

## **Rezoning Application 2018-677** **Community Input Meeting Summary**

A Community Input Meeting was held at:

- Matthews Branch Public Library - Community Room  
230 Matthews Station Street  
Matthews, NC 28105
- March 14, 2018 at 6:00 p.m.

There were 6 residents in attendance.

A community meeting was held on March 14, 2018 at the Matthews Branch Public Library Community room for rezoning application 2018-677. The owner of the property, Luiz Teixeira, and Mitch Latham with Latham-Walters Engineering, Inc. conducted the meeting. Invitations were mailed to all residents within 200' of the property. A mailing list is included as Exhibit A (2 notifications were returned as undeliverable and are identified / included at end of this document).

Mitch Latham gave a brief introduction regarding the current request to rezone the property to R-VS in order to construct 36 Townhomes and opened the floor for comments and questions from the residents. Six residents were in attendance. The sign-in sheet is attached as Exhibit B. Below is a summary of the items discussed.

1. Sanitary Sewer - One resident was concerned as to how the property would be sewerred as she had been contacted previously by someone attempting to obtain a sewer easement. Mitch Latham stated that an existing easement across the Stegall property (parcel 19306206) would be utilized for sewer.
2. Amenity Area – One resident asked what amenities would be provided for the site. The owner stated that he is planning to provide a picnic and grilling area on the site.
3. Price Point/Square Footage – One resident asked about the proposed square footage and price points for the project. The owner stated that the square footage is 2000 sf with a price point of \$250,000.
4. Rent vs. Sell – One resident asked whether he was planning to rent or sell the units. The owner stated that his original intent was to rent the units, but he is now leaning toward selling the units.
5. School Capacity/Traffic Impacts – One resident asked if an impact statement had been prepared regarding the school system and the traffic. Mitch Latham stated that to his knowledge there had been no discussion with the Town regarding school impacts. For 36 units, the Town is not requiring a traffic impact study, but NCDOT will require a right-turn lane into the project. One resident voiced concern regarding impacts to traffic with the other development planned in the area.

Upon the conclusion of the meeting, residents were offered a comment paper to list any specific items of concern. One resident completed the form (Exhibit C) and stated the following concerns/recommendations.

- i. Concerned about stress on our schools as they are currently over capacity.
- ii. Traffic Concerns – current traffic problems
- iii. Concern about rental of units – She would prefer that they be sold in order to ensure a stable community.

The meeting concluded at 7:30 p.m.

Respectfully submitted,

  
Luiz Teixeira  
(Applicant / Property Owner)

**NOTICE TO INTERESTED PARTIES OF  
COMMUNITY INPUT MEETING**

**Subject:**

Rezoning Application 2018-677 filed with the Town of Matthews regarding the property Located at 3530-3538 Margaret Wallace Road to allow the parcel to be rezoned from R-15 to R-VS and permit a change in use for Single-Family Townhomes to be built.

**Date and Time of Meeting:**

March 14, 2018  
6:00-7:30 p.m.

**Place of Meeting:**

Matthews Branch Library – Community Room  
230 Matthews Station Street  
Matthews, NC 28105

**Property Owner:**

As a part of the rezoning process, you are invited to attend a Community Input Meeting for the proposed rezoning of the property listed above. This is an opportunity for you to learn about the pending zoning action before it is discussed at the Town of Matthews Public Hearing.

The applicant and his representative will hold this meeting to answer any questions regarding this rezoning proposal.

You are not required to attend this meeting, nor do you need to RSVP, but the Mecklenburg County Tax Records indicate that you are owner of a property that is located near this site and are therefore being notified in the event you can attend.

Sincerely,

*Luiz Teixeira*

Property Owner/Applicant

**EXHIBIT A**

**+ 200' Adjacent Property Owners Mailing List**

**Defino Moxthe Ambrocio  
Liliana Morales Vazquez  
3434 Fortis Lane  
Matthews, NC 28105**

**TAH Holdings, LP  
(re: 9720 Manus Court property  
Matthews, NC 28105)  
1508 Brookhollow Drive  
Santa Ana, CA 92705**

