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 sewered 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,

[Signature]

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
Lalhlun 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
### Community Meeting Sign-In Sheet

**Rezoning Application: 2018-677**

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Meeting Date / Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>3530-3538 Margaret Wallace Road</td>
<td>March 14, 2018 6:00-7:30 p.m.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Petitioner</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Luiz Teixeira, LC Hardwood Floors, Inc.</td>
<td>Matthews Branch Library Community Room 230 Matthews Station Street Matthews, NC 28105</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nancy</td>
<td>3425 Jan Navelli Rd</td>
<td></td>
<td>704-537-2733</td>
</tr>
<tr>
<td>Beth</td>
<td>2333 Lakeview Circle</td>
<td></td>
<td>704-320-6249</td>
</tr>
<tr>
<td>Phil</td>
<td>2333 Lakeview Circle</td>
<td></td>
<td>704-326-6092</td>
</tr>
<tr>
<td>Terry</td>
<td>2321 Lakeview Circle</td>
<td></td>
<td>704-517-6192</td>
</tr>
<tr>
<td>Jeff</td>
<td>3541 Sam Newell</td>
<td></td>
<td>704-537-1526</td>
</tr>
<tr>
<td>Danielle</td>
<td></td>
<td></td>
<td>704-537-1526</td>
</tr>
</tbody>
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**EXHIBIT B**

2018-677
3/19/2018
Rezoning Application 2018-677
3530-3538 Margaret Wallace Road

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 over capacity.
- Traffic concerns - current traffic problems.
- Also concerned about rental model.
- Would prefer a for sale model for a stable community.
Michael W. & Judith L. Trest
(re: 3522 Fortis Lane property)
3317 Bridgewick Lane
Waxhaw, NC 28173

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

Luiz Teixeira
Property Owner/Applicant