

**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): 19313422, 19313420, 19313428, 19313423, 19313430, 19313429

Address of property: 3033 Sam Newell Road

Location of property:

Title to the property was acquired on March 7, 2018
and was recorded in the name of Four Corners PI, LLC
whose mailing address is 4530 Park Rd. Suite 220
Charlotte, NC 28209

The deed is recorded in Book 32512 and Page 392 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS

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

Zoning request is to create a smaller lot residential subdivision with a mix of front load and rear load single family detached homes.

Application number

2018-080

For office use only



Signature of property owner (must be original)

Adam Fiorenza

Print name of property owner

301 Fieldbrook Pl.

Property owner's mailing address

Charlotte, NC 28209

Property owner's mailing address, continued

Property owner's mailing address, continued

704-905-9908

Property owner's phone number/email address

Adam@FiorenzaProperties.com

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

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 03/28/18

Town Board of Commissioners formally accepts application and sets Public Hearing date April 9th

Notices sent via mail to affected/adjacent property owners on or before May 26th

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 June 11

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 June 26

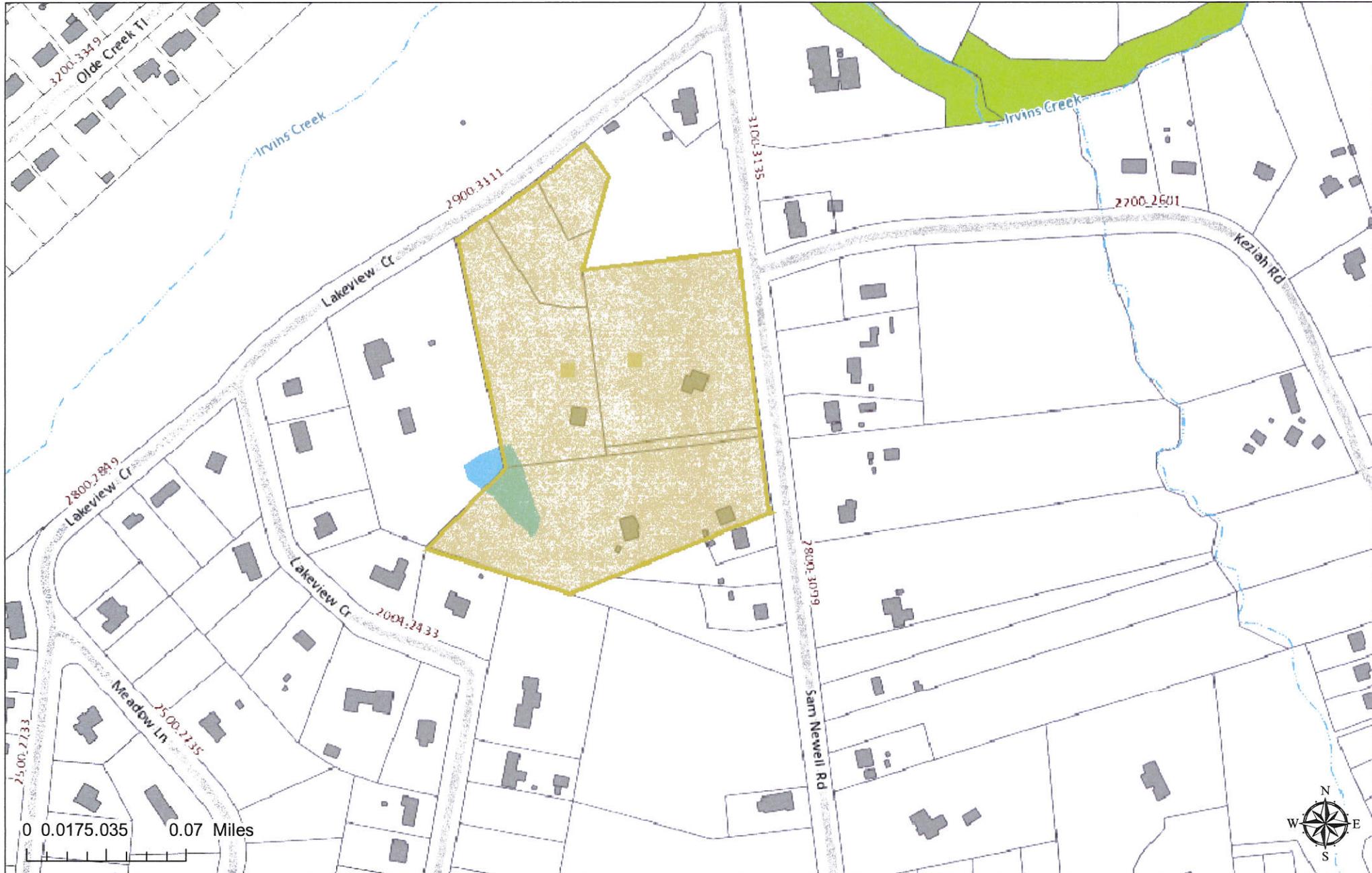
Town Board of Commissioners approves or denies application July 9th