**Jose L. Vasquez  
Linda A. Vasquez  
3400 Olde Creek Trail  
Matthews, NC 28105**

**Lal Pek Mawi  
Lahlun Mawii  
3452 Margaret Wallace Road  
Matthews, NC 28105**

**Krystal G. Winkler  
3517 Olde Creek Trail  
Matthews, NC 28105**

**Delores H. Toomey  
3509 Olde Creek Trail  
Matthews, NC 28105**

**Jose Gabriel Banjonero  
Araceli Trejo Flores  
3501 Olde Creek Trail  
Matthews, NC 28105**

**Brian W. Long  
3500 Margaret Wallace Road  
Matthews, NC 28105**

**Gladys H. Burnette  
(Mrs. B R By ENT)  
3516 Olde Creek Trail  
Matthews, NC 28105**

**Julieta S. Medina  
Maria J. Medina  
3508 Olde Creek Trail  
Matthews, NC 28105**

**Kristo Shuxho  
Albana Lucka  
3500 Olde Creek Trail  
Matthews, NC 28105**

**Francisco J. Martinez-Palacios  
Erika Chavez  
3424 Olde Creek Trail  
Matthews, NC 28105**

**Robert M. & Donna Morrow  
3416 Olde Creek Trail  
Matthews, NC 28105**

**Jeannette L. & Anthony A. Garcia  
3408 Olde Creek Trail  
Matthews, NC 28105**

**Charlotte-Mecklenburg Board of Education  
Crown Point Elementary School  
(re: 3335 Sam Newell Road property)  
P.O. Box 30035  
Charlotte, NC 28230**

**Grady William & Nancy Aldridge  
3425 Sam Newell Road  
Matthews, NC 28105**

**Triston G. & Barbara C. Stegall**  
**3541 Sam Newell Road**  
**Matthews, NC 28105**

**Crown Point Covenant Church of God**  
**(re: 3628 Margaret Wallace Road property)**  
**P.O. Box 23150**  
**Charlotte, NC 28227**

**MNSF Charlotte, LLC**  
**(re: 3502 Fortis Lane property)**  
**6836 Morrison Blvd, Suite 320**  
**Charlotte, NC 28211**

**Duy T. Phan**  
**Phuong Linh T. Nguyen**  
**3506 Fortis Lane**  
**Matthews, NC 28105**

**Ezequiel Reyes-Limon**  
**Esmeralda Luna Morales**  
**3510 Fortis Lane**  
**Matthews, NC 28105**

**Wendell A. & Kathy R. Young**  
**3514 Fortis Lane**  
**Matthews, NC 28105**

**ERB Prime, LLC**  
**(re: 3518 Fortis Lane property)**  
**401 Hawthorne Lane Suite 110-242**  
**Charlotte, NC 28204**

**Michael W. & Judith L. Trest**  
**(re: 3522 Fortis Lane property)**  
**3317 Bridgewick Lane**  
**Waxhaw, NC 28173**

**Justin B. Harward &**  
**Meghan A. Mastalerz**  
**3526 Fortis Lane**  
**Matthews, NC 28105**



EXHIBIT C

Rezoning Application 2018-677  
3530-3538 Margaret Wallace Road

Beth St. Martin

Community Input Meeting on March 14, 2018 6:00-7:30 p.m.

Please list below any comments or concerns you have with this application for rezoning-

Concerned about stress on our schools.  
currently they are overcapacity  
Traffic concerns - current traffic problems  
Also concerned about rental model  
would prefer a for sale model for  
a stable community.

**LATHAM-WALTERS ENGINEERING, INC.**  
RESIDENTIAL & COMMERCIAL SITE DESIGN  
16507-A NORTHCROSS DRIVE  
HUNTERSVILLE, NC 28078

CHARLOTTE  
NC 282  
22 FEB '18  
PM 1 L

Hasler  
02/22/2018  
US POSTAGE

FIRST-CLASS MAIL  
\$00.47<sup>0</sup>



ZIP 28078  
011D12811148

2018-677  
3/19/2018

**Michael W. & Judith L. Trest**  
(re: 3522 Fortis Lane property)  
3317 Bridgewick Lane  
Waxhaw, NC 28173

NIXIE 282 NFE 1 18I0002/23/18

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 28078508273 \*2048-03022-22-41

20179450817

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ZIP 28078  
011D12811148

**Crown Point Covenant Church of God**  
(re: 3628 Margaret Wallace Road  
property)  
P.O. Box 23150  
Charlotte, NC 28227

NIXIE 282 FE 1 0003/04/18

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 28078508273 \*2148-02426-22-41

20179450817

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