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.


Address of property: see attached Sam Newell and Keziah Roads

Location of property:

Title to the property was acquired on see attached
and was recorded in the name of see attached
whose mailing address is see attached
see attached

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

Present zoning classification: R-15 Requested zoning classification: R-VS, SRN, and R-15 (CD)
<table>
<thead>
<tr>
<th>Signature Page Number</th>
<th>Parcel ID</th>
<th>Address</th>
<th>Date acquired</th>
<th>Name Recorded In</th>
<th>Deed Book</th>
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<td>193-151-29</td>
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<td>3108 Sam Newell Road</td>
<td>3/5/2001</td>
<td>Kay B Haigler</td>
<td>11992</td>
<td>876</td>
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</tbody>
</table>
List reason(s) why zoning should be changed (use separate sheet if necessary):

Signature of property owner (must be original)

Print name of property owner
Kenneth Michael & Margo Anderson Patton

Property owner’s mailing address
6303 Gail Drive,

Property owner’s mailing address, continued
Indian Trail, NC 28079

Property owner’s mailing address, continued

kpattn@aol.com

Property owner’s phone number/email address

Signature of agent (if any)

Print name of agent

Agent’s mailing address

Agent’s mailing address, continued

Agent’s mailing address, continued

Agent’s phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner’s mailing address

Property owner’s mailing address, continued

Property owner’s mailing address, continued

Property owner’s phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner’s mailing address

Petitioner’s mailing address, continued

Petitioner’s mailing address, continued

Petitioner’s phone number/email address
List reason(s) why zoning should be changed (use separate sheet if necessary):

Signature of property owner (must be original)

Print name of property owner
Robert J Lowrie

Property owner's mailing address
2932 Sam Newell Road

Property owner's mailing address, continued
Matthews, NC 28105

Property owner's mailing address, continued
longarmmt@gmail.com

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address
List reason(s) why zoning should be changed (use separate sheet if necessary):

[Signature]
Signature of property owner (must be original)

Print name of property owner
Sherri R. Lowrie

Property owner’s mailing address
3006 Sam Newell Road P.O. Box 3148

Property owner’s mailing address, continued
Matthews, NC 28105 Matthews NC 28105

Property owner’s mailing address, continued

sherrilowrie@gmail.com

Property owner’s phone number/email address

[Signature]
Signature of agent (if any)

Print name of agent

Agent’s mailing address

Agent’s mailing address, continued

Agent’s mailing address, continued

Agent’s phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner’s mailing address

Petitioner’s mailing address, continued

Petitioner’s mailing address, continued

Petitioner’s phone number/email address
List reason(s) why zoning should be changed (use separate sheet if necessary):

Signature of property owner (must be original)

Linda H. Marks for Stone Gable LLC

Print name of property owner
Stone Gable LLC / Linda H. Marks

Property owner's mailing address
3520 Lakeview Road

Property owner's mailing address, continued
Mechanicsville, VA 23111

Property owner's mailing address, continued

804-746-3336

Property owner's phone number/email address

__________________________________________
Signature of agent (if any)

__________________________________________
Print name of agent

__________________________________________
Agent's mailing address

__________________________________________
Agent's mailing address, continued

__________________________________________
Agent's mailing address, continued

__________________________________________
Agent's phone number/email address

__________________________________________
Petitioner other than owner (if any)

__________________________________________
Print name of petitioner

__________________________________________
Petitioner's mailing address

__________________________________________
Petitioner's mailing address, continued

__________________________________________
Petitioner's mailing address, continued

__________________________________________
Petitioner's phone number/email address
List reason(s) why zoning should be changed (use separate sheet if necessary):

Signature of property owner (must be original)

Barbara Cagle
Print name of property owner
7831 Idlewild Rd.
Property owner's mailing address
Charlotte, NC 28212
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent
Agent's mailing address
Agent's mailing address, continued
Agent's mailing address, continued
Agent's phone number/email address

Petitioner other than owner (if any)