Polaris 3G Map – Mecklenburg County, North Carolina

Parcels to be Rezoned

2018-680

Date Printed: 3/27/2018 8:22:56 AM



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.

Surrounding Property Owners

19313418	HAILGER, SARAH AND LEWIS	3133 SAM NEWELL ROAD MATTHEWS, NC 28105
19306204	CHARLOTTE MECKENBURG, BOARD OF EDUCATION	PO BOX 30035 CHARLOTTE, NC 28230
19313421	MCKEOWN, JENNIFER AND PHILLIP	2918 LAKEVIEW CIRCLE MATTHEWS, NC 28105
19313405	HARTIS, KIMBERLY AND TIMOTHY	2133 LAKEVIEW CIRCLE MATTHEWS, NC 28105
19313406	BEEKER, CATHERINE AND MARK	2201 LAKEVIEW CIRCLE MATTHEWS, NC 28105
19313408	ATWOOD, HELEN AND NATHAN	2217 LAKEVIEW CIRCLE MATTHEWS, NC 28105
19313425 AND 19313416	CHANEY, THURMAN AND DEASON, JUNITA	2008 SWAIM DRIVE MATTHEWS, NC 28105
19313417	BLACK, MARY ALEXANDER	3001 SAM NEWELL ROAD MATTHEWS, NC 28205
19315128	LOWRIE, SHERRI B.	3006 SAM NEWELL ROAD MATTHEWS, NC 28105

19315126	KISER, TINY HAIGLER	3042 SAM NEWELL ROAD MATTHEWS, NC 28105
19315115	BIGLEY, DEBORAH AND KEVIN	3050 SAM NEWELL ROAD MATTHEWS, NC 28105
19315130	KISER, TINY H	3042 SAM NEWELL ROAD MATTHEWS, NC 28105
19315104	HAIGLER, KAY B	3108 SAM NEWELL ROAD MATTHEWS, NC 28105

March 28, 2018

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 12.2 +/- acre site located on the west side of Sam Newell Road and south of Lakeview Circle from the R-15 zoning district to the R-VS zoning district.

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 12.03 +/- acres and is located along the west side of Sam Newell Road and just south of Lakeview Circle. The site is currently zoned R-15 and the applicant is requesting that the site be rezoned to the R-VS zoning district to accommodate the development of a compact, residential community on the site that would contain a maximum of 40 dwelling units. The proposed community would be a mix of single family detached homes, including front load and rear load single family detached product.

Additionally, the applicant requests an exemption from the Town of Matthews TIA requirement. 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.

Kathi Ingrish, Planning Director
March 28, 2017

- 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 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 as encouraged by the Land Use Policy Statement #4
- 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 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.

To achieve this plan of mixed residential product, we request the following changes to the dimensional standards as allowed in section 155.401.7 of the Ordinance.

- Minimum centerline radius for a public street: 150'
- Minimum centerline radius for a private alley: 90'
- Public street drive lanes of 11'

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,



Jonathan Crowder, RLA
Merrick & Company