

SECOND COMMUNITY MEETING REPORT

Petitioner: Standard Pacific Homes

Rezoning Petition No. 2013-597

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

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on June 11, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, June 18, 2013 at 7:00 p.m. at the McKee Road Elementary School located at 4101 McKee Road, Charlotte, North Carolina.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bob Bennett. The Petitioner's agents, Collin Brown and Bailey Patrick with K&L Gates, also attended on behalf of the Petitioner as well as Rhett Crocker and Eric Pohlman with LandDesign and Randy Goddard with DRG.

SUMMARY OF PRESENTATION/DISCUSSION:

Collin Brown welcomed the attendees and introduced the Petitioner's team. He explained that the purpose of the follow-up Community Meeting was to review the main issues of concern discussed at the previous Community Meeting and to present the site plan modifications that the Petitioner has made to address those concerns. He told attendees that his goal was to move quickly through the presentation and then divide up into smaller groups so that individuals would have an opportunity to speak one-on-one with members of the Petitioner's team and discuss their concerns in greater detail.

Mr. Brown used a PowerPoint presentation to review the major site plan revisions that had been made in response to community feedback. A copy of that PowerPoint Presentation is attached as Exhibit D. Specifically he noted that the Petitioner had committed to:

- 1.) Eliminate the vehicular connection to Hamlet Drive and revise the potential connection to St. Andrews to clarify that no physical (vehicular or pedestrian) connection would be made by the Petitioner.

- 2.) Eliminate proposed 40' wide lot types; reducing the overall lot count by 18 lots and reducing the proposed density to 2.37 DUA
- 3.) Distinguish between Public and Private Open Spaces in the vicinity of the Duke powerline right-of-way; confirming that the area backing up to homeowners on Hamlet Court would be opens spaces but not offered for dedication to the public.
- 4.) Impose basic zoning conditions (with PNC's consent and authorization) on the 22.54 acres owned by PNC that are not included in the Petitioner's site plan.
- 5.) Provide a landscaped buffer area around the perimeter of the Site; the landscaped buffer is not a part of individual lots and would be managed by an HOA.
- 6.) Show enlarged stormwater facilities based on preliminary engineering information.

Mr. Brown concluded his presentation and said that he hoped the attendees would recognize and appreciate the efforts that the Petitioner had made to address concerns expressed at the initial Community Meeting.

Several attendees asked questions regarding how opens spaces areas would be managed and maintained. Mr. Brown indicated that the Petitioner has committed to install a trail, built to greenway standards, within the Duke right-of-way. He explained that the Petitioner would offer that area to the Town or County as a greenway dedication but there is not guaranty that those entities will accept the dedication. He said that the other open spaces areas and trails would not be offered for dedication but would be maintained by an HOA. An attendee suggested that an HOA might be able to exclude non-residents from using the non-public open space amenities. Mr. Brown agreed but noted that all sidewalks and some portions of the trail network would be located within public right-of-ways which would guarantee public access to those amenities.

Several attendees raised concerns about the proposed density and lot sizes. The Petitioner's team responded that the proposed density of 2.37 DUA was relatively low and that the lot sizes allow the Petitioner to provide an innovative site plan that integrates meaningful open spaces and pedestrian networks into a high-quality single-family neighborhood.

Several attendees indicated that the proposed site plan was inconsistent with surrounding neighborhoods and urged the Petitioner to consider larger lot sizes that are consistent with the neighborhoods north of the Site. A resident of the St. Andrews neighborhood responded and stated that the St. Andrews development is adjacent to the Site and is not a large-lot single-family neighborhood.

A discussion of lot sizes continued and Mr. Brown conceded that the Petitioner's proposal is not a typical large-lot subdivision. He said that the Petitioner's intention is to provide high quality homes on lots that are smaller than Matthews has typically seen in the past. He noted that not all homeowners want to maintain large yards and that many may prefer smaller lots if they have easy access to nearby community open spaces. He pointed out that the Petitioner was not using the smaller lot sizes to significantly increase density, instead he pointed out that the site plan essentially trades large private yards for pocket parks, community gardens, an integrated sidewalk/trail network, undisturbed open spaces and a potential greenway segment. Bailey Patrick interjected and noted that the site plan that has been developed by LandDesign embraces

many of the planning principals espoused by the Matthews Planning Department. He said that he believed that the Petitioner builds quality homes and is proposing a good site plan that is well-suited for the area.

Discussion of lot sizes and home types could have continued but Mr. Brown indicated that he thought it would be more productive to allow attendees to meet with the Petitioner's representative in smaller groups in order to discuss concerns that might be unique to particular attendees. He reintroduced the Petitioner's representatives in attendance and invited attendees to break out into small groups and continue more detailed discussions.

Respectfully submitted, this 27th day of June, 2013.

cc: Ms. Kathi Ingrish, Matthews Planning Department
Mr. Jay Camp, Matthews Planning Department
Mr. Bob Bennett
Mr. Collin W. Brown

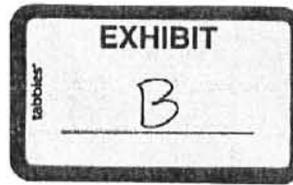
PARCEL INFORMATION

REVISION 3 - 06-12-13



06-27-2013
2013-597

- 1 R-20
PARCEL ID#: 22756203
OWNER NAME:
TIMOTHY EZZELLE & CAROLYN FINCHER
2030 MCKEE RD
MATTHEWS, NC 28105
- 2 R-VS
PARCEL ID#: 22756272
OWNER NAME:
JOYLENE LAPLACA
2505 CLARKS WYND
MATTHEWS, NC 28105
- 3 R-VS
PARCEL ID#: 22756278
OWNER NAME:
ALPHIDE J & JEROME GBEDUMU
2519 CLARKS WYND
MATTHEWS, NC 28105
- 4 R-VS
PARCEL ID#: 22756277
OWNER NAME:
BARBARA JOYCE HOOD
2515 CLARKS WYND
MATTHEWS, NC 28105
- 5 R-VS
PARCEL ID#: 22756275
OWNER NAME:
THE PLYLER FAMILY TRUST
1908 MCKIRKLAND CT
MATTHEWS, NC 28105
- 6 R-VS
PARCEL ID#: 22756270
OWNER NAME:
JOSEPH & SARA ANN ANGELON
1912 MCKIRKLAND CT
MATTHEWS, NC 28105
- 7 R-VS
PARCEL ID#: 22756279
OWNER NAME:
ST. ANDREWS NC CONDOS, LLC
6130 HARRIS TECHNOLOGY DR
CHARLOTTE, NC 28269-7512
- 8 R-VS
PARCEL ID#: 22756280
OWNER NAME:
KEVIN S HOUSER
1922 MCKIRKLAND CT
MATTHEWS, NC 28105
- 9 R-VS
PARCEL ID#: 22756281
OWNER NAME:
DANIEL & SHARON TOOLE
1926 MCKIRKLAND CT
MATTHEWS, NC
- 10 R-VS
PARCEL ID#: 22756282
OWNER NAME:
KENNETH R & BEVERLY A COCHRUM
1930 MCKIRKLAND CT
MATTHEWS, NC 28105
- 11 R-VS
PARCEL ID#: 22717236
OWNER NAME:
ST. ANDRES NC CONDOS, LLC
6130 HARRIS TECHNOLOGY DR
CHARLOTTE, NC 28269-7512
- 12 R-VS
PARCEL ID#: 2217239
OWNER NAME:
WILLIAM P & KATHLEEN A TAYLOR
1918 MCKIRKLAND CT
MATTHEWS, NC 28105
- 13 R-20
PARCEL ID#: 22717213
OWNER NAME:
ERIC B & KIM H MOORE
2829 GRAYFOX LANE
MATTHEWS, NC 28105
- 14 R-20
PARCEL ID#: 22717212
OWNER NAME:
CHARLES D MOORE SR
2801 GRAYFOX LANE
MATTHEWS, NC 28105
- 15 R-20
PARCEL ID#: 22717210
OWNER NAME:
ROBERT C & JEAN H MARSHALL
2717 GRAYFOX LANE
MATTHEWS, NC 28105
- 16 R-20
PARCEL ID#: 22717208
OWNER NAME:
LOUIS EDWARD ABERNATHY & MARY BOYD
2017 FAIR FOREST DR
MATTHEWS, NC 28105
- 17 R-20
PARCEL ID#: 22717207
OWNER NAME:
THOMAS H SR MOORE & ANN S THOMAS
2001 FAIR FOREST DRIVE
MATTHEWS, NC 28105
- 18 R-20
PARCEL ID#: 22717206
OWNER NAME:
ARTHUR B FOWLER III & SANDRA C FOWLER
1929 FAIR FOREST DRIVE
MATTHEWS, NC 28105
- 19 R-20
PARCEL ID#: 22717214
OWNER NAME:
TAE WONG LEE & JUNG SOON
1917 FAIR FOREST DRIVE
MATTHEWS, NC 28105
- 20 R-20
PARCEL ID#: 22717205
OWNER NAME:
THOMAS E. & MARGARET A A HOUGH
1901 FAIR FOREST DRIVE
MATTHEWS, NC 28105
- 21 R-20
PARCEL ID#: 22717204
OWNER NAME:
MARK DONALD BELK
PO BOX 290
MATTHEWS, NC 28106-0296
- 22 R-20
PARCEL ID#: 22760131
OWNER NAME:
LYNN E BROWN & ALAN M LACARA
1826 KINGS MANOR CT
MATTHEWS, NC 28105
- 23 R-20
PARCEL ID#: 22760130
OWNER NAME:
PLEASANT RIDGE, LLC
18636 STARCREEK DRIVE STE G
CORNELIUS, NC 28031
- 24 R-20
PARCEL ID#: 22760129
OWNER NAME:
PLEASANT RIDGE, LLC
18636 STARCREEK DRIVE STE G
CORNELIUS, NC 28031
- 25 R-20
PARCEL ID#: 22760128
OWNER NAME:
PLEASANT RIDGE, LLC
18636 STARCREEK DRIVE STE G
CORNELIUS, NC 28031
- 26 R-20
PARCEL ID#: 22760127
OWNER NAME:
ADAM & LORI SEMEL
1916 KINGS MANOR CT
MATTHEWS, NC 28105
- 27 R-20
PARCEL ID#: 22760126
OWNER NAME:
STEVEN MICHAEL & LINDSEY JACO JUSTICE
1924 KINGS MANOR CT
MATTHEWS, NC 28105
- 28 R-20
PARCEL ID#: 22760125
OWNER NAME:
DARYL MARK & SANDRA TUTTON
1932 KINGS MANOR CT
MATTHEWS, NC 28105
- 29 R-20
PARCEL ID#: 22760124
OWNER NAME:
THOMAS A & ANGELA H FERGUSON
2811 HAMLET CT
MATTHEWS, NC 28105
- 30 R-20
PARCEL ID#: 22760123
OWNER NAME:
STEVEN LEE & CLAIRE BANCROFT
2605 HAMLET CT
MATTHEWS, NC 28105
- 31 R-20
PARCEL ID#: 22760122
OWNER NAME:
BRADLEY & ALINA B JUOPPERI
2539 HAMLET CT
MATTHEWS, NC 28105
- 32 R-20
PARCEL ID#: 22760121
OWNER NAME:
JACK M & JENNIFER L FORREST
2531 HAMLET CT
MATTHEWS, NC 28105
- 33 R-20
PARCEL ID#: 22760120
OWNER NAME:
KEVIN GERALD & LINDA ANN MOLINARI
2523 HAMLET CT
MATTHEWS, NC 28105
- 34 R-20
PARCEL ID#: 22760119
OWNER NAME:
SHASHWAT NISCHAL & VANDANA SONI
2515 HAMLET CT
MATTHEWS, NC 28105
- 35 R-20
PARCEL ID#: 22760118
OWNER NAME:
LENNAR CALINAS, LLC
14120 BALLANTYNE CORP, PL STE 400
CHARLOTTE, NC 28277
- 36 R-20
PARCEL ID#: 22760104
OWNER NAME:
ELLEN BREWER & DAREN L MOORE
13800 OLDHAM PL
CHARLOTTE, NC 28227
- 37 R-20
PARCEL ID#: 22739299
OWNER NAME:
BRIGHTMOOR HOA, INC
PO BOX 11900
CHARLOTTE, NC 28220
- 38 R-20
PARCEL ID#: 22739211
OWNER NAME:
MICHAEL A & DANIELLE A RUDISILL
2822 CARRIAGE CROSSING DR
MATTHEWS, NC 28105
- 39 R-20
PARCEL ID#: 22752198
OWNER NAME:
DUKE POWER CO
422 S CHURCH ST
CHARLOTTE, NC 28242-0001
- 40 R-15
PARCEL ID#: 22752156
OWNER NAME:
WILLIAM J & HELEN R MUNZ
1554 WICKERBY CT
MATTHEWS, NC 28105
- 41 R-15
PARCEL ID#: 22752157
OWNER NAME:
ATEFEH BIGLARI
1545 WICKERBY CT
MATTHEWS, NC 28105
- 42 R-12
PARCEL ID#: 22752174
OWNER NAME:
CARRIE E & BAMEY R PARKAY
1547 WICKERBY CT
MATTHEWS, NC 28105
- 43 R-15
PARCEL ID#: 22752175
OWNER NAME:
CONRAD J & YVONNE CHMELOWIEC
1553 WICKERBY CT
MATTHEWS, NC 28105
- 44 R-12
PARCEL ID#: 22752101
OWNER NAME:
MARK BARRETT MORTON
517 ORANGE AVE
NEW PORT BEACH, CA 92663
- 45 R-12
PARCEL ID#: 22752251
OWNER NAME:
GLENN & NANCY MILLER
1519 MATTHEWS PLANTATION DR
MATTHEWS, NC 28105
- 46 R-20
PARCEL ID#: 22760106
OWNER NAME:
LAND HOLDING, LLC
PO BOX 25999 ATTN:
HEMA RODRIGUEZ #943000108
SHAWNEE MISSION, KS 66225
- 47 R-3
PARCEL ID#: 23121561
OWNER NAME:
PATRICIA G WILLIS &
KENNETH W ZOELLER
3016 PLEASANT PLAINS RD
MATTHEWS, NC 28105
- 48 R-3
PARCEL ID#: 23121523
OWNER NAME:
DOUGLAS R & BLYTHE E GUNSON
4003 WALLBROOK DR
MATTHEWS, NC 28105
- 49 R-3
PARCEL ID#: 23121522
OWNER NAME:
VIVIAN THOMAS HARPER
4004 WALLBROOK DR
MATTHEWS, NC 28105
- 50 R-3
PARCEL ID#: 23121521
OWNER NAME:
GREGORY L & CARLA A NORMAN
1012 WALLBROOK DR
MATTHEWS, NC 28105
- 51 R-3
PARCEL ID#: 23121301
OWNER NAME:
MICHAEL & LAURA D DONIHEE
3432 CATSKILL DR
MATTHEWS, NC
- 52 R-3
PARCEL ID#: 23121162
OWNER NAME:
RICHARD S JR &
SALLY M JOHNSON
2239 PROVIDENCE HILLS DR
MATTHEWS, NC 28105
- 53 R-3
PARCEL ID#: 23121168
OWNER NAME:
PIRAINO BROTHERS, LLC
5137 PARVIEW DR
CHARLOTTE, NC 28226
- 54 R-3
PARCEL ID#: 22760107
OWNER NAME:
WILLIAM DAVIS & JUNE
BOHLER CAUTHEN
3120 YATES ROAD
SHELBY, NC 28150
- 55 R-20
PARCEL ID#: 22760108
OWNER NAME:
JAMES CLARKE & MARTHA
ROGERS CAUTHEN
PO BOX 2254
MATTHEWS, NC 28105
- 56 R-20
PARCEL ID#: 23121166
OWNER NAME:
JAMES CLARKE & MARTHA
ROGERS CAUTHEN
PO BOX 2254
MATTHEWS, NC 28105
- 57 R-3
PARCEL ID#: 23121677
OWNER NAME:
MATTHEWS GROVE HOA, INC
PO BOX 11231
CHARLOTTE, NC 28220
- 58 R-3
PARCEL ID#: 23121601
OWNER NAME:
THOMAS B & AMY R JAMERSON
7638 CARRINGTON FOREST LN
MATTHEWS, NC 28105
- 59 R-3
PARCEL ID#: 23121602
OWNER NAME:
OSCAR PEREYRA MOLINA &
ELISA DEL AGUILA DE PEREYRA
7632 CARRINGTON FOREST LN
MATTHEWS, NC 28105
- 60 R-3
PARCEL ID#: 23121857
OWNER NAME:
PAVLO & VALENTYNA PETRENKO
7635 CARRINGTON FOREST LN
MATTHEWS, NC 28105
- 61 R-3
PARCEL ID#: 23121858
OWNER NAME:
ZOYLA ROMO-YANEZ
7641 CARRINGTON FOREST LN
MATTHEWS, NC 28105
- 62 R-3
PARCEL ID#: 23121859
OWNER NAME:
MATTHEWS GROVE HOA, INC
PO BOX 11231
CHARLOTTE, NC 28220
- 63 R-3
PARCEL ID#: 23121854
OWNER NAME:
PUSHKAR & JYOTSNA
SHARADKUMAR PATEL
7436 LAMPLIGHTER CLOSE DR
MATTHEWS, NC 28105
- 64 R-3
PARCEL ID#: 23121853
OWNER NAME:
ALEKSANDR & LYNBOY ZUBKO
740 LAMPLIGHTER CLOSE DR
MATTHEWS, NC 28105
- 65 R-3
PARCEL ID#: 23121852
OWNER NAME:
VEERAM & SHANTHI RAJA
7444 LAMPLIGHTER CLOSE DR
MATTHEWS, NC 28105
- 66 R-3
PARCEL ID#: 23121860
OWNER NAME:
MATTHEWS GROVE HOA, INC
PO BOX 11231
CHARLOTTE, NC 28220
- 67 R-3
PARCEL ID#: 23121851
OWNER NAME:
GIACOMO LAUDICINA & ROSE RINI
7448 LAMPLIGHTER CLOSE DR
CHARLOTTE, NC 28105
- 68 R-3
PARCEL ID#: 23121861
OWNER NAME:
WAYNE COHEN
PO BOX 667
INDIAN TRAIL, NC 28079
- 69 R-3
PARCEL ID#: 231121862
OWNER NAME:
WILLIE K FRANKS
PO BOX 3314
MATTHEWS, NC 28106
- 70 R-3
PARCEL ID#: 23121831
OWNER NAME:
PETER LADINO &
AMBER RENEA EBELSHEISER
1907 SAVANNAH HILLS DR
CHARLOTTE, NC 28270
- 71 R-3
PARCEL ID#: 23121863
OWNER NAME:
MATTHEWS GROVE HOA, INC
PO BOX 11231
CHARLOTTE, NC 28220
- 72 R-VS
PARCEL ID#: 22756202
OWNER NAME:
HOMEOWNERS VILLAGES OF
ST ANDREWS TOWNHOMES
PO BOX 77072 C/O PINNACLE MGMT GRP
CHARLOTTE, NC 28271



06-27-2013

2013-597

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Second Community Meeting -- Rezoning Petition filed by Standard Pacific Homes to rezone approximately 80.77 acres located in the southwest quadrant of the intersection of McKee Road and Pleasant Plains Road

Date and Time of Meeting: Tuesday, June 18, 2013 at 7:00 P.M.

Place of Meeting: McKee Road Elementary
4101 McKee Road
Charlotte, NC 28270

Petitioner: Standard Pacific Homes

Application No.: 2013-597

We are assisting Standard Pacific Homes (the "Petitioner") in connection with a Rezoning Petition it has filed with the Town of Matthews seeking to rezone approximately 80.77 acres, located in the southwestern quadrant of the intersection of McKee Road and Pleasant Plains Road (the "Site"), from the R/I (CD) (Residential/Institutional Conditional) zoning district to the R-VS (Residential Varied Style Innovative) and R-20(CD) (Single-Family Residential Conditional) zoning districts.

At the previous Community Meeting held on May 22, 2013, attendees identified several concerns with the proposed Rezoning Plan. Standard Pacific requested a deferral of the Public Hearing to provide time to revise the Rezoning Plan to address community concerns.

As a result, the Public Hearing on this Rezoning Petition has been continued and is now scheduled to be held at the Matthews Town Hall on July 8, 2013. Our research indicates that you are an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Second Community Meeting regarding this Rezoning Petition on Tuesday, June 18, 2013 at 7:00 P.M at McKee Road Elementary, 4101 McKee Road, Charlotte, NC 28270. The Petitioner's representatives look forward to sharing the revised Rezoning Plan with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have questions or comments concerning this Rezoning Petition, you may call Collin Brown at (704) 331-7531.