Adam Fiorenza
Print name of petitioner
301 Fieldbrook Pl.
Petitioner's mailing address
Charlotte, NC 28205
Petitioner's mailing address, continued
Petitioner's mailing address, continued
Petitioner's phone number/email address
704-905-9908
Adam@FiorenzaProperties.com

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 2
List reason(s) why zoning should be changed (use separate sheet if necessary):

Kay B. Haigler
Signature of property owner (must be original)

Kay B. Haigler
Print name of property owner
Kay B Haigler

Property owner’s mailing address
3108 Sam Newell Road

Property owner’s mailing address, continued
Matthews, NC 28105

Property owner’s mailing address, continued

704-847-9321
Property owner’s phone number/email address

________________________
Signature of agent (if any)

________________________
Print name of agent

________________________
Agent’s mailing address

________________________
Agent’s mailing address, continued

________________________
Agent's mailing address, continued

________________________
Agent’s phone number/email address

________________________
Petitioner other than owner (if any)

________________________
Print name of petitioner

________________________
Petitioner’s mailing address

________________________
Petitioner’s mailing address, continued

________________________
Petitioner’s mailing address, continued

________________________
Petitioner’s phone number/email address
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<td>BLACK, MARY ALEXANDER</td>
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</table>
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: November 1, 2017

Town Board of Commissioners formally accepts application and sets Public Hearing date: November 13, 2017

Notices sent via mail to affected/adjacent property owners on or before: December 23, 2017

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: January 8, 2018

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: January 23, 2018

Town Board of Commissioners approves or denies application: February 12, 2018
Polaris 3G Map – Mecklenburg County, North Carolina
Parcels to be Rezoned

Date Printed: 10/31/2017 12:44:22 PM

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.
November 1st, 2017

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

Re: Rezoning Application filed by Fiorenza Properties Requesting the Rezoning of an
Approximately 26.73 +/- acre site located on the east side of Sam Newell Road and just north
and south of Keziah Road from the R-15 zoning district to the R-VS, SRN and R-15 CD zoning
districts.

Dear Kathi:

This letter is being submitted with the noted rezoning application pursuant to the
requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a
Zoning Classification as well as the requirements listed in the Town of Matthews Unified
Development Ordinance section 155.401.7F.1. As you are aware, these noted instructions
require the applicant to submit documentation regarding the land use recommendations for
the subject site as well the adopted land use plans and to how this rezoning proposal complies
with such recommendations. This letter will also serve as a statement of intent outlining the
purposes and objectives of the proposed development, as well as the particular standards to
be modified. This letter is also being submitted to describe how this proposed residential
community meets the intent of the R-VS and SRN zoning districts.

The subject site contains approximately 26.73 ac +/- acres and is located along the east side of
Sam Newell Road and just north and south of Keziah Road. The site is currently zoned R-15
and the applicant is requesting that the site be rezoned to a combination of R-VS, SRN, and R-
15CD zoning district’s to accommodate the development of a compact, mixed product
residential community on the site that would contain a maximum of 120 dwelling units. The
proposed community would be a mix of product types, including small lot front load single
family detached product, small lot single family detached alley loaded product, and both front
and alley loaded single family attached product.

The parcels proposed for the R-15 CD zoning district are at the request of the planning staff, as
these parcels will be donated to the Town of Matthews.

Additionally, the applicant requests an exemption from the Town of Matthews TIA
requirement, per conversations with NCDOT. Documentation to this effect is included in this
submittal.
The Town of Matthews Land Use Plan 2012-2022 provides land use policy guidance for the site. Set out below is a description of the land use policies contained in the land Plan that relate to the site and how this proposed development furthers 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 Use Policy Statement #1. This proposed residential community would provide quality one-family detached and attached dwelling units on smaller lots. Smaller lots continue to increase in popularity, as residents seek to limit the amount of maintenance that is required for their lots.

- This proposal also encourages compact building design and urban style development with a mix of front loaded lots and rear loaded lots for both one-family detached and attached units as encouraged by the Land Use Policy Statement #4.

