE: 07/29/2015 DRAWN BY: JAH
SHEET **C02** OF **03**

CALL UBOCO BEFORE YOU DIG
 1-800-632-4949
AVOID UTILITY DAMAGE

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE AGENCIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

Town of Matthews
Neighborhood Informational Meeting Report
Petitioner: The Myers Y. Cooper Company
Zoning Application #2015-631

This Neighborhood Informational Meeting report is being filed with the Town of Matthews Town Planning Office pursuant to the rezoning instructions item number 12.

The petitioner mailed a written notice of the date, time, and location of the Neighborhood Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on July 8th, 2015. A copy of the written notice is attached hereto as Exhibit B.

The Neighborhood Meeting was held on Tuesday, July 21st at 6:00pm at the Courtyard by Marriott located at 11425 East Independence Blvd, Matthews, NC, 28105.

The Neighborhood Meeting was only attended by two Individuals; Mr. Tommy Williams of the Neighborhood Feed Store and his business associate Mr. Richard Taylor of Richard Taylor's Tree Service. The Petitioner was represented at the Community Meeting by Mark Fee of The Myers Y. Cooper Company and Ken Mai, the President of PetSuites of America, Inc.

Given that Mr. Fee had spoken with Mr. Williams about the project on multiple occasions prior to this Neighborhood Meeting, the presentation was short. Mr. Williams expressed his support for our rezoning petition and our proposed use, and he said that his only reason for attending the meeting was to show his support in case someone else objected. Both Mr. Williams and Mr. Taylor felt that PetSuites will be a quality neighbor that will add a needed service to the Town of Matthews. Since no one else attended the meeting, we talked at length about how the customers of the Neighborhood Feed Store will also be our customers. We concluded the meeting at 6:45, but Mr. Fee waited in the hotel lobby until after 7:00 pm to ensure that no one came to the meeting late.

On Wednesday, July 22nd, Mr. Fee and Mr. Mai had a late breakfast at the Americana restaurant so that we could share our project with George Pistoris. Knowing that Mr. Pistoris operates a restaurant, we understood it was likely difficult for him to attend a 6:00 pm meeting, so we wanted to give him an opportunity to ask us any questions. Mr. Pistoris had only one question regarding odor, which we addressed, and then he too offered his support for our rezoning petition.

As a result of these two meetings, no changes were made to our zoning petition.

The Myers Y. Cooper Company



BY: Mark Fee, Development Manager

Exhibit A

2015-631
07-30-2015

Parcel	Property Address	Owner's Name(s)	Owner Address
1 21510119	1628 Matthews-Mint Hill Rd	Sunny Side Up Realty	1628 Matthews-Mint Hill Rd, Matthews, NC 28105
2 21510120	1600 Matthews-Mint Hill Rd	Poulos Enterprises	3900 Wesley Chapel Rd, Matthews, NC 28105
3 21510102	11229 Independence	Bill & Mary Gallis	4417 Waxhaw Indian Trail Rd, Indian Trail, NC 28079
4 21510112	11201 E. Independence	Salmon Investments LLC	PO Box 18434, Charlotte, NC 28218
5 21510113	11315 E. Independence	Poulos Enterprises	201 Rue De Jean #200, Lafayette LA 70808
6 21510114	11329 E. Independence	Bill & Mary Gallis	
7 21510115	1938 Moore Rd	OHM Parmatma LLC	1938 Moore Rd, Matthews, NC 28105
8 21510116	no addy - vacant	Bill & Mary Gallis	
9 21510118	1900 Moore Rd.	Tommy & Doris Williams	1900 Moore Rd, Matthews, NC 28105
10 21510205	1708 Chambers Dr	BRK Matthews LP c/o Starwood Capital Group	591 West Putnam Ave, Greenwich, CT 06830
11 21510117	11419 Independence Blvd	Branful LLC	104 Mull St, Morganton NC 28655



The Myers Y. Cooper Company

REAL ESTATE INVESTMENT DEVELOPERS | SINCE 1895

July 8th, 2015

Re: Matthews Rezoning Petition 2015-631 for 11325 E. Independence Blvd

Dear Sir or Madam:

The Myers Y. Cooper Company has submitted a rezoning petition with the Town of Matthews to rezone 11325 E. Independence Blvd, Matthews, NC from B-H to B-D (CD).

We are holding a neighborhood informational meeting on Tuesday, July 21st at 6:00 p.m. at Courtyard by Marriott Matthews, located at 11425 E. Independence Blvd, Matthews, NC, 28106. If you have any questions regarding our petition please plan on attending this meeting, or reaching out to me directly.

Sincerely,
The Myers Y. Cooper Company

Mark Fee
Development Manager
5050 E. Glabraith Rd, Ste B
Cincinnati, OH 45236
513-248-8350
mfee@cooper-co.com

**PLANNING BOARD REPORT
ON THEIR MEETING OF
JULY 28, 2015**

FOR INFORMATION ONLY:

I. ADMINISTRATIVE AMENDMENT – Sycamore Commons, Limit on Initial Use of Remaining Building Site

Planning Board approve the request to revise a conditional note limiting one unbuilt site to a Barnes & Noble Bookstore, and instead allow all the uses allowed within the rest of the shopping center. The Board found this consistent with locally adopted land use plans and determined it was reasonable since the allowed uses would be identical to the overall center.

II. VIDEO PRESENTATION ON DESIGN DETAILS WITHIN THE PUBLIC REALM

Planning Board viewed some short videos and slides explaining the benefits of certain design criteria on streets, sidewalks, and other public use areas to make the outdoor spaces more pleasing to pedestrians and safe for those walking and bicycling.

**MINUTES
PLANNING BOARD
TUESDAY, JULY 28, 2015
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL**

PRESENT: Chairman Steve Lee; Vice-chair: Rob Markiewitz; Members David Pratt, Gary Turner, Barbara Dement and Michael Ham; Alternate members David Wieser and David Barley; Town Attorneys Charles Buckley & Craig Buie; Youth Voice Sarah Ward; Planning Director Kathi Ingrish and Zoning Technician/Deputy Town Clerk Betty Lynd.

ABSENT: Member Eric Welsh; Youth Voice Benjamin Dodson

CALL TO ORDER

Chairman Steve Lee called the meeting to order at 7:02 p.m.

APPROVAL OF MINUTES

Mr. Markiewitz made a motion to appoint Mr. Barley as a regular voting member for tonight's meeting. Mr. Ham seconded the motion and the motion carried unanimously.

Mr. Ham made a motion to approve the June 23, 2015 minutes as submitted. Mr. Pratt seconded the motion and the motion carried unanimously.

ADMINISTRATIVE AMENDMENT- Sycamore Commons, Change of Specific Retail User on One Building Pad

Ms. Ingrish stated that one parcel within the Sycamore Commons shopping center was meant to initially be a Barnes and Noble bookstore. At the time, the developers were comfortable making this a zoning condition for the shopping center. Due to economic circumstances, Barnes and Noble never began construction. Therefore, the application is to change the limitations of the use of this parcel from Barnes and Noble to any of the uses allowed within the rest of the shopping center, which is zoned B-1SCD (Shopping Center District). This parcel is located along the road frontage of NC51, next to the Pier One site off the unsignalized entrance to the shopping center.

Mr. Lee stated that the memo to the Planning Board mentioned the Town Board of Commissioners were agreeable to the request. Ms. Ingrish stated that the request was sent to them, and all council members that responded saw no issue with the request.

Mr. Wieser asked if there was an idea of what specific use would be moving into the parcel. Ms. Ingrish stated there was no indication of a specific use at this time.

Mr. J.Q. Freeman of MVP Properties, LLC in Charlotte spoke as the applicant. He stated that their company has the lot under contract from Matthews Market. This Administrative Amendment request is the first step for his company after learning of the condition concerning Barnes & Noble.

Ms. Dement asked if there were other parcels in the town limits where a specific company has the rights to develop. Ms. Ingrish stated that an example would be the Chick-Fil-A, where it was a single user on a parcel. Ms. Dement asked if this was an unusual case. Ms. Ingrish stated that typically there are other conditions that limit potential uses as opposed to a single user, and the applicant would come to request changes to the allowed uses instead of a specific company.

Mr. Barley asked if the staff had any uses that they would want removed from the permitted ones in the shopping center. Ms. Ingrish stated that most B-1SCD uses are allowed in the shopping center and allowing the same uses on this property would keep the development consistent.

Mr. Lee asked if there were any concerns about signage. Ms. Ingrish stated that a change to the Master Sign Plan would be necessary should the site be built as a multi-tenant building.

Mr. Turner made a motion to approve the Administrative Amendment to remove the condition stating Barnes & Noble as the use because it is consistent with land use policies, and is reasonable to allow the same uses as those allowed within the rest of the development. Mr. Pratt seconded the motion and the motion carried unanimously.

VIDEO- Current Land Use Planning Concepts

Ms. Ingrish showed a few videos dealing with planning better downtown areas or areas where pedestrian traffic could be accommodated further.

Planning Board members stated that many of the concepts looked valuable for potential development in Matthews. These concepts included larger and more landscaped sidewalks, roundabouts, and safety zones for pedestrians crossing larger thoroughfares such as John Street and Monroe Road.

She also stated that CATS will have a public meeting in the Hood Room on August 11, 2015 from 6:00-7:30 p.m. concerning what kind of rail system could be implemented from Uptown Charlotte to Matthews.

Mr. Pratt asked that Ms. Merrie Salvo and Mr. Ralph Ramseur's names from the Public Works Department be placed on record for exhibiting great customer service for a matter near his property. They were prompt and handled the matter efficiently.

ADJOURNMENT

Mr. Ham made a motion to adjourn the meeting at 8:07 p.m. The motion was seconded by Mr. Barley and the motion carried unanimously.

Respectfully submitted,

Betty Lynd
Zoning Technician/ Deputy Town Clerk

Streamside Public Improvement Variance Request Update

DATE: August 4, 2015
TO: Mayor and Board of Commissioners
FROM: C.J. O'Neill, PE- Public Works Director

Background/Issue:

At the July 13, 2015 Board of Commissioners meeting, a variance request was brought to the Board on behalf of Simmons & Beyer I, LLC, the developer of the Streamside subdivision. The request was to waive the requirement for sidewalk in front of lots 10, 11 and 12 in the subdivision since the lots had been sold to a builder and no sidewalks had been built. The developer stated that the sidewalk installation would require significant grading to the lots and that property owners would not give permission to the developer to grade on their properties.

The Board tabled the variance and directed staff to contact the affected homeowners and to discuss with them the possible ramifications of not allowing the sidewalk to be built, if the Board decided not to grant the variance and the Town did not take over maintenance of the roads within the subdivision.

Staff met with the homeowners and determined that the sidewalk could be installed with minimal impact to their yards. The homeowners stated that they now have no issue with the sidewalk being installed, but asked that the sidewalk be installed such that it would not disturb the existing plantings and hardscape to the minimal extent practicable. They understood that this might require a small amount of easement from them. This may also require a variance.

Staff also discussed this with the developer. Moving forward, he is going to paint the approximate location of the sidewalk and we will meet to finalize our agreement. Assuming all parties agree, the developer will install the sidewalk and pursue the easements from the property owners. He will then bring the variance request for the sidewalk modification to the Planning Board and then to the Board of Commissioners for their approval.

Fiscal Impact:

The developer had committed to pay the Town \$1,000 in lieu of installing the sidewalks. If the original variance is not approved, then the Town would not receive this money.

Related Town Goals and Strategies:

To identify, plan, design, fund and build transportation facilities that efficiently and effectively serve the community in a cost-effect and environmentally-sensitive manner.

Recommendation Action:

To table the variance and allow the Public Works Director or his designee to continue to pursue the installation of sidewalk in the Streamside subdivision. If all parties can agree, then the variance may be denied at a future Board of Commissioners meeting and a substitute variance will be brought to the Planning Board for action.



Streamside Sidewalk

Plan View



1

DATE:
8415

SCALE:
N.T.S.

TOWN OF MATTHEWS
PUBLIC WORKS DEPARTMENT

REVISION	DATE	DESCRIPTION

Agenda Item: Master Sign Plan – North End 324

DATE: August 5, 2015

FROM: Jay Camp, Senior Planner

Background/Issue:

Brookchase Properties, the developer of the North End 324 project, is requesting a Master Sign Plan for the upcoming development. The project is in permitting and expected to break ground later this year.

The development, on a vacant lot in the HUC district at 324 North Trade Street in downtown, consists of a single story restaurant building and a two story office building anchored by Truliant Federal Credit Union. The Master Sign Plan, per the UDO, allows for up to a 15% signage bonus as well as flexibility with allocation of signage among the tenants

Additional information:

- Sign plan designed for 3 tenants but leaves flexibility for signage for 4 tenants in the future
- Since buildings are situated close to street, signage is spread out along the street frontage and parking lot building elevations
- Signage will meet Matthews UDO and Downtown Overlay requirements
- Truliant shows 4 signs but will eliminate either the “blade” sign or the awning sign to get to 3 total signs.
- The “blade” projecting sign needs to be moved so that it is adjacent only to the Truliant leased space. As shown it overlaps with another tenant space.

Proposal/Solution:

The request allows flexibility for Truliant to determine their exact signage needs in the near future and provides for a future reconfiguration to a 4 tenant building without amending the Master Sign Plan.

Financial Impact:

None.

Related Town Goal(s) and/or Strategies:

Quality of Life: #1 To implement plans, updating each as appropriate, and ensure they coordinate with and fulfill the goals of each other.

Economic Development and Land Use Planning

Recommended Motion/Action:

Staff recommends approval of the Master Sign Plan upon satisfaction of all outstanding issues.

Post Office Box 578
Matthews, NC 28106

704-321-0371 Ph
704-321-0372 Fx

August 5, 2015

NorthEnd324 Master Sign Plan Request

NorthEnd 324 project is projected to begin development this fall, located at 316 & 324 North Trade St across from NorthEnd at Matthews. This letter is to request the review by Matthews Planning Department and Matthews Town Council to consider the attached proposal as outlined in the Matthews Zoning Ordinance (155.608.9, 155.608.13 & 155.608.14).

Please see the attached package and feel free to contact me for any questions.

Thank You,

Garry Smith
NorthEnd324, LLC

MASTER SIGN PLAN
Signage Criteria
NorthEnd 324

The following sign criteria has been established to assist Tenants in complying with the terms of their lease. These basic standards have been made to govern the design, fabrication and installation of Tenant signs and are intended to afford all Tenants with good visual identification, both day and night, and to protect against poorly designed, badly proportioned sign designs from dominating the visual appearance of the building.

The sign standards have been selected to harmonize with and compliment the building materials and will assist in creating the proper atmosphere, ensure positive visual impact and image of NorthEnd 324 and The Town of Matthews.

SPECIFICATIONS

1. Each Tenant shall be allowed up to three (3) attached signs. Window signage is not counted towards the maximum number of attached signs, but are included in the overall square footage allowance.
2. In accordance with the requirements of the UDO for a Master Sign Plan, there is a 15% bonus to be applied to the total square footage
3. Tenant will be allowed to use their Corporate Symbols, Logos and Font styles.
4. Signage shall be either wood, opaque, sculpted or painted metal, individual channel letters or race track type that provides electricity for lighting.
5. Sign lighting; Direct light from a shielded source with 3500-5000 Kelvin Temperature (warm white to white), or white (3500-5000 Kelvin Temperature) or colored Halo Lighting, where individual opaque letters/symbols are displayed in front of a background which reflects a hidden light source, is permitted.
6. Neon signs; displayed on or through a window area only and not occupying more than ten (10) square feet, when complementing the architectural period or style of the building, and not exceeding two (2) colors.
7. Awning or Canopy sign when the sign is same or similar material and same plane as the awning or canopy, and not built up.
8. Window signs for each Tenant shall not exceed 20% of overall window area. No window signs are allowed on 2nd floor.
9. Incidental signs as defined under the UDO may be installed on the site as allowed under the UDO. The sign area of incidental signs shall not be applied to or deducted from the maximum total square footage of the signage allowed under the Master Sign Plan.
10. Signage must fit within designated space on approved building architectural drawing plans. Any signage outside of designated areas (vinyl lettering on windows, directional/parking lot signs) must be approved by Landlord and the Town of Matthews. Sign sizes are subject to all local sign ordinances and Landlord's Sign Criteria Plan and shall adhere to the restrictions set forth therein.
11. Lettering style: Letter styles must be legible, appropriate and compatible with the building architecture.
12. Exposed electrical conduit is not permitted. All sign support hardware must be painted to complement the building.

Prohibited Signs

1. Any structure or any material for a sign face which is designed to be internally illuminated wall, projecting, awning, or freestanding sign, whether or not it has any electrical or mechanical components that create internal light.
2. Any sign containing more than three (3) colors.
3. Signs placed or projecting over the public right-of way.
4. Feather signs

Electrical Requirements:

1. The required transformers shall be mounted inside the Tenants space that is easily assessable. All wiring is to be contained within the tenant's space; no exposed wiring will be permitted along the back of the parapet wall.
2. The Tenants signage shall be on in all dark hours.
3. Final electrical connection shall be the responsibility of the Tenant. This work shall be done by the Tenant's electrician or sign contractor. The cost of this work is the responsibility of the Tenant or Tenant's contractors.

Master Sign Table Attached

Master Sign Plan Computation

NorthEnd 324

7/24/2015

Revised 8/7/15

Proposed Initial Tenant Usage - 3 Tenants

Tenants	Space Occupied	Per Code Signage Allowed SF	Per Code MSB Signage Allowed SF
<u>Building Signage</u>			
Truliant Federal Credit Union, First floor	324-101 N. Trade	80	135
Truliant Federal Credit Union, 2nd floor 201	324-201 N. Trade	0	0
Office-TBD, 2nd floor 202	324-202 N. Trade	80	30
Jekyll & Hyde Restaurant	316 N.Trade	80	130
	Total	240	295
	Bonus (15%)	55.5	
	Total Building Signage	295.5	295
<u>Monument</u>		50	50
	Total Development Signage	345.5	345

Maximum Signage Opportunity - 4 Tenants

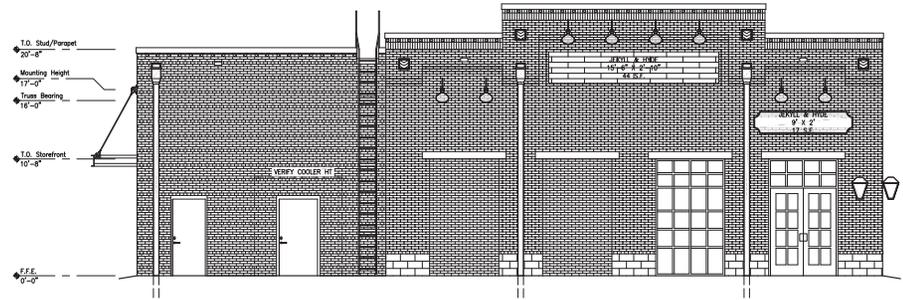
Tenants	Space Occupied	Per Code Signage Allowed SF	Per Code MSB Signage Allowed SF
<u>Building Signage</u>			
First Floor Single User	324-101 N. Trade	80	135
Office-TBD, Second Floor Suite 201	324-201 N. Trade	80	50
Office-TBD, Second Floor Suite 202	324-202 N. Trade	80	50
Single Tenant Retail Building	316 N.Trade	80	135
	Total	320	370
	Bonus (15%)	55.5	
	Total Building Signage	375.5	370
<u>Monument</u>		50	50
	Total Development Signage	425.5	420



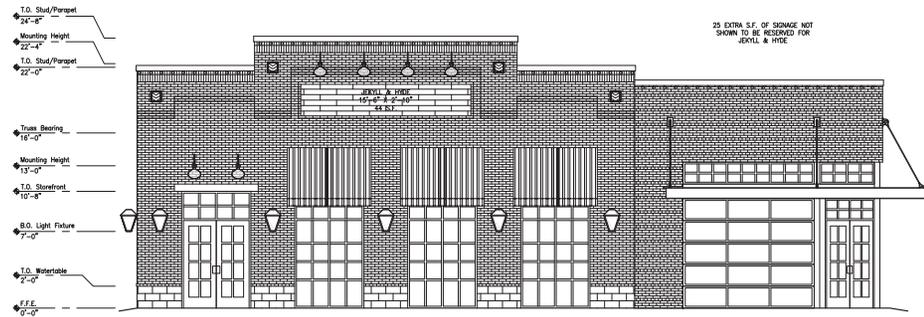
ARCHITECTURAL GROUP

709 841.1899 or 841.8440 fax 1242 Mann Drive Suite 300 Matthews, North Carolina 28105 www.URBANAGA.com

Seals:



02 ELEVATION: Rear
3/16" = 1'-0"



01 ELEVATION: Front
3/16" = 1'-0" (3/32" = 1'-0" when 11x17)

**NORTH END 324
BUILDING 'B'**
New Construction

316 N Trade St
Matthews, NC 28105

Date:	February 23, 2015
Project Number:	2014-33
Issued For:	
Construction Only:	02.23.15

EXTERIOR ELEVATIONS

A2.1

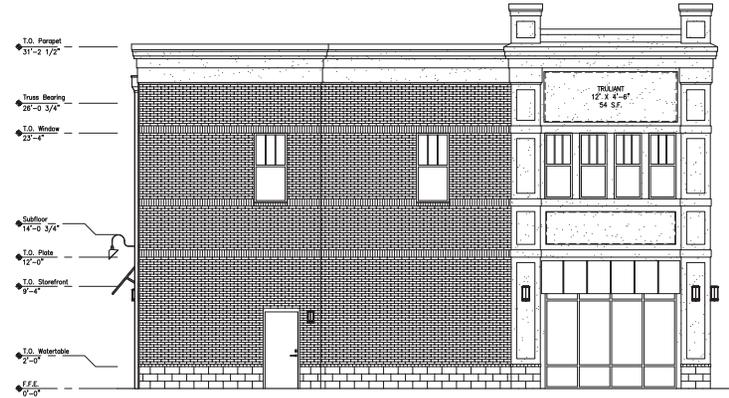
© 2015 URBAN ARCHITECTURAL GROUP P.A.
All Rights Reserved. Unauthorised Reproduction Prohibited.