K & L Gates, LLP

cc: Ms. Kathi Ingrish
Mr. Jay Camp
Mr. Bob Bennett

Date Mailed: June 11, 2013



2013-597
06-27-2013

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>
LHW7 Cole	2135 N. Castle Ct	704-846-1453
Anne S. Moore	2001 Fair Forest	704-847-9211
Tommy Moore	2001 Fair Forest	704-847-9211
Bart Fowler	1929 Fair Forest Dr.	24-847-5168
Tim Fisher	2030 McKee Rd	704-847-6995
Lou Abernathy	2017 Fair Forest Dr	
Kirk STEIN	4801 Hickory Lake Ln.	704-846-9483
Alan Larcara	1826 Kings Manor Ct	704-246-7073
Lou PASQUARELLI	3262 ABBEY WALK LN	704-488-0314
AL REUTER	3275 ABBEY WALK LN	704-246-4180
Richard & Renee	3254 Abbey Walk Ln	704-846-2676
Cecil Franzer	2122 N. Castle Ct.	(704) 849-9362
Ken Horn	1802 Kings Manor Ct.	980-335-8028
Clarne Bancroft	2605 Hamlet Ct.	704-989-4676
Tommy Ferguson	2611 Hamlet Ct.	704-458-5508
Erica Timberlake	1913 Kings Manor Ct	704-708-9836
Glenn + Nancy Miller	1519 Matthews Plantation Dr.	336-978-7249
A. H. CHANDLER	1233 HOLLY RIDGE DR	704-845-1965
Karen Kasper	4819 Biltmore Forest	704-847-3528
Melissa Tschegg	4907 Biltmore Forest	704-846-9781
Brenda Abbotts	5000 Biltmore Forest	704-607-9014
ESTHER STEVENS	4814 " "	
Charles Moore	2801 Grayfox Ln.	704-589-3809
DAN + SHARON TOOLE	1926 McKIRKLAND CT.	704-246-6788
Barry + Pat Shay	2502 Clarks Wynd	704-321-0075
Joyce Hood	2515 Clarks Wynd	704-844-0269

K&L GATES



Standard Pacific

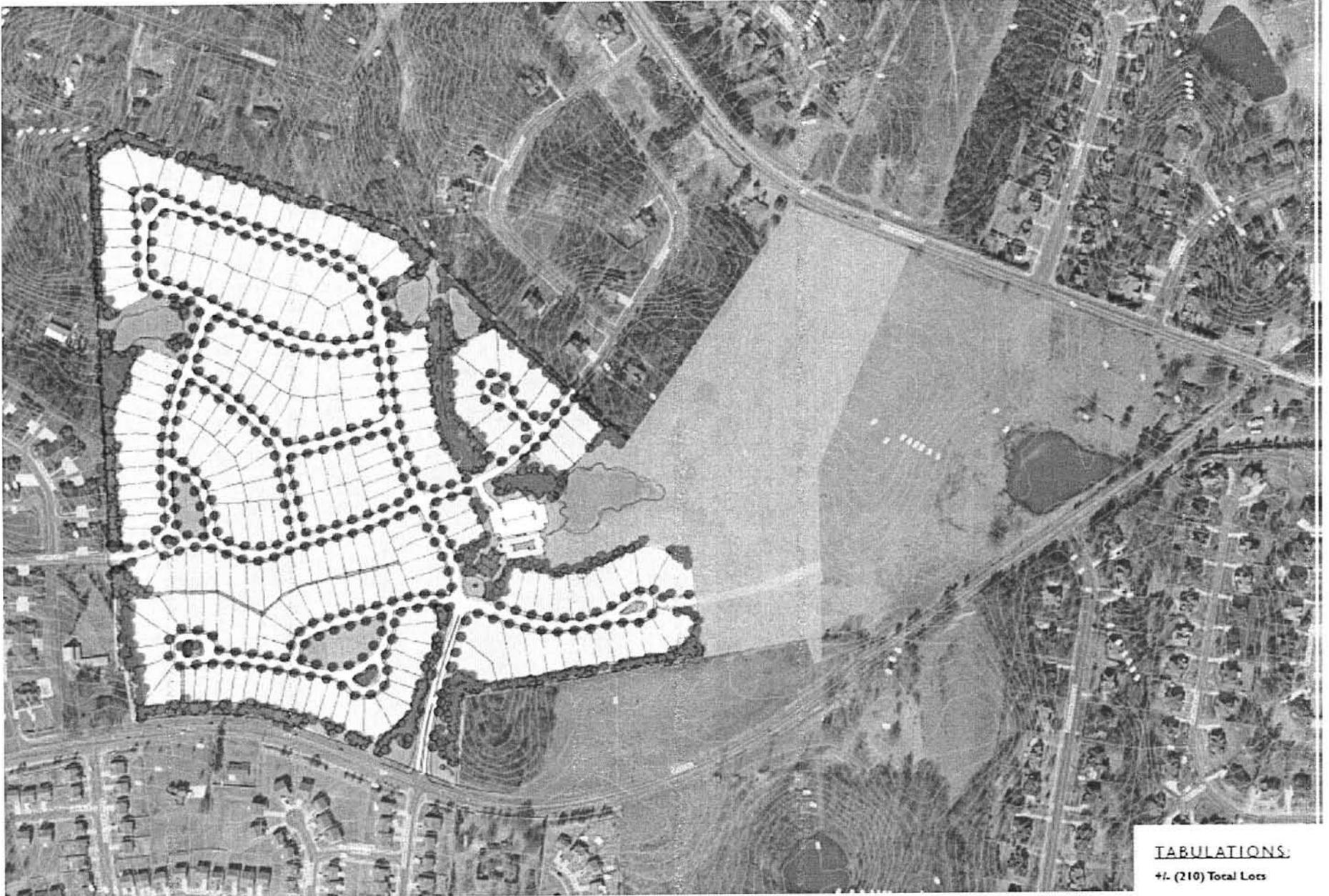
1900 McKee Road Rezoning Community Meeting

June 18, 2013

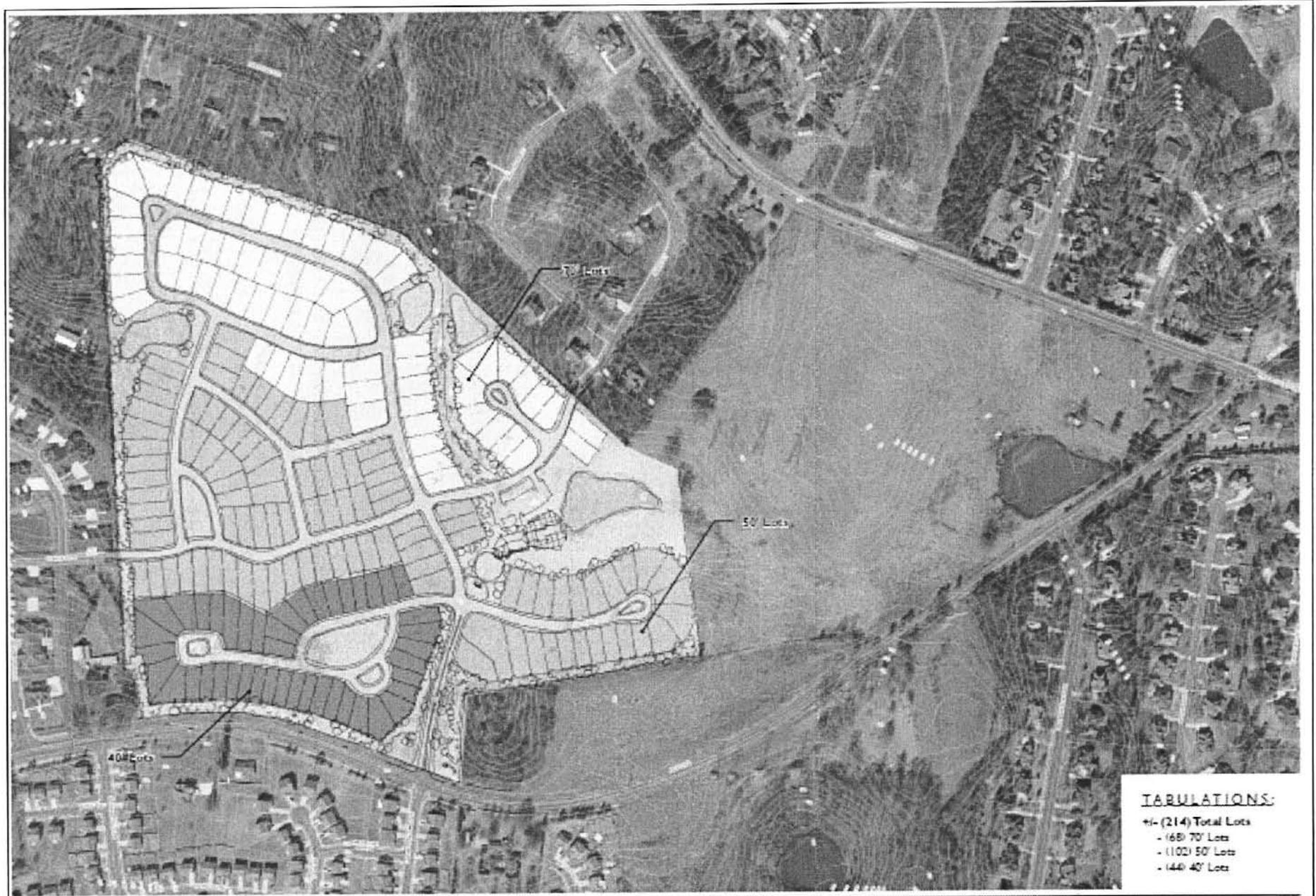
K&L GATES



K&I GATES



TABULATIONS:
+/- (210) Total Lots



TABULATIONS:

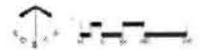
- +/- (214) Total Lots
- (68) 70' Lots
- (102) 50' Lots
- (44) 40' Lots

Land Design.

