



DATE FILED 2018-1-31
APPLICATION NUMBER 2018-679
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): 227-60-108, 227-60-107

Address of property: McKee Road, Matthews, NC 28105, and 1652 McKee Rd Matthews NC 28105

Location of property: north side of McKee Road, east of Carrington Forest Lane

Title to the property was acquired on December 23, 1992
and was recorded in the name of William Davis Carthen + June Bohelen Carthen
whose mailing address is 3120 Yates Rd - Shelby, NC 28150

The deed is recorded in Book 7148 and Page 743 & 746 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-20 Requested zoning classification: R-VS

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

~~Subject property is generally surrounded by more intense zones than single family, and is located close to a new shopping center. Adjacent property is zoned R-1(CD), R-VS and B-1. The R-VS will be a complimentary and transitional zone between these similarly and/or higher intensity zones and the single family zones located to the south of this property.~~ See attached "Rezoning Statement"

Owner information for Parcel: 227-60-107



Signature of property owner (must be original)

WILLIAM DAVIS CAUTHEN

Print name of property owner

3120 YATES RD

Property owner's mailing address

SHELBY, NC 28150

Property owner's mailing address, continued

Property owner's mailing address, continued

704-482-4141 caus2@carolina.rr.com

Property owner's phone number/email address



Signature of property owner (must be original)

JUNE BOHELER

Print name of property owner

3120 YATES RD

Property owner's mailing address

SHELBY, NC 28150

Property owner's mailing address, continued

Property owner's mailing address, continued

704-482-4141 caus2@carolina.rr.com

Property owner's phone number/email address



Signature of agent (if any)

American Engineering Associates- Southeast PA
Scott Stone, P.E.

Print name of agent

8008 Corporate Center Drive, Suite 110

Agent's mailing address

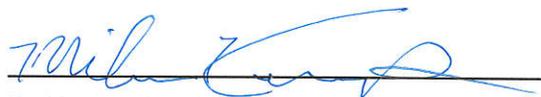
Charlotte, NC 28226

Agent's mailing address, continued

Agent's mailing address, continued

704-375-2438; ssone@american-ea.com

Agent's phone number/email address



Petitioner other than owner (if any)

Eastwood Homes, Mike Kemp

Print name of petitioner

800 Clanton Road, Suite V

Petitioner's mailing address

Charlotte, NC 28217

Petitioner's mailing address, continued

Petitioner's mailing address, continued

704-421-6541; m Kemp@eastwoodhomes.com

Petitioner's phone number/email address



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- 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): 227-60-108, 227-60-107

Address of property: McKee Road, Matthews, NC 28105 + 1652 McKee Rd Matthews, NC 28105

Location of property: north side of McKee Road, east of Carrington Forest Lane

Title to the property was acquired on 12-23-1992
and was recorded in the name of James Clarke & Martha Rogers Cauthen
whose mailing address is PO Box 2254, Matthews NC 28106

Application number
679
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List reason(s) why zoning should be changed (use separate sheet if necessary):

~~Subject property is generally surrounded by more intense zones than single family, and is located close to a new shopping center. Adjacent property is zoned R-1(CD), R-VS and B-1. The R-VS will be a complimentary and transitional zone between these similarly and/or higher intensity zones and the single family zones located to the south of this property.~~

See attached "Rezoning Statement"

Owner information for Parcel: 227-60-108


Signature of property owner (must be original)

JAMES CLARKE CAUTHEN

Print name of property owner
PO Box 2254

Property owner's mailing address
Matthews, NC 28106

Property owner's mailing address, continued

Property owner's mailing address, continued

704-619-0132
Property owner's phone number/email address


Signature of property owner (must be original)

MARTHA ROGERS

Print name of property owner
PO Box 2254

Property owner's mailing address
Matthews, NC 28106

Property owner's mailing address, continued

Property owner's mailing address, continued

704-351-1494 marcau7@yahoo.com
Property owner's phone number/email address


Signature of agent (if any)

**American Engineering Associates-Southeast PA
Scott Stone, P.E.**

Print name of agent
8008 Corporate Center Drive, Suite 110

Agent's mailing address
Charlotte, NC 28226

Agent's mailing address, continued

Agent's mailing address, continued

704-375-2438; sstone@american-ea.com
Agent's phone number/email address


Petitioner other than owner (if any)

Eastwood Homes, Mike Kemp

Print name of petitioner
800 Clanton Road, Suite V

Petitioner's mailing address
Charlotte, NC 28217

Petitioner's mailing address, continued

Petitioner's mailing address, continued

704-421-6541; mkemp@eastwoodhomes.com
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."