ARCHITECTURAL GROUP

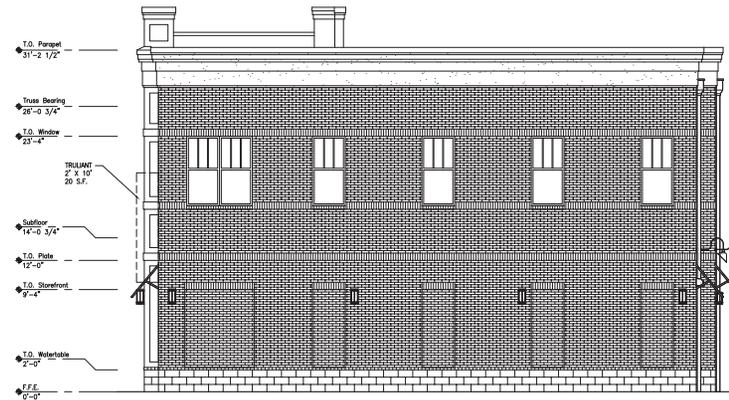
709 841.1899 or 1242 Main Street Suite 200
841.8440 fax Matthews, North Carolina 28105
www.URBANAG.com

Seals:



02 ELEVATION: Left Side

(3/16" = 1'-0")



01 ELEVATION: Right Side

(3/16" = 1'-0")

(3/32" = 1'-0" when 11x11)

**NORTH END 324
BUILDING 'A'**
New Construction

324 N Trade St
Matthews, NC 28105

Date:	July 2, 2015
Project Number:	2014-33
Issued For:	
Construction Only:	07.02.15

EXTERIOR ELEVATIONS

A2.2

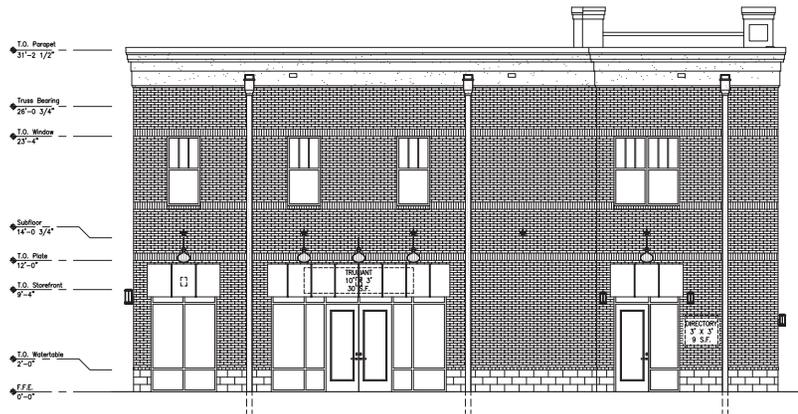
© 2015 URBAN ARCHITECTURAL GROUP P.A.
All Rights Reserved. Unauthorised Reproduction Prohibited.



ARCHITECTURAL GROUP

709 841.1899 or 1242 Home Drive Suite 200
841.8440 fax Matthews, North Carolina 28105
www.URBANAG.com

Seals:



02 ELEVATION: Rear
3/16" = 1'-0"



01 ELEVATION: Front
3/32" = 1'-0" (11x17)

**NORTH END 324
BUILDING 'A'**
New Construction

324 N Trade St
Matthews, NC 28105

Date:	July 2, 2015
Project Number:	2014-33
Issued For:	
Construction Only:	07.02.15

EXTERIOR ELEVATIONS

A2.1

© 2015 URBAN ARCHITECTURAL GROUP P.A.
All Rights Reserved. Unauthorised Reproduction Prohibited.

Agenda Item: Master Sign Plan Amendment – Sycamore Commons

DATE: August 4, 2015

FROM: Mary Jo Gollnitz, Planner II

Background/Issue:

InvenTrust Properties, the management company for Sycamore Commons Shopping Center, is requesting a change to the Master Sign Plan. The development was originally named Matthews Market.

Signage allotment within the shopping center is determined on location and classification of tenant based on size of their retail space. Originally, Old Navy was considered a primary tenant with an allotment of 250 sq ft for primary signage and 150 sq ft of secondary signage (on the side wall). Old Navy recently reduced their retail space, which will allow for a second tenant in this portion of the shopping center.

The applicant is requesting that the Master Sign Plan be revised to allow for two tenants to share the primary identification allotment of 250 sq ft and remove the designation of a primary tenant being 18,000 sf to 50,000 sf of building size.

Additional information:

- Sign composition of aluminum channel letters, with plexiglas faces that are internally illuminated will remain
- Previously approved Master Sign Plan Amendments have been for other buildings within the shopping center
- Signage will meet Matthews UDO requirements

Proposal/Solution:

The request will allow proportionate signage based on store frontage and any future reconfiguration of retail space.

Financial Impact:

None.

Related Town Goal(s) and/or Strategies:

Quality of Life: #1 To implement plans, updating each as appropriate, and ensure they coordinate with and fulfill the goals of each other.

Economic Development and Land Use Planning

Recommended Motion/Action:

Staff recommends approval of the Master Sign Plan amendment as requested.



2809 Butterfield Road Suite 200
Oak Brook, Illinois 60523
(630) 218-8000 Fax: (630) 368-2373
www.InvenTrustproperties.com

Please note company and email change

July 27, 2015

Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

RE: Sycamore Commons, Matthews, NC
Old Navy / Five Below

To whom it may concern,

Please accept this letter as a request to amend the master sign plan for Sycamore Commons to revise the original signage allocation for Old Navy and split between two tenants, Old Navy & Five Below. Also, to request the removal for the square footage requirement.

Sincerely,

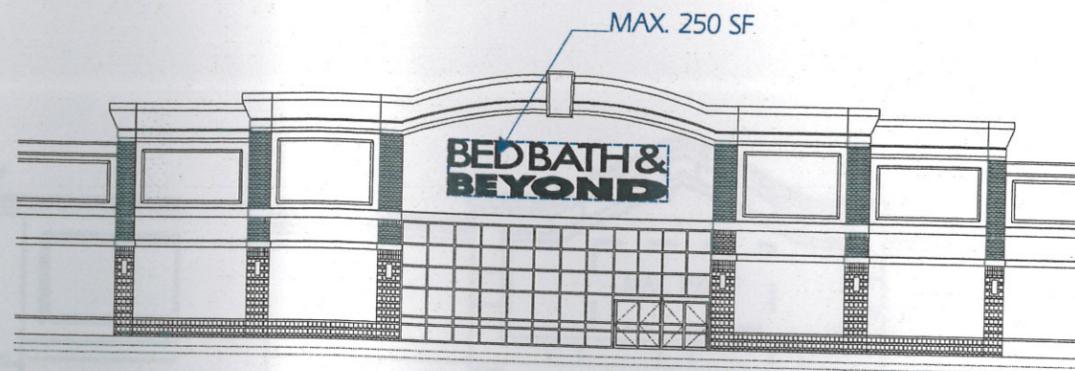
Maureen E. Sharpe

OWNER NAME - Maureen E. Sharpe
TITLE - Tenant Coordination Manager
ADDRESS – 2809 Butterfield Rd., Oak Brook, IL 60523



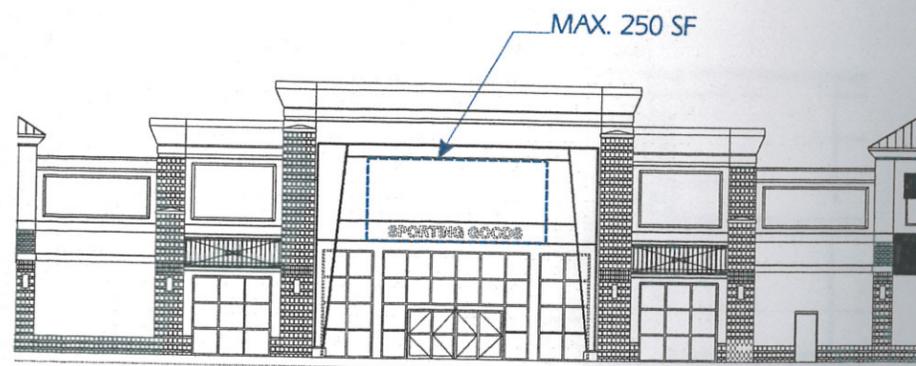
FRONT ELEVATION

BUILDING "L" - SIGN TYPE G.2



FRONT ELEVATION

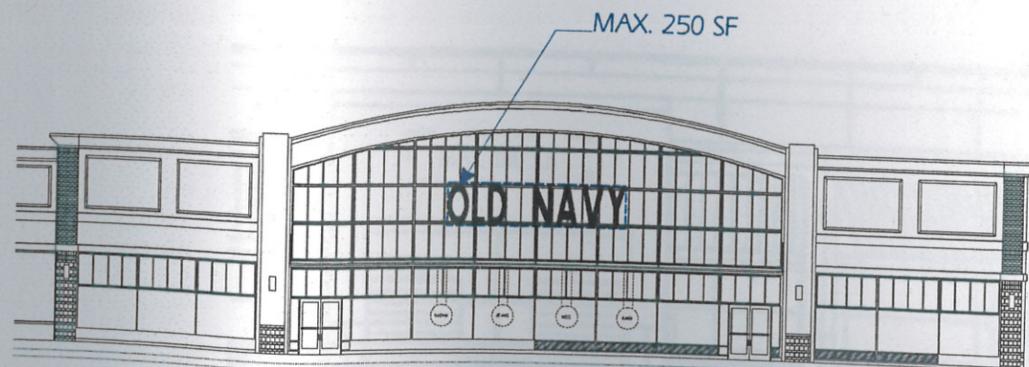
BUILDING "K" - SIGN TYPE G.2



FRONT ELEVATION

BUILDING "J" - SIGN TYPE G.2

SCALE: NTS



FRONT ELEVATION

BUILDING "I" - SIGN TYPE G.1

**G. CRESCENT SHOPS
TENANT IDENTIFICATION**

Description

For the purpose of identifying primary tenants whose stores range in size from 18,000 sf to 50,000 sf. Tenant signs will be composed of aluminum channel letters, with plexiglas faces, internally illuminated.

Each tenant's primary sign will be located within the area determined by the building's facade. The maximum sign face for the primary identification signs is 250 square feet. Note that the elevations shown are schematic in nature, but the general location of the signs shown will not change.

Sign Type G.1.

Size Permitted: 150 Sq. Ft./sign

Size Proposed: 400 Sq. Ft./sign
(Primary Identification - 250 Sq. Ft.
Secondary Identification - 150 Sq. FT.)

Bonus Requested: 250 Sq. Ft./sign

Sign Type G.2.

Size Permitted: 150 Sq. Ft./sign

Size Proposed: 250 Sq. Ft./sign
(Primary Identification only)

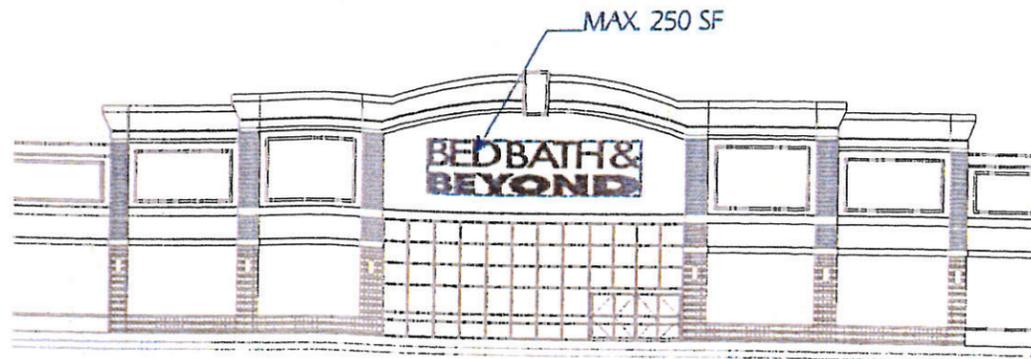
Bonus Requested: 100 Sq. Ft./sign

PROPOSED Master Sign Plan Changes



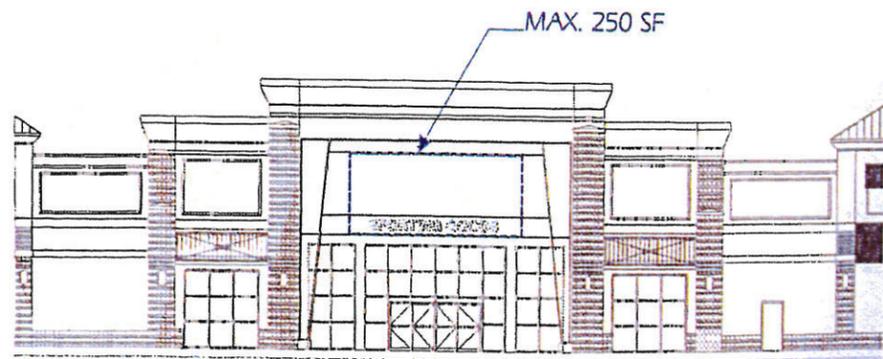
FRONT ELEVATION

BUILDING "L" - SIGN TYPE G.2



FRONT ELEVATION

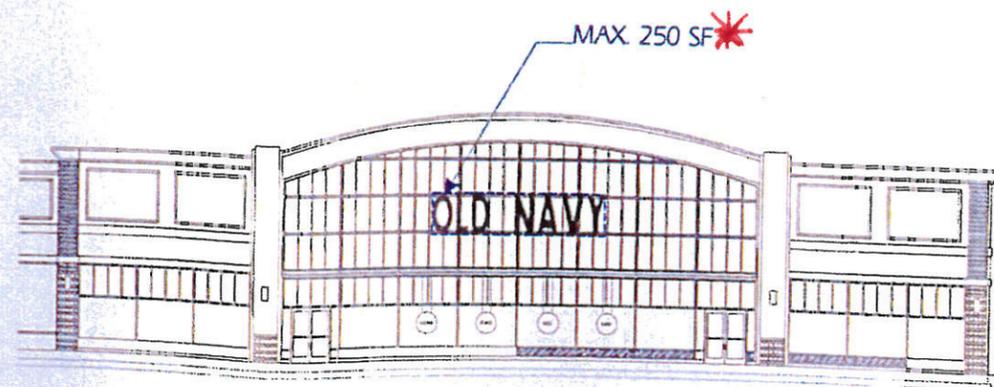
BUILDING "K" - SIGN TYPE G.2



FRONT ELEVATION

BUILDING "J" - SIGN TYPE G.2

SCALE: NTS



FRONT ELEVATION

BUILDING "I" - SIGN TYPE G.1

**G. CRESCENT SHOPS
TENANT IDENTIFICATION**

Description

~~For the purpose of identifying primary tenants whose stores range in size from 18,000 sf to 50,000 sf.~~ Tenant signs will be composed of aluminum channel letters, with plexiglas faces, internally illuminated.

Each tenant's primary sign will be located within the area determined by the building's facade. The maximum sign face for the primary identification signs is 250 square feet. Note that the elevations shown are schematic in nature, but the general location of the signs shown will not change.

Sign Type G.1.

Size Permitted: 150 Sq. Ft./sign

Size Proposed: 400 Sq. Ft./sign
(Primary Identification - 250 Sq. Ft.*
Secondary Identification - 150 Sq. Ft.)

**Allotment can be shared with second tenant*

Bonus Requested: 250 Sq. Ft./sign

Sign Type G.2.

Size Permitted: 150 Sq. Ft./sign

Size Proposed: 250 Sq. Ft./sign
(Primary Identification only)

Bonus Requested: 100 Sq. Ft./sign

MINUTES
BOARD OF COMMISSIONERS SPECIAL MEETING
JORDAN ROOM, MATTHEWS TOWN HALL
FEBRUARY 23, 2015 – 5:00 PM

PRESENT: Mayor James Taylor; Mayor Pro-Tem Joe Pata; Commissioners John Higdon; Chris Melton, Jeff Miller, Kress Query and John Ross; Town Manager Hazen Blodgett

ALSO PRESENT: Peg Carlson

The Board of Commissioners met with facilitator Peg Carlson to discuss the purpose, scope, and advance preparation needed for the Planning Conference discussion of Board roles and expectations.

MINUTES
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
FEBRUARY 23, 2015 - 7:00 PM

PRESENT: Mayor James Taylor; Mayor Pro-Tem Joe Pata; Commissioners John Higdon; Chris Melton*, Jeff Miller, Kress Query and John Ross; Town Attorney Charles Buckley; Town Manager Hazen Blodgett; Town Clerk Lori Canapinno

ALSO PRESENT: Assistant Town Manager Jamie Justice; Communications Director Jen Thompson; Planning Director Kathi Ingrish; Senior Planner Jay Camp; Planning Board members Barbara Dement, Eric Welsh, Mike Ham, Steve Lee, David Pratt, Gary Turner, David Barley

REGULAR MEETING CALLED TO ORDER

Mayor Taylor called the meeting to order at 7:00 pm.

INVOCATION

Mayor Taylor rendered an invocation.

PLEDGE OF ALLEGIANCE

Mayor Taylor led the audience in the pledge.

ITEMS TO BE ADDED TO THE AGENDA

None

RECESS REGULAR MEETING FOR PUBLIC HEARING ON PETITIONS TO AMEND THE ZONING ORDINANCE OF THE TOWN OF MATTHEWS AS FOLLOWS:

Motion by Mr. Pata to recess the regular meeting for public hearings on petitions to amend the zoning ordinance. The motion was seconded by Mr. Query and unanimously approved.

Planning Director Kathi Ingrish introduced the members of the Planning Board in attendance: Rob Markiewitz, Steve Lee, Barbara Dement, Mike Ham, Eric Welsh, David Pratt, David Barley, Gary Turner and Youth Voice Ben Dodson.

Ms. Ingrish disclosed that she is an active member of the church involved in zoning application 2015-625. She is not involved in the rezoning action.

ZONING APPLICATION 2014-623/MARA: MATTHEWS ATHLETIC AND RECREATION ASSOCIATION (MARA), 1200 BLOCK OF S TRADE STREET, FROM RU AND R-15 TO R/I(CD)

Senior Planner Jay Camp explained the request is to rezone the MARA property from RU and R-15 to R/I(CD). Staff has worked with MARA since last year to rezone it from the outdated RU zoning category to one that is current in the zoning map. The applicants are also seeking to extend the height of the cell tower on the property from 80 to 120 feet. They have already secured a variance from the Board of Adjustment to extend the height in a separate process.

Mr. Camp explained the history of the site and its current configuration with 14 ball fields and more than 1,400 parking spaces. The revised plan shows four parking areas and a number of access points. The applicants have done a good job of identifying the variances that will be needed and a number of them will be heard by the Board of Adjustment on March 5. They pertain primarily to the difference in yard requirements in the existing and proposed zoning categories: R/U required only 20 foot side yards but R/I requires 50 feet. There are existing improvements located within that area. Some variances would also be required for streetscape trees, landscaping and to keep the gravel parking lot instead of mandating asphalt. If those items fail then the applicant would need to pursue modifications to the site plan or seek text amendments.

There are no major comments from Town staff. Public Works Director Ralph Messera has ironed out any issues related to the construction at South Trade Street. There is not financial impact to the town since MARA is a nonprofit agency.

Mr. Higdon asked if the scoreboards and sponsor signs violate any ordinances. Mr. Camp explained there are requirements in the code that do allow internal advertising – the pieces should be internally facing and not very visible from the public right of way. The existing signs would have to be reviewed for compliance. The scoreboard is an existing condition.

Mr. Miller said MARA is important to the town, adds to its citizens' quality of life and attracts tourism dollars. He believes MARA should be grandfathered in with all of its existing conditions, including setbacks and signage. He said the Board spent five years discussing the new Unified Development Ordinance (UDO) but it wasn't made clear to him that some parcels and old zoning designations would be left out. There are some major players in town and MARA is one of them. They should have been taken into consideration when the UDO was being written. Changing the setbacks now could force the loss of valuable parking and field space. They have to ask for variances for things that have existed for decades. Mr. Camp noted that this is typical for the rezonings that have occurred as parcels are brought current with the existing zoning designations. This site is legal nonconforming today. Variances are granted for preexisting conditions since the hardship is due to the fact that the property has an outdated zoning designation. Mr. Miller said it is inconvenient and expensive for MARA to have to go through

this process, since they've had to hire an attorney and an engineering firm to provide the necessary documents. Town Attorney Charles Buckley noted that if the property retained its current legal nonconforming status then it would not be able to expand in any way. Changing the zoning is the only way to allow MARA the opportunity to do things it can't today, which is of great benefit to them.

Mr. Higdon said MARA is a gem to the community and he and his family were involved with it for years. He said his concern was with the high number of variances needed and asked why a new zoning category couldn't be created instead. Mr. Camp explained that a new zoning category typically would not be created for only one property. Staff feels very strongly that this is the right category for zoning while also recognizing that this site is unique. In addition, the R/I district is the only one in which a cell tower greater than 80 feet would be allowed, and MARA has a separate request for a tower height extension coming up.

MARA representatives Cliff Boyd and Attorney Susan Irvin addressed the Board. Mr. Boyd noted that the issues being discussed now will affect MARA for many years to come. Mr. Boyd discussed the history and mission of the organization and explained that MARA has put a lot of time and effort into this application. It is a good plan that allows MARA to respond to the Town's request to rezone the property to R/I while also protecting MARA for the future.

*Commissioner Chris Melton arrived

Mr. Query asked if they were satisfied with the application and the way the conditions are worded. Mr. Boyd said yes, as long as the variances are approved. The end product is a good solid plan and it sets MARA up for success in the long term. The plan contains very critical variance requests, which are designed to protect MARA and its assets.

Ms. Irvin said they are trying to create a vested right for MARA to move forward not only with the existing improvements but with the right to develop in the future in accordance with the R/I district. It protects MARA from losing the future use of all of the property in the park and eliminates the need to continue appearing before the Board for approval on site plan changes, as long as the plan meets the UDO requirements of the time.

Ms. Irvin spoke about the yard requirements of the R/I district and the required variances, stating that if MARA was not allowed flexibility to use the 30 feet of space - which would become part of the required yard in the R/I district - then MARA would lose 2.475 acres or 8.78% of the area. Parking would also become an issue. MARA really can't risk losing any part of the park and needs the flexibility to evolve in the future, and to improve communications and safety in the park with the extension of the stealth cell tower.

Ms. Irvin noted that she and the Board received many emails of support and there were many MARA supporters in attendance that evening.

Mayor Taylor clarified that the request for an increase in cell tower height is not part of this rezoning request. That is a separate item which will be reviewed by the Board separately on the agenda. It is not part of the request to rezone the property to R/I(CD).