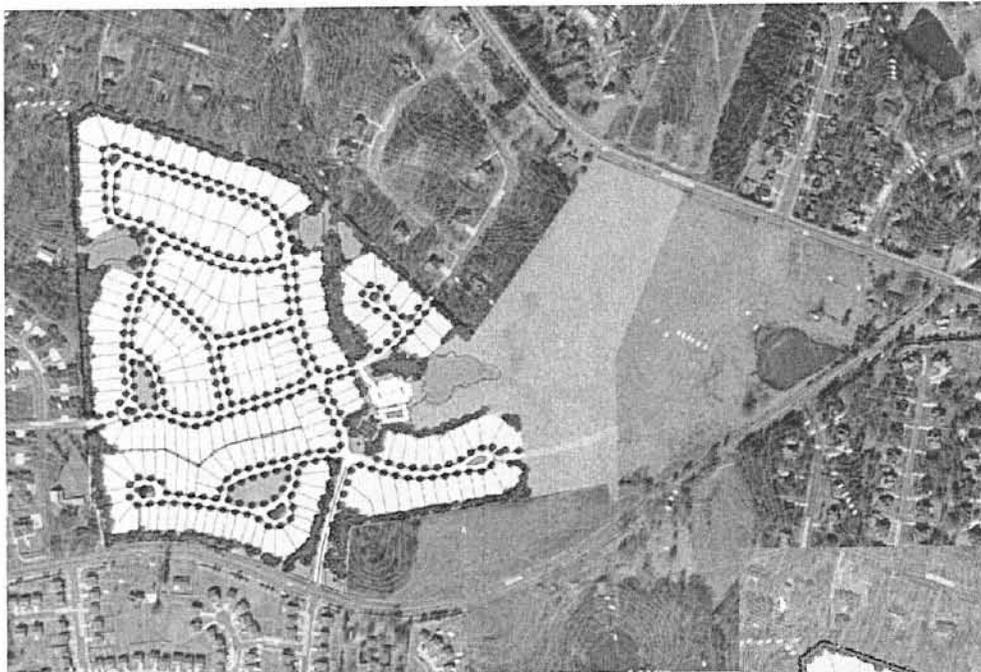


WALTER PETERSON GROUP
PLANNING AND DESIGN

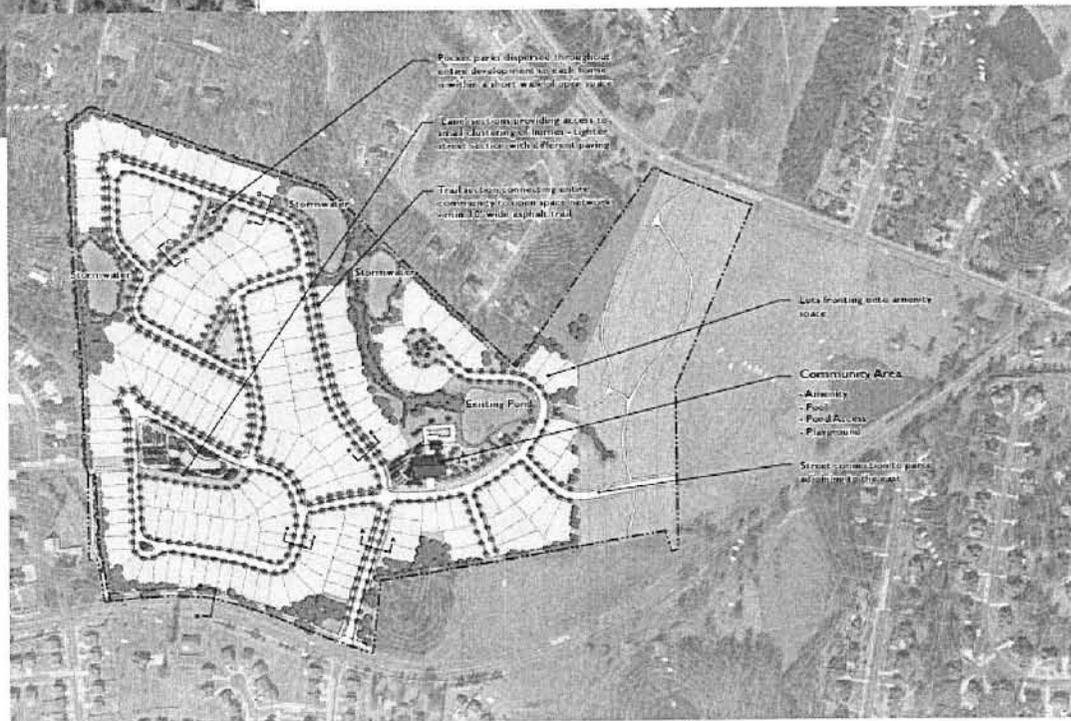
CONCEPT PLAN
MATTHEWS, NORTH CAROLINA



K&L GATES

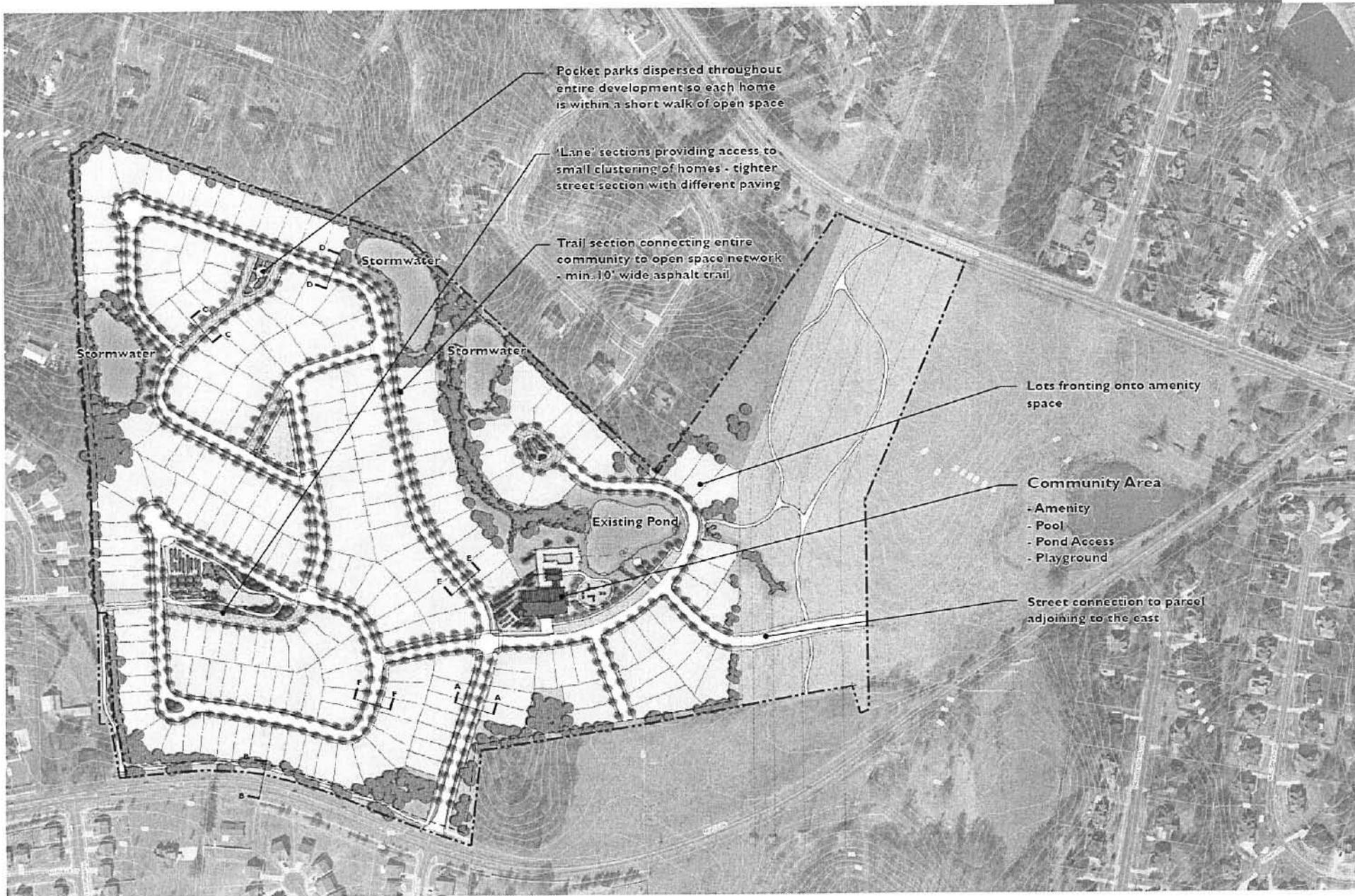


80.77 Acres
210 Lots
2.59 DUA

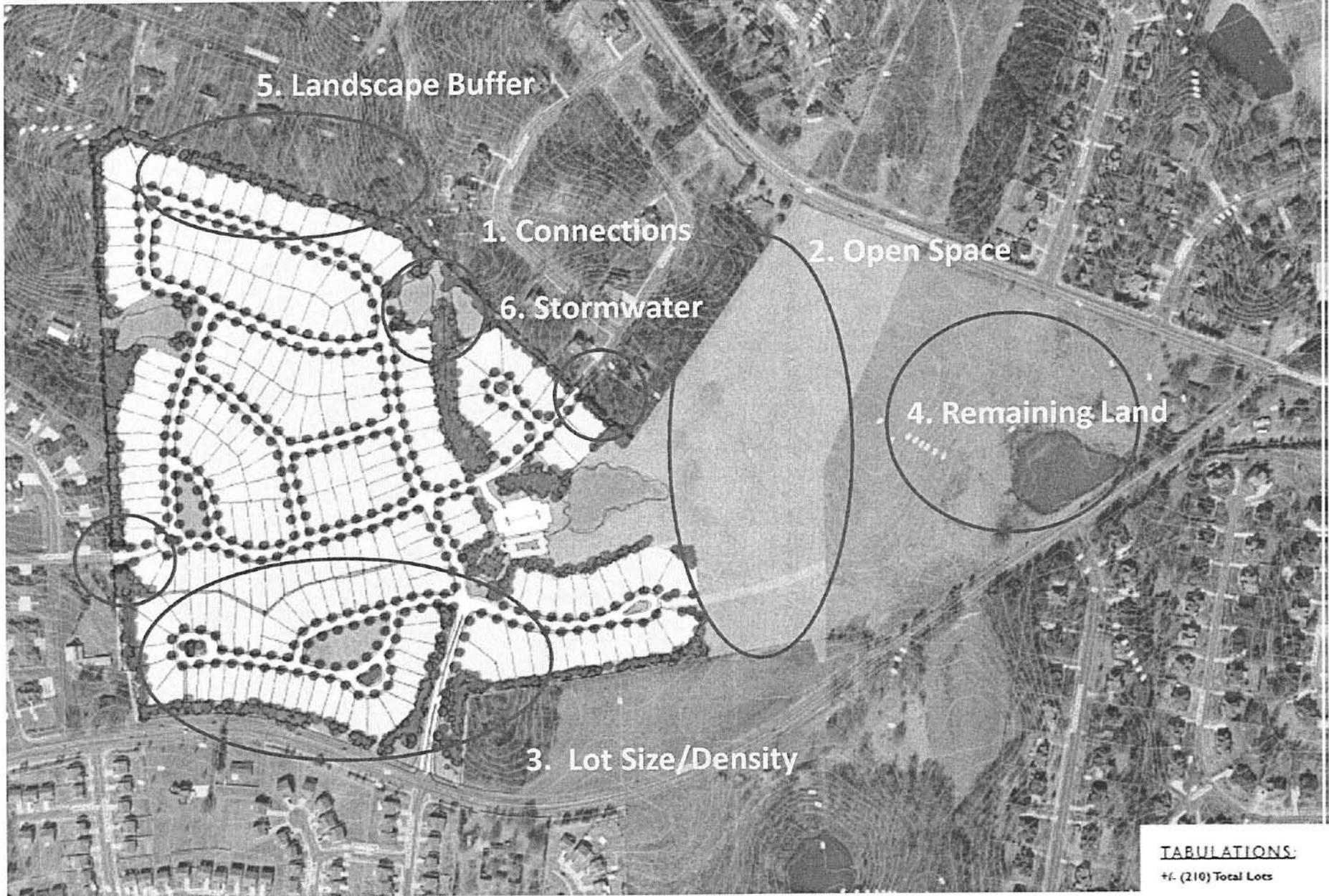


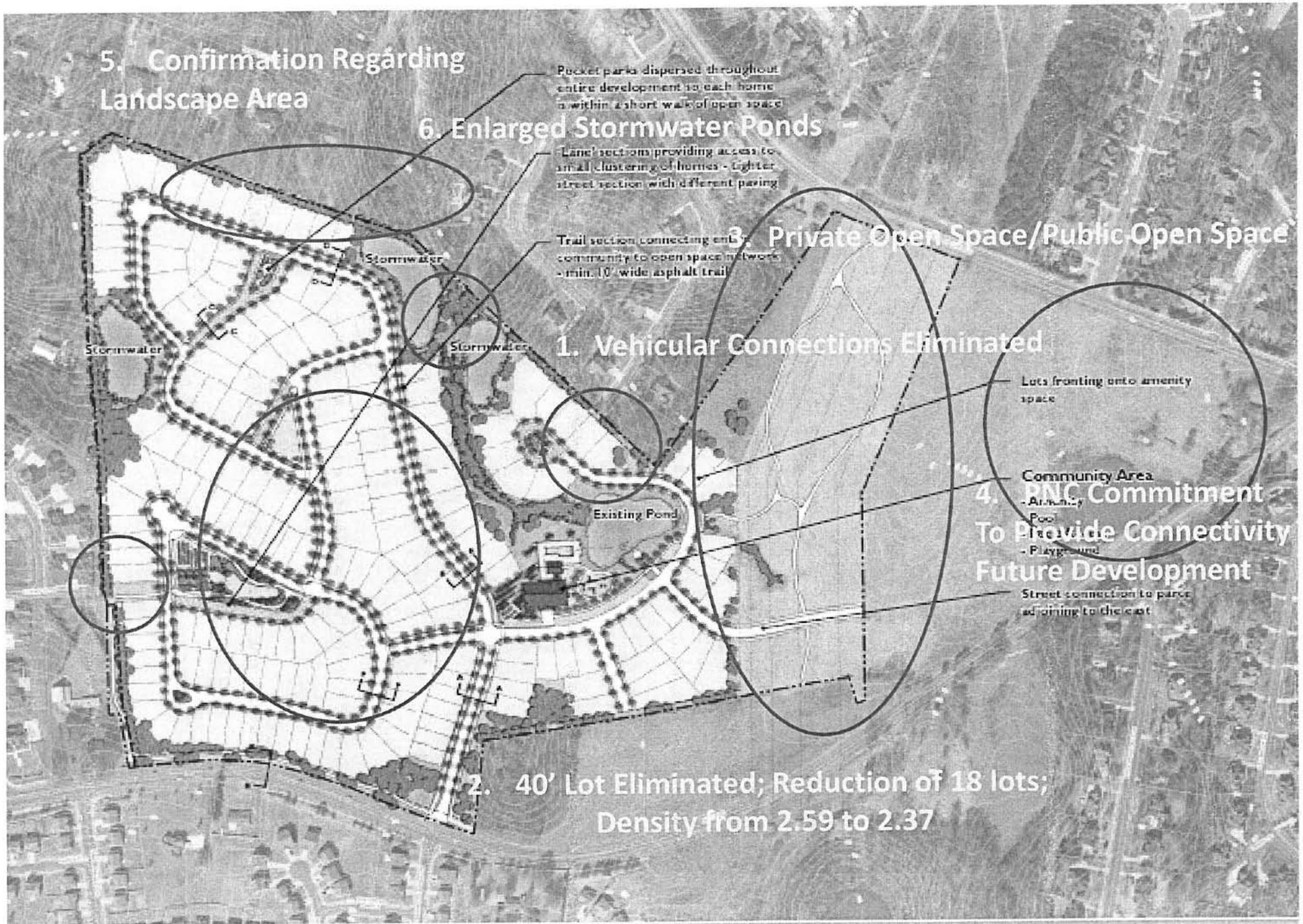
80.77 Acres
192 Lots
2.37 DUA

K&L GATES

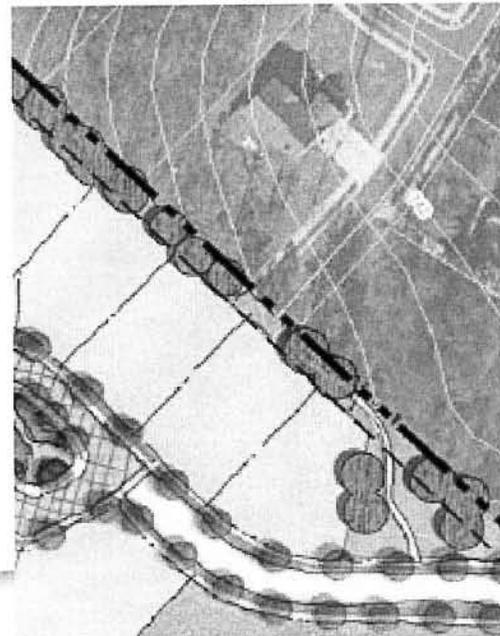
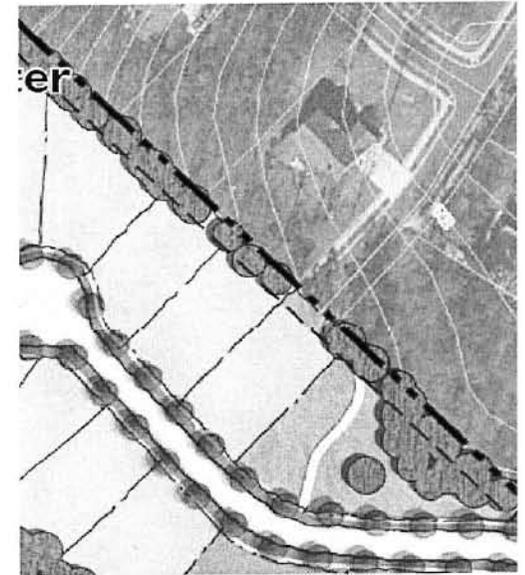
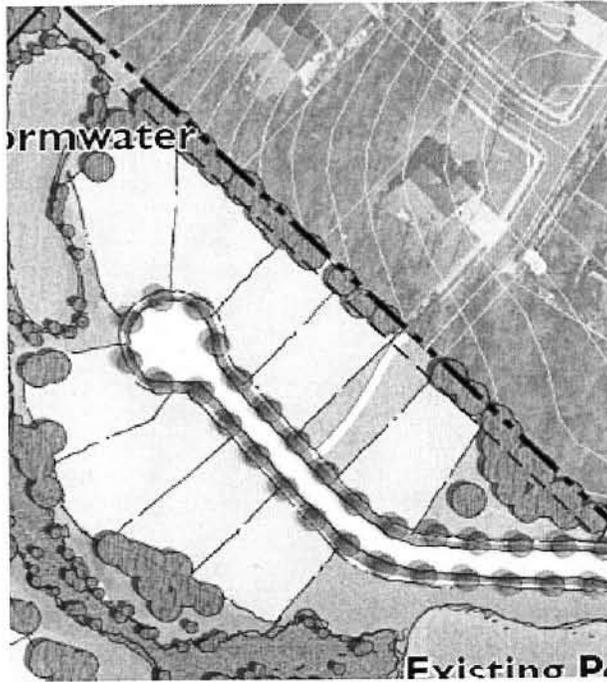


KL GATES

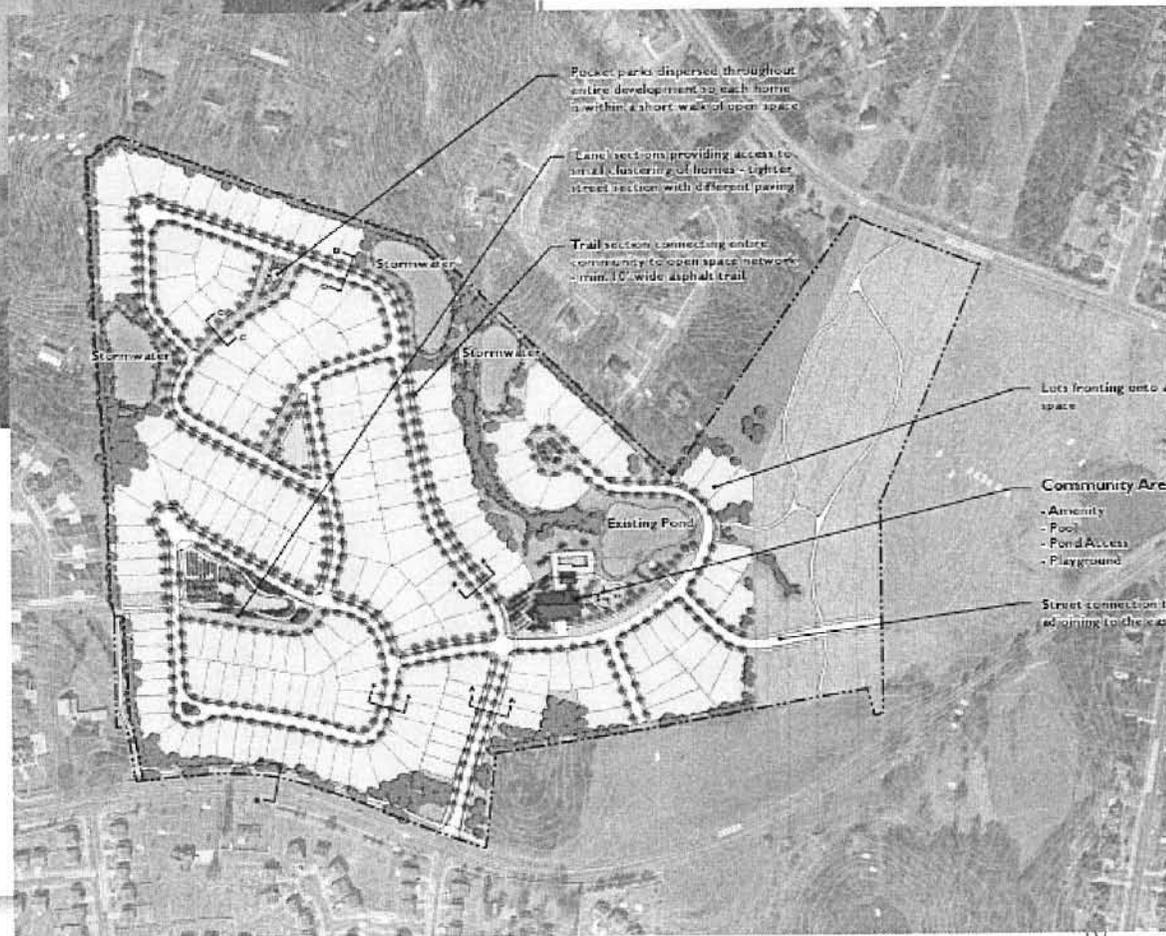
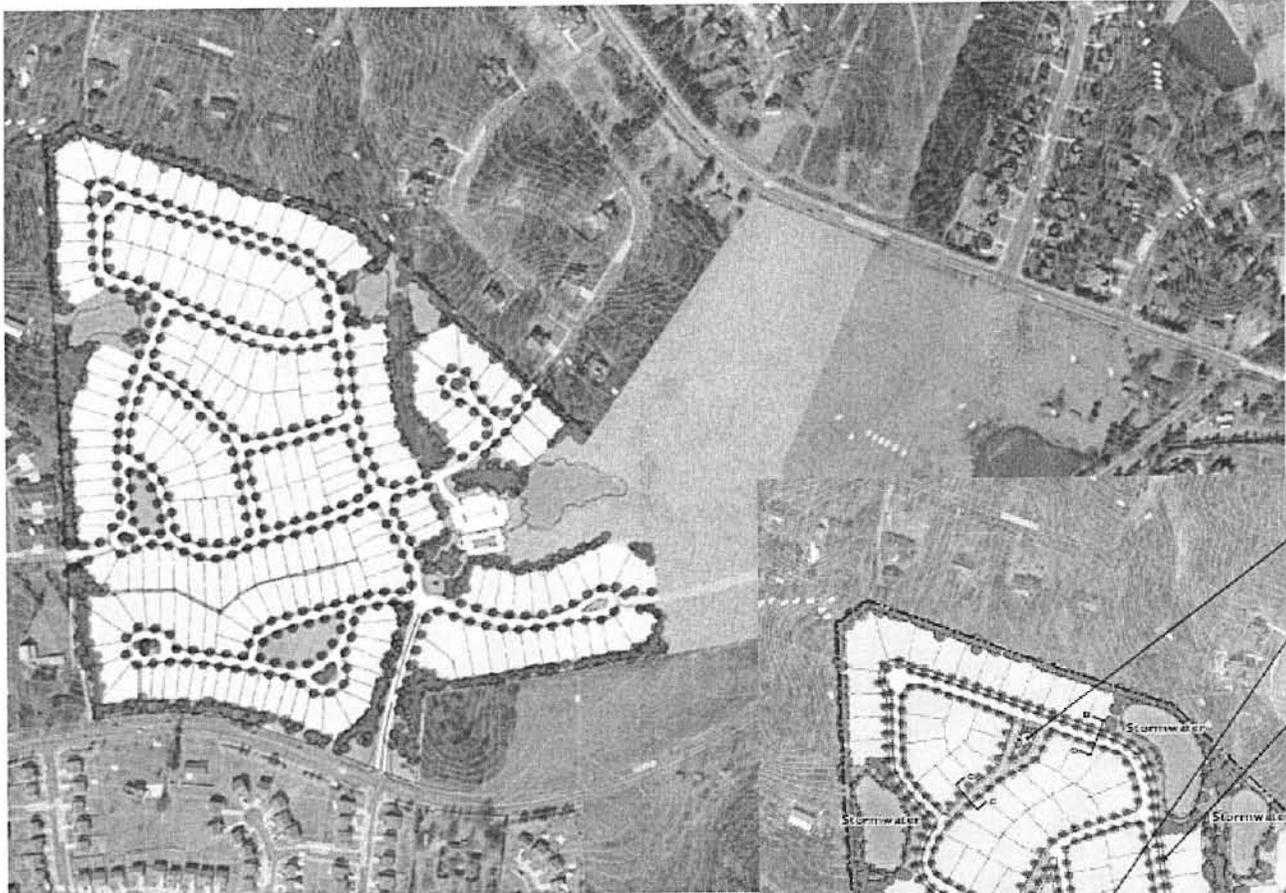




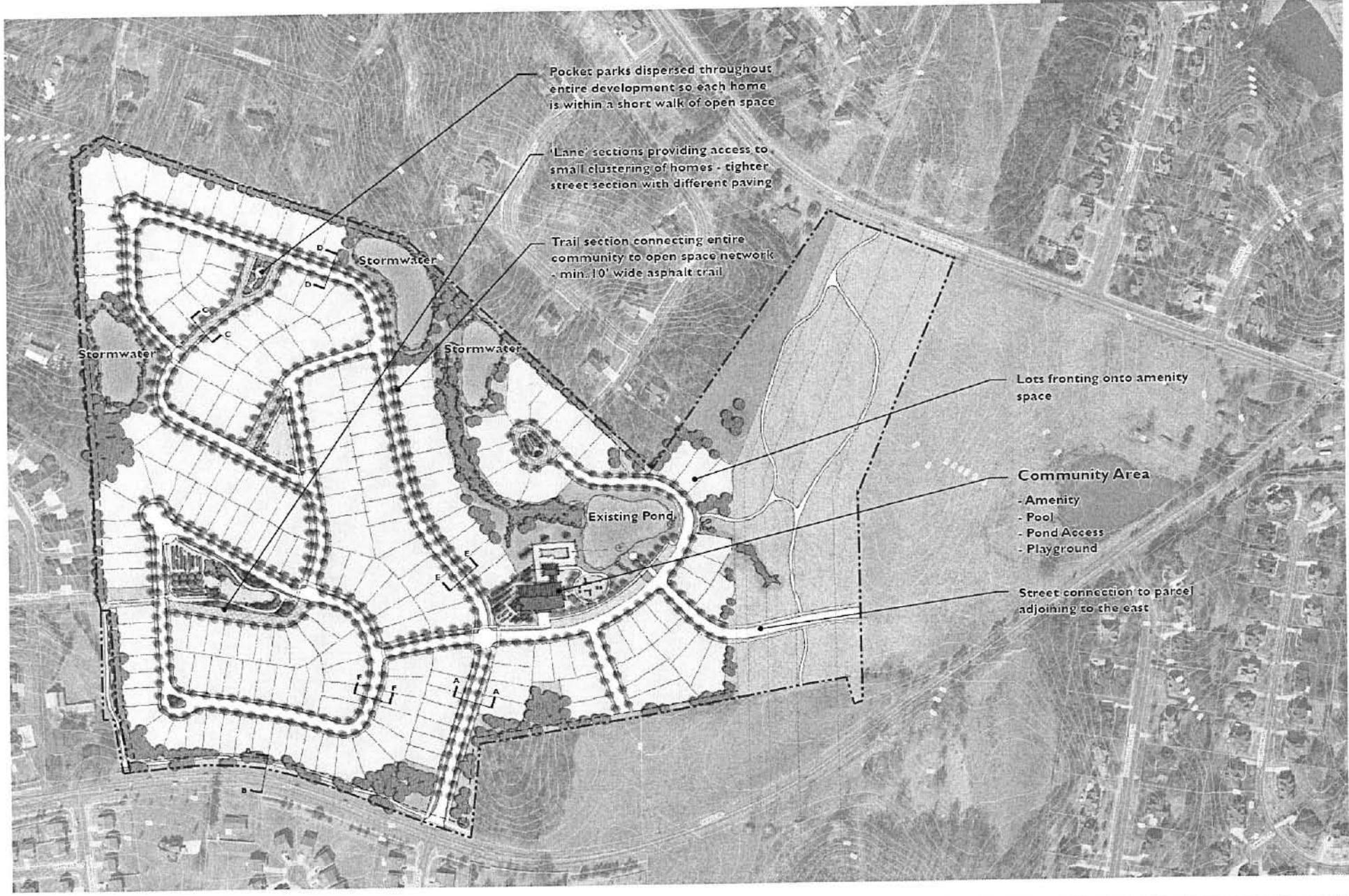
K&L GATES



K&L GATES

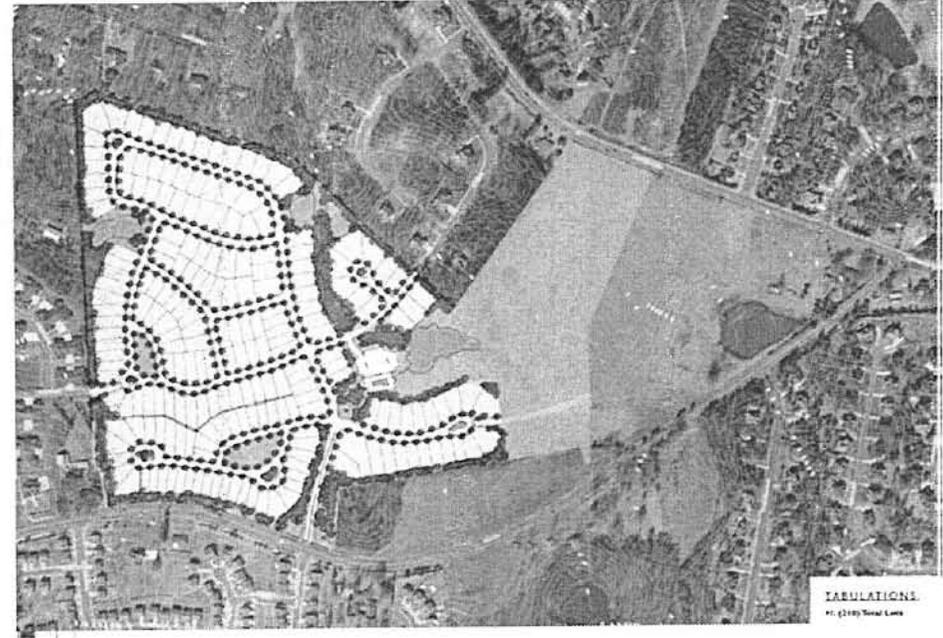


K&L GATES





Questions?



Residential vs. Institutional

192 units vs. 1250 units

Traffic Impact

Summary of Parking Spaces Required:

1.1 x 1,100 Units + 0.5 x 350 Employees (Max Shift)

1,385 Total Parking Spaces

Summary of Parking Spaces Provided:

1,514 Total Parking Spaces Provided

COMMUNITY MEETING REPORT
Petitioner: Standard Pacific Homes
Rezoning Petition No. 2013-597

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

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on May 10, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, May 22, 2013 at 7:00 p.m. at the McKee Road Elementary School located at 4101 McKee Road, Charlotte, North Carolina.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Bob Bennett. The Petitioner's agents, Collin Brown and Bailey Patrick with K&L Gates, also attended on behalf of the Petitioner as well as Dale Stewart and Eric Pohlman with LandDesign and Randy Goddard with DRG.