- Additionally, this site will preserve additional open space on two parcels totaling +/- 4.25 acres north of Keziah Road for in perpetuity as both additional tree save and Undisturbed Open space. These two parcels will be dedicated to the Town of Matthews, thereby preserving important bottom land adjacent to Irwin Creek for the benefit and use of the residents of the Town of Matthews. This allocation also provides opportunity for a future greenway connection from our site to the proposed Irwin Creek Greenway that will connect to Idlewild Road Park. This is in keeping with Policy Statement #5.

- This site is located on the Sam Newell Road and therefore falls within the Sam Newell Road Transitioning and Sensitive Area as noted on page 69 of the Land Use Plan. Residential development is noted as appropriate for this area.

In the applicant’s view, this proposed residential community meets the intent of the R-VS and SRN zoning districts as set out in Section 155.503.1.A. of the Ordinance in that the site plan exhibits a thoughtful use of the land and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development. The single family detached homes are generally located along the existing roads, and the single family attached homes are mainly located within the core of the site. Additionally, the plan preserves the existing creek and required buffer areas that will provide pedestrian trail opportunities between the development areas. This site also sets aside additional sensitive land across Kiziah road as undisturbed open space adjacent to Irwin Creek.
To achieve this plan of mixed residential product, open spaces and pedestrian trails, we request the following changes to the dimensional standards as allowed in section 155.401.7 of the Ordinance.

- Minimum Townhome Lot Width: 18'
- Minimum Townhome Lot area: 1,620 sf
- Minimum centerline radius for a public street: 150'
- Minimum centerline radius for a private alley: 90'

The applicant and I look forward to working with you, Jay, and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me or Adam.

Best Regards,

[Signature]

Jonathan Crowder, RLA
Merrick & Company
October 31, 2017

Adam Fiorenza  
Fiorenza Properties  
301 Fieldbrook Place  
Charlotte, NC 28209  
P: 704-905-9908  
E: adam@fiorenzaproperties.com

Reference: Sam Newell Road Development  
Matthews, North Carolina

Subject: Technical Traffic Memorandum

Dear Mr. Fiorenza,

The contents of this letter present the findings of a technical memorandum that was completed for the proposed development located along the east side of Sam Newell Road, south of Keziah Road in Matthews, North Carolina. The purpose of this technical memorandum is to determine if a Traffic Impact Analysis (TIA) is required for the proposed development.

Site Location and Development Plan

The proposed development is to be located along the east side of Sam Newell Road, south of Keziah Road in Matthews, North Carolina. The site is currently undeveloped. One full access and one right-in / right-out driveway are proposed on Sam Newell Road. Three full access driveways are proposed on Keziah Road. The proposed site plan is attached.

Traffic Volumes

Trip generation for the development was completed utilizing the 9th Edition of the ITE Trip Generation manual. Trips were generated using ITE land use codes 210 and 230. Refer to Table 1 below for an illustration of the trip generation for the proposed Sam Newell Road development.
Table 1
Proposed Trip Generation

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<td>AM ENTER</td>
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<td>Single Family Detached Home (210)</td>
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<td>Residential Townhouse (230)</td>
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<td>Total New Trips</td>
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(1) Based on ITE Trip Generation – 9th Edition

Traffic Impact Analysis Thresholds

The North Carolina Department of Transportation (NCDOT) and the Town of Matthews may require a Traffic Impact Analysis for a proposed development based on the number of trips generated by the site. The NCDOT threshold for a TIA study is 3,000 daily trips generated. The Town of Matthews threshold for a TIA study is 150 peak hour trips generated.

The proposed Sam Newell Road development does not meet the thresholds for a TIA based on NCDOT and the Town of Matthews thresholds. Because the trips generated by the proposed development do not meet the threshold levels, a TIA is not recommended to be completed by the developer.

Conclusions

Based on the findings of this technical memorandum, a TIA is not recommended for the proposed Sam Newell Road development. The trip generation for the development does not meet the NCDOT or Town of Matthews threshold levels for a required TIA.

Please feel free to contact me with any questions or comments regarding this letter.

Sincerely,

Ramey Kemp & Associates, Inc.

J. Andrew Eagle, PE, PTOE
Senior Transportation Engineer

Attachments
- Site Plan