Mr. Ross said he too wished MARA didn't have to go through this process and he said he appreciated the work that has been done so far. He did ask if they had received any comments about the change in yard requirements, particularly if anyone was concerned with having only 20 feet. Ms. Irvin said there were no concerns expressed by any neighbors about the change in yard requirements. Mr. Boyd did receive comments from one neighbor about parking area C and that parking area has since been removed from the site plan. Mr. Camp confirmed that staff did not hear of any concerns with yard requirements from any adjoining neighbors.

Mayor Taylor said it was wonderful to hear the history of MARA and that it is a tremendous asset to the community. Mr. Query noted that the Town began providing funds to MARA in 1878 and has continued every year since then. They're a great group and he looks forward to continuing to work with them over the years. Mr. Boyd said it's a great example of MARA and the Town working hand in hand to do great things.

Mayor Taylor opened the floor to public comment. No one spoke in favor of or opposition to this application.

The application will go to the Planning Board and potentially back to the Board of Commissioners on March 23.

ZONING APPLICATION 2014-624/WOODIES AUTO SERVICE: SQUIRES REALTY/WOODIES, 9601 INDEPENDENCE POINTE PARKWAY, FROM B-1(CD) TO B-H(CD)

Mr. Camp explained this is a request for an adaptive reuse of the parcel at the corner of Independence Pointe Parkway and Sam Newell Road, from B-1(CD) to B-H(CD), to convert the existing building to a 14-bay auto repair shop. Staff is supportive with one caveat: the same concerns about the Sam Newell Road flyover situation that was recently discussed with the Newks restaurant proposal. Mr. Woodie, the applicant, did attend that meeting and all involved are fully aware that some or all of the building could be acquired for the roadway project.

The building footprint wouldn't change but it would be reskinned. There would be a maximum of 14 car bays with no exterior storage of vehicles and no body work or painting to take place. The ingress point would face Independence Pointe Parkway and the dumpster facilities would back up to the Novant property. There likely will not be any more additional details received regarding the 74 flyover project before the end of this rezoning action. The applicants are agreeable to refining a conditional use list. Signage on the site plan should be marked as illustrative only.

Applicant Brad Woodie, 6500 South Boulevard, Charlotte gave a history of his business model and described how the proposed shop would fit in well with the area and provide a needed service to the town. They try to hire locally from the community and this shop, if approved, will provide 15-20 jobs.

There was some discussion of the style of the architecture and the garage doors. Ryan Doherty of AI Design Group, 330 S. Tryon Street, Charlotte explained that most of the improvements will be to the exterior of the building. The general structure of the building will be left intact with overhead bay doors added on the side facing Independence Pointe Parkway. All storage will be internal. Generally work is finished on cars the same day but if not they'd bring the vehicle inside, so the only time a vehicle would be left outside would be if a customer left an after-hours dropoff. Mayor Taylor asked for that verbiage regarding vehicle storage to be written into the conditional notes.

Mayor Taylor opened the floor to public comment. No one spoke in favor of or opposition to this application.

The application will go to the Planning Board and potentially back to the Board of Commissioners on March 23.

ZONING APPLICATION 2015-625/CREWS BUSINESS PARK: LPA CREWS LLC, 855 SAM NEWELL RD, CHANGE OF I-1(CD) CONDITIONS TO ADD CHURCHES AS AN ALLOWED USE

Mr. Camp explained this is a fairly simple request to add churches as an allowed use. There would be no changes to the site plan or parking. There is no differentiation regarding church size in the I-1 district.

Planning Board member Mike Ham noted one of the facility's original conditions is for only one monument sign with the facility name but not individual business names. Mr. Camp said that would not change.

Applicant representative Phil Chambers, 4530 Park Road, Suite 30, Charlotte, addressed the Board. Mr. Miller asked about the use of feather signs and said he found them distasteful. Mr. Chambers explained there are no provisions for additional signage and said the tenants would just comply with the town's signage regulations.

Mayor Taylor opened the floor to public comment. No one spoke in favor of or opposition to this application.

The application will go to the Planning Board and potentially back to the Board of Commissioners on March 23.

RECONVENE REGULAR MEETING

Motion by Mr. Higdon to reconvene the regular meeting. The motion was seconded by Mr. Ross and unanimously approved.

SITE PLAN REVIEW FOR INCREASE IN STEALTH TOWER HEIGHT AT MARA; ARTHUR GOODMAN PARK, 1200 SOUTH TRADE STREET – PRESENTATION/DISCUSSION

Mayor Taylor noted that the Board will take action on this application at some point in the future. It is tied to the R/I rezoning case, which would have to be approved before this tower increase would be allowed. If the rezoning application is not approved then this application becomes moot.

Attorney Susan Irvin and Keith Powell, managing member of MARA Holdings, LLC addressed the Board.

Ms. Irvin explained that MARA leases out a 40x75 square foot area within the park for the tower. The closest distance from it to a boundary line is 275 feet. There is an existing stealth facility there in a light pole. The permit was approved in 2009 for an 80 foot structure. All of the approvals received in 2009 are still applicable; the only amendment being sought is to the site plan to increase the height of the structure from 80 to 120 feet. The structure design report indicates the original support structure was for 120 feet. The extension would be visible from certain points. The nearest towers are between 100-180 feet. Currently there is only one carrier – T Mobile - on the existing 80 foot tower but the tower is not yet active. The height extension would allow for four additional carriers. Multiple carriers provide more thorough and extensive coverage.

Mr. Query asked about the coverage when the existing tower does go into operation. Mayor Taylor noted that only T Mobile customers would see coverage. Ms. Irvin said Mr. Powell is currently in talks with other carriers now in case the extension is granted.

Mr. Higdon asked about carrier placement. Mr. Powell said that 80 foot towers could handle more than one carrier if other conditions - such as terrain, foliage and other existing towers – are favorable. They need vertical separation to lessen interference. The existing tower at 80 feet can locate only one carrier, since the best signal requires a ten foot separation. There wouldn't be as good coverage if there was only seven feet of separation. There are significant elevation changes and thick foliage in the surrounding area and that all degrades signal strength.

Mr. Melton asked about the existing tower. Mr. Powell explained the tower has been in place since 2008 but was never turned on.

Mayor Taylor asked about commitments from other carriers. Mr. Powell said he has a lease with AT&T and two other carriers have expressed interest. The tower would have to be extended for these carriers to use it. Discussion ensued regarding carriers, coverage areas and signal strength.

Mr. Powell explained that if approved, the tower would be extended by means of a steel extension bolted to the existing structure.

Mr. Higdon asked about safety features to prevent climbing. Mr. Powell explained there is a picket fence and the safety ladder doesn't extend to the bottom 30 feet of the structure.

Mayor Taylor opened the floor to public comment.

Shannon Erman, 7924 Kieldon Court, Charlotte spoke in favor of this application. He is a MARA coach and is concerned with safety issues, saying there is no cell coverage in the park. Lightning strikes and thunderstorms come on quickly and there are lots of kids on the field to keep safe. The park would benefit from extended coverage with multiple carriers.

Eric Saxon, 207 Courtney Lane, Matthews spoke in favor of the application. He is a MARA coach and described a medical emergency he witnessed in which a player was injured on the field and someone had to walk all the way out to the parking lot 100 yards away to call 911. This is an issue of player safety. On that day he had Verizon cell service and another coach had Sprint and neither could get a signal.

Dave Dunphy, 12682 Lindrick Lane, Charlotte spoke in favor of the application. He is a MARA coach and spoke about MARA's lightning guard system. It detects the intensity of static electricity in the surrounding area and gives an audible and visual warning on site. There is an additional notification for the alert system which would push through to cell phones but right now that aspect is unable to be used. He strongly urged the Board to approve the application.

Mayor Taylor noted that this application will come back to the Board along with the primary MARA rezoning application, so it could potentially be voted upon on March 23.

ADOPT POLICY STATEMENT FOR FAMILY ENTERTAINMENT DISTRICT (ENT) ZONING DISTRICT

Motion by Mr. Miller to adopt the policy statement for the Family Entertainment District as referenced in the memo from Ms. Ingrish dated February 17, 2015. The motion was seconded by Mr. Pata and passed 6-1 with Taylor, Melton, Miller, Query, Pata and Ross in favor and Higdon in opposition.

PUBLIC COMMENT

Brian DeGeorge, 222 Demaree Lane, Matthews said he coached at MARA for eight years and he is fully behind them and thinks they're wonderful for Matthews. He explained that he met with Cliff Boyd of MARA to discuss their application and how it could impact the Hampton Green neighborhood where Mr. DeGeorge resides. Information was sent to 140 homes in the neighborhood and only one person had a problem, which was an issue with potential future parking area C. Mr. DeGeorge and Mr. Boyd discussed the concerns, including that traffic could increase through Hampton Green as they attempt to gain access to that parking lot. After that discussion Mr. Boyd agreed to remove that parking area from the site plan and keep communication open between MARA and the Hampton Green residents.

Ed Dement, 515 Clairview Lane, Matthews said he supports MARA but that the stealth tower is not actually stealth. He noted that the tower that has been on the MARA site for years was never put into operation. He questioned if that site is the ideal location for a 120 foot tall tower and said there is a significant visual and structural difference with towers that tall. He spoke of some of the other towers around the area and said that

topography is definitely an issue. He is concerned with this proposal and questioned if all of the information was correct.

CONSENT AGENDA

- A. Approve Street Closures for Siskey Y/Steve Smith 5K Run**
- B. Approve Tax Refunds**
- C. Approve Budget Amendment to:**
 - 1) Recognize and Appropriate Funds for the Red Brick Partnership in the Amount of \$20,000**
 - 2) Recognize Monies Received from US Secret Service Task Force in the Amount of \$3,000**
 - 3) Recognize a Donation Received for the DARE Program in the Amount of \$50**

Motion by Mr. Ross to approve consent agenda item A through C3. Seconded by Mr. Miller and unanimously approved.

UNFINISHED BUSINESS

REVIEW MECKLENBURG LIVABLE COMMUNITIES PLAN DRAFT RESOLUTION – HEIDI PRUESS

Heidi Pruess reviewed the final Mecklenburg Livable Communities Plan draft and asked the Board to endorse it through resolution.

The Livable Communities Plan (LCP) was initiated to handle the County's continued population growth and to ensure that County and municipal plans look in that forward fashion and work in sync. The idea is to pull together the existing plans with a vision for where we want to be and work towards the future in a cooperative and collaborative way. The LCP has been in development since 2013 with over 200 plans reviewed with more than 2,000 community participants. It incorporates a vision statement, guiding principles, strategies, actions and success measures. An interactive website (livablemeck.com) is ready and Ms. Pruess encouraged everyone to access it for more information.

Motion by Mr. Pata to endorse the resolution of support of the Mecklenburg Livable Communities Plan. The motion was seconded by Mr. Miller and unanimously approved.

APPROVE WAYFINDING SIGNAGE – BUZZ BIZZELL

Mr. Blodgett explained he wanted the Board to be comfortable with this as this will be discussed soon during the budget process. There is money in the 2014-14 CIP budget for these three items totaling \$161,000.

Designer Buzz Bizzell described the project history and spoke of the proposed phase two work, which includes (1) \$36,950 for Phase II of the wayfinding program to include downtown street signs, directory maps and the addition of five new signs; (2) \$75,000 for signage and work at the Community Arts District and Stumptown Park; and (3) \$50,000 for a fountain in the Town Hall District.

Mr. Ross said the wayfinding and Stumptown Park changes are great, but while the fountain would be nice to have, he thinks \$50,000 is too expensive. He would prefer using that money elsewhere. Mr. Miller commented on some aesthetic issues with the proposed items. Mr. Melton noted that there are some signs around town that are not consistent in their design. Mr. Higdon said he couldn't support spending so much money on the Community

Arts District sign no matter how good it looked. He also said the overall look of the signs is good but that the town shouldn't have too many signs.

Discussion ensued regarding options for the signs, possible changes at Stumptown Park and the use of Tourism Funds for certain purposes. Mayor Taylor said he was in favor of moving forward with everything except the fountain as that was more expensive than what had been discussed in the past. Mr. Ross questioned the expense for the Community Arts District sign. Mayor Taylor said the wayfinding improvements are an investment in the community – expensive but they'll be focal points for people for years to come.

Motion by Mr. Higdon to authorize payment for option 1 - \$36,950 for Phase II of the wayfinding program to include downtown street signs, directory maps and the addition of five new signs, and to request detailed information from Mr. Bizzell on the other two options. The motion was seconded by Mr. Query and unanimously approved.

NEW BUSINESS

RECEIVE MONTHLY BUDGET REPORT

Assistant Town Manager Jamie Justice reviewed the budget report. Mr. Blodgett noted that about \$190,000 in tax refunds due to the County's revaluation review have been distributed to date with many more coming. County Assessor Ken Joyner doesn't have a final total number yet but threw out a number of \$975,000. The Board needs to be aware that these refunds will continue for some time.

DETERMINE FILING FEES FOR MAYOR AND TOWN COMMISSIONERS FOR 2015 PRIMARIES AND ELECTIONS

Motion by Mr. Melton to approve the schedule of fees as listed, which is the same as it was for the last election cycle: \$25 for Mayor and \$10 for Commissioner filings. The motion was seconded by Mr. Query and unanimously approved.

DISCUSS REQUEST FROM HABITAT FOR HUMANITY MATTHEWS TO ENGAGE PUBLIC WORKS STAFF FOR PUBLIC SIDEWALK PROJECT ALONG MATTHEWS SCHOOL ROAD

Motion by Mr. Pata to approve the request from Habitat for Humanity Matthews to engage Public Works staff for a public sidewalk project along Matthews School Road as per the letter dated 2/2/2015. The motion was seconded by Mr. Ross and unanimously approved.

DISCUSS THE CREATION OF A REVOLVING FUND FOR MATTHEWS HISTORIC PROPERTY PRESERVATION

Mayor Taylor noted this is a request from Paula Lester and is on the agenda at the request of Mr. Higdon. Mr. Query said it should be discussed during budget discussions. By consensus it was determined that this will be discussed during budget season.

APPROVE AUDIT CONTRACT

Motion by Mr. Miller to approve the audit contract for Fiscal Year 14-15 and authorize the Mayor and Acting Finance Director to sign it. The motion was seconded by Mr. Melton and unanimously approved.

DISCUSS OPPOSITION TO NEW LEGISLATION FROM THE NORTH CAROLINA GENERAL ASSEMBLY

Mayor Taylor explained that there was a request to approve a resolution or letter opposing local legislators in response to several bills proposed by the General Assembly. There is a draft letter but he thinks the Board should wait to sign it since the two legislators who sponsored the bills have said they'd done so in order to have input on revisions. Many agencies have been working on revising the language. Mayor Taylor suggested allowing time for those language revisions to be proposed and see if the legislators take those recommendations into consideration. If not the letter could be sent at that time. As the language reads now, it would not impact Matthews too much since Matthews does a lot of conditional approvals in which the applicants agree to the conditions before they can be imposed. The Board doesn't try to force applicants for do things through the ordinance.

Mr. Higdon said that it is ridiculous for legislators to say they sponsored a bill so they can have a hand in revising the wording. He also said Senator Tarte has said that he hasn't even read what he signed. Mr. Higdon is absolutely on board with signing the letter of opposition immediately. Mr. Blodgett said this situation will be discussed with North Carolina League of Municipalities Executive Director Paul Meyer on Wednesday, so he recommended waiting until they hear what Mr. Meyer has to say before taking any action. Mr. Ross asked what other towns are doing and Mayor Taylor explained that the majority are in favor of a joint resolution, which is about a week to ten days away from being finalized. Mr. Ross said if that was ready before the Board's next meeting he'd be in favor of it since it would carry more weight than a letter from just the Matthews Board.

Mr. Higdon said there is a risk of the legislation passing without the Board having taken the opportunity to weigh in on it. Mr. Miller agreed. Mayor Taylor said if the Board moves forward with the letter then they will probably lose any influence they might have had in revising the language. He would prefer having some influence on it than none. Discussion continued.

Motion by Mr. Higdon to approve sending the letter of opposition. The motion was seconded by Mr. Pata.

Mr. Query made a substitute motion to wait until Friday to see if anything changes before sending the letter. The substitute motion was seconded by Mr. Ross and passed 4-3 with Taylor, Melton, Query and Ross in favor and Higdon, Miller and Pata in opposition.

MAYOR'S REPORT

Mayor Taylor noted that he will be meeting with North Carolina League of Municipalities Executive Director Paul Meyer on Wednesday to discuss issues of municipal importance including the previously discussed proposed legislation.

ATTORNEY'S REPORT

None

TOWN MANAGER'S REPORT

None

ADJOURNMENT

Motion by Mr. Melton to adjourn. The motion was seconded by Mr. Query and unanimously approved. The meeting adjourned at 10:54 pm.

Respectfully submitted,

Lori Canapinno
Town Clerk

DRAFT

AGENDA
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
MARCH 9, 2015 – 6:15 PM

PRESENT: Mayor James Taylor; Mayor Pro-Tem Joe Pata; Commissioners John Higdon; Chris Melton, Jeff Miller, Kress Query and John Ross; Town Attorney Charles Buckley; Town Manager Hazen Blodgett; Town Clerk Lori Canapinno

ALSO PRESENT: Assistant Town Manager Jamie Justice; Communications Director Jen Thompson; Planning Director Kathi Ingrish; Senior Planner Jay Camp; Planning Board members Barbara Dement, Eric Welsh, Mike Ham, Steve Lee, David Pratt, Gary Turner, David Barley

The Board of Commissioners received an update on the Arts and Science Council's Cultural Life Task Force and Cultural Vision Plan recommendations.

AGENDA
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
MARCH 9, 2015 - 7:00 PM

PRESENT: Mayor James Taylor; Mayor Pro-Tem Joe Pata; Commissioners John Higdon; Chris Melton, Jeff Miller, Kress Query and John Ross; Town Attorney Charles Buckley; Town Manager Hazen Blodgett; Town Clerk Lori Canapinno

ALSO PRESENT: Assistant Town Manager Jamie Justice; Communications Director Jen Thompson; Planning Director Kathi Ingrish; Senior Planner Jay Camp; Planning Board members Barbara Dement, Eric Welsh, Mike Ham, Steve Lee, David Pratt, Gary Turner and David Barley

REGULAR MEETING CALLED TO ORDER

Mayor Taylor called the meeting to order at 7:00 pm.

INVOCATION

Mr. Buckley rendered an invocation.

PLEDGE OF ALLEGIANCE

Members of Boy Scout Troop 119 led the audience in the Pledge.

ITEMS TO BE ADDED TO THE AGENDA

None

PRESENTATION – NANCY GLENN SERVICE AWARD

Tina Whitley represented the Matthews Human Services Council and discussed the Nancy Glenn Servant Award. This award is given annually to the person who demonstrates inspiration, dedication and commitment to the Matthews nonprofit community.

Dahn Jenkins, Levine Senior Center Director spoke of this year's recipient, Gail Rothschild. Gail was exceedingly generous of her time and talents and dedicated her energies to so many. She worked at the Levine Senior Center every day for the last two and a half years, teaching classes and serving on the advisory board and Board of Directors. She had a passion for the Town of Matthews and helped anyone with anything. She had a warm, loving spirit and so many people benefitted from her work and they didn't even know it. Gail just lived for the town of Matthews and the people of Matthews. She was a true friend. Gail made a difference with her life. She lived her dash and lived her dash beautifully. Gail would have been so humbled to know that so many people thought of her this way.

Gail's daughter Renee accepted the award on behalf of Gail's family. She said she was not surprised to hear that her mother was getting this award. She would have been humbled but she would want you to know that she was not alone in her work.

PLANNING AND DEVELOPMENT BUSINESS

REPORT FROM PLANNING BOARD

Planning Board Chair Steve Lee gave a report on the Board's activities (Exhibit #1 hereby referenced and made a part of these minutes). He noted that Planner David Nelson did a phenomenal job putting together the bike/ped plan.

PUBLIC COMMENT

Ed Dement, 515 Clairview Lane, Matthews addressed the Board regarding the rezoning of MARA ball fields and cell tower height increase. He said he can use his phone at the site with a good signal and no problems with the cell tower as it is. He discussed tower heights and numbers, saying that he is not sure that the cell tower is actually needed as the applicants claim. He asked the Board to carefully consider this request, saying the signal is there already and could be improved even further if they just turned on the existing tower.

CONSENT AGENDA

- A. Approve Minutes of the February 9, 2015 Regular Meeting
- B. Accept Zoning Application 2015-627, Matthews Church of God, 517 E John St, from R-12 and I-1 to R/I(CD) and set a public hearing for May 11, 2015; Motion 2015-1, Matthews Composite Bicycle and Pedestrian Plan, and set a public hearing for April 13, 2015; Motion 2015-2, Miscellaneous UDO Text Changes, and set a public hearing for April 13, 2015
- C. Approve Disposal of Surplus Property
- D. Approve Changes to Public Works Director Job Description

- E. Approve Police Department Request to Solicit Donations on Behalf of the Special Olympics of North Carolina on Saturday, May 16, 2015**
- F. Approve Tax Refunds**
- G. Approve Budget Ordinance Amendment to Recognize Shared Proceeds Received Through DEA Taskforce in the amount of \$45,286.67**
- H. Approve Budget Adoption Schedule for General, Tourism and CIP Funds for Fiscal Year 2015-16**

Motion by Mr. Higdon to approve consent agenda item A through H. Seconded by Mr. Melton and unanimously approved.

NEW BUSINESS

APPROVE CONCRETE REPAIRS TO FIRE STATIONS 1 & 2

Mr. Blodgett explained that the cracking is getting worse. The cost could be over \$100,000 so he wanted to bring this to the Board's attention early. He also noted that the Idlewild station is experiencing similar problems and the Board will be hearing about that station at a future date.

Mr. Query asked if core testing had been authorized. Mr. Blodgett said yes for Idlewild. The money for half of the testing cost – half since this is a shared situation – has been appropriated.

There was some discussion of the concrete, with Mr. Blodgett explaining that the weight of the ladder truck with extended stabilizers is 60,000 pounds. The stabilizers are used to ensure the truck doesn't tip. The concrete is breaking up in spots where it wasn't sufficiently strengthened to handle that much weight. Possible options include embedding rebar or using high stress concrete.

There was some discussion of timing, with Mr. Blodgett explaining that the sooner it can be addressed the better. This will be another pressure on the budget but it will be listed as a required item. He will speak to staff about waiting until budget time to perform the work.