SUMMARY OF PRESENTATION/DISCUSSION:

Bailey Patrick welcomed the attendees and introduced the Petitioner's team. He explained that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and to respond to questions and concerns from nearby residents and property owners. He introduced Collin Brown who used a PowerPoint presentation to explain the Petitioner's request, a copy of the presentation is attached as Exhibit D.

Mr. Brown displayed several aerial photographs of the Site and explained their orientation to surrounding properties. Mr. Brown then explained the Site's existing zoning and the Petitioner's proposal to change the zoning to R-VS (Innovative) and R-20(CD). He explained that the existing R/I(CD) zoning would allow the development of a large-scale senior living community that would accommodate up to 1250 units. He reviewed a conceptual rendering of the development previously proposed by Erickson Retirement Communities.

Mr. Brown presented the proposed rezoning plan and explained the conceptual layout of the proposed development. He reviewed portions of the Petitioner's development standards in

detail, focusing on connectivity to adjoining property, open space, street sections and architectural commitments.

He told attendees that the purpose of the Petitioner's request is to allow the development of up to 210 detached single-family homes. An attendee asked about the property east of the powerline right-of-way. Mr. Brown explained that the area east of the powerline is owned by PNC Bank, but that Standard Pacific does not have a contract to purchase that area.

An attendee asked why the Petitioner was proposed two zoning districts, R-V/S (Innovative) and R-20(CD). Mr. Brown explained the relationship of the Site to Tim Fincher's property and pointed out that Petitioner has proposed a buffer area between the Fincher property and the Site. He said that the Petitioner proposed to zone that buffer area to R-20(CD) in order to match the zoning on Mr. Fincher's property.

An attendee asked how density was calculated and Mr. Brown explained the method.

Mr. Brown spent a good amount of time discussing potential connections to Hamlet Court and the St. Andrews community. Mr. Brown explained that Matthews Planning Staff encouraged connectivity to adjoining properties. Mr. Brown said that the Petitioner was not proposing a vehicular or pedestrian connection to St. Andrews but that it has agreed to set aside area so that a connection could be made in the future if St. Andrews' streets should ever become public. He also read the Petitioner's development note regarding the potential connection to Hamlet Court, noting that the Petitioner was willing to provide a pedestrian connection instead of a vehicular connection if allowed to do so by the Town.

An attendee asked why the Petitioner was proposing "innovative" standards. Mr. Brown introduced Dale Stewart and Eric Pohlman from LandDesign. Mr. Pohlman identified the innovative design features of Petitioner's rezoning plan, including pocket parks, trail networks and landscape buffer areas that are made possible by the flexibility of the innovative standards.

Mr. Brown explained the "Protected Landscape Area" around most perimeter areas. An attendee asked if the Protected Landscape Area was included in the measured depth of the lot. Mr. Pohlman said that the landscape area was not included in the measurement of the lot depth. Mr. Brown told attendees that he would verify that information.

An attendee asked how the open spaces areas would be treated. Mr. Brown said that the Petitioner was planning mostly passive recreation areas but that a pool and clubhouse area would be provided.

An attendee asked about the proposed connection under the powerline right-of-way and about potential development under the lines. Mr. Brown said that the Petitioner would like feedback from property owners regarding potential uses of open space within the powerline right-of-way. An attendee said that he was opposed to any building or parking areas within the open space area, he said that he would prefer that the area be given to the Town. Other attendees indicated

that they would prefer that the open space areas adjacent to their homes not be given to the Town.

Mr. Brown pointed out that Standard Pacific did not initially have control of the area within the powerline right-of-way. He said that Standard Pacific negotiated with PNC to acquire the powerline right-of-way so that it could restrict the use of that area and provide it as protected open space.

Mr. Brown compared the Petitioner's site plan with the Erickson rezoning plan and noted that the residential nature of the Standard Pacific project seems much more compatible with the surrounding neighborhoods. He also pointed out that the Erickson plan called for 1,514 parking spaces.

An attendee questioned the proposed front setbacks on individual lots. Mr. Brown acknowledged that Matthews Planning Staff had already noted an issue with the front setback and he said that the Standard Pacific team would be modifying that standard.

Mr. Brown introduced Bob Bennett who discussed Standard Pacific's history and corporate culture. Mr. Bennett said that Standard Pacific believes the Site is an "A Plus" location for a neighborhood. He noted that Standard Pacific's nearest existing developments are Glenmore Estates and Weddington Trace. He invited attendees to visit those neighborhoods as well as Standard Pacific's website.

Mr. Bennett told the audience that Standard Pacific was in the process of designing new home plans for the proposed development. He showed photographs of some home interiors from Standard Pacific homes, noting that they emphasize kitchens and open family areas.

Mr. Bennett then touched on several aspects of the site plan, pointing out that the Petitioner proposed a variety of lots sizes with 40', 50', 70' and 74' lot widths. In response to questions from attendees he discussed the types of homes that might be built on the various lot sizes, he noted that: 40' lots would accommodate homes ranging from 2100-2600 square feet and he estimated that they would range from \$225-300K in price; 50' lots would be geared towards "age-targeted" homes and he estimated that they would be priced from \$300-400K; he estimated that the 70' lots would likely have homes ranging from \$350-450K.

Mr. Bennett stated that community feedback was very important to Standard Pacific and offered to host another community meeting in advance of the public hearing.

An attendee asked about plans for the property lying east of the powerline right-of-way, noting that Erickson had committed to donate that area to the Town. In response, Mr. Brown stated that the Petitioner does not control that area and acknowledged that there is not a commitment to donate that area to the Town.

An attendee asked if the Petitioner planned to install a stop-light at the entrance to McKee Road. Mr. Brown said that there was no plan to provide a traffic signal at the McKee Road entry point.

An attendee asked about sidewalks along McKee Road. Mr. Brown pointed out locations where sidewalks would be provided.

An attendee pointed out that the 40 foot lots could result in lots much smaller than lots in any existing neighborhoods nearby. He stated that such small lots were not in character with Matthews and that the proposed plan was not in keeping with the surrounding area. A number of attendees echoed support for that position. Another attendee read a provision of the Matthews Subdivision Ordinance and said that the Petitioner's proposal does not enhance the adjoining neighborhoods because traffic from the proposed development would travel through existing neighborhoods and negatively impact the current residents. Several attendees applauded in agreement.

Mr. Brown asked the attendee if his concerns would be mitigated if there was not a vehicular connection to Hamlet Court. The attendee said that eliminating the connection to Hamlet Court would address one of his main concerns but that he was very frustrated because the Petitioner does not seem to be working on addressing this issue. Mr. Brown assured him that the Petitioner's team has heard neighbors loud and clear with regard to their concerns about a connection to Hamlet Court. Mr. Bennett said that Standard Pacific would not be proposing a connection to Hamlet Court if one was not being requested by Town Staff. The attendee asked why the Petitioner was not having a dialogue with the Town Staff regarding alternatives to the Hamlet Court connection. Mr. Patrick said that the Petitioner's team was working hard to find alternatives and asked for a show of hands from attendees that are opposed to the Hamlet Court connection. Almost all of the attendees raised their hands.

Mr. Brown said that he apologized if he had given neighbors the impression that the Petitioner's team was not working to find an alternative to the Hamlet Court connection. He encouraged attendees to reach out to Town Board members to express their concerns and said that the Petitioner's team would continue their discussions with Town Staff. He said that he was optimistic that the Town Staff might support a pedestrian connection in lieu of vehicular connection. An attendee pointed out that Hamlet Court was not built to the Town's standards. Mr. Brown said that he was aware of that issue and he thought that that condition might help persuade the Town Staff to support a pedestrian connection.

An attendee asked if the 40' lots were approximately 1/10 of an acre. After calculating the lot size, Mr. Bennett confirmed that the 40' lots were approximately 1/10 of an acre. The attendee pointed out that most lots in the area were approximately 3/10 of an acre.

Several other attendees expressed concerns with the size of the 40' lots.

An attendee said that she hoped that the Petitioner would be able to resolve these issues because she thinks that Standard Pacific is a quality builder. She said that her son lives in a Standard Pacific community with beautiful homes and she would prefer to have Standard Pacific develop this Site.

Mr. Patrick and Mr. Bennett then confirmed that the Petitioner would host another meeting after revisions were made to the rezoning plan in response to issues raised at this meeting and, if possible, prior to the Town's Public Hearing on the rezoning.

In response to questions, Mr. Brown confirmed that the rezoning plan does not call for the Petitioner to build a connection to St. Andrews.

An attendee asked about school assignment for the proposed development. Mr. Brown said that he did not know but he would find out.

Dale Stewart shared information regarding stormwater mitigation features. He explained that the site plan was based on a zero impact approach to streams and wetlands. He noted that the development would comply with the Post Construction Controls Ordinance which ensures that new developments will have stormwater control facilities that do not exist in older developments. An attendee indicated concerns with flooding and stormwater impacts. Mr. Brown noted that the proposed site plan has dramatically less impervious area than is allowed under the Erickson rezoning plan.

Following the formal presentation, the Petitioner's representatives continued conversations with attendees individually.

Respectfully submitted, this 20th day of June, 2013.

cc: Ms. Kathi Ingrish, Matthews Planning Department
Mr. Jay Camp, Matthews Planning Department
Mr. Bob Bennett
Mr. Collin W. Brown



2013-597
06-21-2013

PARCEL INFORMATION REVISION 1 - 04-05-13

- 1 R-20
PARCEL ID#: 22756203
OWNER NAME:
TIMOTHY EZZELLE & CAROLYN FINCHER
2030 MCKEE RD
MATTHEWS, NC 28105
- 2 R-VS
PARCEL ID#: 22756272
OWNER NAME:
JOYLENE LAPLACA
2506 CLARKS WYND
MATTHEWS, NC 28105
- 3 R-VS
PARCEL ID#: 22756278
OWNER NAME:
ALPHIDE J & JEROME GBEDUMU
2519 CLARKS WYND
MATTHEWS, NC 28105
- 4 R-VS
PARCEL ID#: 22756277
OWNER NAME:
BARBARA JOYCE HOOD
2515 CLARKS WYND
MATTHEWS, NC 28105
- 5 R-VS
PARCEL ID#: 22756275
OWNER NAME:
THE PLYLER FAMILY TRUST
1908 MCKIRKLAND CT
MATTHEWS, NC 28105
- 6 R-VS
PARCEL ID#: 22756276
OWNER NAME:
JOSEPH & SARA ANN ANGELON
1912 MCKIRKLAND CT
MATTHEWS, NC 28105
- 7 R-VS
PARCEL ID#: 22756279
OWNER NAME:
ST. ANDREWS NC CONDOS, LLC
6130 HARRIS TECHNOLOGY DR
CHARLOTTE, NC 28269-7512
- 8 R-VS
PARCEL ID#: 22756280
OWNER NAME:
KEVIN S HOUSER
1922 MCKIRKLAND CT
MATTHEWS, NC 28105
- 9 R-VS
PARCEL ID#: 22756281
OWNER NAME:
DANIEL & SHARON TOOLE
1926 MCKIRKLAND CT
MATTHEWS, NC
- 10 R-VS
PARCEL ID#: 22756282
OWNER NAME:
KENNETH R & BEVERLY A GOCHRUM
1930 MCKIRKLAND CT
MATTHEWS, NC 28105
- 11 R-VS
PARCEL ID#: 22717236
OWNER NAME:
ST. ANDRES NC CONDOS, LLC
6130 HARRIS TECHNOLOGY DR
CHARLOTTE, NC 28269-7512
- 12 R-VS
PARCEL ID#: 2217239
OWNER NAME:
WILLIAM P & KATHLEEN A TAYLOR
1948 MCKIRKLAND CT
MATTHEWS, NC 28105
- 13 R-20
PARCEL ID#: 22717213
OWNER NAME:
ERIC B & KIM H MOORE
2829 GRAYFOX LANE
MATTHEWS, NC 28105
- 14 R-20
PARCEL ID#: 22717212
OWNER NAME:
JAMES S CALDWELL & BONITA JO VESPAR
2801 GRAYFOX LANE
MATTHEWS, NC 28105
- 15 R-20
PARCEL ID#: 22717210
OWNER NAME:
ROBERT C & JEAN H MARSHALL
2717 GRAYFOX LANE
MATTHEWS, NC 28105
- 16 R-20
PARCEL ID#: 22717208
OWNER NAME:
LOUIS EDWARD ABERNATHY & MARY BOYD
2017 FAIR FOREST DR
MATTHEWS, NC 28105
- 17 R-20
PARCEL ID#: 22717207
OWNER NAME:
THOMAS H SR MOORE & ANN S THOMAS
2001 FAIR FOREST DRIVE
MATTHEWS, NC 28105
- 18 R-20
PARCEL ID#: 22717206
OWNER NAME:
ARTHUR B FOWLER III & SANDRA C FOWLER
1929 FAIR FOREST DRIVE
MATTHEWS, NC 28105
- 19 R-20
PARCEL ID#: 22717214
OWNER NAME:
TAE WONG LEE & JUNG SOON
1917 FAIR FOREST DRIVE
MATTHEWS, NC 28105
- 20 R-20
PARCEL ID#: 22717205
OWNER NAME:
THOMAS E. & MARGARET A A HOUGH
1901 FAIR FOREST DRIVE
MATTHEWS, NC 28105
- 21 R-20
PARCEL ID#: 22717204
OWNER NAME:
MARK DONALD BELK
PO BOX 296
MATTHEWS, NC 28108-0296
- 22 R-20
PARCEL ID#: 22760131
OWNER NAME:
LYNN E BROWN & ALAN M LACARA
1826 KINGS MANOR CT
MATTHEWS, NC 28105
- 23 R-20
PARCEL ID#: 22760130
OWNER NAME:
PLEASANT RIDGE, LLC
18636 STARCREEK DRIVE STE G
CORNELIUS, NC 28031
- 24 R-20
PARCEL ID#: 22760129
OWNER NAME:
PLEASANT RIDGE, LLC
18636 STARCREEK DRIVE STE G
CORNELIUS, NC 28031
- 25 R-20
PARCEL ID#: 22760128
OWNER NAME:
PLEASANT RIDGE, LLC
18636 STARCREEK DRIVE STE G
CORNELIUS, NC 28031
- 26 R-20
PARCEL ID#: 22760127
OWNER NAME:
ADAM & LORI SEMEL
1916 KINGS MANOR CT
MATTHEWS, NC 28105
- 27 R-20
PARCEL ID#: 22760126
OWNER NAME:
STEVEN MICHAEL & LINDSEY JACO JUSTICE
1924 KINGS MANOR CT
MATTHEWS, NC 28105
- 28 R-20
PARCEL ID#: 22760125
OWNER NAME:
DARYL MARK & SANDRA TUTTON
1932 KINGS MANOR CT
MATTHEWS, NC 28105
- 29 R-20
PARCEL ID#: 22760124
OWNER NAME:
THOMAS A & ANGELA H FERGUSON
2811 HAMLET CT
MATTHEWS, NC 28105
- 30 R-20
PARCEL ID#: 22760123
OWNER NAME:
STEVEN LEE & CLAIRE BANCROFT
2805 HAMLET CT
MATTHEWS, NC 28105
- 31 R-20
PARCEL ID#: 22760122
OWNER NAME:
BRADLEY & ALINA B JUOPPERI
2539 HAMLET CT
MATTHEWS, NC 28105
- 32 R-20
PARCEL ID#: 22760121
OWNER NAME:
JACK M & JENNIFER L FORREST
2531 HAMLET CT
MATTHEWS, NC 28105
- 33 R-20
PARCEL ID#: 22760120
OWNER NAME:
KEVIN GERALD & LINDA ANN MOLINARI
2523 HAMLET CT.
MATTHEWS, NC 28105
- 34 R-20
PARCEL ID#: 22760119
OWNER NAME:
SHASHWAT NISGHAL & VANDANA SONI
2515 HAMLET CT
MATTHEWS, NC 28105
- 35 R-20
PARCEL ID#: 22760118
OWNER NAME:
LENNAR CALINAS, LLC
14120 BALLANTYNE CORP. PL STE 400
CHARLOTTE, NC 28277
- 36 R-20
PARCEL ID#: 22760104
OWNER NAME:
ELLEN BREWER & DAREN L MOORE
13800 OLDHAM PL
CHARLOTTE, NC 28227
- 37 R-20
PARCEL ID#: 22739299
OWNER NAME:
BRIGHTMOOR HOA, INC
PO BOX 11906
CHARLOTTE, NC 28220
- 38 R-20
PARCEL ID#: 22739211
OWNER NAME:
MICHAEL A & DANIELLE A RUDISILL
2622 CARRIAGE CROSSING DR
MATTHEWS, NC 28105
- 39 R-20
PARCEL ID#: 22752198
OWNER NAME:
DUKE POWER CO
422 S CHURCH ST
CHARLOTTE, NC 28242-0001
- 40 R-15
PARCEL ID#: 22752156
OWNER NAME:
WILLIAM J & HELEN R MUNZ
1554 WICKERBY CT
MATTHEWS, NC 28105
- 41 R-15
PARCEL ID#: 22752157
OWNER NAME:
ATEFEH BIGLARI
1548 WICKERBY CT
MATTHEWS, NC 28105
- 42 R-12
PARCEL ID#: 22752174
OWNER NAME:
CARRIE & BAMEY R PARKAY
1547 WICKERBY CT
MATTHEWS, NC 28105
- 43 R-15
PARCEL ID#: 22752175
OWNER NAME:
CONRAD J & YVONNE CHMIELOWIEC
1553 WICKERBY CT
MATTHEWS, NC 28105
- 44 R-12
PARCEL ID#: 22752101
OWNER NAME:
MARK BARRETT MORTON
517 ORANGE AVE
NEW PORT BEACH, CA 92803
- 45 R-12
PARCEL ID#: 22752251
OWNER NAME:
GLENN & NANCY MILLER
1519 MATTHEWS PLANTATION DR
MATTHEWS, NC 28105
- 46 R-20
PARCEL ID#: 22760106
OWNER NAME:
LAND HOLDING, LLC
PO BOX 25999 ATTN:
HEMA RODRIGUEZ #943000108
SHAWNEE MISSION, KS 66225
- 47 R-3
PARCEL ID#: 23121561
OWNER NAME:
PATRICIA G WILLIS &
KENNETH W ZOELLER
3016 PLEASANT PLAINS RD
MATTHEWS, NC 28105
- 48 R-3
PARCEL ID#: 23121523
OWNER NAME:
DOUGLAS R & BLYTHE E GUNSON
4003 WALLBROOK DR
MATTHEWS, NC 28105
- 49 R-3
PARCEL ID#: 23121522
OWNER NAME:
VIVIAN THOMAS HARPER
4004 WALLBROOK DR
MATTHEWS, NC 28105
- 50 R-3
PARCEL ID#: 23121521
OWNER NAME:
GREGORY L & CARLA A NORMAN
4012 WALLBROOK DR
MATTHEWS, NC 28105
- 51 R-3
PARCEL ID#: 23121301
OWNER NAME:
MICHAEL & LAURA D DONNHEE
3432 CATSKILL DR
MATTHEWS, NC
- 52 R-3
PARCEL ID#: 23121162
OWNER NAME:
RICHARD S JR &
SALLY M JOHNSON
2239 PROVIDENCE HILLS DR
MATTHEWS, NC 28105
- 53 R-3
PARCEL ID#: 23112168
OWNER NAME:
PIRANO BROTHERS, LLC
5137 PARVIEW DR
CHARLOTTE, NC 28226
- 54 R-3
PARCEL ID#: 22760107
OWNER NAME:
WILLIAM DAVIS & JUNE
BOHELER CAUTHEN
3120 YATES ROAD
SHELBY, NC 28150
- 55 R-20
PARCEL ID#: 22760108
OWNER NAME:
JAMES CLARKE & MARTHA
ROGERS CAUTHEN
PO BOX 2254
MATTHEWS, NC 28105
- 56 R-20
PARCEL ID#: 23121166
OWNER NAME:
JAMES CLARKE & MARTHA
ROGERS CAUTHEN
PO BOX 2254
MATTHEWS, NC 28105
- 57 R-3
PARCEL ID#: 23121677
OWNER NAME:
MATTHEWS GROVE HOA, INC
PO BOX 11231
CHARLOTTE, NC 28220
- 58 R-3
PARCEL ID#: 23121601
OWNER NAME:
THOMAS B & AMY R JAMERSON
7638 CARRINGTON FOREST LN
MATTHEWS, NC 28105
- 59 R-3
PARCEL ID#: 23121602
OWNER NAME:
OSCAR PEREYRA MOLINA &
ELISA DEL AGUILA DE PEREYRA
7632 CARRINGTON FOREST LN
MATTHEWS, NC 28105
- 60 R-3
PARCEL ID#: 23121857
OWNER NAME:
PAVLO & VALENTYNA PETRENKO
7635 CARRINGTON FOREST LN
MATTHEWS, NC 28105
- 61 R-3
PARCEL ID#: 23121858
OWNER NAME:
ZOYLA ROMO-YANEZ
7641 CARRINGTON FOREST LN
MATTHEWS, NC 28105
- 62 R-3
PARCEL ID#: 23121859
OWNER NAME:
MATTHEWS GROVE HOA, INC
PO BOX 11231
CHARLOTTE, NC 28220
- 63 R-3
PARCEL ID#: 23121854
OWNER NAME:
PUSHKAR & JYOTSNA
SHARADKUMAR PATEL
7436 LAMPLIGHTER CLOSE DR
MATTHEWS, NC 28105
- 64 R-3
PARCEL ID#: 23121853
OWNER NAME:
ALEKSANDR & LYNBOV ZUBKO
740 LAMPLIGHTER CLOSE DR
MATTHEWS, NC 28105
- 65 R-3
PARCEL ID#: 23121852
OWNER NAME:
VEERAM & SHANTHI RAJA
7444 LAMPLIGHTER CLOSE DR
MATTHEWS, NC 28105
- 66 R-3
PARCEL ID#: 23121860
OWNER NAME:
MATTHEWS GROVE HOA, INC
PO BOX 11231
CHARLOTTE, NC 28220
- 67 R-3
PARCEL ID#: 23121851
OWNER NAME:
GIACOMO LAUDICINA & ROSE RINI
7448 LAMPLIGHTER CLOSE DR
CHARLOTTE, NC 28105
- 68 R-3
PARCEL ID#: 23121861
OWNER NAME:
WAYNE COHEN
PO BOX 687
INDIAN TRAIL, NC 28079
- 69 R-3
PARCEL ID#: 23121862
OWNER NAME:
WILLIE K FRANKS
PO BOX 3314
MATTHEWS, NC 28105
- 70 R-3
PARCEL ID#: 23121831
OWNER NAME:
PETER LADINO &
AMBER RENEA EBEL SHEISER
1907 SAVANNAH HILLS DR
CHARLOTTE, NC 28270
- 71 R-3
PARCEL ID#: 23121863
OWNER NAME:
MATTHEWS GROVE HOA, INC
PO BOX 11231
CHARLOTTE, NC 28220



2013-597
06-21-2013

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Standard Pacific Homes to rezone approximately 80.77 acres located in the southwest quadrant of the intersection of McKee Road and Pleasant Plains Road

Date and Time of Meeting: Wednesday, May 22, 2013 at 6:30 P.M.

