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 28105-8713

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): 21509106

Address of property: 1748 Marglyn Dr., Matthews, NC 28105

Location of property: South of the intersection of Marglyn Drive and Alexander Ridge, between Marglyn Dr and I-485

Title to the property was acquired on December 28, 2016
and was recorded in the name of The Leon Levine Foundation
whose mailing address is 6000 Fairview Rd, Suite 1525, Charlotte, NC 28210

The deed is recorded in Book 31455 and Page 516 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15  Requested zoning classification: R-VS
List reason(s) why zoning should be changed (use separate sheet if necessary):
To be developed as +/- 78 Townhome units and its accessories.

Signature of property owner (must be original)

The Leon Levine Foundation
Print name of property owner
6000 Fairview Rd, Suite 1525
Property owner's mailing address
Charlotte, NC 28210
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent
Agent's mailing address
Agent's mailing address, continued
Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Margaret Puckett
Print name of petitioner
6325 Ardrey Kell Road, Suite 125
Petitioner's mailing address
Charlotte, NC 28277
Petitioner's mailing address, continued
Petitioner's mailing address, continued

704.486.1165 / Margaret.Puckett@TriPointeHomes.com
Petitioner's phone number/email address
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 ____________________________

Town Board of Commissioners formally accepts application and sets Public Hearing date ____________________________

Notices sent via mail to affected/adjacent property owners on or before ____________________________

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 ____________________________

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 ____________________________

Town Board of Commissioners approves or denies application ____________________________

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.

Signature of Property Owner ____________________________ Date 1/3/22

Signature of Property Owner ____________________________ Date 2/1/22

Signature of Property Owner ____________________________ Date

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<table>
<thead>
<tr>
<th>Tax Parcel Number</th>
<th>Property Owner Name(s)</th>
<th>Property Owner Mailing Address</th>
<th>Owner Mailing Address, Continued</th>
</tr>
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<tbody>
<tr>
<td>21509105</td>
<td>Baptist Church of Salvation</td>
<td>1924 Marglyn Dr</td>
<td>Matthews, NC 28105</td>
</tr>
<tr>
<td>21510212</td>
<td>Curtis and Vickie Stillwell</td>
<td>1821 Marglyn Dr</td>
<td>Matthews, NC 28105</td>
</tr>
<tr>
<td>21510301</td>
<td>Matthew Blackmon / Jennifer Stevenson</td>
<td>2130 Alexander Ridge Dr</td>
<td>Matthews, NC 28105</td>
</tr>
<tr>
<td>21510399</td>
<td>Yuri Podgurnyi / Natalya Goncharuk</td>
<td>1721 Marglyn Dr</td>
<td>Matthews, NC 28105</td>
</tr>
<tr>
<td>21510207</td>
<td>Edward and June Starnes</td>
<td>1701 Marglyn Dr</td>
<td>Matthews, NC 28105</td>
</tr>
</tbody>
</table>

Application Number: 2022-753
For office use only
February 2, 2022

BY HAND DELIVERY

Mr. Jay Camp, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105


Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification (the “Instructions”). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 13.62 acres and is located on the south side of Marglyn Drive across Marglyn Drive from Alexander Ridge (Tax Parcel No. 215-091-06). The site is currently zoned R-15 and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the R-VS zoning district to accommodate the development of a residential community on the site that would contain a maximum of 78 one-family attached dwelling units.

The Town of Matthews Land Use Plan 2012-2022 (the “Land Plan”) provides land use policy guidance for residential development in the Town of Matthews, and land use policy guidance for the area in which the site is located. Set out below is a brief description of these land use policies, and how this proposed development may further such policies.
This proposed residential community would add to and enhance the range and variety of housing styles available in the Town of Matthews as encouraged by the Land Plan. (See page 8 of the Land Plan). This proposed residential community would provide quality one-family attached dwelling units in the Town of Matthews.

This proposed residential community would provide an alternative housing style to residents of Matthews. (See Strategy 1A on page 10 of the Land Plan). The Town acknowledges the need for more diverse housing options in Matthews. (See page 43 of the Land Plan).

Matthews created the R-VS zoning district to accommodate demand for higher density single family housing options. The R-VS zoning district is an ideal development opportunity for land that presents environmental challenges due to its location in close proximity to heavily used roads. (See pages 43-44 of the Land Plan). The site is located in close proximity to Highway 74 and I-485.

The Town encourages R-VS development as an alternative to traditional single family residential housing. (See page 44 of the Land Plan).

The site is located in the US 74/485 Interchange area under the Land Plan. (See pages 86-88 of the Land Plan). The Land Plan contains general recommendations for this interchange area but does not appear to speak specifically to the area in which the site is located. General comments regarding office, institutional and light industrial uses in the interchange area would seem to be inapplicable to the site given the existing uses that surround the site (a senior living facility, a religious institution and single family uses). This medium density residential community (5.73 dwelling units per acre) is a good transitional use from I-485 to the single family uses near the site, and this medium density residential community is a compatible use with the adjacent senior living facility, the adjacent religious institution and the nearby single family uses. Applicant respectfully submits that the site is an appropriate location for its proposed residential community.

Jay, the Applicant and I look forward to working with you and the Town on this rezoning request.
Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

[Signature]

John H. Carmichael