APPROVE LEGISLATIVE AGENDA

Motion by Mr. Query to approve the legislative action items and endorse the NCLM's Municipal Advocacy Goals. The motion was seconded by Mr. Miller and unanimously approved.

MAYOR'S REPORT

Mayor Taylor noted that Town Hall Day will take place in Raleigh on March 18th. The Board will lobby hard on the legislative agenda.

The downtown Shamrock Crawl is coming up on the 17th. Look on social media for more information on the event.

ATTORNEY'S REPORT

Mr. Buckley reported on House Bill 36, explaining that the Kim Hibbard, the League's General Counsel, is working to incorporate language regarding property owner's approval to try to eliminate court tests that could have rezoning actions thrown out.

Mayor Taylor noted he has had conversations with the sponsor of the current bill and he knows the revision is coming and was amenable to it. That legislator also said he would not support the historic tax credit issue.

TOWN MANAGER'S REPORT

Mr. Blodgett explained the desire to use an incremental approach to the light at Crestdale Road: it would change from standard use to blinking at night and on weekends and eventually switching to blinking all the time. This would help with expectations before it is relocated.

ADJOURNMENT

Motion by Mr. Query to adjourn. The motion was seconded by Mr. Ross and unanimously approved. The meeting adjourned at 7:58 pm.

Respectfully submitted,

Lori Canapinno
Town Clerk

DRAFT

MINUTES
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
JULY 13, 2015 - 7:00 PM

PRESENT: Mayor James Taylor; Mayor Pro-Tem Joe Pata; Commissioners John Higdon; Chris Melton, Jeff Miller and Kress Query; Town Attorney Charles Buckley; Assistant Town Manager Jamie Justice; Town Clerk Lori Canapinno

ALSO PRESENT: Public Works Director CJ O'Neill; Planning Director Kathi Ingrish; Senior Planner Jay Camp; Planning Board members Chair Steve Lee, Vice Chair Rob Markiewitz, Members Barbara Dement, Mike Ham, Gary Turner and David Weiser

ABSENT: Commissioner John Ross; Town Manager Hazen Blodgett

REGULAR MEETING CALLED TO ORDER

Mayor Taylor called the meeting to order at 7:00 pm.

INVOCATION

Town Attorney Charles Buckley rendered an invocation.

PLEDGE OF ALLEGIANCE

Mayor Taylor led the audience in the pledge.

Mayor Taylor spoke of his visit with Anne Marie Celada, a resident of Matthews' Sister City, Sainte-Maxime, France. Ms. Celada delivered a gift of friendship and goodwill message from Sainte-Maxime Mayor Vincent Morrissette.

ITEMS TO BE ADDED TO THE AGENDA

None

PLANNING AND DEVELOPMENT BUSINESS

Planning Director Kathi Ingrish introduced members of the Planning Board in attendance: Chair Steve Lee, Vice Chair Rob Markiewitz, Members Barbara Dement, Mike Ham, Gary Turner and David Weiser

REPORT FROM PLANNING BOARD

Planning Board Chair Steve Lee gave a report on the Board's activities (Exhibit #1 hereby referenced and made a part of these minutes).

PLANNING AND ZONING-RELATED ACTIONS

Application 2015-630: to amend the text of the existing Unified Development Ordinance to establish and provide parking provisions specific to animal daycare kennels and commercial kennels.

Mayor Taylor noted that the Planning Board recommended denial of the application due to the language included at the time of the Planning Board meeting, but recommended changes which would improve the application. The applicant did agree to amend the text change request to match the Planning Board's recommended calculation of one parking space per 500 square feet of gross floor area.

Motion by Mr. Miller to approve application 2015-630 as revised by the applicant and in accordance with the Planning Board's recommendation as stated in the letter dated June 30, 2015, as it is reasonable and consistent with the Land Use Plan due to the compromise of parking and the improvements the applicants will make to the site. The motion was seconded by Mr. Pata and unanimously approved.

Site Plan Approval: Pet Paradise (former Technocom); 10714 Independence Pointe Parkway

Ms. Ingrish explained this would not change much of the building footprint. There would be a pool for dogs and an outdoor run added at the rear of the building and a covered entry area in the front. There would also be some refreshing of the front façade. There would be some changes to parking but all of the existing driveways would remain. This application meets the requirements of the text that was just approved with the previous application.

Motion by Mr. Miller to approve the site plan. The motion was seconded by Mr. Higdon and unanimously approved.

Public Improvement Variance – Streamside Subdivision

Ms. Ingrish explained that the Planning Board recommended approval of this variance. The original subdivision developer had agreed to pay the Town \$1,000 – approximately the value of the construction work for a section of sidewalk of equivalent area – as a sort of fee-in-lieu.

Mr. Miller disagreed with this, saying a thousand dollars wouldn't cover the cost of sidewalk installation when it includes grading. In addition, the lack of sidewalk is in violation of two of the Town's vision statements, one of which calls for a walkable and bikeable community and the other which calls for a firm and fair growth and development process. If a developer sells lots to a builder, the same conditions that the developer had should attach to those homes. Sidewalks should be built. The question before the Board is whether or not to approve a variance but Mr. Miller believes there is no need to entertain the question. This is an issue between the developers and the Town shouldn't accept this as a Town road until the issue is resolved.

Mr. Buckley agreed that is an option. Ms. Ingrish explained that the sidewalk dedication is depicted on the subdivision plat. The original subdivider sold these lots to the builder and at some point the sidewalks were not built but that wasn't noticed until after the fact. Mr. Buckley explained that the Town doesn't have legal authority to go onto the property and perform the required grading work without slope easements, etc. The rest of the streets

in the subdivision are up to Town standards and are ready for acceptance. Ms. Ingrish noted that prior to this situation, the County inspectors didn't have a sidewalk inspection as an item in their checklist, but they will going forward. The Town did receive something from two property owners stating that they do not want the sidewalk installed.

Discussion ensued regarding the acceptance of the roads for maintenance and what could happen if they, or a portion of one of them, are not accepted. Mr. Query said it would be troubling to penalize the rest of the homeowners by not accepting the streets for maintenance. Mr. Melton noted that there are not sidewalks all throughout the neighborhood and Public Works Director CJ O'Neill noted that portions of the neighborhood preexisted the sidewalk requirements. Mr. Pata suggested accepting all the of the streets except for the portion in front of these homes but the question was raised on the legality of such an option. Mayor Taylor proposed allowing staff time to research the question and consider options.

Motion by Mr. Melton to defer to August 10, 2015. The motion was seconded by Mr. Query and unanimously approved.

Review and Approval of Subdivision Name - Fullwood Station

Motion by Mr. Higdon to approve the use of the name Fullwood Station as requested. The motion was seconded by Mr. Query and unanimously approved.

PUBLIC COMMENT

George Young, 407 Vinecrest Drive, Matthews spoke about the annual contract for the Town Attorney. Noting a clause which allows the Town Attorney to handle the Town's litigation, he said it is a conflict of interest since litigation leads to an increase in billable hours. He said litigation should be handled by an outside firm. He also spoke of previous court cases and said the Town should seek a new attorney.

REPORTS FROM BOARDS AND COMMITTEES

Minutes from the Environmental Advisory Committee were submitted. Mr. Miller noted there has been discussion of yard waste and how bags are not supposed to be used to contain it. Bags are occasionally used and Republic workers sometimes tear open the bags and leave them behind on people's lawns. A possible solution is to ask Republic to ensure that their workers take the bags with them. Another is to start using rollout containers for yard waste rather than bags.

Mr. Query noted that the bags are torn open when people use dark bags, which they are not supposed to do. He has always seen workers take the bags with them, not leave them behind, and he thinks they are going above and beyond by taking the yard waste when they're not in the proper bags to begin with. Mr. Higdon said he's concerned that the Town would essentially be telling Republic and citizens to not re-use bags, which is very wasteful. He would prefer alternatives rather than a ban on reusing bags. Mayor Taylor noted that Republic Services does a great job – in fact, goes above and beyond what the contract requires – and he thanked them and said it's important for the community to be aware of that. Republic and the Town have built a good relationship over the years and he knows they're trying to do the right thing.

CONSENT AGENDA

- A. Approve Minutes of the May 11 & June 22, 2015 Board of Commissioner Meetings
- B. Approve Preliminary Plat - Fullwood Station Subdivision; South Trade Street
- C. Accept Zoning Applications 2015-632, Matthews Parkway Corporate Center/Primrose School, 720 Park Center Drive, from I-1 to O(CD) for a Child Day Care Facility; and ~~2015-633, Multiple Office Condo Owners of Windsor Professional Center, 9700 Block Northeast Parkway, from Conditional to O(CD), to Bring Site into a Contemporary Zoning Classification and Allow Some Revisions~~, and Set a Public Hearing Date of September 14, 2015
- D. Approve Disposal of Surplus Property
- E. ~~Approve Town Attorney's Annual Contract~~
- F. Approve Budget Ordinance Amendments to:
 - 1) Recognize a Governors' Crime Commission Grant for the Purchase of Replacement Tasers for the Police Department in the amount of \$14,686.32
 - 2) Roll forward Fund Balance in Order to Accommodate Appropriations for Both Required and Committed Purposes

Mayor Taylor noted the need to pull a zoning application from the consent agenda and discuss it, due to a Commissioner's conflict. Mr. Higdon requested that the Town Attorney's contract be pulled for further discussion.

Motion by Mr. Miller to pull item C2 (acceptance of zoning application 2015-633) and item E (approval of Town Attorney's annual contract) place them as new business items D and E, and approve the remaining items. The motion was seconded by Mr. Higdon and unanimously approved.

NEW BUSINESS

APPROVE RIGHT-OF-WAY ACQUISITION AT PLEASANT PLAINS ROAD AND MCKEE ROAD

Mayor Taylor explained that right of way has to be acquired to accommodate the widening project. The town would pay for the acquisition but would essentially be repaid with the \$3 million in funds that are one of the conditions of the project's approval.

Motion by Mr. Miller to allow the Town Manager or his designee to contract and negotiate with the parties necessary to acquire the right of way and temporary construction easements necessary for Erickson to make roadway improvements to the intersection of McKee Road and Pleasant Plains Road for a total amount not to exceed \$25,000. The motion was seconded by Mr. Pata and unanimously approved.

CONSIDER EMPLOYEE PAY & CLASSIFICATION EVALUATION

Mayor Taylor noted the Board has had a number of conversations about this. Mr. Justice explained that any implementation costs would be deferred to January 2016 and changes with no associated implementation costs would be made immediately. Mayor Taylor noted he requested that staff review the recommendation for an automatic 5% increase when moving to a higher classification level.

Motion by Mr. Melton to approve the pay and classification evaluation recommended changes and authorize the Manager to implement the associated costs in January 2016 at the Manager's discretion. The motion was seconded by Mr. Pata.

Mr. Query said he opposed the issue of automatic increases for classification changes, saying it could result in a poor worker getting an increase. He also said it is inappropriate to do things in this manner when a 3% pool increase was included in the budget just passed. Mr. Miller said one reason for the study is because staff and the Board have a desire to retain talent and not lose it due to better pay elsewhere. He believes it is up to the Town Manager, like any manager, to make sure employees are rewarded for good behavior and adjust for others. He does not want to micromanage the management of the town. He does agree with the mayor about possibly eliminating the automatic 5% increase. Mr. Higdon noted that it is also at the Manager's discretion to demote people if they're not working properly.

Mr. Buckley cautioned that this is about job classifications, not the individuals filling those positions. It is up to the Manager to manage the person. Job classification issues deal with pay ranges of the positions, not the people in them. Mayor Taylor said he does agree with promotions to reward good production but not automatic increases for class changes. Mr. Pata said he agreed that the Town Manager can make the necessary decisions. Mr. Pata does not believe the number of classifications is right and that the automatic 5% increase isn't good either. Mr. Miller said part of the intent was to see if Matthews is competitive with other municipalities in the region. There were some years in during the recent economic downturn in which employees received minimal or no raises and there were healthcare cost increases at the same time. Mr. Melton noted that the Board agreed they weren't Human Resources experts and hired Ms. Manning because she is, and it would be a step back to not take her professional advice into consideration. Mr. Query said that he will vote in favor of the motion because of the study, but in the future he wants to see a study on positions that are overpaid as well.

The motion was unanimously approved.

APPROVE PUBLIC WORKS POSITION CHANGES

Motion by Mr. Miller to remove the Parts Clerk/Assistant Equipment Mechanic position and replace with one Maintenance Worker position on the position inventory and classification list. The motion was seconded by Mr. Melton and unanimously approved.

ACCEPT ZONING APPLICATION 2015-633, MULTIPLE OFFICE CONDO OWNERS OF WINDSOR PROFESSIONAL CENTER, 9700 BLOCK NORTHEAST PARKWAY, FROM CONDITIONAL TO O(CD), TO BRING SITE INTO A CONTEMPORARY ZONING CLASSIFICATION AND ALLOW SOME REVISIONS, AND SET A PUBLIC HEARING DATE OF SEPTEMBER 14, 2015 (REMOVED FROM CONSENT AGENDA)

Mayor Taylor explained that Commissioner Query is one of the applicants on this and needs to be excused from the proceedings.

Motion by Mr. Miller to excuse Commissioner Query from all proceedings regarding zoning application 2015-633 due to his personal involvement with the application. The motion was seconded by Mr. Melton and unanimously approved. Mr. Query was excused.

Motion by Mr. Miller to accept zoning application 2015-633 and set a public hearing date of September 14, 2015. The motion was seconded by Mayor Taylor and unanimously approved.

Motion by Mr. Higdon to allow Commissioner Query to resume activities. The motion was seconded by Mr. Pata and unanimously approved. Mr. Query resumed his role on the Board.

APPROVE TOWN ATTORNEY'S ANNUAL CONTRACT (REMOVED FROM CONSENT AGENDA)

Mr. Higdon explained that he asked for this to be pulled for discussion because he wanted to address some of the comments made by Mr. Young. He noted that the Town does not use only Mr. Buckley for all legal cases, including the Wright case, and nothing in the Town Attorney's contract excludes the use of other attorneys. Mayor Taylor agreed and said specialists have been called in when necessary. Mr. Melton said Mr. Buckley encouraged the Board to look for outside representation when necessary.

Mr. Query said he believes Mr. Buckley to be one of the best municipal attorneys in the state, and he has never let Matthews or the Board down on anything he has done. His fees are very low, too, and Mr. Query appreciates everything Mr. Buckley has done for the town. Mr. Pata said Mr. Buckley has done an excellent job for the town and has guided the Board appropriately to look for other counsel when necessary.

Motion by Mr. Melton to approve the Town Attorney's annual contract. The motion was seconded by Mr. Query.

Mayor Taylor said he has worked with Mr. Buckley for a number of years. In addition to the legal advice there has been a great buildup of trust. The town has been directed to do the right things over the years and the Mayor has no doubt regarding the quality of Mr. Buckley's guidance.

The motion was unanimously approved.

MAYOR'S REPORT

Mayor Taylor reminded everyone that the second July meeting was cancelled, so the next meeting will be on August 10.

ATTORNEY'S REPORT

Mr. Buckley said he was privileged to work on his 38th contract with the Town of Matthews and he expressed his appreciation for the Board's words of confidence.

TOWN MANAGER'S REPORT

None

ADJOURNMENT

Motion by Mr. Melton to adjourn. The motion was seconded by Mr. Pata and unanimously approved. The meeting adjourned at 8:13 pm.

Respectfully submitted,

Lori Canapinno
Town Clerk

Parks Manager Job Description Revisions

DATE: August 4, 2015
RE: Parks Manager Job Description Revisions
FROM: Jamie Justice, Assistant Town Manager

Background/Issue:

Parks, Recreation, & Cultural Resources Director Corey King has proposed revisions to the Parks Manager job description in the parks and recreation division. This position has recently become vacant. The changes to the job description are very minor and reflect clarification of the duties of the position. Human Resources staff has reviewed the changes and recommend approval at this time.

Proposal/Solution:

Recommend approval of the attached Parks Manager job description revisions (in track changes format). There are no changes to the classification or pay grade for this position.

Financial Impact:

None.

Related Town Goals:

Quality of Life and Operational Performance

Recommended Action:

Approve the Parks Manager revised job description.

PARKS MANAGER

GENERAL DEFINITION OF WORK:

Performs intermediate professional work managing the operations and maintenance of parks, outdoor recreation program planning, parks facility reservations, and special projects including park planning, facility development, and grants management; does related work as required. Work is performed under the general supervision of the Parks, Recreation and Cultural Resources Director. Supervision is exercised over subordinate volunteer and part-time staff.

ESSENTIAL FUNCTIONS/TYPICAL TASKS:

Planning and overseeing park facilities, park operations and maintenance; scheduling programs and events at park facilities; maintaining records and files; preparing reports.

(These are intended only as illustrations of the various types of work performed. The omission of specific duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.)

- Manages the operation of ~~multiple~~~~various~~ park facilities; oversees the maintenance and care of park facilities.
- Designs and implements new recreation programs at park facilities.
- ~~Works with Special Events Manager to design and deliver outdoor events~~~~Schedules park facilities for programs/events.~~
- Arranges logistics; schedules and supervises staff and volunteers for park programs/events.
- Performs regularly scheduled park and playground inspections.
- Assists with summer camp program as needed.
- Prepares and administers budget for park facilities; manages park facility expenditures.
- Purchases materials and supplies for park facilities.
- Coordinates park maintenance projects with the Public Works Department.
- Suggests improvements for parks; plans and develops parks projects.
- Writes grants; administers grant projects.
- Performs related tasks as required.

KNOWLEDGE, SKILLS AND ABILITIES:

Thorough knowledge of the equipment and techniques necessary to successfully oversee park facilities; thorough knowledge of the methods involved in organizing, conducting, marketing, promoting and supervising parks and recreation activities; some knowledge of computer software appropriate to programs; some knowledge of first aid methods and necessary safety precautions to be used in recreation work; ability to express ideas clearly both verbally and in-writing; ability to establish and maintain effective working relationships with associates and the general public.

EDUCATION AND EXPERIENCE:

Any combination of education and experience equivalent to graduation from an accredited college or university with major course work in recreation, physical education or related field and considerable experience in organized parks and recreation programs.

PHYSICAL REQUIREMENTS:

This is medium work requiring the exertion of up to 50 pounds of force occasionally, up to 20 pounds of force frequently, and up to 10 pounds of force constantly to move objects; work requires climbing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, and grasping; vocal communication is required for expressing or exchanging ideas by means of the spoken word; hearing is required to perceive information at normal spoken word levels; visual acuity is required for color perception, preparing and analyzing written or computer data, visual inspection involving small defects and/or small parts, operation of machines, operation of motor vehicles or equipment, determining the accuracy and thoroughness of work, and observing general surroundings and activities; the worker is subject to inside and outside environmental conditions, extreme heat, and hazards. The worker may be exposed to bloodborne pathogens and may be required to wear specialized personal protective equipment.

SPECIAL REQUIREMENTS:

Possession of CPR certificate; possession of or ability to acquire Certified Playground Safety Inspector certificate.

Reasonable accommodations may be made to enable individuals with disabilities to perform the essential

tasks.

|

August~~July~~, 2015



DATE FILED	<u>7-29-15</u>
APPLICATION NUMBER	<u>2015-634</u>
<i>For office use only</i>	

**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): 22702605

Address of property: 419 Covenant Church Lane, Matthews, NC 28105

Location of property:

Title to the property was acquired on August 20, 2013
and was recorded in the name of Christ Covenant Church
whose mailing address is 800 Fullwood Lane, Matthews, NC 28105

The deed is recorded in Book 28633 and Page 777 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R/I

Application number
2015-634
For office use only

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

Please see separate sheet.

William L. Spitz
Signature of property owner (must be original)

Christ Covenant Church
Print name of property owner
800 Fullwood Lane
Property owner's mailing address
Matthews, NC
Property owner's mailing address, continued
28105
Property owner's mailing address, continued
(704) 814-1010/sspitz@christcovenant.org
Property owner'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

B. Schoeck
Signature of agent (if any)
Brian Schoeck
Print name of agent
1065 E. Morehead Street
Agent's mailing address
Charlotte, NC
Agent's mailing address, continued
28204
Agent's mailing address, continued
(704) 998-2252/ bschoeck@jahlaw.com
Agent'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 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."

