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, 1993
and was recorded in the name of William David Castroun, Jr., Bolehen Castroun
whose mailing address is 5120 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
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 "Zoning 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

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

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

Signature of agent (if any)

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

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 2 cont'd.
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
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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 + 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 12-23-1995
and was recorded in the name of James Clarke & Martha Rogers Caukshen
whose mailing address is PO Box 2254, Matthews, NC 28105
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 zone located to the south of this property. See attached "Rezoning Statement"

Owner information for Parcel: 227-60-108

JAMES CLARKE CAUTHEN
Print name of property owner
PO Box 2254
Property owner's mailing address
Matthews, NC 28108
Property owner's mailing address, continued
Property owner's mailing address, continued
704-619-0132
Property owner's phone number/email address

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 mcau7@yahoo.com
Property owner's phone number/email address

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-oa.com
Agent's phone number/email address

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
<table>
<thead>
<tr>
<th>Tax Parcel</th>
<th>Name</th>
<th>Property Owner Name(S)</th>
<th>Address Details</th>
</tr>
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<tbody>
<tr>
<td>227-60-112, 227-60-105</td>
<td><strong>TAX PARCEL</strong> Windsor Run, LLC</td>
<td>701 Maiden Choice Lane</td>
<td>Baltimore, MD 21128</td>
</tr>
<tr>
<td>231-21-677, 231-21-678</td>
<td><strong>TAX PARCEL</strong> Matthews Grove HOA c/o Hawthorne Management</td>
<td>PO BOX 11231</td>
<td>CHARLOTTE, NC 28220</td>
</tr>
<tr>
<td>231-21-166</td>
<td><strong>TAX PARCEL</strong> James Clarke Cauthen</td>
<td>PO BOX 2254</td>
<td>MATTHEWS, NC 28106</td>
</tr>
<tr>
<td>231-21-621</td>
<td><strong>TAX PARCEL</strong> Juan E. Sanchez</td>
<td>2416 Nettleton Court</td>
<td>Charlotte, NC 28105</td>
</tr>
<tr>
<td>231-21-622</td>
<td><strong>TAX PARCEL</strong> Robert L. Williams</td>
<td>2412 Nettleton Court</td>
<td>Charlotte, NC 28105</td>
</tr>
<tr>
<td>231-21-168</td>
<td><strong>TAX PARCEL</strong> Piraino Brothers, LLC</td>
<td>5137 S PARVIEW DR</td>
<td>CHARLOTTE, NC 28226</td>
</tr>
<tr>
<td>231-21-601</td>
<td><strong>TAX PARCEL</strong> Chandrakaladharan Sreekumar</td>
<td>7638 Carrington Forest Lane</td>
<td>Charlotte, NC 28105</td>
</tr>
<tr>
<td>Name</td>
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<td>Chandrakaladharan Sreekumar</td>
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<td>7638 CARRINGTON FOREST LANE, CHARLOTTE, NC 28105</td>
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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
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)
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 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.