Application number

679

For office use only

227-60-112, 227-60-105

TAX PARCEL

Windsor Run, LLC

PROPERTY OWNER NAME(S)

701 Maiden Choice Lane

OWNER MAILING ADDRESS

Baltimore, MD 21128

OWNER MAILING ADDRESS, CONTINUED

231-21-677, 231-21-678

TAX PARCEL

Matthews Grove HOA c/o Hawthorne Management

PROPERTY OWNER NAME(S)

PO BOX 11231

OWNER MAILING ADDRESS

CHARLOTTE, NC 28220

OWNER MAILING ADDRESS, CONTINUED

231-21-166

TAX PARCEL

James Clarke Cauthen

PROPERTY OWNER NAME(S)

PO BOX 2254

OWNER MAILING ADDRESS

MATTHEWS, NC 28106

OWNER MAILING ADDRESS, CONTINUED

231-21-621

TAX PARCEL

Juan E. Sanchez

PROPERTY OWNER NAME(S)

2416 Nettleton Court

OWNER MAILING ADDRESS

Charlotte, NC 28105

OWNER MAILING ADDRESS, CONTINUED

231-21-622

TAX PARCEL

Robert L. Williams

PROPERTY OWNER NAME(S)

2412 Nettleton Court

OWNER MAILING ADDRESS

Charlotte, NC 28105

OWNER MAILING ADDRESS, CONTINUED

231-21-168

TAX PARCEL

Piraino Brothers, LLC

PROPERTY OWNER NAME(S)

5137 S PARVIEW DR

OWNER MAILING ADDRESS

CHARLOTTE, NC 28226

OWNER MAILING ADDRESS, CONTINUED

231-21-601

TAX PARCEL

Chandrakaladharan Sreekumar

PROPERTY OWNER NAME(S)

7638 Carrington Forest Lane

OWNER MAILING ADDRESS

Charlotte, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

McKee Glen Townhomes

Adjacent Property Owners (within 100' from property line)		
Name	PIN	Address
Windsor Run, LLC	227-60-112	701 MAIDEN CHOICE LN BALTIMORE,MD 21128
Windsor Run, LLC	227-60-105	701 MAIDEN CHOICE LN BALTIMORE,MD 21128
Association Inc. Matthews Grove Homeowners c/o Hawthorne Management	231-21-677	PO BOX 11231 CHARLOTTE,NC 28220
Association Inc. Matthews Grove Homeowners c/o Hawthorne Management	231-21-678	PO BOX 11231 CHARLOTTE,NC 28220
James Clarke Cauthen	231-21-166	PO BOX 2254 MATTHEWS,NC 28106
Juan E. Sanchez	231-21-621	2416 NETTLETON COURT, CHARLOTTE, NC 28105
Robert L. Williams	231-21-622	2412 NETTLETON COURT, CHARLOTTE, NC 28105
Piraino Brothers, LLC	231-21-168	5137 S PARVIEW DR CHARLOTTE,NC 28226
Chandrakaladharan Sreekumar	231-21-601	7638 CARRINGTON FOREST LANE, CHARLOTTE, NC 28105

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 January 31, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date February 12, 2018

Notices sent via mail to affected/adjacent property owners on or before March 26, 2018

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 April 9, 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 April 24, 2018

Town Board of Commissioners approves or denies application May 14, 2018

Eastwood Homes – McKee Glen Townhomes

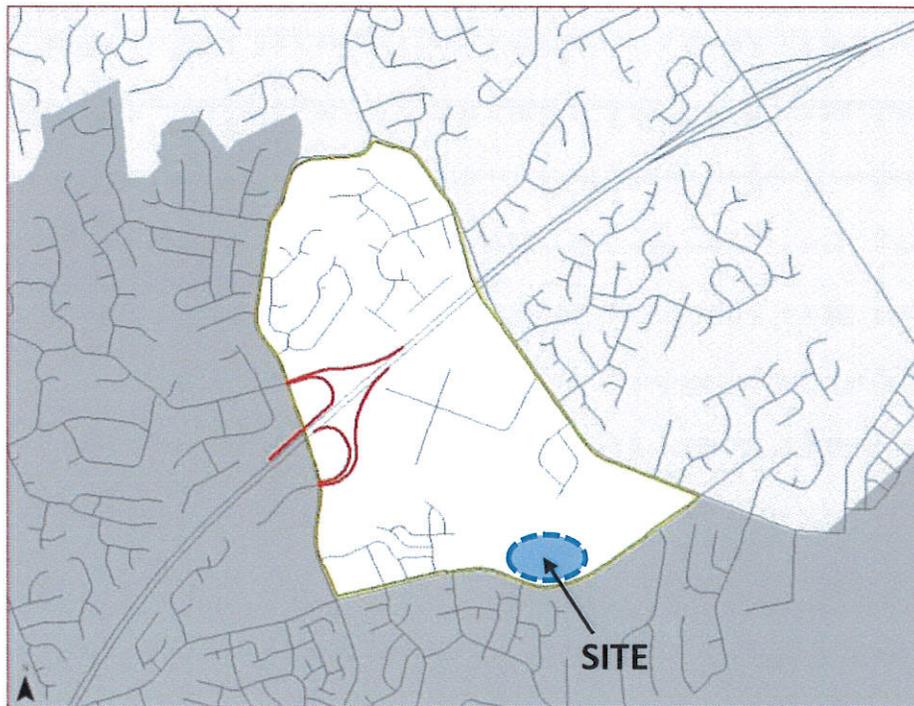
Rezoning Statement

Town of Matthews Land Use Plan 2012-2022 speaks to the general area of the proposed site in the Weddington Road/485 Interchange plan and at a larger scale, the McKee Road Corridor plans.