22702602

TAX PARCEL

Christ Covenant Church

PROPERTY OWNER NAME(S)

800 Fullwood Lane

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

22702690

TAX PARCEL

Town of Matthews

PROPERTY OWNER NAME(S)

232 Matthews Station St.

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

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

Application number
2015-634
For office use only

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 blynd@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews July 29, 2015
Town Board of Commissioners formally accepts application and sets Public Hearing date August 10, 2014
Notices sent via mail to affected/adjacent property owners on or before August 31, 2014
Protest petition filed with Planning Department by 5:00 pm on n/a
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 September 14, 2015
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 Sept 22, 2015
Town Board of Commissioners approves or denies application October 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

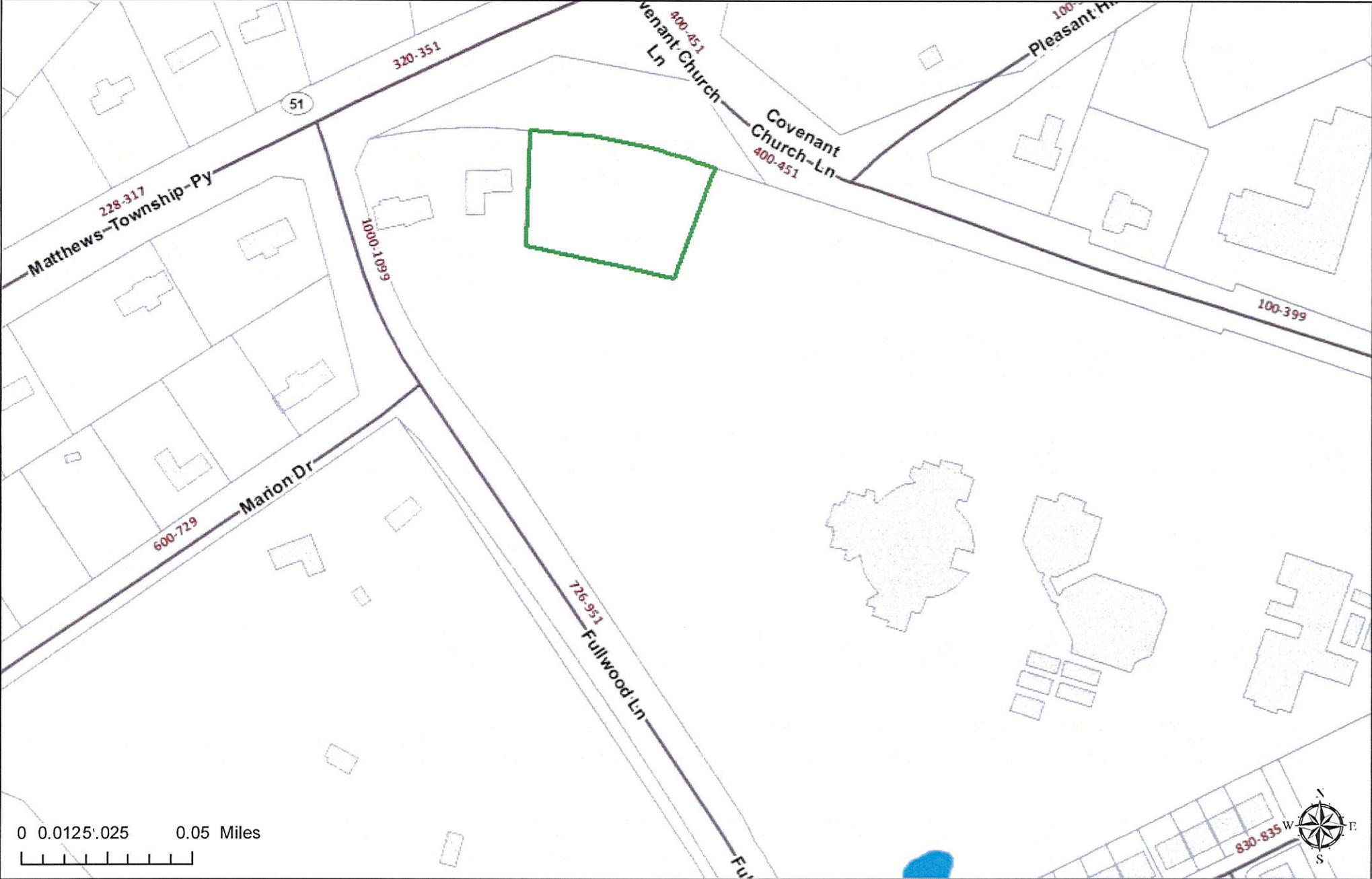
List reason(s) why zoning should be changed:

The subject Property is a 1.132 acre parcel acquired by Christ Covenant Church in 2013 to provide expansion opportunities for its main campus on Fullwood Lane. The Church campus contains 29.35 acres, all zoned R/I and currently includes both worship facilities and Covenant Day School facilities. The subject Property is surrounded on three (3) sides by the Church campus, and on the fourth (4th) by the Town of Matthews community garden site. The subject Property's current zoning designation as R-15 is an outlier for the surrounding uses. Christ Covenant Church is in the process of constructing new church and school facilities on its campus. The rezoning is requested to bring the subject Property in conformity with the surrounding uses and to provide continuity with the existing zoning for the Christ Covenant Church campus.

Polaris 3G Map – Mecklenburg County, North Carolina

2015-634
07-29-2015

Date Printed: 8/4/2015 6:36:59 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

B55 - P458

REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF
THE ORIGINAL MAP RECORDED IN
BOOK _____ PAGE _____
DATE: 7/19/2013 BY: DEPTIST

RECOMBINATION PLAT OF LOTS 1-3, NAGLE SUBDIVISION

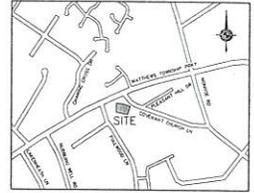
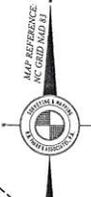
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.
MAP REFERENCE: 26-151
DEED REFERENCE: 26191-990 & 26367-25
TAX PARCEL NO: 227-026-05, -08, & -19
TOTAL AREA
49,309 sq. ft.
1.1320 acres

#201313830

MAP BOOK 55 PAGE 458

Owner: Christ Covenant Church

COVENANT CHURCH LANE
VARIABLE PUBLIC USE



VICINITY MAP
NOT TO SCALE

ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE
SUBJECT PROPERTY ZONED: R-13
MINIMUM SETBACK: 40 FT
MINIMUM SIDE YARD: 20 FT
MINIMUM REAR YARD: 20 FT
MAXIMUM BUILDING HEIGHT: 15 FT

FOR FURTHER INFORMATION CONTACT THE TOWN
OF MATTHEWS PLANNING DEPARTMENT AT
784-4411.

NOTES:

1. ALL CORNERS MONUMENTED AS SHOWN.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT & B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
5. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
6. THE PURPOSES OF THIS PLAT IS TO RECOMBINE LOTS 1, 2 & 3 OF THE BEHOLD NAGLE & W.B. BUZARBY P. NAGLE SUBDIVISION AS DESCRIBED IN MAP BOOK 26, PAGE 151 AND TO REMOVE THE PROPOSED "R" FROM MAP BOOK 26, PAGE 111. THIS PLAT SUPERSEDES THE PLATS PREVIOUSLY RECORDED IN MAP BOOK 26, PAGE 151 AND MAP BOOK 24, PAGE 111.
7. SITE LOCATED TO NE MONUMENT "M 04". ALL DISTANCES ARE HORIZONTAL. CURVED DISTANCES UNLESS OTHERWISE NOTED.

REVIEW OFFICER:

1. Jim Kujala REVIEW OFFICER OF TOWN OF MATTHEWS
CERTIFY THAT THIS MAP COMPLY TO WHICH THIS CERTIFICATION IS APPLIED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

OFFICER: Jim Kujala DATE: 8-16-13

PLANNING STAFF

IN PURSUANT OF THE TOWN OF MATTHEWS SUBDIVISION ORDINANCE THIS PLAT
IS EXEMPT FROM THE 15-DAY DIVISION ORDINANCE

PLANNING STAFF: Jim Kujala DATE: 8-16-13

SURVEYOR'S CERTIFICATE:

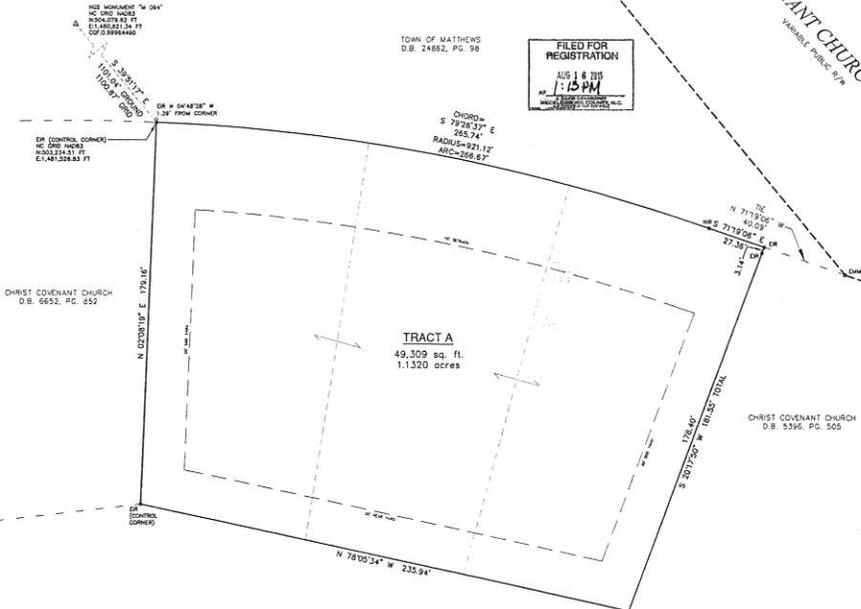
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DATED
REFERENCE: 2013-09-04 & 2013-09-20). THAT THE BOUNDARIES NOT SURVEYED ARE
CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE
OF THIS PLAT. THAT THE RATE OF PRECISION AS CALCULATED EXCEEDS 1:10,000
OF THIS PLAT. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. § 42-38.4
AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL
THIS 7th DAY OF August A.D. 2013.

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE
RECOMBINATION OF EXISTING PARCELS & COURSE ORDERED SURVEY OR OTHER
EXCEPTIONS TO THE DEFINITION OF A RECOMBINATION.

Justin F. Croninger DATE: 8/19/13
JUSTIN F. CRONINGER (L14139)



FILED FOR
REGISTRATION
AUG 16 2013
7:15 PM
MECKLENBURG COUNTY, N.C.
RECORDER OF DEEDS



LEGEND:

- CP - CALCULATED POINT
- D.B. - DEED BOOK
- EP - EXISTING IRON PIPE
- ER - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- N.R. - NEW IRON ROD
- PIN - PARCEL IDENTIFICATION NUMBER
- PG - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PP - POWER POLE
- R.W. - RIGHT-OF-WAY
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- ROADWAY
- SETBACK
- POWER LINE

GRAPHIC SCALE



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
MARCH 7, 2009.
MAP NUMBER 370310 4580 J

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28224 TEL: (704) 376-2156
LICENSE NO. 51141

SCALE	DATE	FILE NO	JOB NO
1"=30'	JULY 9, 2013	XX-38158M	50024

6/18/01/02/04/05/06/07/08/09/10/11/12/13

7/29/15
2015.634

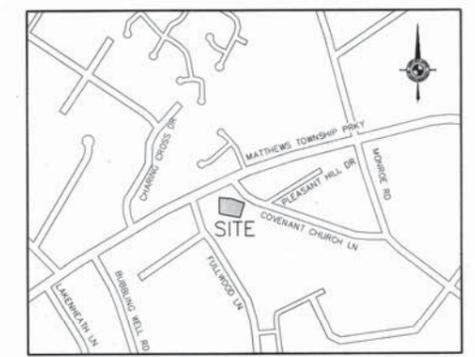
#2013131830 55 PAGE 458

REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN
BOOK _____ PAGE _____
DATE: _____
BY: J. DAVID GRANBERRY, REGISTER OF DEEDS
DEPUTY

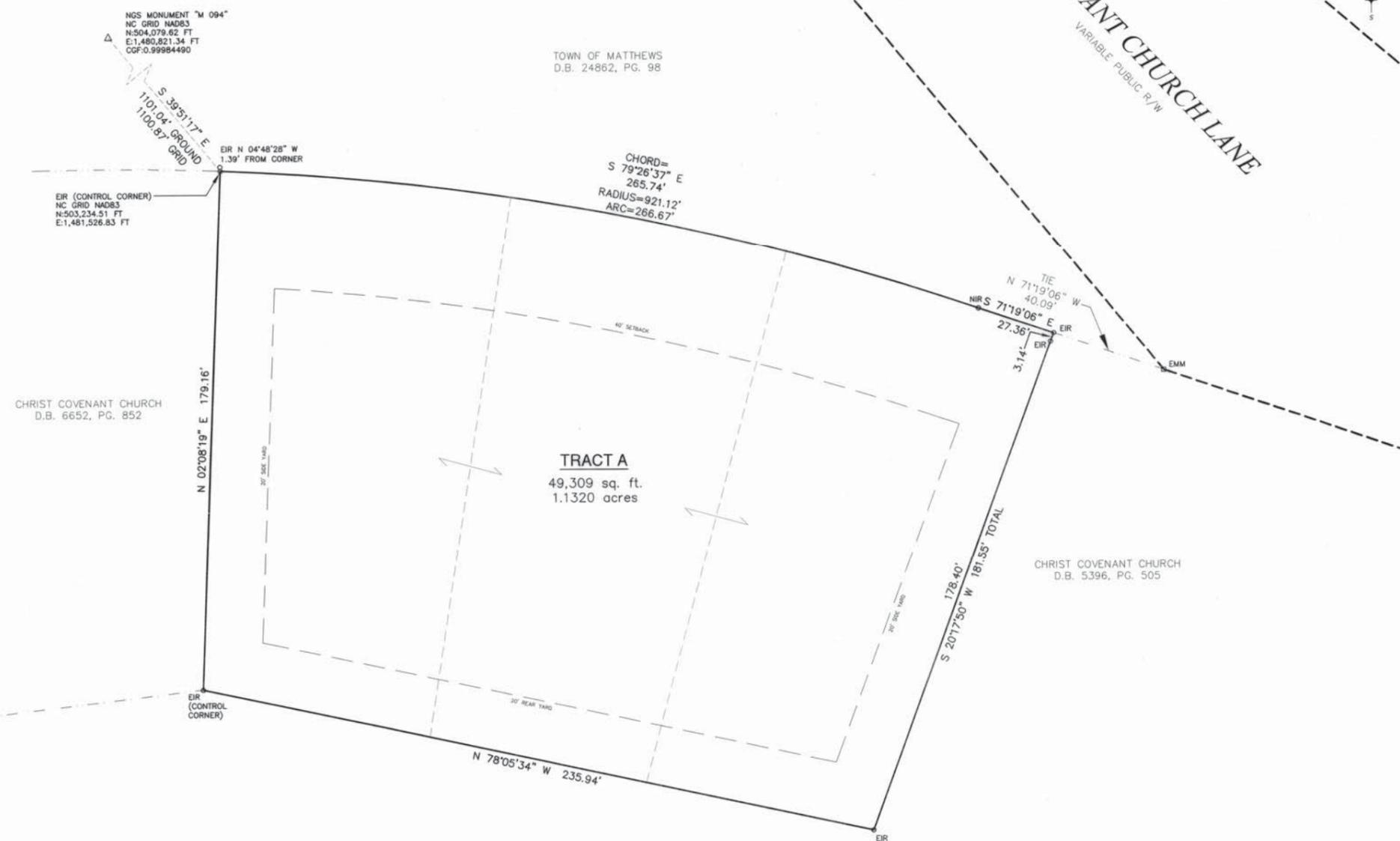
RECOMBINATION PLAT OF LOTS 1-3, NAGLE SUBDIVISION

TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.
MAP REFERENCE: 26-151
DEED REFERENCE: 26191-990 & 26367-25
TAX PARCEL NO: 227-026-05, -08, & -19
TOTAL AREA
49,309 sq. ft.
1.1320 acres

Owner: **Christ Covenant Church**



VICINITY MAP
NOT TO SCALE



ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-15

MINIMUM SETBACK: 40 FT
MINIMUM SIDE YARD: 20 FT
MINIMUM REAR YARD: 20 FT
MAXIMUM BUILDING HEIGHT: 35 FT

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS PLANNING DEPARTMENT AT 704-847-4411.

- NOTES:**
- ALL CORNERS MONUMENTED AS SHOWN.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE PURPOSE OF THIS PLAT IS TO RECOMBINE LOTS 1-3 OF THE BERNARD NAGLE & WIFE ELIZABETH P. NAGLE SUBDIVISION AS DESCRIBED IN MAP BOOK 26, PAGE 151 AND TO REMOVE THE PROPOSED 70' R/W PER MAP BOOK 24, PAGE 741. THIS PLAT SUPERSEDES THE PLATS PREVIOUSLY RECORDED IN MAP BOOK 26, PAGE 151 AND MAP BOOK 24, PAGE 741.
 - SITE LOCALIZED TO NGS MONUMENT "M 094". ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

REVIEW OFFICER:
I, Jim King REVIEW OFFICER OF TOWN OF MATTHEWS, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Jim King REVIEW OFFICER 8-16-13
DATE

PLANNING STAFF
IN PURSUANT OF THE TOWN OF MATTHEWS SUBDIVISION ORDINANCE THIS PLAT IS EXEMPT FROM THE SUBDIVISION ORDINANCE
Jim King PLANNING STAFF 8-16-13
DATE

SURVEYOR'S CERTIFICATE:
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 26191-990 & 26367-25); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15 DAY OF August, A.D., 2013.

THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.
Justin F. Cloninger 8/15/13
DATE
JUSTIN F. CLONINGER (L-4430)



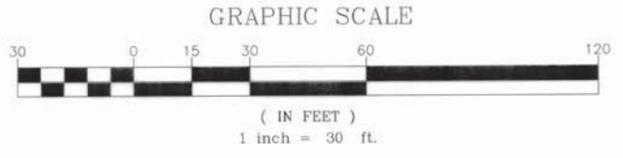
FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
MAP NUMBER: 370310 4580 J

- LEGEND:**
- CP - CALCULATED POINT
 - D.B. - DEED BOOK
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - M.B. - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PG. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - PP - POWER POLE
 - R/W - RIGHT-OF-WAY
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - EASEMENT
 - SETBACK
 - POWER LINE

CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN BOOK 55 PAGE 458
DATE: 8-15-13
BY: J. DAVID GRANBERRY, REGISTER OF DEEDS DEPUTY



FILED FOR REGISTRATION
AUG 16 2013
AT 1:13 PM
J. DAVID GRANBERRY
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS



CREW:	DRAWN:	REVISED:
TR	CEB	
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
LICENSURE NO. C-1471		
420 HAWTHORNE LANE	CHARLOTTE, N.C. 28204	TEL. (704) 376-2186
SCALE: 1"=30'	DATE: JULY 9, 2013	FILE NO. XX-3815RM
		JOB NO. 80024

MEMORANDUM

To: Mayor and Board of Commissioners
From: Shana Robertson, Finance Department
CC: Hazen Blodgett, Town Manager
Date: August 10, 2015
Re: Tax Refunds

The Interlocal Agreement between Mecklenburg County and the Town of Matthews states they bill and collect the Ad Valorem taxes for Matthews. Upon collection, the County remits those to the Town. Matthews is responsible for issuing the refund if an adjustment occurs on the tax bill after the payment has been received. Refunds are issued for various reasons.

Mecklenburg County Tax Office has submitted the attached list of taxpayers for refunds. The list reflects the tax year, taxpayer, location, adjustment made and reason for adjustment, along with the refund amount. G.S. 105 requires that tax refunds or releases shall be approved by the governing body.

These reports reflect tax appeals, settlements, and adjustments made, as received from the Mecklenburg County Tax Office.

Total returns: \$64,477.98

Recommendation: The Mayor and Board of Commissioners approve the tax refunds.

Tax Year	Bill Number	Parcel #	Source Type	Adjustment #	Adjustment Reason	Date of Adjustment	Refund Recipient Name	Address Line 1	Address Line 2	City	State	Zip Code	Zip Code	Total Refund (\$)	Total Interest to Pay if mailed on or before 8/21/2015 (\$)
2011	0001934174-2011-2011-0000-00	19333167	REI	387437	BER SL362 Decision	3/18/2015	8385 ALASFAR, HEBA	1833 NANTUCKET LN APT 201		CHARLOTTE	NC	28270	1/6/2012	3.02	0.55
2013	0001934174-2013-2013-0000-00	19333167	REI	387462	BER SL362 Decision	3/19/2015	8396 ALEXIO, SELMA	1531 SWEETGUM LN		MATTHEWS	NC	28105	1/7/2014	3.17	0.25
2012	0001934174-2012-2012-0000-00	19333167	REI	387436	BER SL362 Decision	3/18/2015	8396 ALEXIO, SELMA	1531 SWEETGUM LN		MATTHEWS	NC	28105	1/6/2013	3.02	0.40
2011	0001936379-2011-2011-0000-00	19340241	REI	387323	BER SL362 Decision	3/18/2015	8387 ANDERSEN, KEITH ROBERT	6130 CANDLEWOOD DR		CHARLOTTE	NC	28210	1/6/2012	200.25	36.29
2014	0001936379-2014-2014-0000-00	19340241	REI	387345	BER SL362 Decision	3/18/2015	8388 MOISEYENKO, NIKOLAY I SR	423 FENCE POST LN		MATTHEWS	NC	28105	1/6/2015	177.48	5.52
2012	0001936379-2012-2012-0000-00	19340241	REI	387309	BER SL362 Decision	3/18/2015	8389 US BANK NATIONAL ASSOCIATION	10790 RANCHO BERNARDO RD		SAN DIEGO	CA	92127	1/8/2013	196.62	25.72
2013	0001936379-2013-2013-0000-00	19340241	REI	387350	BER SL362 Decision	3/18/2015	8389 US BANK NATIONAL ASSOCIATION	10790 RANCHO BERNARDO RD		SAN DIEGO	CA	92127	1/7/2014	206.37	16.71
2012	0002052152-2012-2012-0000-00	22731150	REI	326226	BER SL362 Decision	1/30/2015	8390 BAUMWELL, CLYDE	1529 SQUIRRELL LAKE CT		MATTHEWS	NC	28105	1/8/2013	151.85	19.87
2013	0002052152-2013-2013-0000-00	22731150	REI	326216	BER SL362 Decision	1/30/2015	8390 BAUMWELL, CLYDE	1529 SQUIRRELL LAKE CT		MATTHEWS	NC	28105	1/7/2014	158.38	12.50
2014	0002052152-2014-2014-0000-00	22731150	REI	326215	BER SL362 Decision	1/30/2015	8390 BAUMWELL, CLYDE	1529 SQUIRRELL LAKE CT		MATTHEWS	NC	28105	1/6/2015	159.38	4.98
2011	0002052152-2011-2011-0000-00	22731150	REI	326225	BER SL362 Decision	1/30/2015	8391 MOORE, ANDREW R	102 YACHT HARBOR DR UNIT 369		PALM COAST	FL	32137	1/6/2012	151.85	27.52
														1,412.39	150.68