Place of Meeting: McKee Road Elementary
4101 McKee Road
Charlotte, NC 28270

Petitioner: Standard Pacific Homes

Application No.: 2013-597

We are assisting Standard Pacific Homes (the "Petitioner") in connection with a Rezoning Petition it has filed with the Town of Matthews seeking to rezone approximately 80.77 acres, located in the southwestern quadrant of the intersection of McKee Road and Pleasant Plains Road (the "Site"), from the R/I (CD) (Residential/Institutional Conditional) zoning district to the R-VS (Residential Varied Style Innovative) and R-20(CD) (Single-Family Residential Conditional) zoning districts. The existing zoning limits the use of the property to a large-scale retirement community accommodating up to 1250 units. The zoning request will accommodate the development of a neighborhood of up to 210 one-family detached dwellings.

A Public Hearing on this Rezoning Petition is scheduled to be held at the Matthews Town Hall on June 10, 2013. Our research indicates that you are an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, May 22, 2013 at 6:30 P.M at McKee Road Elementary, 4101 McKee Road, Charlotte, NC 28270. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have questions or comments concerning this rezoning petition, you may call Collin Brown at (704) 331-7531.

K & L Gates, LLP

cc: Mr. Jay Camp

Date Mailed: May 10, 2013



2013-597
06-21-2013

COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: STANDARD PACIFIC HOMES
REZONING PETITION NO.: 2013-597
May 22, 2013

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>
Collin W. Brown	214 N. Taylor St.	704-331-7531 <small>collin.w.brown@wigster.com</small>
Dan & Sharon Toole	1926 McKirkland Ct.	704-941-9411 @aol.com
Fred Behrens	2905 Jarrett Ct.	704-845-1738
A.H. CHANDLER	1233 HOLLY RIDGE DR, MATTHEWS, NC 28105	
Lori Semel	1916 Kings Manor Ct	704-519-5149
Debbe Hendrix	1712 Kings Manor Ct	704-763-7660
Fred & Lenora Cole	2135 N. Castle Ct	704-846-5453
Joyce Hood	2575 CLARKS WYNEL	704-844-0269
Jane Yancey	3316 Abbey Walk Lane	704-321-7096
Barry & Pat Shay	2502 Clarks Wyal	704/661-5005
Brenda Johnson	2106 North Castle Ct.	704-708-8943
Kathleen Taylor	1948 McKirkland Ct	704-246-7043
Eric Moore	2829 GRAY FOX LN	704-425-5293
Brenda Abbotts	5000 Biltmore Forest	704-607-9014
Melissa Tschegg	4901 Biltmore Forest	704-846-9781
Barbara Bell	4602 Jamesville Dr.	704-847-2067
Lou PASQUARELLI	3262 ABBEY WALK LN.	704.488.0314
Lou Abernathy	2019 Fair Forest Dr	704-847-5243
Tin Fuder	2209 Blue Bell Ln.	704-847-6995

<u>Name</u>	<u>Address</u>	<u>Phone Number</u>
Tommy Hough	1901 Fair Forest Dr	704-847-4444
Tommy Ferguson	2611 Hamlet Ct	704-458-5508
Ken Horn	1802 Kings Manor Ct.	704-965-0583
Food Wright	2732 GRAY FOX LN	704-534-6434
Jen Forrest	2531 Hamlet Ct	704-246-7871
Jack Forrest	2531 Hamlet Ct	704-246-7871
Bill Kasper	4819 Biltmore Forest	704-847-3528
KAREN Kasper	" "	" "
ALAN LARCAVA	1826 Kings Manor Ct	704-246-7073
Dale Mansfield	1818 Kings Manor Ct	704-220-8089
Norman Wood	2615 Woodburn Te	264-845-8610
Steve & Norma	1300 Matthews Plantation Dr	704-443-7293
Charles Moore	2801 Grayfox Lane	704-589-3809
Harold Walker	2010 Woodburn Terr	704-845-9244
Erica Timberlake	1913 Kings Manor Ct.	704-708-9836
Effie Keins	2823 N. CASTLE CT	704-321-3046
Kenny Keins	"	"
Don Woodside	1307 Matthews Plantation Dr.	704-708-9123
Christina Woodside	"	woodside.christina@gmail.com

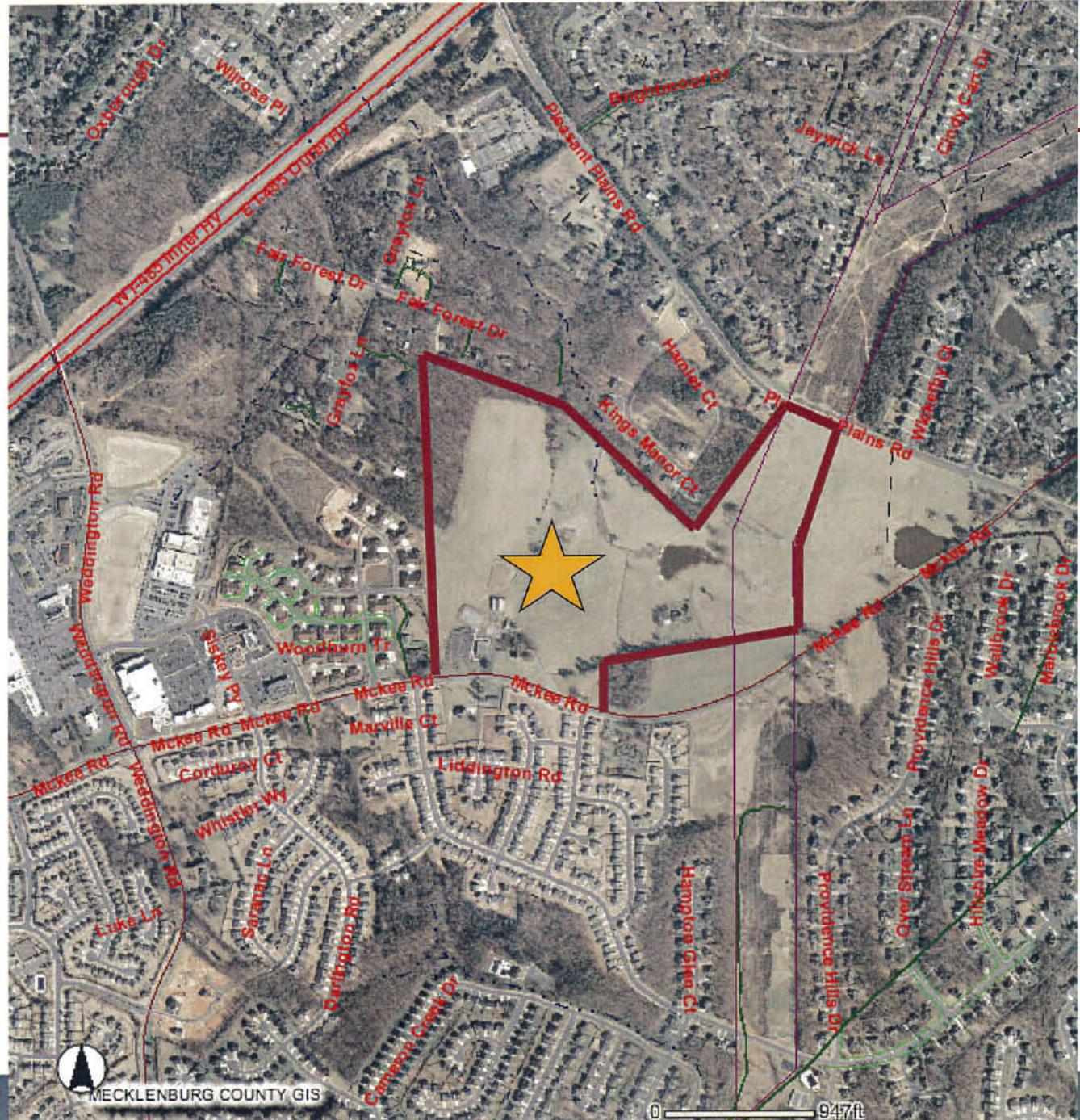
K&L GATES

1900 McKee Road Rezoning Petition 2013-597 Community Meeting



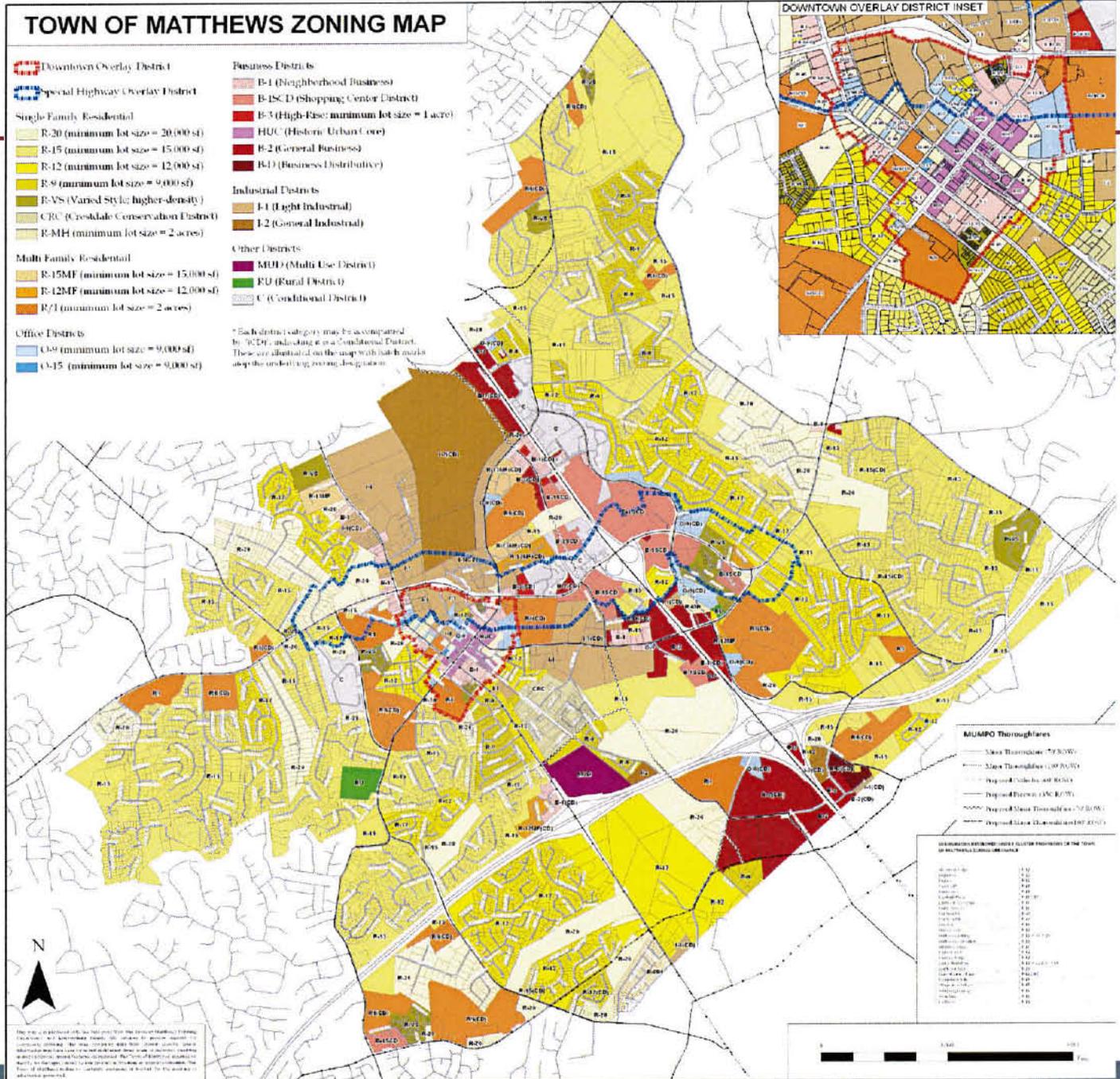
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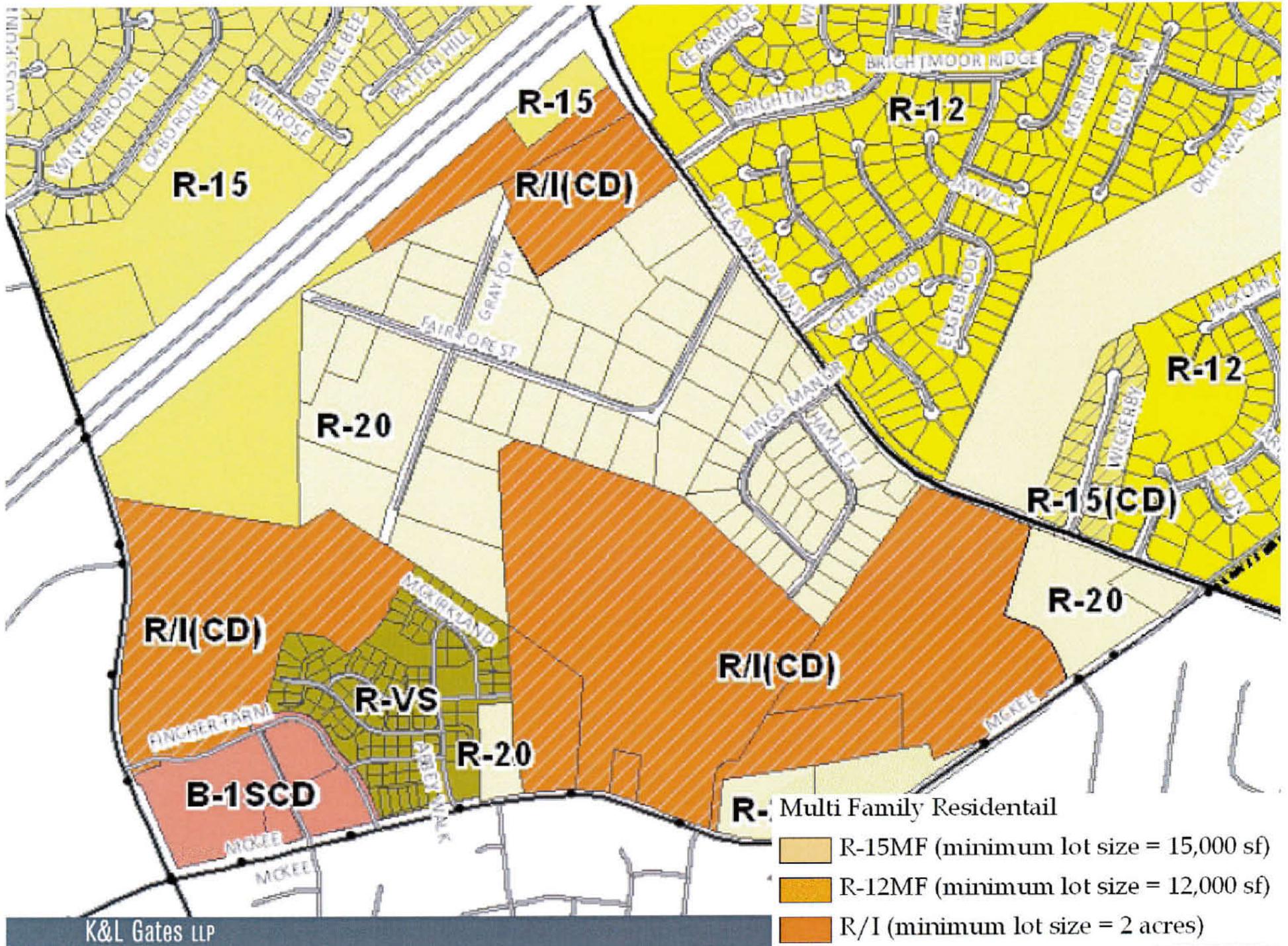
Property Location



K&L GATES

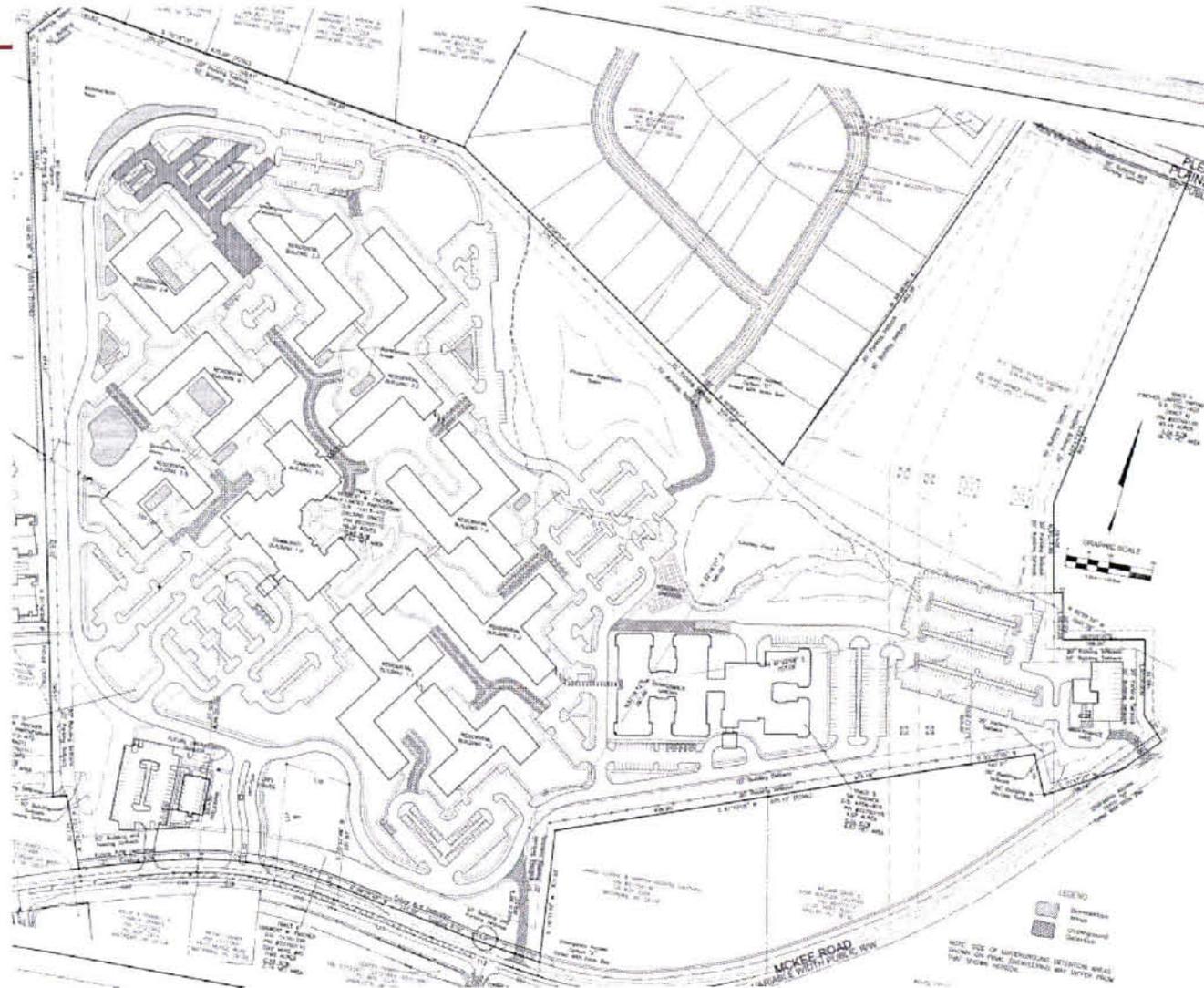
Matthews Zoning Map





K&L GATES

Existing Zoning Plan



Current Erickson Standards

ERICKSON RETIREMENT COMMUNITY DEVELOPMENT STANDARDS

August 27, 2007

1. General Provisions

.01 These Development Standards form a part of the revised Rezoning Plan (the “Rezoning Plan”) associated with the Rezoning Petition filed by the Petitioner, Erickson Retirement Communities (“Petitioner”) dated August 17, 2007 to accommodate development of a Continuing Care Retirement Community on an 81.5 acre site located on the north side of McKee Road west of its intersection with Pleasant Plains Road (the “Site”).

