

DATE FILED 7.28.2020
APPLICATION NUMBER 2020-717
For office use only

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

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

Ladies and Gentlemen:

Your consideration of this petition is requested for:

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

Tax parcel number(s): 193-051-18

Address of property: 9832 Idlewild Road, Matthews NC 28105

Location of property:

Title to the property was acquired on 8/01/2008
and was recorded in the name of The Dolores James Dusanenko Living Trust
whose mailing address is 9106 Skipaway Drive, Waxhaw NC 28173

The deed is recorded in Book 24015 and Page 68-70 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R/I (CD)

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

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The Petitioner is seeking a rezoning, along with a text amendment, to accommodate a senior living facility in the R/I zoning district. The Matthews Land Use Plan specifically recognizes and encourages retirement communities as development opportunities along the Idlewild Road corridor where this site is located.

 Dolores James Dusanenko/60

Signature of property owner (must be original)

The Dolores James Dusanenko Living Trust

Print name of property owner

Property owner's mailing address
9106 Skipaway Drive

Property owner's mailing address, continued
Waxhaw, NC 28173

Property owner's mailing address, continued

djames4301@yahoo.com

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

C. Brown / BM

Signature of agent (if any)

Collin W. Brown

Print name of agent
1420 E. 7th Street, Suite 100

Agent's mailing address
Charlotte, NC 28204

Agent's mailing address, continued

Agent's mailing address, continued

collin.brown@alexanderricks.com

Agent's phone number/email address

Petitioner other than owner (if any)

Kevin Woodley

Print name of petitioner
7315 Wisconsin Avenue, Suite 925W

Petitioner's mailing address
Bethesda, MD 20814

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Kwoodley@buvermo.com

Petitioner's phone number/email address

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

The Petitioner is seeking a rezoning, along with a text amendment, to accommodate a senior living facility in the R/I zoning district. The Matthews Land Use Plan specifically recognizes and encourages retirement communities as development opportunities along the Idlewild Road corridor where this site is located.

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Signature of property owner (must be original)

Signature of property owner (must be original)

Print name of property owner

Print name of property owner

Property owner's mailing address

Property owner's mailing address

Property owner's mailing address, continued

Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Collin W. Brown

Kevin Woodley

Print name of agent
1420 E. 7th Street, Suite 100

Print name of petitioner
7315 Wisconsin Avenue, Suite 925W

Agent's mailing address
Charlotte, NC 28204

Petitioner's mailing address
Bethesda, MD 20814

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

collin.brown@alexanderricks.com

Kwoodley@buvermo.com

Agent's phone number/email address

Petitioner's phone number/email address

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

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

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[See attached mailing list]

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

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OWNER MAILING ADDRESS, CONTINUED

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OWNER MAILING ADDRESS, CONTINUED

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OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: 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 srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office July 29, 2020

Town Board of Commissioners formally accepts application and sets Public Hearing date August 10, 2020

Notices sent via mail to affected/adjacent property owners on or before September 26, 2020

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning October 12, 2020

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request Oct 27, 2020

Town Board of Commissioners approves or denies application November 9, 2020

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Michael James Deere / 16 7/21/2020
 Signature of Property Owner Date
 Agent for Property Owner
 Other (please identify) _____

 Signature of Property Owner Date
 Agent for Property Owner
 Other (please identify) _____

 Signature of Property Owner Date
 Agent for Property Owner
 Other (please identify) _____



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PARCEL_ID	OWNER	MAILING_CITY	STATE	ZIP_CODE	PROPERTY_LEGAL_DESC	DEED_BOO	DEED_PAGE	LAND_AREA
19305119	LIDL US OP	3500	ARLINGTON VA	22202	9816 IDLEV TRACT 1 U/	32359	317	4.547 AC
19305120	LILLY, JO AI	4420	MATTHEW NC	28105	4420 MARK NA	1970	8	11.91 AC
19305117	CEDAR GR	4016	MATTHEW NC	28105	10010 IDLE NA	1332	116	2 AC
19305118	DUSANENK	9106	WAXHAW NC	28173	9832 IDLEV P3 U/M	24015	68	7.005 AC
13521155	PARSHVAN	2019	CHARLOTTI NC	28217	9909 IDLEV NA	34250	927	3.146 AC
13521108	PARSHVAN	2019	CHARLOTTI NC	28217	10003 IDLE NA	34250	927	3 AC