1,563.07

Tax Year	Bill Number	Parcel #	Source Type	Adjustment #	Adjustment Reason	Date of Adjustment	Refund Recipient Name	Address Line 1	Address Line 2	City	State	Zip Code	Payment Date for Interest Calculation	Total Refund (\$)	Total Interest to Pay if mailed on or before 8/21/2015 (\$)
2011	0001933032-2011-2011-0000-00	19324107	REI	445045	BER SL362 Decision	6/1/2015	MARTIN MARIETTA MATERIALS INC	PO BOX 30013		RALEIGH	NC	27622	1/6/2012	31.46	5.70
2011	0001933708-2011-2011-0000-00	19331144	REI	445034	BER SL362 Decision	6/1/2015	NEW CASTLE LODGING LLC	1603 MATTHEWS-MINT HILL RD		MATTHEWS	NC	28105	1/6/2012	553.58	100.33
2012	0001933708-2012-2012-0000-00	19331144	REI	445030	BER SL362 Decision	6/1/2015	NEW CASTLE LODGING LLC	1603 MATTHEWS-MINT HILL RD		MATTHEWS	NC	28105	1/6/2013	553.58	72.42
2013	0001933708-2013-2013-0000-00	19331144	REI	442942	BER SL362 Decision	5/28/2015	NEW CASTLE LODGING LLC	1603 MATTHEWS-MINT HILL RD		MATTHEWS	NC	28105	1/7/2014	581.03	47.04
2014	0001933708-2014-2014-0000-00	19331144	REI	442941	BER SL362 Decision	5/28/2015	NEW CASTLE LODGING LLC	1603 MATTHEWS-MINT HILL RD		MATTHEWS	NC	28105	1/6/2015	581.03	18.07
2014	0001933762-2014-2014-0000-00	19331206	REI	441115	BER SL362 Decision	5/14/2015	PARKER, LAWRENCE	2656 BELLASERA WAY		MATTHEWS	NC	28105	1/23/2015	11.66	0.34
2011	0001933879-2011-2011-0000-00	19331302	REI	440316	BER SL362 Decision	5/12/2015	SCHUEERMAN, J C	10740 VICINO CT		MATTHEWS	NC	28105	1/6/2012	11.50	2.08
2012	0001933879-2012-2012-0000-00	19331302	REI	440315	BER SL362 Decision	5/12/2015	SCHUEERMAN, J C	10740 VICINO CT		MATTHEWS	NC	28105	1/6/2013	11.50	13.00
2013	0001933879-2013-2013-0000-00	19331302	REI	440314	BER SL362 Decision	5/12/2015	SCHUEERMAN, J C	10740 VICINO CT		MATTHEWS	NC	28105	1/7/2014	12.06	0.98
2014	0001933879-2014-2014-0000-00	19331302	REI	440313	BER SL362 Decision	5/12/2015	SCHUEERMAN, J C	10740 VICINO CT		MATTHEWS	NC	28105	1/6/2015	12.06	0.38
2014	0001933953-2014-2014-0000-00	19331366	REI	440390	BER SL362 Decision	5/11/2015	GOODRICK, SYLVIA N	2874 BELLASERA WY		MATTHEWS	NC	28105	1/6/2015	46.99	1.46
2011	0001933963-2011-2011-0000-00	19331374	REI	440293	BER SL362 Decision	5/11/2015	BEVERLY L GOODFRIEND LIVING, TRUST	4034-200 THE GLEBE BLVD		DALEVILLE	VA	24083	1/6/2012	11.49	2.08
2012	0001933963-2012-2012-0000-00	19331374	REI	440292	BER SL362 Decision	5/11/2015	BEVERLY L GOODFRIEND LIVING, TRUST	4034-200 THE GLEBE BLVD		DALEVILLE	VA	24083	1/6/2013	11.49	1.50
2013	0001933963-2013-2013-0000-00	19331374	REI	440291	BER SL362 Decision	5/11/2015	BEVERLY L GOODFRIEND LIVING, TRUST	4034-200 THE GLEBE BLVD		DALEVILLE	VA	24083	1/7/2014	12.06	0.98
2014	0001933963-2014-2014-0000-00	19331374	REI	440285	BER SL362 Decision	5/11/2015	BALL, MARIE E	2830 BELLASERA WY		MATTHEWS	NC	28105	1/6/2015	12.06	0.38
2014	0002002357-2014-2014-0000-00	21512314	REI	442703	BER SL362 Decision	5/21/2015	DEBELL, JONATHAN REDDEN	8813 CASTLE CLIFF DR		MATTHEWS	NC	28105	1/6/2015	15.24	0.47
2011	0002003600-2011-2011-0000-00	21520228	REI	443841	BER SL362 Decision	5/29/2015	SIROKY, JERRY F	2533 HEATHERSHIRE LN		MATTHEWS	NC	28105	1/6/2012	17.85	3.24
2012	0002003600-2012-2012-0000-00	21520228	REI	443797	BER SL362 Decision	5/28/2015	SIROKY, JERRY F	2533 HEATHERSHIRE LN		MATTHEWS	NC	28105	1/6/2013	14.52	1.90
2013	0002003600-2013-2013-0000-00	21520228	REI	443790	BER SL362 Decision	5/28/2015	SIROKY, JERRY F	2533 HEATHERSHIRE LN		MATTHEWS	NC	28105	1/7/2014	15.24	1.23
2014	0002003600-2014-2014-0000-00	21520228	REI	443798	BER SL362 Decision	5/28/2015	SIROKY, JERRY F	2533 HEATHERSHIRE LN		MATTHEWS	NC	28105	1/6/2015	15.24	0.47
2011	0002047192-2011-2011-0000-00	22703347	REI	443704	BER SL362 Decision	5/28/2015	TROYER, LISA B	417 WALNUT POINT DR		MATTHEWS	NC	28105	1/6/2012	10.89	1.97
2012	0002047192-2012-2012-0000-00	22703347	REI	443717	BER SL362 Decision	5/28/2015	TROYER, LISA B	417 WALNUT POINT DR		MATTHEWS	NC	28105	1/6/2013	6.35	0.83
2013	0002047192-2013-2013-0000-00	22703347	REI	443718	BER SL362 Decision	5/28/2015	TROYER, LISA B	417 WALNUT POINT DR		MATTHEWS	NC	28105	1/7/2014	6.67	0.54
2014	0002047192-2014-2014-0000-00	22703347	REI	443730	BER SL362 Decision	5/28/2015	TROYER, LISA B	417 WALNUT POINT DR		MATTHEWS	NC	28105	1/6/2015	6.67	0.21
2011	0002047438-2011-2011-0000-00	22703623	REI	443735	BER SL362 Decision	5/28/2015	ZHANG, LI	507 HIDEAWAY RIDGE CT		MATTHEWS	NC	28105	1/6/2012	21.18	25.02
2012	0002047438-2012-2012-0000-00	22703623	REI	443738	BER SL362 Decision	5/28/2015	ZHANG, LI	507 HIDEAWAY RIDGE CT		MATTHEWS	NC	28105	1/6/2013	21.18	2.77
2013	0002047438-2013-2013-0000-00	22703623	REI	443741	BER SL362 Decision	5/28/2015	ZHANG, LI	507 HIDEAWAY RIDGE CT		MATTHEWS	NC	28105	1/6/2014	22.22	1.80
2014	0002047438-2014-2014-0000-00	22703623	REI	443751	BER SL362 Decision	5/28/2015	ZHANG, LI	507 HIDEAWAY RIDGE CT		MATTHEWS	NC	28105	1/6/2015	22.22	0.69
2011	0002049635-2011-2011-0000-00	22721105	REI	442840	BER SL362 Decision	5/27/2015	BROOKCHASE PROPERTIES LLC	PO BOX 578		MATTHEWS	NC	28106	1/6/2012	320.35	58.06
2012	0002049635-2012-2012-0000-00	22721105	REI	443599	BER SL362 Decision	5/27/2015	BROOKCHASE PROPERTIES LLC	PO BOX 578		MATTHEWS	NC	28106	1/6/2013	319.75	41.83
2013	0002049635-2013-2013-0000-00	22721105	REI	443597	BER SL362 Decision	5/27/2015	BROOKCHASE PROPERTIES LLC	PO BOX 578		MATTHEWS	NC	28106	1/7/2014	274.00	22.18
2014	0002049635-2014-2014-0000-00	22721105	REI	443598	BER SL362 Decision	5/27/2015	BROOKCHASE PROPERTIES LLC	PO BOX 578		MATTHEWS	NC	28106	1/6/2015	274.00	8.52
2011	0002049636-2011-2011-0000-00	22721106	REI	442838	BER SL362 Decision	5/27/2015	BROOKCHASE PROPERTIES LLC	PO BOX 578		MATTHEWS	NC	28106	1/6/2012	274.97	49.83
2012	0002049636-2012-2012-0000-00	22721106	REI	442835	BER SL362 Decision	5/27/2015	BROOKCHASE PROPERTIES LLC	PO BOX 578		MATTHEWS	NC	28106	1/6/2013	274.97	35.97
2013	0002049636-2013-2013-0000-00	22721106	REI	443601	BER SL362 Decision	5/27/2015	BROOKCHASE PROPERTIES LLC	PO BOX 578		MATTHEWS	NC	28106	1/7/2014	246.69	19.97
2014	0002049636-2014-2014-0000-00	22721106	REI	443602	BER SL362 Decision	5/27/2015	BROOKCHASE PROPERTIES LLC	PO BOX 578		MATTHEWS	NC	28106	1/6/2015	246.69	7.67
2011	0002050079-2011-2011-0000-00	22722113	REI	447680	BER SL362 Decision	6/17/2015	DAVIS, JEFFREY S	PO BOX 982		OLD FORT	NC	28762	4/28/2013	48.98	5.66
2012	0002050079-2012-2012-0000-00	22722113	REI	442802	BER SL362 Decision	5/27/2015	DAVIS, JEFFREY S	PO BOX 982		OLD FORT	NC	28762	4/28/2013	45.09	5.21
2013	0002050079-2013-2013-0000-00	22722113	REI	442880	BER SL362 Decision	5/27/2015	DAVIS, JEFFREY STEVEN	PO BOX 992		OLD FORT	NC	28762	4/2/2014	47.33	3.28
2011	0002050082-2011-2011-0000-00	22722114	REI	442804	BER SL362 Decision	5/27/2015	DAVIS, JEFFREY S	PO BOX 982		OLD FORT	NC	28762	2/23/2013	145.14	18.07
2012	0002050082-2012-2012-0000-00	22722114	REI	442886	BER SL362 Decision	5/27/2015	DAVIS, JEFFREY STEVEN	PO BOX 972		OLD FORT	NC	28762	4/28/2013	126.78	14.66
2013	0002050082-2013-2013-0000-00	22722114	REI	442884	BER SL362 Decision	5/27/2015	DAVIS, JEFFREY STEVEN	PO BOX 992		OLD FORT	NC	28762	4/2/2014	133.06	9.22
2014	0002050082-2014-2014-0000-00	22722114	REI	442883	BER SL362 Decision	5/27/2015	WITHROW, JERRY	6637 COLSTON COURT		CHARLOTTE	NC	28210	1/6/2015	127.63	3.97
2011	0002051730-2011-2011-0000-00	22729101	REI	443423	BER SL362 Decision	5/27/2015	WILLIAMS, R L	PO BOX 1038		MATTHEWS	NC	28106	1/6/2012	1,660.43	300.92
2012	0002051730-2012-2012-0000-00	22729101	REI	443437	BER SL362 Decision	5/27/2015	WILLIAMS, R L	PO BOX 1038		MATTHEWS	NC	28106	1/6/2013	1,381.52	180.73
2013	0002051730-2013-2013-0000-00	22729101	REI	443432	BER SL362 Decision	5/27/2015	WILLIAMS, R L	PO BOX 1038		MATTHEWS	NC	28106	1/7/2014	1,450.02	117.39
2014	0002051730-2014-2014-0000-00	22729101	REI	443430	BER SL362 Decision	5/27/2015	WILLIAMS BUSINESS PROPERTIES LLC.	624-101 MATTHEWS MINT HILL		MATTHEWS	NC	28105	1/6/2015	1,450.02	45.09
2011	0002052990-2011-2011-0000-00	22736223	REI	443670	BER SL362 Decision	5/28/2015	DERR, ALVIN M	1214 ILESMONT PL		MATTHEWS	NC	28105-5697	1/6/2012	137.64	24.94
2012	0002052990-2012-2012-0000-00	22736223	REI	443664	BER SL362 Decision	5/28/2015	DERR, ALVIN M	1214 ILESMONT PL		MATTHEWS	NC	28105-5697	1/6/2013	137.64	18.01
2013	0002052990-2013-2013-0000-00	22736223	REI	443848	BER SL362 Decision	5/29/2015	DERR, ALVIN M	1214 ILESMONT PL		MATTHEWS	NC	28105-5697	1/7/2014	144.47	11.70
2014	0002052990-2014-2014-0000-00	22736223	REI	443847	BER SL362 Decision	5/29/2015	DERR, ALVIN M	1214 ILESMONT PL		MATTHEWS	NC	28105-5697	1/6/2015	119.72	3.67
2012	0002056343-2012-2012-0000-00	22760133	REI	443517	BER SL362 Decision	5/27/2015	IRWIN, ALLEN L	1810 KINGS MANOR CT		MATTHEWS	NC	28105	1/6/2013	41.14	5.38
2013	0002056343-2013-2013-0000-00	22760133	REI	443507	BER SL362 Decision	5/27/2015	IRWIN, ALLEN L	1810 KINGS MANOR CT		MATTHEWS	NC	28105	1/7/2014	43.18	46.68
2014	0002056343-2014-2014-0000-00	22760133	REI	443499	BER SL362 Decision	5/27/2015	IRWIN, ALLEN L	1810 KINGS MANOR CT		MATTHEWS	NC	28105	1/6/2015	43.18	1.34
2011	0002056622-2011-2011-0000-00	22761295	REI	443846	BER SL362 Decision	5/29/2015	CHOI, CHONG U	202 WHITEFRIARS LN		MATTHEWS	NC	28105	1/6/2012	110.71	20.06
2012	0002056622-2012-2012-0000-00	22761295	REI	443845	BER SL362 Decision	5/29/2015	CHOI, CHONG U	202 WHITEFRIARS LN		MATTHEWS	NC	28105	1/6/2013	110.71	14.48
2013	0002056622-2013-2013-0000-00	22761295	REI	443844	BER SL362 Decision	5/29/2015	CHOI, CHONG U	202 WHITEFRIARS LN		MATTHEWS	NC	28105	1/7/2014	116.21	9.41
2014	0002056622-2014-2014-0000-00	22761295	REI	443843	BER SL362 Decision	5/29/2015	CHOI, CHONG U	202 WHITEFRIARS LN		MATTHEWS	NC	28105	1/6/2015	116.21	3.61
2014	0002056684-2014-2014-0000-00	22764101	REI	443699	BER SL362 Decision	5/28/2015	SVERLING, JOHN E	1601 HOME PL		MATTHEWS	NC	28105	1/6/2015	36.52	1.14

12,653.77 1,340.70 13,994.47

Tax Year	Bill Number	Parcel #	Source Type	Adjustment #	Adjustment Reason	Date of Adj.	Refund Recipient Name	Address Line 1	Address Line 2	City	State	Zip Code	Refund Amount (\$)
MATTHEWS Refunds													
8392 2014	0001625590-2014-2014-0000-00		BUS	424677	Adjustment	4/16/15	HOBBY LOBBY #304	3336 E 32 ND STREET	STE 217	TULSA	OK	74135-4442	45.55

Tax Year	Bill Number	Parcel #	Source Type	Adjustment #	Date of Adj.	Refund Recipient Name	Address Line 1	Address Line 2	City	State	Zip Code	Refund Amount (\$)
2014	0002050654-2014-2014-0000-00	22723717	REI	443220	5/27/15	FUTCHEL, MARVIN R	207 VINECREST DR		MATTHEWS	NC	28105	9.21
2012	0002002891-2012-2012-0000-00	21515171	REI	442908	5/27/15	JAMES, BARBARA A L/T	14214 CREEKSIDE DR		MATTHEWS	NC	28105-6420	6.95
2014	0002050452-2014-2014-0000-00	22723106	REI	443037	5/27/15	KALE, HALL H JR	615 SADIE DR		MATTHEWS	NC	28105	16.19
												32.35