Development of the Site will be governed by the Rezoning Plan (consisting of plan sheet numbers C1.0 through C1.3 and L1.1 through L1.13), these Development Standards and Elevations A1.1 and A1.2 which accompany the Rezoning Plan and the applicable provisions of the Matthews Zoning Ordinance (the “Ordinance”).

Unless the Rezoning Plan, these Development Standards or the accompanying Elevations A1.1 and A1.2 establish more stringent standards, the regulations established under the Ordinance for the RI District shall govern all development taking place on the Site.

The exact alignments of internal streets and driveways have not been determined and are subject to final design and engineering plans. Accordingly, minor modifications or alterations of these alignments may take place during design development and construction phases.

The exact locations of buildings and parking areas have also not been determined. The Petitioner therefore reserves the flexibility to make adjustments to the precise building sizes and locations shown on the Rezoning Plan during final design changes. However, placements of buildings shall be generally consistent with the locations depicted on the Site Plan and they shall satisfy all other Ordinance Standards.

Current Erickson Standards

3. Density, Height, Lot and/or Setback Commitments

.01 There shall be a **maximum of eleven hundred (1,100) independent dwelling units**, a combined maximum total of **one hundred fifty six (156) assisted living units and long term skilled nursing care units**, and the associated community buildings.

a. In an effort to strive to coordinate the development taking place on the Site with anticipated future roadway improvements, development will be phased. Petitioner agrees to limit the occupancy of independent dwelling units on the Site to two hundred fifty (250) units per calendar year, beginning with the year 2008, with the understanding that to the extent that less than two hundred fifty (250) such units are occupied in a given year the difference or shortfall may be carried forward to future years and developed and occupied in addition to the two hundred fifty (250) units applicable to the particular calendar year involved. This phasing requirement shall only apply to independent dwelling units and not to the development of assisted living units, long term skilled nursing care units or community buildings.

.02 Total **impervious surface coverage shall not exceed 50%** of the total acreage of the Site

.03 The **maximum height limit for residential buildings shall be no more than four (4) stories above grade**, with walkout (basement) permitted for no more than 50% of each Residential Building's footprint. (A walkout is defined as a level below grade (basement) as defined by the building code). Maximum height for all buildings shall be 60 feet. Structures that exceed maximum height shall meet the requirements set forth in the Ordinance. Architectural elements, like chimneys, parapets and cupolas may exceed this height limitation in conformance with Section 153.076 of the Ordinance. Roof top mechanical equipment shall be screened from off site visibility in accordance with the Ordinance. Building height will be determined from average front grade plane to average roof plane, per Section 153.007 of the Ordinance. Walkouts are not considered as a story above grade, if the above noted 50% threshold is not exceeded.

.04 The building and pavement setback from McKee Road and Pleasant Plains Road shall be 50 feet.

.05 The minimum building setback from the northern, eastern, and western property lines shall be 50 feet and parking setbacks from the northern, eastern and western property lines shall be 20 feet.

.06 All parking setbacks shall be landscaped in accordance with the requirements of the Ordinance or as depicted on the Rezoning Plan, whichever results in the greatest landscape cover.

SITE DATA TABLE

Proposed Zoning: Residential/Institutional (Conditional)
District

Tax District and Parcel Number: 227-601-05 (a portion of), 227-601-09, 227-601-11 and 227-601-12

FEMA Firm Community Panel 37119C0269E & 37119C0270E

Effective Date: February 4, 2004

Flood Zone X: Areas determined to be outside the
500-year floodplain

Parcel Area: 81.5 ac (3,551,287 sf)

Gross Building Area: 9.9 ac (430,332 sf)

Building Density: 430,332 sf / 81.5 ac = 5280 sf/ac

Maximum Allowable Independent
Dwellings: 20 units / ac

Independent Dwellings Provided: 1100 units / 81.5 ac = 13.5 units/ac

~~Maximum Allowable Combined~~

Assisted Living Units and Long-Term
Skilled Nursing Care Units: 25 units / ac

Skilled Nursing Care Units:

Combined Maximum Total of Assisted

Living Units and Long-Term Skilled
Nursing Care Units: 156 units / 81.5 ac = 1.91 units/ac

Gross Building Area: 9.9 ac (430,332 sf)

Pavement Area: 16.0 ac (697,144 sf)

Pond Surface: 2.9 ac (126,774 sf)

Total Impervious Area: 28.8 ac (1,254,220 sf)

Maximum Allowable Lot Coverage: 50% of Site Area = 81.5 ac * 50% =
41.8 ac (1,775,644 sf)

Lot Coverage Provided: 28.8 ac / 81.5 ac * 100%
= 35.3%

Summary of Parking Spaces Required:

1.1 x 1,100 Units + 0.5 x 350 Employees (Max Shift)

1,385 Total Parking Spaces

Summary of Parking Spaces Provided:

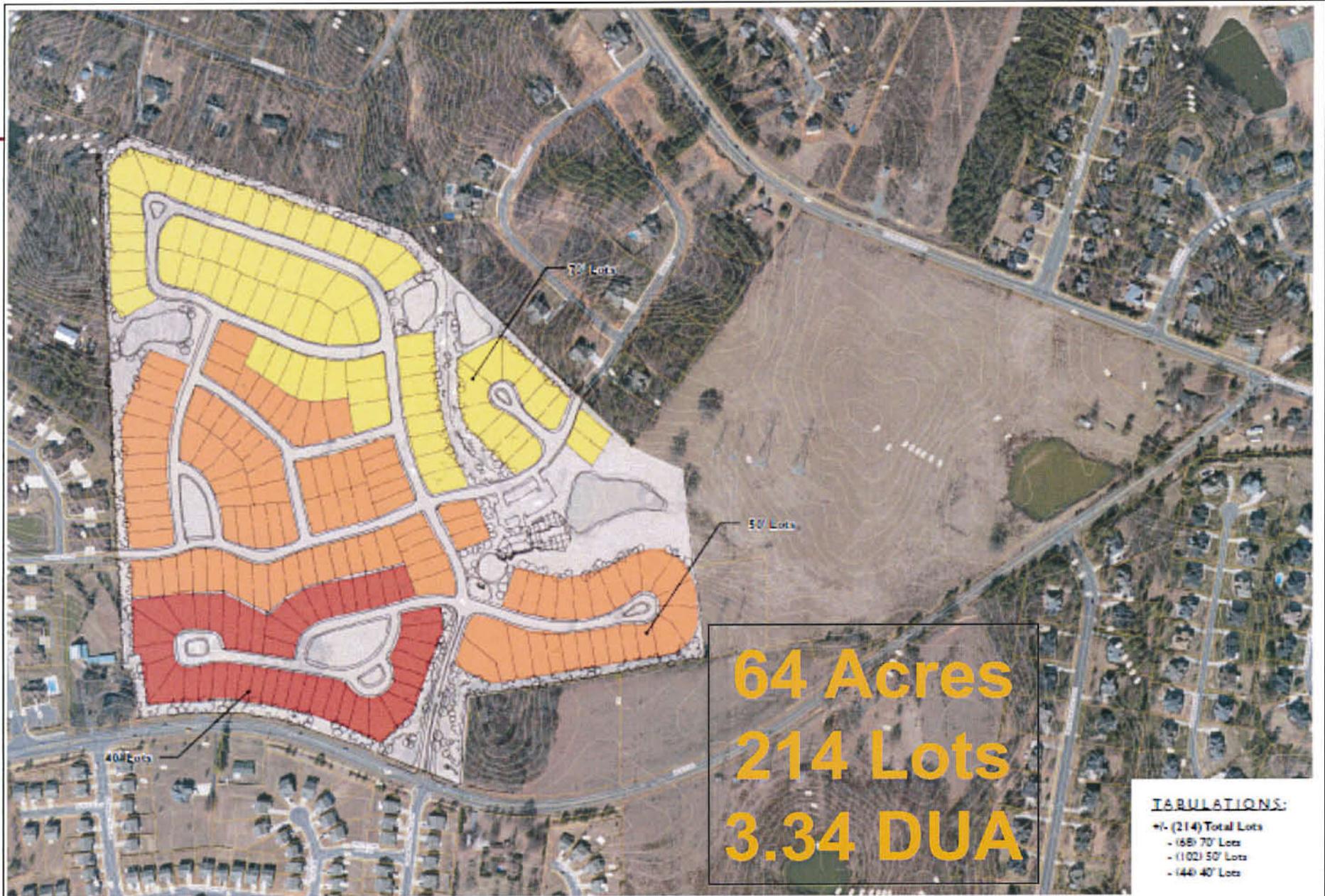
1,514 Total Parking Spaces Provided

Summary of Erickson Conditions

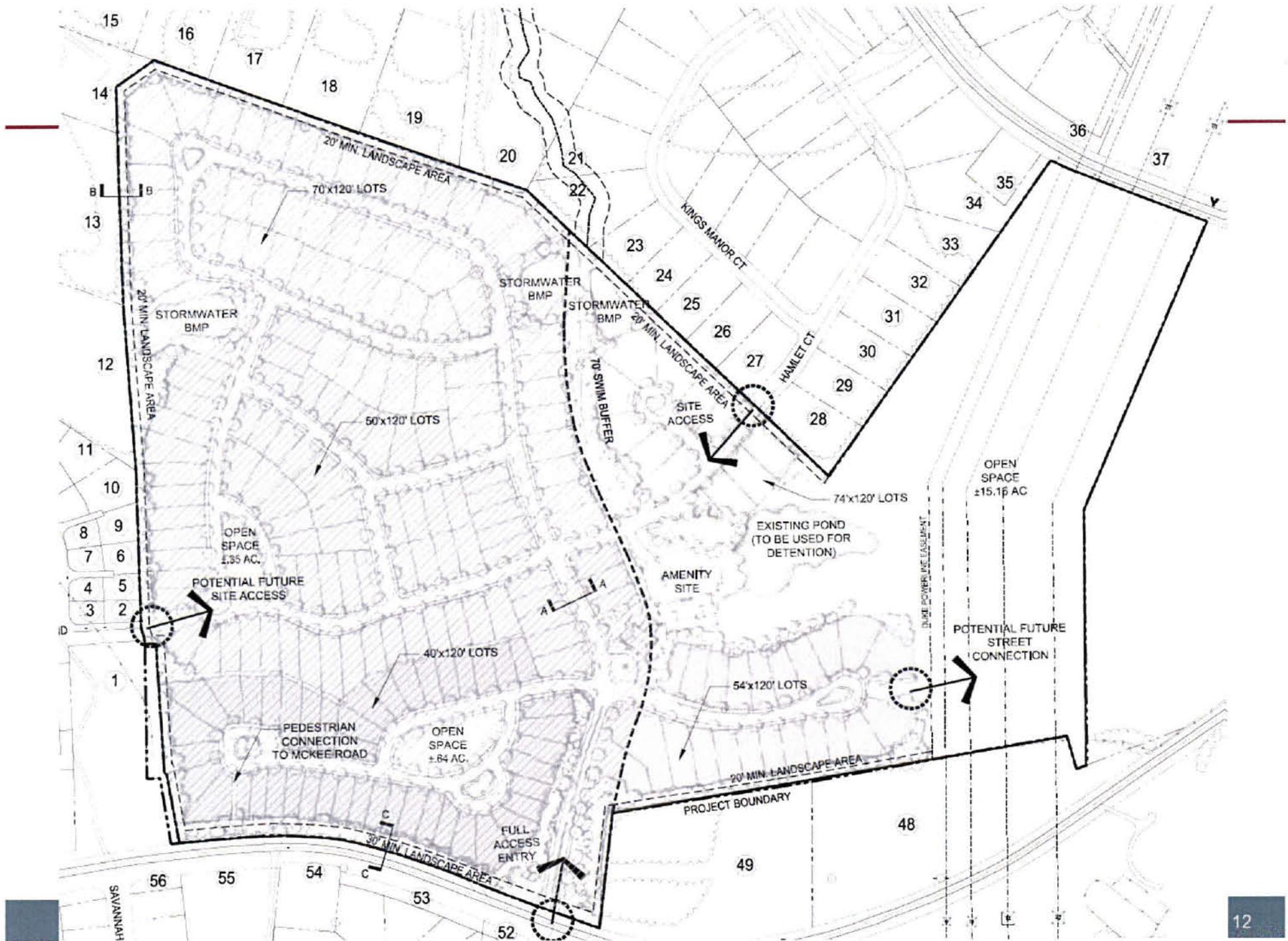
1256 units allowed = 15.4 DUA



DATE: 06-21-2013	SCALE: AS SHOWN	PROJECT: THE ERICKSON RETIREMENT COMMUNITY AT MATTHEWS, NORTH CAROLINA	Sheet: L1.1
EMHT	Erickson	ERICKSON COMMUNITY OF MATTHEWS, NORTH CAROLINA	SITE PLAN

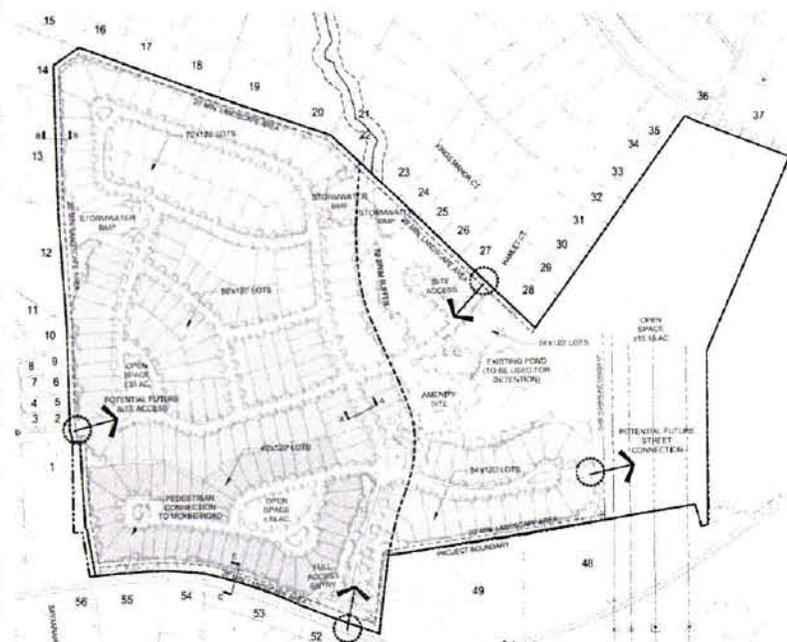






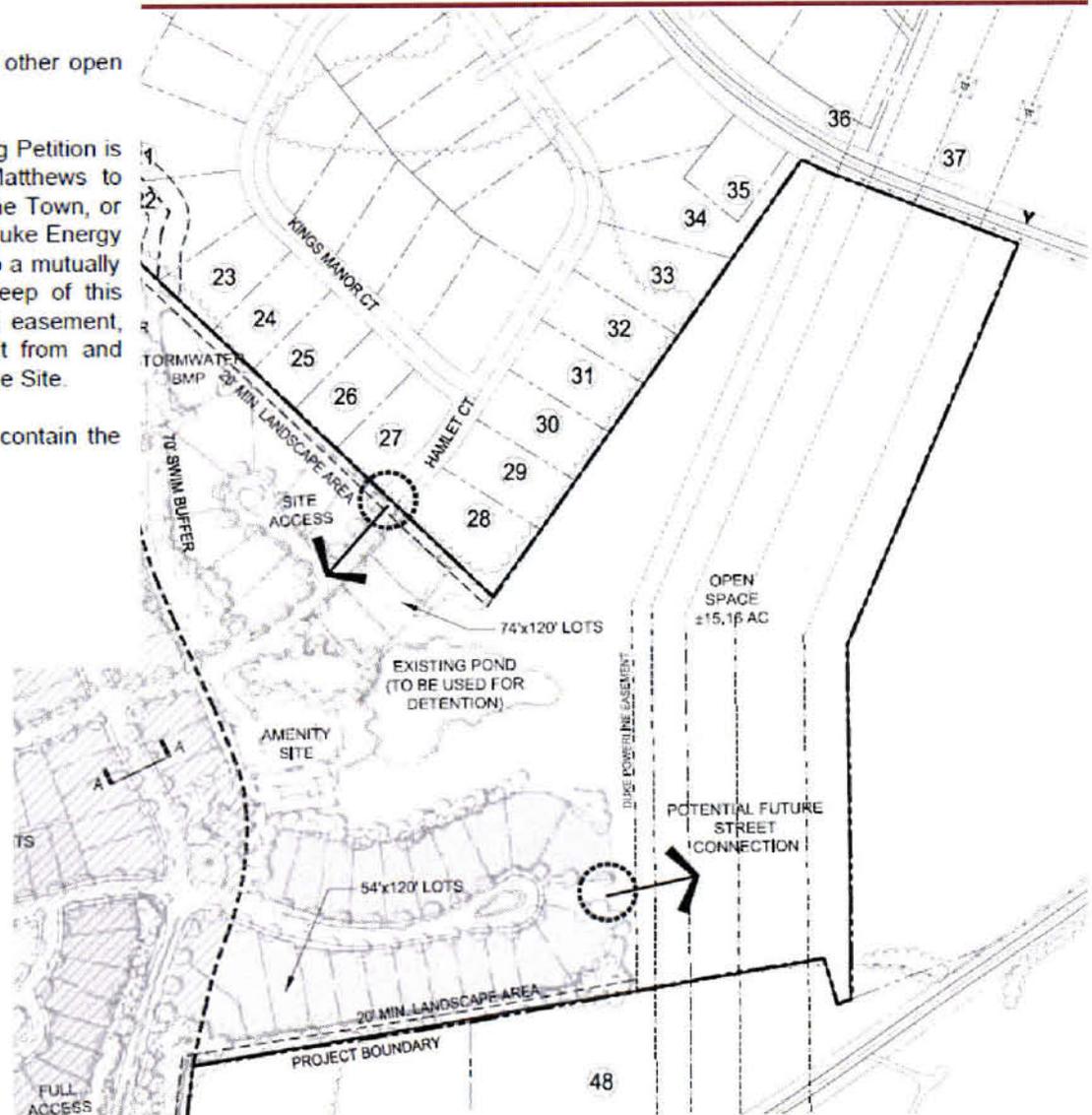
6. Access

- a. The number of vehicular access points into the Site shall be limited to the number depicted on the Rezoning Plan.
- b. The Petitioner agrees to construct a vehicular connection from the Site to Hamlet Court, as generally depicted on the Rezoning Plan, in the event that such connection is required by the Town. In the alternative, Petitioner agrees to provide a pedestrian connection from the Site to Hamlet Court if so directed by the Town.
- c. The Petitioner agrees to provide for a future vehicular connection from the Site to the remaining portion of Tax Parcel 227-601-05 that is located east of the Duke Energy powerline easement along the Site's eastern boundary, as generally depicted on the Rezoning Plan.
- d. The Petitioner shall set aside and offer for dedication, an area to accommodate a potential future connection from the Site to Clarks Wind, as generally depicted on the Rezoning Plan. Petitioner shall not be obligated, now or in the future, to fund or construct any such connection. If, at some time in the future, Clarks Wind becomes a public right-of-way, the Town of Matthews may elect to establish a pedestrian or vehicular connection at this location.
- e. The Petitioner shall construct a pedestrian connection linking homes located in the southwestern portion of the Site to the proposed sidewalk along the Site's McKee road frontage, as generally depicted on the Rezoning Plan.
- f. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation ("NCDOT") and/or the Town of Matthews (the "Town").