For the Weddington Road/485 Interchange plan, the recommendations are (applicable recommendations to the proposed site are shown **bold**):

1. *Maintain and preserve residential and institutional uses along Weddington Road.*
2. **Promote R-VS infill development adjacent to the interchange site.**
3. *Prohibit commercial development along Weddington Road.*
4. *Require developers to install buffers to eliminate added noise, light and air pollution near adjacent residential uses.*
5. *Encourage NCDOT to install buffers at time of construction.*
6. **Provide safe and convenient pedestrian connections across the expanded overpass and nearby neighborhoods.**

(pg. 108)

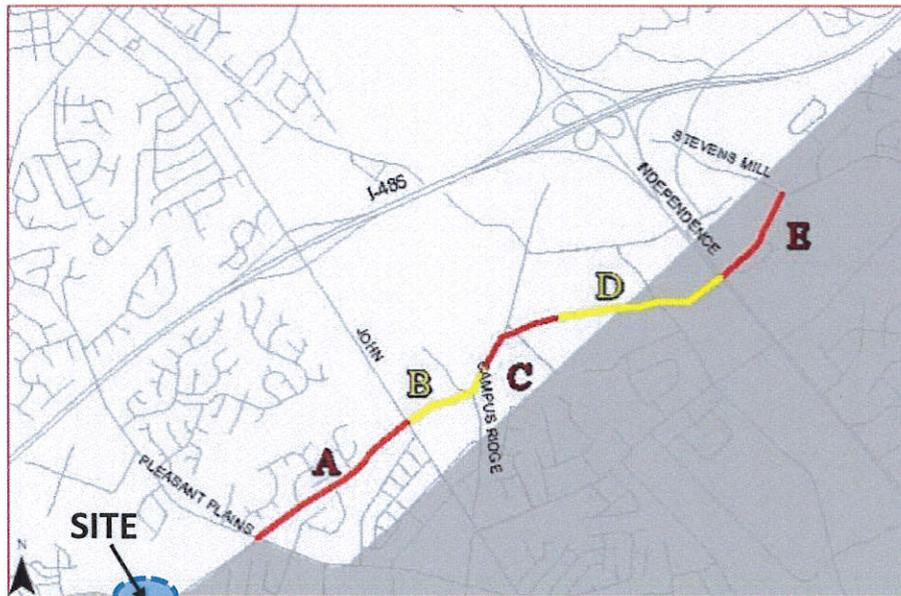


The Weddington Road / 485 Interchange will create a new access point southwest of the John Street / 485 Interchange.

Eastwood Homes – McKee Glen Townhomes

For the McKee Road Corridor plan, the proposed site resides closest to Segment “A” and the recommendations are (applicable recommendations to the proposed site are shown **bold**):

1. Encourage the completion of the McKee Road extension.
 2. Pursue funding sources to expedite the McKee Road construction.
 3. Require developers to provide utilities that service the entire McKee Road corridor.
 4. Discourage proposals that include only site-specific utilities construction.
 5. Require primary access points to be located on McKee Road as opposed to existing roadways.
 6. Encourage MUMPO to consider alternate connector roadway options including alignment with future Independence Pointe Parkway.
 - 7. Limit and maintain land use at Segment A to residential use. Encourage higher-density housing development at undeveloped land north of Segment A.**
 8. Encourage coordinated residential and employment uses along Segment B.
 9. Encourage mixed use concepts that are a minimum of ten acres south of Segment B.
 10. Locate highest concentrations of employment uses along McKee Road and near transit station.
 11. Encourage land development adjacent to Segments C & D to complement existing and/or future development plans at CPCC’s expansion site and Hendrick Auto Mall site.
 12. Encourage residential uses in a mixed use setting at Segment D
- (pg. 112)



The planned McKee Road Extension is divided into five segments, likely reflecting the phasing of construction.

The proposed site will be connected via pedestrian access to the new McKee Farms shopping center. Adjacent property is zoned R-I(CD), R-VS and B-1, and currently support a retirement community, a villa-style condominium neighborhood, and a shopping center all within a 10-minute walk to the proposed site. The R-VS zoning, along with the proposed townhome use will not only be a complimentary use and provide housing diversity in this area, but also serve as a transitional zone between these similarly and/or higher intensity zones and the single family zones located outside of the Town of Matthews to the south of this property.