Tax Year	Bill Number	Parcel #	Source Type	Adjustment #	Adjustment Reason	Date of Adjustment	Refund Recipient Name	Address Line 1	Address Line 2	City	State	Zip Code	Payment Date for Interest Calculation	Total Refund (\$)	Total Interest to Pay if mailed on or before 8/21/2015 (\$)	
2011	0002001808-2011-2011-0000-00	21506416	REI	431277	SL 362 Adjustment	5/2/2015	A, THUNH	3106 RAINBOW RIDGE		MATTHEWS	NC	28105	1/9/2012	154.58	27.95	182.53
2012	0002001808-2012-2012-0000-00	21506416	REI	431938	SL 362 Adjustment	5/2/2015	A, THUNH	3106 RAINBOW RIDGE		MATTHEWS	NC	28105	1/8/2013	151.25	19.70	171.04
2013	0002001808-2013-2013-0000-00	21506416	REI	432683	SL 362 Adjustment	5/2/2015	A, THUNH	3106 RAINBOW RIDGE		MATTHEWS	NC	28105	1/7/2014	158.75	12.85	353.57
2014	0002001808-2014-2014-0000-00	21506416	REI	433489	SL 362 Adjustment	5/2/2015	A, THUNH	3106 RAINBOW RIDGE		MATTHEWS	NC	28105	1/6/2015	158.75	4.94	163.69
2011	0002001638-2011-2011-0000-00	21504139	REI	431261	SL 362 Adjustment	5/2/2015	ALEXANDER, STEPHANIE S	115 GEORGE CLAY LN		MATTHEWS	NC	28105	1/9/2012	127.26	23.01	150.27
2012	0002001638-2012-2012-0000-00	21504139	REI	431922	SL 362 Adjustment	5/2/2015	ALEXANDER, STEPHANIE S	115 GEORGE CLAY LN		MATTHEWS	NC	28105	1/8/2013	125.54	16.42	313.96
2013	0002001638-2013-2013-0000-00	21504139	REI	432666	SL 362 Adjustment	5/2/2015	ALEXANDER, STEPHANIE S	115 GEORGE CLAY LN		MATTHEWS	NC	28105	1/7/2014	131.76	10.67	142.43
2014	0002001638-2014-2014-0000-00	21504139	REI	433471	SL 362 Adjustment	5/2/2015	ALEXANDER, STEPHANIE S	115 GEORGE CLAY LN		MATTHEWS	NC	28105	1/6/2015	131.76	4.10	135.86
2011	0002047759-2011-2011-0000-00	22706240	REI	431301	SL 362 Adjustment	5/2/2015	ASHKIN, KENNETH T	1329 WYNDMERE HILLS LN		MATTHEWS	NC	28105	1/8/2012	371.40	67.29	278.28
2012	0002047759-2012-2012-0000-00	22706240	REI	431963	SL 362 Adjustment	5/2/2015	ASHKIN, KENNETH T	1329 WYNDMERE HILLS LN		MATTHEWS	NC	28105	1/8/2013	357.56	46.78	404.34
2013	0002047759-2013-2013-0000-00	22706240	REI	432715	SL 362 Adjustment	5/2/2015	ASHKIN, KENNETH T	1329 WYNDMERE HILLS LN		MATTHEWS	NC	28105	1/7/2014	375.28	30.38	405.66
2014	0002047759-2014-2014-0000-00	22706240	REI	433524	SL 362 Adjustment	5/2/2015	ASHKIN, KENNETH T	1329 WYNDMERE HILLS LN		MATTHEWS	NC	28105	1/6/2015	375.28	11.67	810.00
2011	0002001338-2011-2011-0000-00	21503225	REI	431255	SL 362 Adjustment	5/2/2015	BOULWARE, WANDA	1121 TANK TOWN RD		MATTHEWS	NC	28105	1/9/2012	165.72	29.97	195.69
2012	0002001338-2012-2012-0000-00	21503225	REI	431916	SL 362 Adjustment	5/2/2015	BOULWARE, WANDA	1121 TANK TOWN RD		MATTHEWS	NC	28105	1/8/2013	161.84	21.17	183.01
2013	0002001338-2013-2013-0000-00	21503225	REI	432660	SL 362 Adjustment	5/2/2015	BOULWARE, WANDA	1121 TANK TOWN RD		MATTHEWS	NC	28105	1/7/2014	169.86	13.75	378.70
2014	0002001338-2014-2014-0000-00	21503225	REI	433464	SL 362 Adjustment	5/2/2015	BOULWARE, WANDA	1121 TANK TOWN RD		MATTHEWS	NC	28105	1/6/2015	169.86	5.28	175.14
2011	0002047792-2011-2011-0000-00	22706257	REI	431303	SL 362 Adjustment	5/2/2015	BROWN, JUSTIN	1625 SHADOW FOREST DR		MATTHEWS	NC	28105	1/6/2012	655.82	118.86	774.68
2012	0002047792-2012-2012-0000-00	22706257	REI	431968	SL 362 Adjustment	5/2/2015	BROWN, JUSTIN	1625 SHADOW FOREST DR		MATTHEWS	NC	28105	1/8/2013	298.56	39.66	949.82
2013	0002047792-2013-2013-0000-00	22706257	REI	432723	SL 362 Adjustment	5/2/2015	BROWN, JUSTIN	1625 SHADOW FOREST DR		MATTHEWS	NC	28105	1/7/2014	313.37	25.37	338.74
2014	0002047792-2014-2014-0000-00	22706257	REI	433522	SL 362 Adjustment	5/2/2015	BROWN, JUSTIN	1625 SHADOW FOREST DR		MATTHEWS	NC	28105	1/6/2015	313.37	9.74	323.11
2011	0002001828-2011-2011-0000-00	21506433	REI	431285	SL 362 Adjustment	5/2/2015	BYA, TYONG	3107 RAINBOW RIDGE		MATTHEWS	NC	28105	1/9/2012	145.61	25.95	661.85
2012	0002001828-2012-2012-0000-00	21506433	REI	431948	SL 362 Adjustment	5/2/2015	BYA, TYONG	3107 RAINBOW RIDGE		MATTHEWS	NC	28105	1/8/2013	139.76	18.28	158.04
2013	0002001828-2013-2013-0000-00	21506433	REI	432693	SL 362 Adjustment	5/2/2015	BYA, TYONG	3107 RAINBOW RIDGE		MATTHEWS	NC	28105	1/7/2014	148.68	11.88	158.56
2014	0002001828-2014-2014-0000-00	21506433	REI	433499	SL 362 Adjustment	5/2/2015	BYA, TYONG	3107 RAINBOW RIDGE		MATTHEWS	NC	28105	1/6/2015	148.68	4.56	316.60
2011	0002047804-2011-2011-0000-00	22706262	REI	431346	SL 362 Adjustment	5/2/2015	CARLTON, SCOTT	1731 SHADOW FOREST DR		MATTHEWS	NC	28105	1/6/2012	144.60	26.21	170.81
2012	0002047804-2012-2012-0000-00	22706262	REI	431971	SL 362 Adjustment	5/2/2015	CARLTON, SCOTT	1731 SHADOW FOREST DR		MATTHEWS	NC	28105	1/8/2013	127.96	16.74	144.70
2013	0002047804-2013-2013-0000-00	22706262	REI	432726	SL 362 Adjustment	5/2/2015	CARLTON, SCOTT	1731 SHADOW FOREST DR		MATTHEWS	NC	28105	1/7/2014	134.30	10.87	315.51
2014	0002047804-2014-2014-0000-00	22706262	REI	433535	SL 362 Adjustment	5/2/2015	CARLTON, SCOTT	1731 SHADOW FOREST DR		MATTHEWS	NC	28105	1/6/2015	134.30	4.18	138.48
2011	0002047801-2011-2011-0000-00	22706261	REI	431305	SL 362 Adjustment	5/2/2015	CHEN, ALEXANDER S	1719 SHADOW FOREST DR		MATTHEWS	NC	28105	1/6/2012	21.17	3.84	25.01
2012	0002047801-2012-2012-0000-00	22706261	REI	431970	SL 362 Adjustment	5/2/2015	CHEN, ALEXANDER S	1719 SHADOW FOREST DR		MATTHEWS	NC	28105	1/8/2013	7.86	1.03	163.48
2013	0002047801-2013-2013-0000-00	22706261	REI	432725	SL 362 Adjustment	5/2/2015	CHEN, ALEXANDER S	1719 SHADOW FOREST DR		MATTHEWS	NC	28105	1/7/2014	8.25	0.67	8.92
2014	0002047801-2014-2014-0000-00	22706261	REI	433534	SL 362 Adjustment	5/2/2015	CHEN, ALEXANDER S	1719 SHADOW FOREST DR		MATTHEWS	NC	28105	1/6/2015	8.25	0.26	8.51
2011	0002047814-2011-2011-0000-00	22706267	REI	431308	SL 362 Adjustment	5/2/2015	CHURCH, DANIEL J	1728 SHADOW FOREST DR		MATTHEWS	NC	28105	1/6/2012	307.69	55.65	323.11
2012	0002047814-2012-2012-0000-00	22706267	REI	431974	SL 362 Adjustment	5/2/2015	CHURCH, DANIEL J	1728 SHADOW FOREST DR		MATTHEWS	NC	28105	1/8/2013	284.05	37.16	321.21
2013	0002047814-2013-2013-0000-00	22706267	REI	432729	SL 362 Adjustment	5/2/2015	CHURCH, DANIEL J	1728 SHADOW FOREST DR		MATTHEWS	NC	28105	1/7/2014	298.13	24.12	322.27
2014	0002047814-2014-2014-0000-00	22706267	REI	433538	SL 362 Adjustment	5/2/2015	CHURCH, DANIEL J	1728 SHADOW FOREST DR		MATTHEWS	NC	28105	1/6/2015	298.13	9.27	643.48
2011	0002001642-2011-2011-0000-00	21504141	REI	431263	SL 362 Adjustment	5/2/2015	COLEMAN, TERESSA LAMAR	106 GEORGE CLAY LN		MATTHEWS	NC	28105	1/9/2012	117.56	21.26	138.82
2012	0002001642-2012-2012-0000-00	21504141	REI	431924	SL 362 Adjustment	5/2/2015	COLEMAN, TERESSA LAMAR	106 GEORGE CLAY LN		MATTHEWS	NC	28105	1/24/2013	117.45	15.11	132.56
2013	0002001642-2013-2013-0000-00	21504141	REI	432668	SL 362 Adjustment	5/2/2015	COLEMAN, TERESSA LAMAR	106 GEORGE CLAY LN		MATTHEWS	NC	28105	3/14/2014	126.28	9.08	271.38
2014	0002001642-2014-2014-0000-00	21504141	REI	433473	SL 362 Adjustment	5/2/2015	COLEMAN, TERESSA LAMAR	106 GEORGE CLAY LN		MATTHEWS	NC	28105	1/6/2015	122.80	3.82	126.62
2011	0002001342-2011-2011-0000-00	21503229	REI	431257	SL 362 Adjustment	5/2/2015	CRAWFORD, LOWANA	1143 TANK TOWN RD		MATTHEWS	NC	28105	1/9/2012	149.95	17.11	177.06
2012	0002001342-2012-2012-0000-00	21503229	REI	431918	SL 362 Adjustment	5/2/2015	CRAWFORD, LOWANA	1143 TANK TOWN RD		MATTHEWS	NC	28105	1/8/2013	146.41	29.15	303.68
2013	0002001342-2013-2013-0000-00	21503229	REI	432662	SL 362 Adjustment	5/2/2015	CRAWFORD, LOWANA	1143 TANK TOWN RD		MATTHEWS	NC	28105	1/7/2014	153.67	12.44	166.11
2014	0002001342-2014-2014-0000-00	21503229	REI	433466	SL 362 Adjustment	5/2/2015	CRAWFORD, LOWANA	1143 TANK TOWN RD		MATTHEWS	NC	28105	1/6/2015	153.67	4.78	158.45
2011	0002001650-2011-2011-0000-00	21504147	REI	431265	SL 362 Adjustment	5/2/2015	DAVIS, ROSALIND DELORISE	121 GEORGE CLAY LN		MATTHEWS	NC	28105	1/9/2012	122.31	22.12	324.56
2012	0002001650-2012-2012-0000-00	21504147	REI	431928	SL 362 Adjustment	5/2/2015	DAVIS, ROSALIND DELORISE	121 GEORGE CLAY LN		MATTHEWS	NC	28105	1/8/2013	119.49	15.63	135.12
2013	0002001650-2013-2013-0000-00	21504147	REI	432671	SL 362 Adjustment	5/2/2015	DAVIS, ROSALIND DELORISE	121 GEORGE CLAY LN		MATTHEWS	NC	28105	1/7/2014	125.42	10.15	135.57
2014	0002001650-2014-2014-0000-00	21504147	REI	433476	SL 362 Adjustment	5/2/2015	DAVIS, ROSALIND DELORISE	121 GEORGE CLAY LN		MATTHEWS	NC	28105	1/6/2015	125.42	3.90	270.70
2011	0002047692-2011-2011-0000-00	22706208	REI	431296	SL 362 Adjustment	5/2/2015	DULWEBER, ANGELA A	905 ARBORFIELD DR		MATTHEWS	NC	28105	1/6/2012	29.04	5.26	34.30
2012	0002047692-2012-2012-0000-00	22706208	REI	431957	SL 362 Adjustment	5/2/2015	DULWEBER, ANGELA A	905 ARBORFIELD DR		MATTHEWS	NC	28105	1/8/2013	29.04	3.80	32.84
2013	0002047692-2013-2013-0000-00	22706208	REI	432705	SL 362 Adjustment	5/2/2015	DULWEBER, ANGELA A	905 ARBORFIELD DR		MATTHEWS	NC	28105	1/7/2014	30.48	2.47	67.14
2014	0002047692-2014-2014-0000-00	22706208	REI	433513	SL 362 Adjustment	5/2/2015	DULWEBER, ANGELA A	905 ARBORFIELD DR		MATTHEWS	NC	28105	1/6/2015	30.48	0.95	31.43
2011	0002001344-2011-2011-0000-00	21503231	REI	431258	SL 362 Adjustment	5/2/2015	EBAN, Y SING	1155 TANK TOWN RD		MATTHEWS	NC	28105	1/9/2012	165.72	29.97	195.69
2012	0002001344-2012-2012-0000-00	21503231	REI	431919	SL 362 Adjustment	5/2/2015	EBAN, Y SING	1155 TANK TOWN RD		MATTHEWS	NC	28105	1/8/2013	161.24	21.09	227.11
2013	0002001344-2013-2013-0000-00	21503231	REI	432663	SL 362 Adjustment	5/2/2015	EBAN, Y SING	1155 TANK TOWN RD		MATTHEWS	NC	28105	1/7/2014	169.23	13.70	182.93
2014	0002001344-2014-2014-0000-00	21503231	REI	433467	SL 362 Adjustment	5/2/2015	EBAN, Y SING	1155 TANK TOWN RD		MATTHEWS	NC	28105	1/6/2015	169.23	5.26	174.49
2011	0002001815-2011-2011-0000-00	21506423	REI	431282	SL 362 Adjustment	5/2/2015	ENJOU, Y ME	3012 RAINBOW RIDGE DR		MATTHEWS	NC	28105	1/9/2012	192.26	34.76	357.42
2012	0002001815-2012-2012-0000-00	21506423	REI	431943	SL 362 Adjustment	5/2/2015	ENJOU, Y ME	3012 RAINBOW RIDGE DR		MATTHEWS	NC	28105	1/8/2013	187.85	24.57	212.42
2013	0002001815-2013-2013-0000-00	21506423	REI	432688	SL 362 Adjustment	5/2/2015	ENJOU, Y ME	3012 RAINBOW RIDGE DR		MATTHEWS	NC	28105	1/7/2014	197.11	15.96	213.13
2014	0002001815-2014-2014-0000-00	21506423	REI	433494	SL 362 Adjustment	5/2/2015	ENJOU, Y ME	3012 RAINBOW RIDGE DR		MATTHEWS	NC	28105	1/6/2015	197.17	6.13	425.56
2011	0002047694-2011-2011-0000-00	22706209	REI	431297	SL 362 Adjustment	5/2/2015	FESSLER, ROBERT W	913 ARBORFIELD DR		MATTHEWS	NC	281				

2013	0002001659-2013-2013-0000-00	21504155	REI	432675	SL 362 Adjustment	5/2/2015	LAWRENCE, SHERRY ANN	714 SELMA BURKE LN	MATTHEWS	NC	28105	1/7/2014	140.02	11.34	151.36
2014	0002001659-2014-2014-0000-00	21504155	REI	433480	SL 362 Adjustment	5/2/2015	LAWRENCE, SHERRY ANN	714 SELMA BURKE LN	MATTHEWS	NC	28105	1/6/2015	140.02	11.35	302.21
2011	0002001340-2011-2011-0000-00	21503227	REI	431256	SL 362 Adjustment	5/2/2015	LAWRENCE, SONDRRA	1133 TANK TOWN RD	MATTHEWS	NC	28105	1/9/2012	152.13	27.51	179.64
2012	0002001340-2012-2012-0000-00	21503227	REI	431917	SL 362 Adjustment	5/2/2015	LAWRENCE, SONDRRA	1133 TANK TOWN RD	MATTHEWS	NC	28105	1/8/2013	147.92	19.35	167.27
2013	0002001340-2013-2013-0000-00	21503227	REI	432661	SL 362 Adjustment	5/2/2015	LAWRENCE, SONDRRA	1133 TANK TOWN RD	MATTHEWS	NC	28105	1/7/2014	155.25	12.87	346.91
2014	0002001340-2014-2014-0000-00	21503227	REI	433465	SL 362 Adjustment	5/2/2015	LAWRENCE, SONDRRA	1133 TANK TOWN RD	MATTHEWS	NC	28105	1/6/2015	155.25	14.53	160.08
2011	0002047749-2011-2011-0000-00	22706236	REI	431997	SL 362 Adjustment	5/2/2015	LEWIS, HENRY E	1308 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/8/2012	263.78	47.81	311.59
2012	0002047749-2012-2012-0000-00	22706236	REI	431960	SL 362 Adjustment	5/2/2015	LEWIS, HENRY E	1308 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/8/2013	258.34	33.80	471.66
2013	0002047749-2013-2013-0000-00	22706236	REI	432712	SL 362 Adjustment	5/2/2015	LEWIS, HENRY E	1308 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/7/2014	271.14	21.95	293.09
2014	0002047749-2014-2014-0000-00	22706236	REI	433520	SL 362 Adjustment	5/2/2015	LEWIS, HENRY E	1308 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/6/2015	271.14	8.43	279.57
2011	0002001854-2011-2011-0000-00	21506440	REI	431290	SL 362 Adjustment	5/2/2015	LEWIS, LAKISHA C	8130 CHIMORE LN	MATTHEWS	NC	28105	1/9/2012	179.61	32.48	572.66
2012	0002001854-2012-2012-0000-00	21506440	REI	431952	SL 362 Adjustment	5/2/2015	LEWIS, LAKISHA C	8130 CHIMORE LN	MATTHEWS	NC	28105	1/8/2013	175.75	22.99	198.74
2013	0002001854-2013-2013-0000-00	21506440	REI	432697	SL 362 Adjustment	5/2/2015	LEWIS, LAKISHA C	8130 CHIMORE LN	MATTHEWS	NC	28105	1/7/2014	184.47	14.93	199.40
2014	0002001854-2014-2014-0000-00	21506440	REI	433504	SL 362 Adjustment	5/2/2015	LEWIS, LAKISHA C	8130 CHIMORE LN	MATTHEWS	NC	28105	1/6/2015	184.47	5.74	398.15
2011	000205624-2011-2011-0000-00	22761298	REI	431317	SL 362 Adjustment	5/2/2015	LITOWSKI, GREGORY	1502 PLEASANT PLAINS RD	MATTHEWS	NC	28105-5202	1/6/2012	118.28	21.44	139.72
2012	000205624-2012-2012-0000-00	22761298	REI	431984	SL 362 Adjustment	5/2/2015	LITOWSKI, GREGORY	1502 PLEASANT PLAINS RD	MATTHEWS	NC	28105-5202	1/8/2013	109.21	14.28	123.50
2013	000205624-2013-2013-0000-00	22761298	REI	432739	SL 362 Adjustment	5/2/2015	LITOWSKI, GREGORY	1502 PLEASANT PLAINS RD	MATTHEWS	NC	28105-5202	1/7/2014	114.62	9.29	263.21
2014	000205624-2014-2014-0000-00	22761298	REI	433548	SL 362 Adjustment	5/2/2015	LITOWSKI, GREGORY	1502 PLEASANT PLAINS RD	MATTHEWS	NC	28105-5202	1/6/2015	114.62	3.56	118.18
2011	0002047838-2011-2011-0000-00	22706277	REI	431925	SL 362 Adjustment	5/2/2015	LONG, BRIAN	1522 SHADOW FOREST DR	MATTHEWS	NC	28105	1/8/2012	108.90	19.74	128.64
2012	0002047838-2012-2012-0000-00	22706277	REI	431982	SL 362 Adjustment	5/2/2015	LONG, BRIAN	1522 SHADOW FOREST DR	MATTHEWS	NC	28105	1/8/2013	96.50	12.62	246.82
2013	0002047838-2013-2013-0000-00	22706277	REI	432737	SL 362 Adjustment	5/2/2015	LONG, BRIAN	1522 SHADOW FOREST DR	MATTHEWS	NC	28105	1/7/2014	101.28	8.20	109.48
2014	0002047838-2014-2014-0000-00	22706277	REI	433545	SL 362 Adjustment	5/2/2015	LONG, BRIAN	1522 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2015	101.28	3.15	104.43
2011	0002047806-2011-2011-0000-00	22706263	REI	431306	SL 362 Adjustment	5/2/2015	LUCISANO, TIMOTHY	1737 SHALOW FOREST DRIVE	MATTHEWS	NC	28105	1/6/2012	54.45	9.87	213.91
2012	0002047806-2012-2012-0000-00	22706263	REI	431972	SL 362 Adjustment	5/2/2015	LUCISANO, TIMOTHY	1737 SHALOW FOREST DRIVE	MATTHEWS	NC	28105	1/8/2013	24.20	3.17	27.37
2013	0002047806-2013-2013-0000-00	22706263	REI	432727	SL 362 Adjustment	5/2/2015	LUCISANO, TIMOTHY	1737 SHALOW FOREST DRIVE	MATTHEWS	NC	28105	1/7/2014	25.40	2.06	27.46
2014	0002047806-2014-2014-0000-00	22706263	REI	433536	SL 362 Adjustment	5/2/2015	LUCISANO, TIMOTHY	1737 SHALOW FOREST DRIVE	MATTHEWS	NC	28105	1/6/2015	25.40	0.79	54.82
2011	0002001675-2011-2011-0000-00	21504166	REI	431272	SL 362 Adjustment	5/2/2015	MONTGOMERY, FREDDIE LORENZO	802 SELMA BURKE LN	MATTHEWS	NC	28105	1/9/2012	138.87	25.11	163.98
2012	0002001675-2012-2012-0000-00	21504166	REI	431933	SL 362 Adjustment	5/2/2015	MONTGOMERY, FREDDIE LORENZO	802 SELMA BURKE LN	MATTHEWS	NC	28105	1/8/2013	134.91	17.65	152.56
2013	0002001675-2013-2013-0000-00	21504166	REI	432678	SL 362 Adjustment	5/2/2015	MONTGOMERY, FREDDIE LORENZO	802 SELMA BURKE LN	MATTHEWS	NC	28105	1/7/2014	141.60	11.46	316.54
2014	0002001675-2014-2014-0000-00	21504166	REI	431267	SL 362 Adjustment	5/2/2015	MOORE, KENNER L	728 SELMA BURKE LN	MATTHEWS	NC	28105	1/6/2015	123.42	22.37	145.79
2011	0002001656-2011-2011-0000-00	21504152	REI	431928	SL 362 Adjustment	5/2/2015	MOORE, KENNER L	728 SELMA BURKE LN	MATTHEWS	NC	28105	1/8/2013	122.51	16.03	138.54
2012	0002001656-2012-2012-0000-00	21504152	REI	432675	SL 362 Adjustment	5/2/2015	MOORE, KENNER L	728 SELMA BURKE LN	MATTHEWS	NC	28105	1/7/2014	128.05	10.41	284.32
2013	0002001656-2013-2013-0000-00	21504152	REI	433478	SL 362 Adjustment	5/2/2015	MOORE, KENNER L	728 SELMA BURKE LN	MATTHEWS	NC	28105	1/6/2015	128.05	4.00	137.76
2014	0002001656-2014-2014-0000-00	21504152	REI	433478	SL 362 Adjustment	5/2/2015	MOORE, KENNER L	728 SELMA BURKE LN	MATTHEWS	NC	28105	1/6/2015	128.05	16.03	138.54
2011	0002001813-2011-2011-0000-00	21506421	REI	431281	SL 362 Adjustment	5/2/2015	NAY, MON	3022 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/9/2012	169.39	30.63	200.02
2012	0002001813-2012-2012-0000-00	21506421	REI	431942	SL 362 Adjustment	5/2/2015	NAY, MON	3022 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/8/2013	165.16	21.61	332.61
2013	0002001813-2013-2013-0000-00	21506421	REI	432687	SL 362 Adjustment	5/2/2015	NAY, MON	3022 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/7/2014	173.35	14.03	187.38
2014	0002001813-2014-2014-0000-00	21506421	REI	433493	SL 362 Adjustment	5/2/2015	NAY, MON	3022 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/6/2015	173.35	5.39	178.74
2011	0002001811-2011-2011-0000-00	21506419	REI	431279	SL 362 Adjustment	5/2/2015	NDRONG, BROI	3030 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/9/2012	169.11	30.58	366.12
2012	0002001811-2012-2012-0000-00	21506419	REI	431940	SL 362 Adjustment	5/2/2015	NDRONG, BROI	3030 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/8/2013	164.56	21.53	186.09
2013	0002001811-2013-2013-0000-00	21506419	REI	432685	SL 362 Adjustment	5/2/2015	NDRONG, BROI	3030 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/7/2014	172.72	13.98	186.70
2014	0002001811-2014-2014-0000-00	21506419	REI	433491	SL 362 Adjustment	5/2/2015	NDRONG, BROI	3030 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/6/2015	172.72	5.37	372.79
2011	0002001816-2011-2011-0000-00	21506424	REI	431283	SL 362 Adjustment	5/2/2015	NGA, NGA	3008 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/9/2012	173.44	31.36	204.80
2012	0002001816-2012-2012-0000-00	21506424	REI	431944	SL 362 Adjustment	5/2/2015	NGA, NGA	3008 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/8/2013	167.71	22.20	191.91
2013	0002001816-2013-2013-0000-00	21506424	REI	432689	SL 362 Adjustment	5/2/2015	NGA, NGA	3008 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/7/2014	178.12	14.42	396.71
2014	0002001816-2014-2014-0000-00	21506424	REI	433495	SL 362 Adjustment	5/2/2015	NGA, NGA	3008 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/6/2015	178.12	5.54	183.66
2011	0002001821-2011-2011-0000-00	21506429	REI	431285	SL 362 Adjustment	5/2/2015	NIE, Y LEM	3027 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/9/2012	133.60	24.16	157.76
2012	0002001821-2012-2012-0000-00	21506429	REI	431946	SL 362 Adjustment	5/2/2015	NIE, Y LEM	3027 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/8/2013	129.77	16.98	341.42
2013	0002001821-2013-2013-0000-00	21506429	REI	432691	SL 362 Adjustment	5/2/2015	NIE, Y LEM	3027 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/7/2014	136.21	11.03	147.24
2014	0002001821-2014-2014-0000-00	21506429	REI	433497	SL 362 Adjustment	5/2/2015	NIE, Y LEM	3027 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/6/2015	136.21	4.24	140.45
2011	0002001812-2011-2011-0000-00	21506420	REI	431280	SL 362 Adjustment	5/2/2015	NIE, Y YAM	3018 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/9/2012	163.56	29.58	287.68
2012	0002001812-2012-2012-0000-00	21506420	REI	431941	SL 362 Adjustment	5/2/2015	NIE, Y YAM	3018 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/8/2013	160.03	20.94	180.97
2013	0002001812-2013-2013-0000-00	21506420	REI	432686	SL 362 Adjustment	5/2/2015	NIE, Y YAM	3018 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/7/2014	167.96	13.60	181.56
2014	0002001812-2014-2014-0000-00	21506420	REI	433492	SL 362 Adjustment	5/2/2015	NIE, Y YAM	3018 RAINBOW RIDGE DR	MATTHEWS	NC	28105	1/6/2015	167.96	5.22	362.52
2011	0002001858-2011-2011-0000-00	21506441	REI	431291	SL 362 Adjustment	5/2/2015	PEREZ, ANTONIO RAMOS	8126 CHIMORE LN	MATTHEWS	NC	28105	1/9/2012	152.44	27.56	180.00
2012	0002001858-2012-2012-0000-00	21506441	REI	431953	SL 362 Adjustment	5/2/2015	PEREZ, ANTONIO RAMOS	8126 CHIMORE LN	MATTHEWS	NC	28105	1/8/2013	147.92	19.35	167.27
2013	0002001858-2013-2013-0000-00	21506441	REI	432696	SL 362 Adjustment	5/2/2015	PEREZ, ANTONIO RAMOS	8126 CHIMORE LN	MATTHEWS	NC	28105	1/7/2014	155.26	12.57	347.28
2014	0002001858-2014-2014-0000-00	21506441	REI	433501	SL 362 Adjustment	5/2/2015	PEREZ, ANTONIO RAMOS	8126 CHIMORE LN	MATTHEWS	NC	28105	1/6/2015	155.26	4.83	160.09
2011	0002047798-2011-2011-0000-00	22706260	REI	431304	SL 362 Adjustment	5/2/2015	PILLMORE, ERIC M	1709 SHADOW FOREST DR	MATTHEWS	NC	28105	1/8/2012	344.85	62.50	507.35
2012	0002047798-2012-2012-0000-00	22706260	REI	431969	SL 362 Adjustment	5/2/2015	PILLMORE, ERIC M	1709 SHADOW FOREST DR	MATTHEWS	NC	28105	1/8/2013	331.24	43.33	467.44
2013	0002047798-2013-2013-0000-00	22706260	REI	432724	SL 362 Adjustment	5/2/2015	PILLMORE, ERIC M	1709 SHADOW FOREST DR	MATTHEWS	NC	28105	1/7/2014	347.66	28.15	375.81
2014	0002047798-2014-2014-0000-00	22706260	REI	433533	SL 362 Adjustment	5/2/2015	PILLMORE, ERIC M	1709 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2015	347.66	10.81	358.47
2011	0001933121-2011-2011-0000-00	19325110	REI	431136	SL 362 Adjustment	5/2/2015	PLANTATION CAROLINA LLLP	2442 BAIN FARM RD							