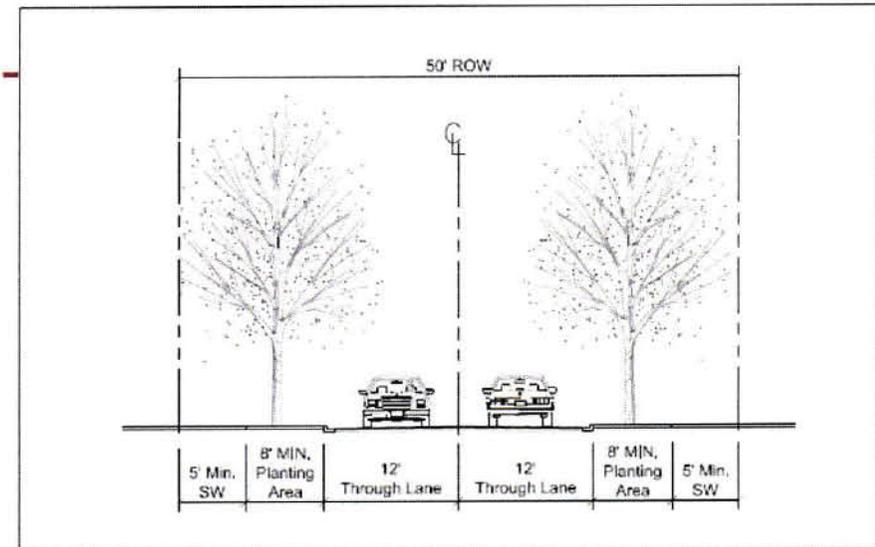
9. Passive Open Space/Amenities

- a. As depicted on the Rezoning Plan, 16.15 acres shall be devoted to passive open space. The Petitioner reserves the right to install underground utilities within the open space areas.
- b. The Petitioner may install walking trails around ponds and within other open space areas of the Site.
- c. The Petitioner agrees that within six (6) months after this Rezoning Petition is approved, it will enter into conversations with the Town of Matthews to explore the possibility of conveying or granting an easement to the Town, or other public entity, over that part of the Site which lies within the Duke Energy power line easement along the Site's eastern boundary, subject to a mutually agreeable arrangement providing for the maintenance and upkeep of this area by the Town, or other public entity, and, in the event of a easement, providing Petitioner with a liability insurance policy protecting it from and against liability arising from any public activities on this portion of the Site.
- d. The community to be developed on the Site shall, at minimum, contain the following amenities:
 - (1) A clubhouse building;
 - (2) A swimming pool; and
 - (3) Passive open space areas.

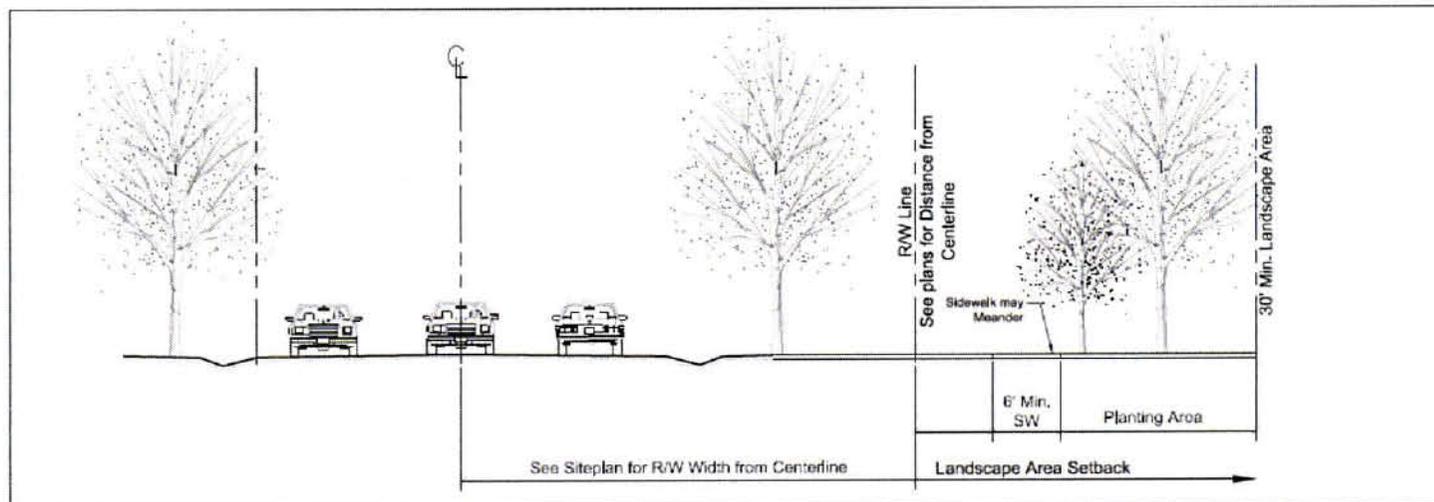


8. Streetscape Treatment/Sidewalks

- a. Sidewalks, planting strips and street trees shall be installed on both sides of all internal streets throughout the Site, as generally depicted on the Rezoning Plan. On internal streets, all sidewalks shall be at least five feet in width and all planting strips shall be at least eight feet in width as generally depicted by the street sections set forth on Sheet RZ-2. The locations of the internal sidewalks are subject to such modifications as may be required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews Planning Staff.
- b. The streetscape treatments along the Site's frontage on McKee Road shall comply with the requirements of the Ordinance and the Rezoning Plan. The sidewalks to be installed along the Site's frontage on McKee Road shall be at least eight feet in width and may meander. To the extent that the sidewalks installed along the Site's frontage on McKee Road or any portions thereof are not located within public right of way, the Petitioner shall grant an easement to the Town for the use and maintenance of the sidewalks or the relevant portions thereof.
- c. The location, design and installation of the sidewalks along the Site's frontages on McKee Road shall be subject to the approval of the NCDOT.



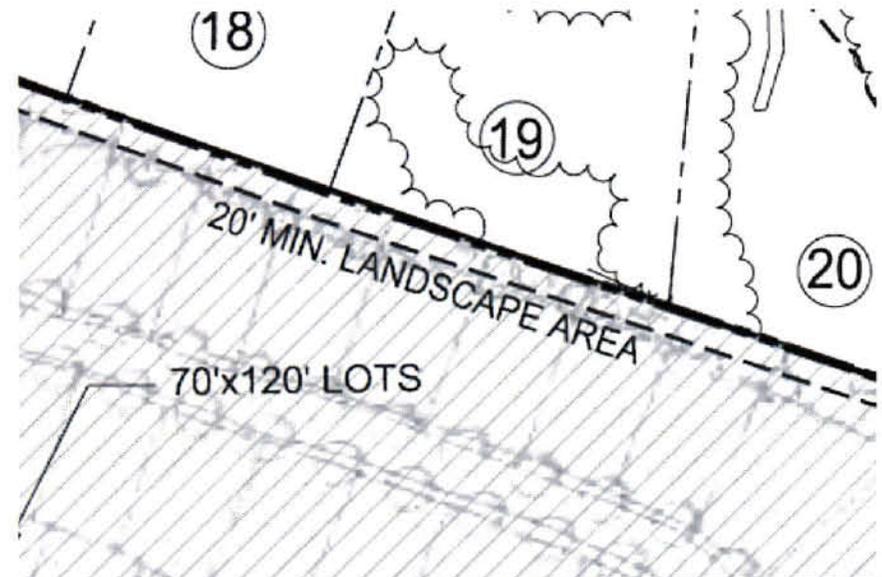
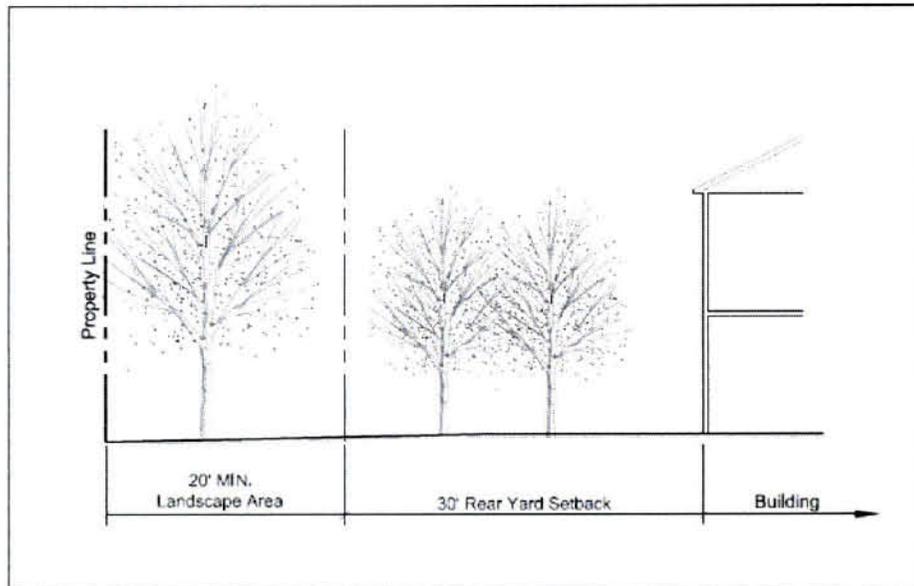
Neighborhood Street Section, TYP.



McKee Road Street Section.

10. Protected Landscape Areas

- a. Petitioner shall provide Protected Landscape Areas around the perimeter of those portions of the Site which are generally depicted on the Rezoning Plan.
- b. Protected Landscape Areas along the Site's frontage on McKee Road shall be at least 30 feet wide. In all other areas, the Protected Landscape Areas shall be at least 20 feet wide.
- c. Within the Protected Landscape Areas the Petitioner shall install four trees and twelve shrubs per 100 linear feet of Protected Landscape Area. All trees shall have a minimum caliper of 2 inches measured 6 inches above ground at the time of planting. At least 75% of the shrubs shall be evergreen and at least 2½ feet tall when planted with an average height of 5 to 6 feet to be expected as normal growth within four years. Where practical, Petitioner shall preserve vegetation within the Protected Landscape Areas, especially trees.



12. Architectural Commitments

- a. Set out on Sheet RZ-5 of the Rezoning Plan are architectural perspectives that are intended to depict the general architectural style, character and elements of the front elevations of the one-family detached dwellings proposed to be developed on the Site. Accordingly, the front elevations of the proposed one-family detached dwellings to be developed on the Site shall be designed and constructed so that they are substantially similar in appearance to the schematic architectural perspectives in terms of their architectural style, character and elements.
- b. The permitted exterior building materials for one-family detached dwellings shall be brick, synthetic stone, cementitious lap siding, board and batten siding and trim and solid synthetic or composite trim. Vinyl shall not be a permitted exterior building material, provided, however, that vinyl may be utilized on the soffits and the exterior railings and vinyl windows may be installed. Vinyl shutters and other exterior accent features are permitted.
- c. The clubhouse building shall be compatible in appearance and quality to the one-family detached dwellings through the use similar building materials, colors, architectural features and styles. The permitted exterior building materials for the clubhouse building shall be face brick, cementitious lap siding, board and batten siding and trim and solid synthetic or composite trim. Vinyl shall not be a permitted exterior building material, provided, however, that vinyl may be utilized on the soffits and the exterior railings and vinyl windows may be installed. Vinyl shutters and other exterior accent features are permitted.



4/1/13
Architectural Perspectives are for informational purposes only. They are not intended to represent any specific design or construction. They are not intended to represent any specific design or construction.





Residential vs. Institutional

210 units vs. 1250 units

Traffic Impact

Summary of Parking Spaces Required:

1.1 x 1,100 Units + 0.5 x 350 Employees (Max Shift)

1,385 Total Parking Spaces

Summary of Parking Spaces Provided:

1,514 Total Parking Spaces Provided



STANDARD PACIFIC HOMES

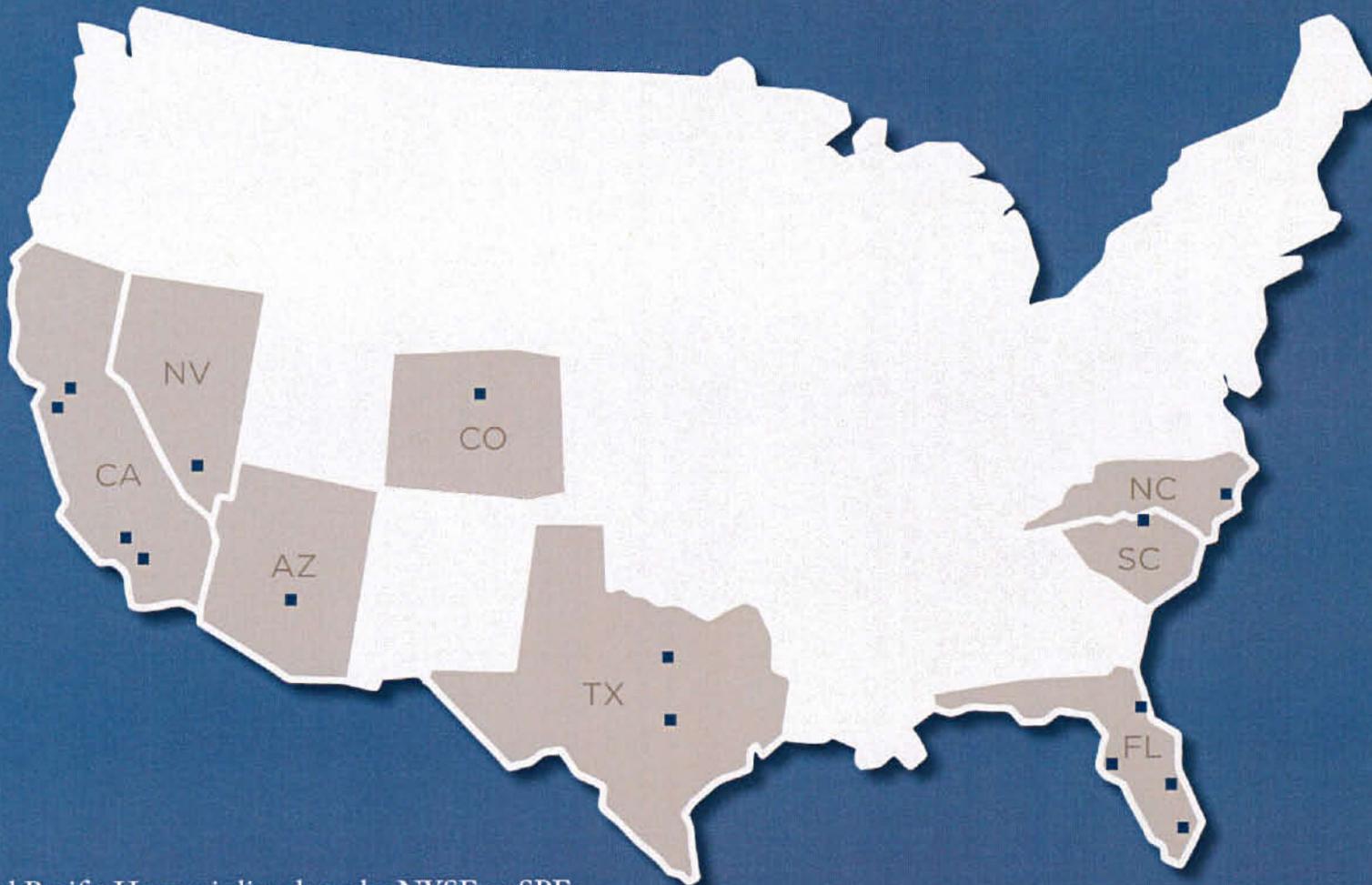
A HISTORY OF EXCELLENCE SINCE 1965

The Standard Pacific Homes history spans nearly fifty years and has grown from local Southern California roots to a nationwide presence of building new homes coast to coast.

Our A+ locations cater to those who desire both amenities and convenience. Our advanced architecture is designed for greater livability and addresses the desires of today's homeowners. Our construction professionals are experienced, building new homes that stand the test of time.

Most of all, our customer-focused approach is supported by team members who love what they do and take tremendous pride in serving the needs of every homebuyer.

A STRONG PRESENCE COAST-TO-COAST



Standard Pacific Homes is listed on the NYSE as SPF

THE THREE PILLARS OF THE
STANDARD PACIFIC HOMES BRAND



Quality Construction
Quality Home Design
Quality Customer Experience



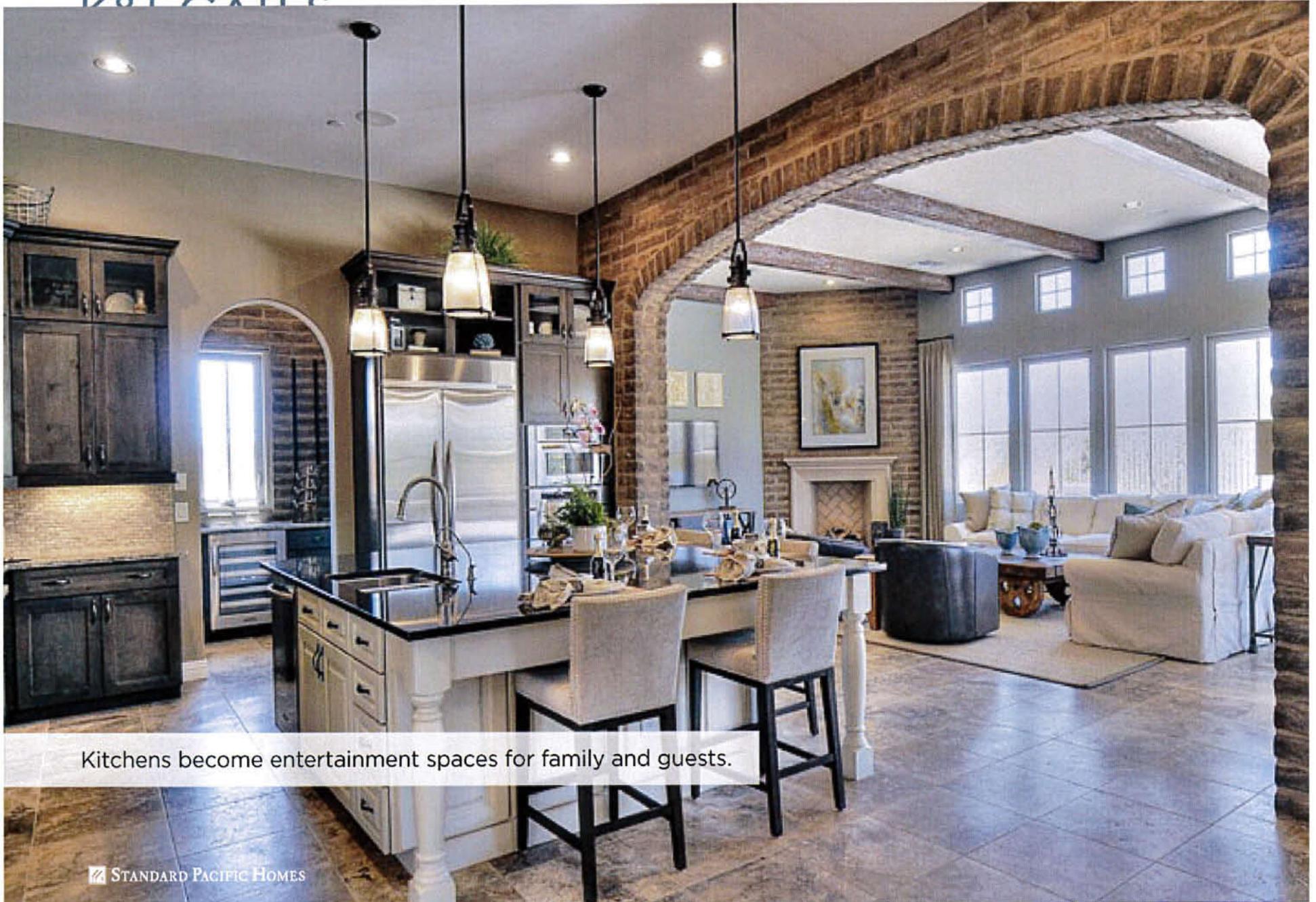
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New Homes in Charlotte
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New Homes in COLORADO
New Homes in Denver

New Homes in FLORIDA
New Homes in Jacksonville
New Homes in Miami / Ft. Lauderdale / Palm Beach
New Homes in Orlando
New Homes in Tampa

New Homes in NEVADA
New Homes in Las Vegas

New Homes in TEXAS
New Homes in Austin
New Homes in Dallas / Fort Worth













STANDARD PACIFIC HOMES

K&L GATES

Questions?

From: **Charles Moore** <cmoore4474@att.net>
Date: Thu, Jun 20, 2013 at 8:13 PM
Subject: rezoning petition 2013-597 (1900 McKee Road)
To: "epohlmann@landdesign.com" <epohlmann@landdesign.com>
Cc: "kingrish@matthewsnc.gov" <kingrish@matthewsnc.gov>

Hello Eric:

We spoke for a few minutes at the June 18th meeting at McKee Road Elementary School about the 1900 McKee Road (2013-597) rezoning petition. Thank you for helping me better understand some of the aspects of the proposed project. There are, however, several items that I am not clear on or that I feel should be given more attention. First, it appears that the mature hardwood forest of 6+ acres in the West and Northwest part of the project would likely be clear cut to allow for the construction of houses. To my way of thinking, clear-cutting that old growth forest would be unconscionable, short-sighted and wasteful. If the project is approved as presently drawn up, it would be much preferred if only those trees that absolutely had to be removed were taken out. It makes no sense to me to plan on replacing multi-generation hardwood trees with a couple of 2" diameter trees.

Second, and as you know, permeable concrete and asphalt products are now available that would allow a lot of precipitation to simply stay within the area and the existing water table instead of having to be handled as run-off, which has its own problems in the form of erosion control and stormwater basins. Would such products be a significant part of street and sidewalk construction in this project?