2012	000204753-2012-2012-0000-00	22706238	REI	431961	SL 362 Adjustment	5/2/2015	SEELIG, MICHAEL A	1307 WYNDMERE HILLS LANE	MATTHEWS	NC	28105	1/8/2013	385.39	50.42	618.87
2013	000204753-2013-2013-0000-00	22706238	REI	432713	SL 362 Adjustment	5/2/2015	SEELIG, MICHAEL A	1307 WYNDMERE HILLS LANE	MATTHEWS	NC	28105	1/7/2014	404.50	32.75	437.25
2014	000204753-2014-2014-0000-00	22706238	REI	433522	SL 362 Adjustment	5/2/2015	SEELIG, MICHAEL A	1307 WYNDMERE HILLS LANE	MATTHEWS	NC	28105	1/6/2015	404.50	12.58	417.08
2011	0002047835-2011-2011-0000-00	22706276	REI	431314	SL 362 Adjustment	5/2/2015	SVERD, CLIFFORD D	1528 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2012	191.78	34.76	854.33
2012	0002047835-2012-2012-0000-00	22706276	REI	431981	SL 362 Adjustment	5/2/2015	SVERD, CLIFFORD D	1528 SHADOW FOREST DR	MATTHEWS	NC	28105	1/8/2013	186.64	24.42	211.06
2013	0002047835-2013-2013-0000-00	22706276	REI	432726	SL 362 Adjustment	5/2/2015	SVERD, CLIFFORD D	1528 SHADOW FOREST DR	MATTHEWS	NC	28105	1/7/2014	195.89	15.86	211.75
2014	0002047835-2014-2014-0000-00	22706276	REI	433544	SL 362 Adjustment	5/2/2015	SVERD, CLIFFORD D	1528 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2015	195.89	6.06	422.81
2011	0002047827-2011-2011-0000-00	22706273	REI	431313	SL 362 Adjustment	5/2/2015	SKIOURIS, JOHN K	3127 MAYFIELD AV	CHARLOTTE	NC	28209	1/8/2012	122.82	22.26	145.08
2012	0002047827-2012-2012-0000-00	22706273	REI	431979	SL 362 Adjustment	5/2/2015	SKIOURIS, JOHN K	3127 MAYFIELD AV	CHARLOTTE	NC	28209	1/8/2013	122.82	16.07	138.89
2013	0002047827-2013-2013-0000-00	22706273	REI	432734	SL 362 Adjustment	5/2/2015	SKIOURIS, JOHN K	3127 MAYFIELD AV	CHARLOTTE	NC	28209	1/7/2014	128.90	10.44	283.97
2014	0002047827-2014-2014-0000-00	22706273	REI	433543	SL 362 Adjustment	5/2/2015	SKIOURIS, JOHN K	3127 MAYFIELD AV	CHARLOTTE	NC	28209	1/6/2015	128.90	4.01	132.91
2011	0002001842-2011-2011-0000-00	21506437	REI	431288	SL 362 Adjustment	5/2/2015	STAMPS, MONIQUE J	8115 CHIMORE LN	MATTHEWS	NC	28105	1/9/2012	141.66	25.62	167.28
2012	0002001842-2012-2012-0000-00	21506437	REI	431950	SL 362 Adjustment	5/2/2015	STAMPS, MONIQUE J	8115 CHIMORE LN	MATTHEWS	NC	28105	1/8/2013	137.64	18.01	300.18
2013	0002001842-2013-2013-0000-00	21506437	REI	432695	SL 362 Adjustment	5/2/2015	STAMPS, MONIQUE J	8115 CHIMORE LN	MATTHEWS	NC	28105	1/7/2014	144.47	11.70	156.17
2014	0002001842-2014-2014-0000-00	21506437	REI	433501	SL 362 Adjustment	5/2/2015	STAMPS, MONIQUE J	8115 CHIMORE LN	MATTHEWS	NC	28105	1/6/2015	144.47	4.49	148.96
2011	0002001657-2011-2011-0000-00	21504153	REI	431268	SL 362 Adjustment	5/2/2015	STITT, DOROTHY ELIZABETH	722 SELMA BURKE LN	MATTHEWS	NC	28105-5756	1/9/2012	142.57	25.78	305.13
2012	0002001657-2012-2012-0000-00	21504153	REI	431929	SL 362 Adjustment	5/2/2015	STITT, DOROTHY ELIZABETH	722 SELMA BURKE LN	MATTHEWS	NC	28105-5756	1/8/2013	139.15	18.20	157.35
2013	0002001657-2013-2013-0000-00	21504153	REI	432674	SL 362 Adjustment	5/2/2015	STITT, DOROTHY ELIZABETH	722 SELMA BURKE LN	MATTHEWS	NC	28105-5756	1/7/2014	146.05	11.82	157.87
2014	0002001657-2014-2014-0000-00	21504153	REI	433479	SL 362 Adjustment	5/2/2015	STITT, DOROTHY ELIZABETH	722 SELMA BURKE LN	MATTHEWS	NC	28105-5756	1/6/2015	146.05	4.54	315.23
2011	0002001640-2011-2011-0000-00	21504140	REI	431262	SL 362 Adjustment	5/2/2015	STITT, GWENDOLYN	112 GEORGE CLAY LN	MATTHEWS	NC	28105	1/9/2012	130.07	23.52	153.59
2012	0002001640-2012-2012-0000-00	21504140	REI	431923	SL 362 Adjustment	5/2/2015	STITT, GWENDOLYN	112 GEORGE CLAY LN	MATTHEWS	NC	28105	1/8/2013	125.84	16.46	142.30
2013	0002001640-2013-2013-0000-00	21504140	REI	432667	SL 362 Adjustment	5/2/2015	STITT, GWENDOLYN	112 GEORGE CLAY LN	MATTHEWS	NC	28105	1/7/2014	132.08	10.69	295.89
2014	0002001640-2014-2014-0000-00	21504140	REI	433472	SL 362 Adjustment	5/2/2015	STITT, GWENDOLYN	112 GEORGE CLAY LN	MATTHEWS	NC	28105	1/6/2015	132.08	4.11	136.19
2011	0002001661-2011-2011-0000-00	21504156	REI	431270	SL 362 Adjustment	5/2/2015	STITT, TONI RENAE	710 SELMA BURKE LN	MATTHEWS	NC	28105	1/6/2012	119.48	21.65	141.13
2012	0002001661-2012-2012-0000-00	21504156	REI	431931	SL 362 Adjustment	5/2/2015	STITT, TONI RENAE	710 SELMA BURKE LN	MATTHEWS	NC	28105	1/8/2013	118.27	15.47	273.32
2013	0002001661-2013-2013-0000-00	21504156	REI	432676	SL 362 Adjustment	5/2/2015	STITT, TONI RENAE	710 SELMA BURKE LN	MATTHEWS	NC	28105	1/7/2014	124.14	10.05	134.19
2014	0002001661-2014-2014-0000-00	21504156	REI	433481	SL 362 Adjustment	5/2/2015	STITT, TONI RENAE	710 SELMA BURKE LN	MATTHEWS	NC	28105	1/6/2015	124.14	3.86	128.00
2011	0002001795-2011-2011-0000-00	21506412	REI	431275	SL 362 Adjustment	5/2/2015	SULIMAN, ABDELRHMAN	3122 RAINBOW RIDGE	MATTHEWS	NC	28105	1/9/2012	190.40	34.43	262.19
2012	0002001795-2012-2012-0000-00	21506412	REI	431936	SL 362 Adjustment	5/2/2015	SULIMAN, ABDELRHMAN	3122 RAINBOW RIDGE	MATTHEWS	NC	28105	1/8/2013	186.34	24.38	210.72
2013	0002001795-2013-2013-0000-00	21506412	REI	432681	SL 362 Adjustment	5/2/2015	SULIMAN, ABDELRHMAN	3122 RAINBOW RIDGE	MATTHEWS	NC	28105	1/7/2014	195.58	15.83	211.41
2014	0002001795-2014-2014-0000-00	21506412	REI	433487	SL 362 Adjustment	5/2/2015	SULIMAN, ABDELRHMAN	3122 RAINBOW RIDGE	MATTHEWS	NC	28105	1/6/2015	195.58	6.08	422.13
2011	0002001644-2011-2011-0000-00	21504144	REI	431265	SL 362 Adjustment	5/2/2015	SWARINGER, CAROLYN NEAL	703 SELMA BURKE LN	MATTHEWS	NC	28105	5/8/2012	156.90	25.70	182.69
2012	0002001644-2012-2012-0000-00	21504144	REI	431925	SL 362 Adjustment	5/2/2015	SWARINGER, CAROLYN NEAL	703 SELMA BURKE LN	MATTHEWS	NC	28105	1/8/2013	148.83	19.47	168.30
2013	0002001644-2013-2013-0000-00	21504144	REI	432669	SL 362 Adjustment	5/2/2015	SWARINGER, CAROLYN NEAL	703 SELMA BURKE LN	MATTHEWS	NC	28105	1/7/2014	156.21	12.65	350.99
2014	0002001644-2014-2014-0000-00	21504144	REI	433474	SL 362 Adjustment	5/2/2015	SWARINGER, CAROLYN NEAL	703 SELMA BURKE LN	MATTHEWS	NC	28105	1/6/2015	156.21	4.86	161.07
2011	000204772-2011-2011-0000-00	22706245	REI	431302	SL 362 Adjustment	5/2/2015	TAN, JAMES MICHAEL A	1361 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/6/2012	97.70	17.71	115.41
2012	000204772-2012-2012-0000-01	22706245	REI	431966	SL 362 Adjustment	5/2/2015	TAN, JAMES MICHAEL A	1361 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/8/2013	97.70	12.78	276.47
2013	000204772-2013-2013-0000-00	22706245	REI	432719	SL 362 Adjustment	5/2/2015	TAN, JAMES MICHAEL A	1361 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/7/2014	102.55	8.30	110.85
2014	000204772-2014-2014-0000-00	22706245	REI	433528	SL 362 Adjustment	5/2/2015	TAN, JAMES MICHAEL A	1361 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/6/2015	102.55	3.19	105.74
2011	0002047812-2011-2011-0000-00	22706266	REI	431307	SL 362 Adjustment	5/2/2015	THE POMILLA FAMILY R/T, .	1736 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2012	191.48	34.70	216.59
2012	0002047812-2012-2012-0000-00	22706266	REI	431973	SL 362 Adjustment	5/2/2015	THE POMILLA FAMILY R/T, .	1736 SHADOW FOREST DR	MATTHEWS	NC	28105	1/8/2013	189.36	24.77	214.13
2013	0002047812-2013-2013-0000-00	22706266	REI	432728	SL 362 Adjustment	5/2/2015	THE POMILLA FAMILY R/T, .	1736 SHADOW FOREST DR	MATTHEWS	NC	28105	1/7/2014	198.75	16.09	214.84
2014	0002047812-2014-2014-0000-00	22706266	REI	433537	SL 362 Adjustment	5/2/2015	THE POMILLA FAMILY R/T, .	1736 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2015	198.75	6.18	428.97
2011	0002001820-2011-2011-0000-00	21506428	REI	431284	SL 362 Adjustment	5/2/2015	THEO, Y	3027 RAINBOWRIDGE DR	MATTHEWS	NC	28105	1/9/2012	121.27	21.93	143.20
2012	0002001820-2012-2012-0000-00	21506428	REI	431945	SL 362 Adjustment	5/2/2015	THEO, Y	3027 RAINBOWRIDGE DR	MATTHEWS	NC	28105	1/8/2013	117.67	15.39	133.06
2013	0002001820-2013-2013-0000-00	21506428	REI	432690	SL 362 Adjustment	5/2/2015	THEO, Y	3027 RAINBOWRIDGE DR	MATTHEWS	NC	28105	1/7/2014	123.50	10.00	276.26
2014	0002001820-2014-2014-0000-00	21506428	REI	433496	SL 362 Adjustment	5/2/2015	THEO, Y	3027 RAINBOWRIDGE DR	MATTHEWS	NC	28105	1/6/2015	124.13	0.75	24.88
2011	0002047819-2011-2011-0000-00	22706269	REI	431310	SL 362 Adjustment	5/2/2015	WARD, DON M	1636 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2012	265.90	48.19	314.09
2012	0002047819-2012-2012-0000-00	22706269	REI	431976	SL 362 Adjustment	5/2/2015	WARD, DON M	1636 SHADOW FOREST DR	MATTHEWS	NC	28105	1/8/2013	258.94	33.88	338.97
2013	0002047819-2013-2013-0000-00	22706269	REI	432731	SL 362 Adjustment	5/2/2015	WARD, DON M	1636 SHADOW FOREST DR	MATTHEWS	NC	28105	1/7/2014	271.78	22.00	293.78
2014	0002047819-2014-2014-0000-00	22706269	REI	433540	SL 362 Adjustment	5/2/2015	WARD, DON M	1636 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2015	271.78	8.45	280.23
2011	0002001633-2011-2011-0000-00	21504136	REI	431260	SL 362 Adjustment	5/2/2015	WHITLEY, GREGORY D	5705 MOLLY'S PL	CHARLOTTE	NC	28212	1/6/2012	161.54	29.28	574.01
2012	0002001633-2012-2012-0000-00	21504136	REI	431921	SL 362 Adjustment	5/2/2015	WHITLEY, GREGORY D	5705 MOLLY'S PL	CHARLOTTE	NC	28212	1/8/2013	159.42	20.86	180.28
2013	0002001633-2013-2013-0000-00	21504136	REI	432665	SL 362 Adjustment	5/2/2015	WHITLEY, GREGORY D	5705 MOLLY'S PL	CHARLOTTE	NC	28212	1/7/2014	167.32	13.55	180.87
2014	0002001633-2014-2014-0000-00	21504136	REI	433469	SL 362 Adjustment	5/2/2015	WHITLEY, GREGORY D	5705 MOLLY'S PL	CHARLOTTE	NC	28212	1/6/2015	167.32	5.20	361.14
2011	000204757-2011-2011-0000-00	22706239	REI	431300	SL 362 Adjustment	5/2/2015	WILMOT, MICHAEL R	1317 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/6/2012	229.90	41.67	271.57
2012	000204757-2012-2012-0000-00	22706239	REI	431962	SL 362 Adjustment	5/2/2015	WILMOT, MICHAEL R	1317 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/8/2013	215.98	28.25	244.23
2013	000204757-2013-2013-0000-00	22706239	REI	432714	SL 362 Adjustment	5/2/2015	WILMOT, MICHAEL R	1317 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/7/2014	226.70	18.35	515.80
2014	000204757-2014-2014-0000-00	22706239	REI	433523	SL 362 Adjustment	5/2/2015	WILMOT, MICHAEL R	1317 WYNDMERE HILLS LN	MATTHEWS	NC	28105	1/6/2015	226.70	7.05	233.75
2011	0002047817-2011-2011-0000-00	22706268	REI	431309	SL 362 Adjustment	5/2/2015	WOJNOWICH, MARC A	1714 SHADOW FOREST DR	MATTHEWS	NC	28105	1/6/2012	116.46	21.11	137.57
2012	0002047817-2012-2012-0000-00	22706268	REI	431975	SL 362 Adjustment	5/2/2015	WOJNOWICH, MARC A	1714 SHADOW FOREST DR	MATTHEWS	NC	28105	1/8/2013	102.24	13.38	371.32
2013	0002047817-2013-2013-0000-00	22706268	REI	432730	SL 362 Adjustment	5/2/2015	WOJNOWICH, MARC A	1714 SHADOW FOREST DR	MATTHEWS	NC	28105	1/7/2014	107.31	8.69	116.00
2014	0002047817-2014-2014-0000-00	22706268	REI	433539	SL 362 Adjustment	5/2/									



MECKLENBURG COUNTY
Office of the Tax Collector

July 21, 2015

Hazen Blodgett
Matthews Town Manager
232 Matthews Station Street
Matthews, NC 28105

RE: TAX COLLECTOR'S SETTLEMENT FOR FISCAL YEAR 2015
ORDER OF COLLECTION FOR TAX YEAR 2015

Dear Mr. Blodgett:

Please find the enclosed FY 2015 Tax Collector's Settlement. I am pleased to inform you that we achieved our collections objectives. We will continue to collect taxes for FY 2015 and other prior years as we move forward with the FY 2016 billing cycle (tax year 2015).

According to NCGS 105-373(3), the Tax Collector's Settlement must be entered into the official record of the governing board. Please have this document entered into the record to comply with statute.

I have also included an Order of Collection for tax year 2015 (FY 2016). The order must also be approved by your board after the settlement is received into the record. Your attention to both of these documents is greatly appreciated. Please approve the Order of Collection before September 1st and return a signed copy to my office.

It was my pleasure to serve you, your board, and your residents again this year. Please do not hesitate to contact me with any feedback about our service to Matthews during this past year.

Sincerely,

Neal L. Dixon
Director/Tax Collector

c: Christopher Tucker

PEOPLE • PRIDE • PROGRESS • PARTNERSHIPS

700 East Stonewall Street • P.O. Box 31457 • Charlotte, North Carolina 28231 • 704-336-7600

ORDER OF COLLECTION

NORTH CAROLINA, MATTHEWS

TO THE TAX COLLECTOR OF MECKLENBURG COUNTY

GENERAL STATUTE 105-321(b)

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records, filed in the office of the Tax Assessor and the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be first lien upon all real property of the respective taxpayers in Matthews and this order shall be a full and sufficient authority to direct, require and enable you to levy on and sell any real and personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand official seal, this _____ day of _____, 2015.

Mayor of Matthews (SEAL)

Attest:

Clerk of Board



MECKLENBURG COUNTY

Office of the Tax Collector

To: Hazen Blodgett, Matthews Manager
From: Neal L. Dixon, Tax Collector
Date: July 17, 2015
Subject: Tax Collector's Settlement for Fiscal Year 2015

Pursuant to the provisions of N.C.G.S. 105-373, this memorandum is the Tax Collector's report of settlement to the Matthews Town Commission for fiscal year 2015 (tax year 2014).

Total FY 2015 Tax charged to the Tax Collector for Collection: \$9,841,260.19

Real Estate & Personal Property Tax

<u>Net Levy</u>	<u>Collected</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
\$9,838,363.17	\$9,799,932.50	\$51,583.07	99.61%

Registered Motor Vehicle Tax

<u>Net Levy</u>	<u>Collected</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
\$2,897.02	\$2,923.16	\$68.76 *	100.90%

Combined Total

<u>Net Levy</u>	<u>Collected</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
\$9,841,260.19	\$9,802,855.66	\$51,651.83	99.61%

*Note: The total in the Registered Motor Vehicle "Uncollected" column reflects costs, fees and interest that was not paid.

At the end of FY 2015 there were a total of five parcels with tax bills totaling \$569.10 under formal appeal with the Board of Equalization and Review or the Property Tax Commission. In addition, the Tax Collector was barred by the U.S. Bankruptcy Court from collecting 9 real estate and personal property tax bills totaling \$1,342.83. When the above totals are adjusted to remove this amount from the net levy calculation for both real estate and registered motor vehicle taxes, the combined collection percentage increased to 99.63%.

PEOPLE • PRIDE • PROGRESS • PARTNERSHIPS

700 East Stonewall Street (28202) • P.O. Box 31457 • Charlotte, North Carolina 28231 • 980-314-4488

Reference is hereby made to reports in the Office of the Tax Collector that list the persons owning real property and personal property whose taxes for the preceding fiscal year remain unpaid and the principal amount owed by each person.

These reports are available for inspection and review upon request. The Tax Collector has made diligent efforts to collect the taxes due from the persons listed by utilizing the remedies available to him for collection.

Prior Year Collections

Real Estate/Personal Property Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY2015</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2009	\$9,197,903.27	\$ 1,090.34	\$24,488.69	99.73%
2010	\$9,362,626.86	\$ 1,442.93	\$74,820.95	99.20%
2011	\$9,190,742.63	\$ 4,716.72	\$30,695.87	99.67%
2012	\$9,245,753.02	\$ 5,318.31	\$31,284.01	99.66%
2013	\$9,824,739.64	\$ 51,076.39	\$43,406.55	99.56%

Registered Motor Vehicle Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY2015</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2011	\$1,047,595.39	\$ 892.02	\$14,818.60	98.59%
2012	\$1,065,510.85	\$ 2,610.44	\$16,569.26	98.44%
2013	\$ 625,506.86	\$ 23,536.50	\$11,729.16	98.12%

Please contact me at Neal.Dixon@MecklenburgCountyNC.gov or 980-314-4488 if you have any questions or comments regarding this settlement report.

North Carolina General Statute 105-373(3) requires that this settlement be submitted to the governing board. The settlement shall be entered into the minutes of the governing body. Please ensure that this settlement is entered into the minutes of the governing body as required by statute.



Tax Collector

July 17, 2015

Date

Sworn to and subscribed before me this 17 day of July, 2015



Notary Public



My Commission expires on 2-5-18

Date

CC: Christopher Tucker, Finance Director
Julie Berger, Deputy Director, Office of the Tax Collector
Kimberly Deal, Deputy Director, Office of the Tax Collector