Third, I believe that a company representative stated that there are no minimum square footage requirements for the houses to be built in this project. That seems implausible to me but maybe you can clarify that for me. I've seen other neighborhoods that, especially if the housing market turns sour, resort to building smaller and smaller houses in areas that weren't intended to have them and that, in turn, has a negative effect on the entire community. It would seem that some safeguards should be put in place to prevent that from happening here. For example, a minimum of 2000 square feet heated area and a two car garage might be reasonable for this project. Also, I have seen nothing specific as to the price points for houses proposed for this project. Can you tell me where I can get the price ranges for the houses?

Thank you,

Charles Moore

From: <wfredcole@att.net>

Date: Mon, Jun 10, 2013 at 12:36 PM

Subject: Erickson Property Rezoning - Appl # 2013-597

To: Mayor Taylor <mayortaylor@matthewsnc.gov>, J Miller <jmiller@matthewsnc.gov>, J Urban <jurban@matthewsnc.gov>, N Moore <nmoore@matthewsnc.gov>, P Bailey <pbailey@matthewsnc.gov>, "S. Gulley" <sgulley@matthewsnc.gov>, W K Query <wkquery@matthewsnc.gov>

Cc: kingrish@matthewsnc.gov, jking@matthewsnc.gov

To the Mayor and Town Council,

As tax paying voters and residents of the Village of St. Andrews, **we oppose** the proposed rezoning and proposed Standard Pacific (SP) residential project because:

1. The safety of the current residents using the already overburdened McKee Rd. will be further jeopardized .
2. The project is not a good fit for the property, the area or for life as it should be in Matthews.
3. The quiet enjoyment of the years we have left in St. Andrews will be materially impacted.

The down side risk to the lives, health and welfare of St. Andrews residents must not be overlooked although the revenue stream from property taxes and vehicle fees must look attractive. If the zoning and project are approved, the following must be considered.

Connectivity:

The Planning Staff should be directed to eliminate any connectivity between the SP property and St. Andrews.

- Our streets are private and maintained at the sole expense of St. Andrews residents.
- Because of their construction, our streets are not and cannot be brought up to Town Standards and dedicated for Town maintenance.
- There are no side walks in St. Andrews at the proposed connectivity point and none are to be built.
- Our "matured" residents move more slowly when driving , walking or being wheeled in the streets by their caregivers . Increased vehicular, cycle or foot traffic from the SP property would create unacceptable risks to their lives, health and well being.

Water / Flooding

The SP property elevation is substantially higher than that of St. Andrews

- Any zoning and proposed changes to the property must require all measures necessary to prevent drainage issues and flooding from impacting St. Andrews.

Safety

The intersection of McKee Rd. and Abbey Walk Lane (St. Andrews' entrance and exit) will be extraordinarily hazardous for the matured drivers and walking residents of St. Andrews.

- The increased vehicular , cycle and foot traffic along McKee Rd. caused by the 200+ families, their vehicles, school buses and service vehicles will make an already over burdened roadway even more dangerous.
- Sidewalks along McKee Rd should be required including the 200+ feet of Fincher Farm property which is not a part of the proposed project.
- Additional signage and/or other traffic control measures would be required to stop entry into the "No Outlet" private property of St. Andrews.

Quiet Enjoyment

The proposed project will destroy the quiet enjoyment of their property for the residents of St Andrews.

- There will be increased noise and pollution from the materially increased traffic on McKee and the residents of the SP property.
- There will be increased calls for service for Matthews EMS, MFD and MPD caused by the excessive risks of juveniles and other cutting through the St. Andrews property to reach the commercial developments in the at McKee and Weddington Roads area.

Your serious consideration of our issues and concerns regarding the proposed zoning and project will be greatly appreciated.

Lanoy and Fred Cole
2135 North Castle Court
Matthews, NC 28106-3052
wfredcole@att.net

Rec'd

10:30 am, 5/30/13

-DN

To: Town of Matthews Board of Commissioners
Town of Matthews Planning Board
232 Matthews Station Street
Matthews, N. C. 28105-6713

May 30, 2013

From: Charles D. Moore, Sr.
2801 Grayfox Lane
Matthews, N. C. 28105
cmoore4474@att.net 704 589-3809

Subject: Protest petition to Rezoning petition 2013-597

On March 19, 2013, I acquired parcel number 22717212, lots 25 and 26, 2801 Grayfox Lane, Matthews, N. C. 28105. This property adjoins the property addressed in rezoning petition number 2013-597 for a distance of 432 feet, along the western edge of the property being proposed for rezoning. While recognizing that change is inevitable, I have serious reservations about the changes proposed in the rezoning petition and do not believe that the proposal reflects the best use for that land. Therefore, for the reasons outlined below, I am submitting this protest petition and request that you decline rezoning petition 2013-597.

The proposed changes do not seem to be compatible with surrounding neighborhoods in that many of the planned lots are far smaller, some as small as 4500 square feet. This would result in a housing density, despite the planned "mini" natural areas, much greater than most of the nearby neighborhoods, most of which are zoned R20. This proposed concept seems to be more similar to a PUD neighborhood than the more typical Matthews neighborhoods which have more spacious lots, helping us maintain our enviable small town atmosphere.

In addition, the proposal calls for including in the construction area a huge natural area of mature, beautiful hardwood trees located along the west and northwest boundaries. This area, after allowing for the proposed small perimeter buffer of 20 feet, is about 300,000 square feet (about 7.5 acres) of mature hardwood trees. House and road construction in this area would likely mean the destruction of most, if not all, of that forest. There has to be a better way that this property can be used (for example, a park) while retaining this remaining natural asset. Our area's hard-earned reputation for conserving natural areas should not be compromised at this time.

Also, there is approximately a 40 foot drop in elevation from the top of the ridge near the center of the property at 740 feet elevation to 700 feet elevation at my property, parcel 22717212. Due to this large drainage area and the planned increase in impervious area, it appears that drainage problems could have adverse effects on my property and possibly others as well.

While I might not be directly affected, the possibility of adding entrance and exit roads that use existing neighborhoods would seem to create cut-through neighborhoods and thus have a negative effect on the entire community.

For the reasons stated above, I am submitting this protest petition to rezoning petition 2013-597 and ask that you decline that rezoning petition.

Charles D. Moore, Sr.

Charles D. Moore, Sr.

APPLICATION NUMBER 2013-597
 PROTEST PETITION
 PLEASANT RIDGE NEIGHBORHOOD
 ADJACENT OWNERS TO PROPOSED DEVELOPMENT



Parcel Information
 Revision 1 04-05-13

ADJACENT PARCEL	PARCEL ID	OWNER NAME	STREET ADDRESS	CITY	STATE	ZIP CODE	Phone
-----------------	-----------	------------	----------------	------	-------	----------	-------

22 22760131 LYNN E. BROWN & ALAN M. LARCARA 1826 KINGS MANOR COURT MATTHEWS NC 28105
John E. Brown 1826 Kings Manor Ct Matthews, NC 28105
Alan M. Larcara 1826 Kings Manor Ct Matthews NC 28105

26 22760127 ADAM & LORI SEMEL 1916 KINGS MANOR COURT MATTHEWS NC 28105
Adam & Lori Semel 1916 Kings Manor Ct Matthews, NC 28105
Lori M. Semel 1916 Kings Manor Ct Matthews, NC 28105

27 22760126 STEVEN MICHAEL & LINDSEY JACO JUSTICE 1924 KINGS MANOR COURT MATTHEWS NC 28105
Steven Michael & Lindsey Jaco Justice 1924 Kings Manor Ct Matthews, NC 28105
Lindsey Jaco Justice 1924 Kings Manor Ct Matthews, NC 28105

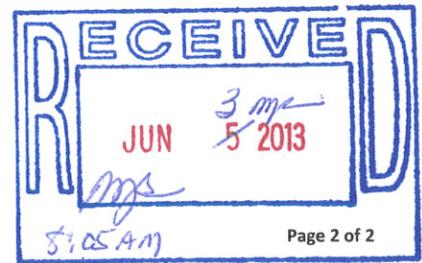
28 22760125 DARYL MARK & SANDRA TUTTON 1932 KINGS MANOR COURT MATTHEWS NC 28105
Daryl Mark & Sandra Tutton 1932 Kings Manor Ct Matthews, NC 28105
Sandra L. Tutton 1932 Kings Manor Ct. Matthews NC 28105

29 22760124 THOMAS A & ANGELA H FERGUSON 2611 HAMLET COURT MATTHEWS NC 28105
Thomas A Ferguson 2611 Hamlet Court Matthews NC 28105 704-458-5508
Angela H. Ferguson 2611 Hamlet Ct. Matthews, NC 28105 704-839-9279

30 22760123 STEVEN LEE & CLAIRE BANCROFT 2605 HAMLET COURT MATTHEWS NC 28105
Steven Bancroft 2605 Hamlet Ct Matthews, NC 28105
Claire L. Bancroft 2605 Hamlet Ct. Matthews NC 28105

31 22760122 BRADLEY & ALINA B JUOPPERI 2539 HAMLET COURT MATTHEWS NC 28105
Bradley Juopperi 2539 Hamlet Ct. Matthews, NC 28105
Alina B Juopperi 2539 Hamlet Ct. Matthews, NC 28105

APPLICATION NUMBER 2013-597
 PROTEST PETITION
 PLEASANT RIDGE NEIGHBORHOOD
 ADJACENT OWNERS TO PROPOSED DEVELOPMENT



ADJACENT PARCEL	PARCEL ID	OWNER NAME	STREET ADDRESS	CITY	STATE	ZIP CODE	Phone
32	22760121	JACK M & JENNIFER FORREST	2531 HAMLET COURT	MATTHEWS	NC	28105	
		<i>[Signature]</i>	2531 Hamlet Ct.	Matthews, NC		28105	850-321-9744
		<i>[Signature]</i>	2531 Hamlet Ct	Matthews, NC		28105	267-640-7203
33	22760120	KEVIN GERALD & LINDA ANN MOLINARI	2523 HAMLET COURT	MATTHEWS	NC	28105	
34	22760119	SHASHWAT NISCHAL & VANDANA SONI	2515 HAMLET COURT	MATTHEWS	NC	28105	
		<i>Shashwat Nischal</i>	2515 HAMLET CT	Matthews, NC		28105	704-780-631
		<i>Vandana Soni</i>	2515 HAMLET CT	Matthews, NC		28105	704-780-631
23	22760130	PLEASANT RIDGE, LLC	18636 STARCREEK DRIVE, STE G	CORNELIUS	NC	28031	
24	22760129	PLEASANT RIDGE, LLC	18636 STARCREEK DRIVE, STE G	CORNELIUS	NC	28031	
25	22760128	PLEASANT RIDGE, LLC	18636 STARCREEK DRIVE, STE G	CORNELIUS	NC	28031	
35	22760118	LENNAR CALINAS, LLC	14120 BALLANTYNE CORP. PL STE 400	CHARLOTTE	NC	28277	

APPLICATION NUMBER 2013-597
PROTEST PETITION
PLEASANT RIDGE NEIGHBORHOOD
ADJACENT OWNERS TO PROPOSED DEVELOPMENT



Parcel Information
Revision 1 04-05-13

ADJACENT PARCEL	PARCEL ID	OWNER NAME	STREET ADDRESS	CITY	STATE	ZIP CODE	Phone
33	22760120	KEVIN GERALD & LINDA ANN MOLINARI	2523 HAMLET COURT	MATTHEWS	NC	28105	

Kevin Molinari

Kevin A Molinari

607-437-9186



PROTEST

Against Rezoning Application 2013-597

(1900 McKee Road, previous Fincher - Erickson property)

Filed by Owner of Tax Parcel: 22756202 (RZ ID #72)

Owner: The Village of St. Andrews Townhomes
Homeowners Association of Matthews, Inc.

Owner Mailing Address: c/o Kuester Management Group
130 Ben Casey Drive, Ste. 100
Fort Mill, SC 29708

Filed By: Louis N. Pasquarelli, President
The Village of St. Andrews Townhomes
Homeowners Association of Matthews, Inc., being a
duly elected Officer of the Corporation, and with the
unanimous support and direction of the Board of
Directors

Signature: *Louis N. Pasquarelli* Date: 6/3/2013



PROTEST against rezoning 2013-597

(1900 McKee Rd, previous Fincher - Erickson property)

Parcel 227 17 204

(RZ id # 21)

(Fair Forest Drive)

Owner Mark Donald Belk

(signed) Mark Donald Belk
Sylvia T. Belk



PROTEST against rezoning 2013-597

(1900 McKee Rd, previous Fincher - Erickson property)

Parcel 227 17 206

(RZ id # 18)

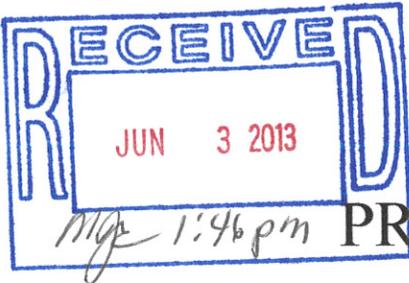
(1929 Fair Forest Drive)

Owner(s) Arthur B Fowler (III) and Sandra C Fowler

(signed)

Handwritten signature of Arthur B Fowler (III) in black ink, written over a horizontal line.

Handwritten signature of Sandra C Fowler in black ink, written over a horizontal line.



PROTEST against rezoning 2013-597

(1900 McKee Rd, previous Fincher - Erickson property)

Parcel 227 17 207

(RZ id # 17)

(2001 Fair Forest Drive)

Owner(s) Thomas H SR MOORE and Ann S Thomas *

(signed) Thomas H. Sr. Moore Ann S. Thomas

* NOTE: signed as per the Registered Deed



PROTEST against rezoning 2013-597

(1900 McKee Rd, previous Fincher - Erickson property)

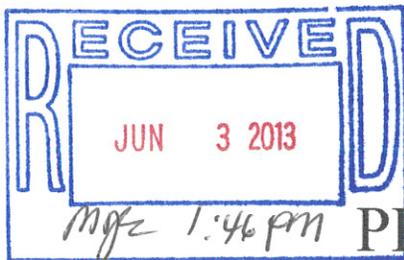
Parcel 227 17 213

(RZ id # 13)

(2829 Grayfox Lane)

Owner(s) Eric B Moore and Kim H Moore

(signed) Eric B. Moore Kim H. Moore



PROTEST against rezoning 2013-597

(McKee Rd, previous Fincher - Erickson property)

Parcel 227 17 208

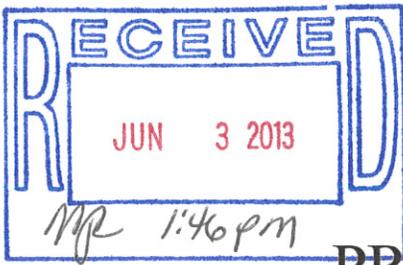
(RZ id # 16)

(2017 Fair Forest Drive)

Owner(s) Louis Edward Abernathy and Mary B Abernathy

(signed) Louis Edward Abernathy

Mary B. Abernathy



PROTEST against rezoning 2013-597

(1900 McKee Rd, previous Fincher - Erickson property)

Parcel 227 17 205

(RZ id # 20)

(1901 Fair Forest Drive)

Owner(s) Thomas E. and Margaret A A Hough

(signed) Thomas E. Hough Margaret A. A. Hough



PROTEST against rezoning 2013-597

(1900 McKee Rd, previous Fincher - Erickson property)

Parcel 227 17 210

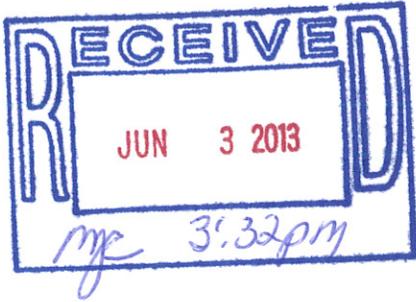
(RZ id # 15)

(2717 Grayfox Lane)

For Owner Robert C Marshall * by
Brock Andrew Marshall by Power of Attorney

(signed) for Robert C. Marshall by Brock Andrew Marshall
by PoA

*Jean H Marshall is deceased



PROTEST against rezoning 2013-597

(1900 McKee Rd, previous Fincher - Erickson property)

Parcel 22756282 (RZ id # _____)

Address (1930 MCKIRKLAND CT.)

Owner(s) KENNETH R. COCHRUM
BEVERLY A. COCHRUM
(printed)

Signature(s) & date Kenneth R Cochrum 6-3-2013
Beverly A. Cochrum 6-3-2013

Dear Planning Director Ingrish and Town Manager Blodgett,

This Protest Petition is sent to you according to the following schedule set forth in Application 2013-597 for Proposed ReZoning at 1900 McKee Road, Town of Matthews:

Application number

2013-597

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, extension 224) for verification.

Application submitted to and accepted by the Town of Matthews March 29, 2013

Town Board of Commissioners formally accepts application and sets Public Hearing date April 8, 2013

Notices sent via mail to affected/adjacent property owners on or before May 24, 2013

Protest petition filed with Planning Department by 5:00 pm on June 5, 2013

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 June 10, 2013

Town Planning Board reviews petition, information, and comments from the public hearing, then makes recommendation to the Board of Commissioners on whether to approve or deny the request June 25, 2013

Town Board of Commissioners approves or denies application July 8, 2013

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

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 4

Although we believe it is sound practice and good for the Town of Matthews to rezone the property located at 1900 McKee Road from R/I to R-VS for the

proposed development submitted to you by Standard Pacific Co. (2013-597), we object to the proposed portion which could authorize an access point from their property into the Village of St. Andrews community via Clarks Wynd Road. (note: As a point of reference, their proposal refers to Clarks Wynd as "Clarks Wind").

We understand and agree with the Town of Matthews Land Use Plan - 2012-2022 which encourages the use of interconnected access points between communities as has been done with the communities (neighborhoods) across McKee Road from the developers land parcel. This make sense for communities (developments) with similar types of single family, stand-alone homes and comparable demographics. This is a sound principle in public administration for land use. However, the key to this principle is community similarities which logically permit contiguous neighborhoods to have shared access points based on similarities between communities.

In the Development Standards (March 13, 2013) proposed by the developer (Standard Pacific), their point #6 states:

6. Access

- a. The number of vehicular access points into the Site shall be limited to the number depicted on the Rezoning Plan.
- b. The Petitioner agrees to construct a vehicular connection from the Site to Hamlet Court, as generally depicted on the Rezoning Plan, in the event that such connection is required by the Town. In the alternative, Petitioner agrees to provide a pedestrian connection from the Site to Hamlet Court if so directed by the Town.
- c. The Petitioner agrees to provide for a future vehicular connection from the Site to the remaining portion of Tax Parcel 227-601-05 that is located east of the Duke Energy powerline easement along the Site's eastern boundary, as generally depicted on the Rezoning Plan.

d. The Petitioner shall set aside and offer for dedication, an area to accommodate a potential future connection from the Site to Clarks Wind, as generally depicted on the Rezoning Plan. Petitioner shall not be obligated, now or in the future, to fund or construct any such connection. If, at some time in the future, Clarks Wind becomes a public right-of-way, the Town of Matthews may elect to establish a pedestrian or vehicular connection at this location.

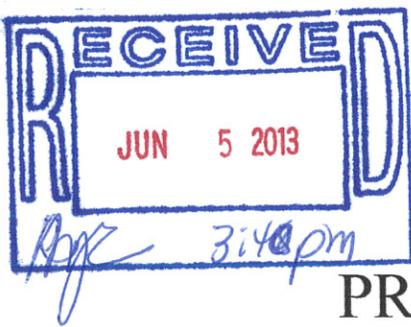
----- end of text taken from Development Standards in Standard Pacific proposal 2013-597 -----

It is our contention and the basis for this Protest Petition that the nature, community culture and demographics of the Village of St. Andrews community is not similar to that of the community being proposed in Application 2013-597 and that any access from the 1900 McKee Road property into the Village of St. Andrews would substantially alter and cause potential harm to the residents and the culture of the Village of St. Andrews. This contention is based on the following known factors:

1. The Village of St. Andrews is not a single family, stand-alone housing community and the nature of the community is enough dissimilar to that being proposed in Application 2013-597 that access from the proposed development (1900 McKee Road) that it would negatively impact the residents of the Village of St. Andrews.
2. The demographics of age for the community of St. Andrews is above 70+ years of age for it's residents.
3. Any vehicular, bicycle and pedestrian traffic being routed into St. Andrews from the new development will cause an intimidation and safety factor for a population of residents who move slowly and can have poor eyesight and hearing.

If the Town of Matthews believes that multiple access points are required for your approval of Application 2013-597, we would encourage you to work with the developer and their design firm (LandDesign) to provide a second access point on McKee Road from the proposed development as opposed to any considerations for using Clarks Wynd as an access point through a community (Village of St. Andrews) which is incongruent with the nature, character and demographics of the Village of St. Andrews.

Thank you for your consideration of this request.



PROTEST against rezoning 2013-597

(1900 McKee Rd, previous Fincher - Erickson property)

Parcel 227 17 214

(RZ id # 19)

(1917 Fair Forest Drive)

Owners Tae Wong Lee and Jung Soon

(signed)

A handwritten signature in blue ink, appearing to be "Tae Wong Lee", written over a solid horizontal line.

A handwritten signature in blue ink, appearing to be "Jung Soon", written over a solid horizontal line.