

6/25/2018

2018-680

TO: Mayor Paul Bailey
and Commissioners:

John Urban	Chris Melton
Kress Query	Jeff A. Miller
Barbara Dement	John F. Higdon

Dear Mr. Mayor and Commissioners:

The proposed rezoning (2018-680/4) of property on Sam Newell and Lakeview Circle is a major concern because of traffic volume and Crown Point School overcrowding.

Currently Sam Newell is a heavily traveled road with no traffic signal to control flow. Additional houses to be built on the opposite side of Sam Newell with no option for transportation except cars will create a major problem for entering Sam Newell from Lakeview.

Consider then a development (2018-680/4) on the proposed site which would create more traffic and safety issues. That would be dangerous.

Also, accommodating the increase in the number of students at Crown Point would cause overcrowding and possible safety factors with students crossing busy Sam Newell Road.

My thanks and appreciation to you for using your time to consider these issues.

Kindest Regards,



Christine Woodie
2636 Meadow Lane
Matthews NC 28105

704-848-8337

6/18/18

TO: Mayor Paul Bailey
and Commissioners:

John Urban	Chris Melton
Kress Query	Jeff A. Miller
Barbara Dement	John F. Higdon

My name is Zita Owens, living at 2533 Lakeview Circle where I have happily been a resident since 1959. I am 84 years old. Currently, there is a rezoning request on Sam Newell Road #2018-680/4.

The petitioner's plan for this property is attractive, but added traffic flow onto Sam Newell will not only be beyond congestion but most dangerous as well, if the rezoning is approved.

Sam Newell is already on overload daily. To add to this would be an unwise undertaking so I urge you, please, to consider our dilemma and vote against #2018-680/4.

Eventually if/when Sam Newell is developed into a road that can easily handle traffic which new developments create, we can again look at petitions to rezone.

Thank you for your time and interest in this matter.

I should like to thank you also for serving our Matthews community so well. Your persevering, untiring attention to all who come before you does not go unnoticed.

Good job, well done!

Sincerely, 
Zita Owens
704 847 8200

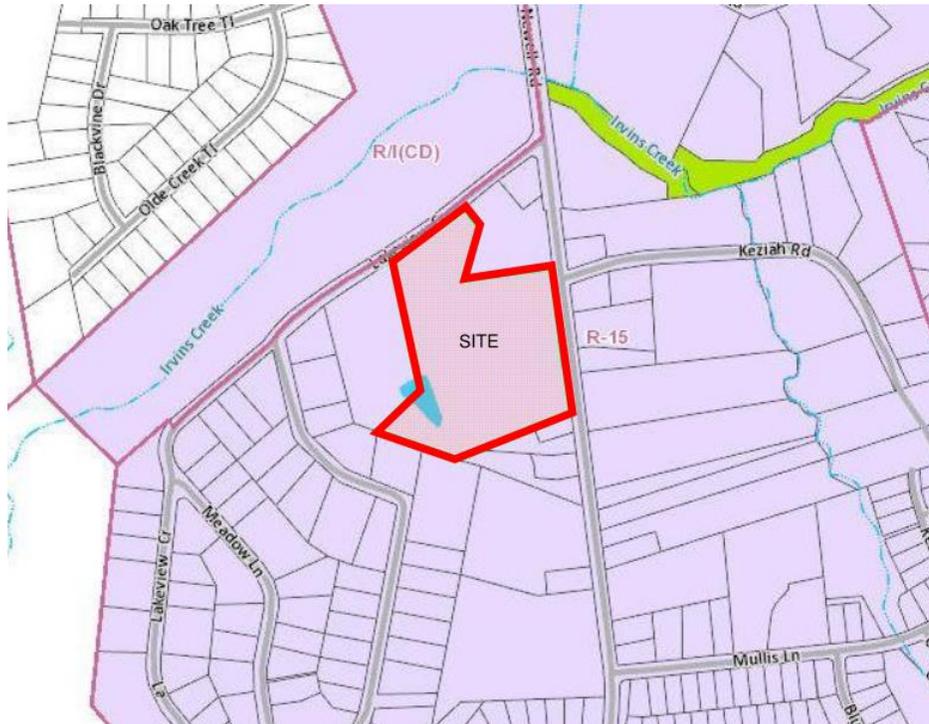
6/12/18

cc: Kathi Ingrish, AICP - Director Planning and Development

**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject:	Community Meeting – Rezoning Petition filed by Fiorenza Properties, LLC to rezone +/- 12.03 acres along Sam Newell Road from R-15 to R-VS
Date & Time of Meeting:	May 29th, 2018 5:30 to 7:00 PM
Place of Meeting:	Matthews Library, 230 Matthews Station Street, Matthews, NC 28105
Petitioner:	Fiorenza Properties, LLC
Petition No.:	2018-680

Fiorenza Properties (the “Petitioner”), in connection with a Rezoning Petition filed with the Town of Matthews Planning Department is seeking to rezone approximately 12.03 acres, located along Sam Newell for the purposes creating a new residential neighborhood. See the map below for the site that is included in the rezoning.



Site is shaded for reference

In accordance with the requirement of Town of Matthews, the Petitioner will hold a Community Meeting, prior to the Public Hearing on this Rezoning Petition, for the purpose of discussing this rezoning proposal with nearby property owners and community organizations. The Town of Matthews records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

We hereby notify you, on behalf of the Petitioner, that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition from 5:30 PM to 7:00 PM, at the Matthews Branch library at 230 Matthews Station St. on Tuesday, May 29th, 2018. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions that you may have with respect to the Petition.

In the meantime, if you have any questions about this meeting, please contact Adam Fiorenza at: adam@fiorenzaproperities.com.

Date Mailed: May 16th, 2018

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE	PROPERTY_ADDRESS
19306204	CHARLOTTE MECKLENBURG, BOARD OF EDUCATION	PO BOX 30035 CHARLOTTE NC 28230	CHARLOTTE	NC	28230	3335 SAM NEWELL RD MATTHEWS
19313402	MAHER, KRISTIN MAHER, HUNTER	2013 LAKEVIEW CIR MATTHEWS NC 28105	MATTHEWS	NC	28105	2013 LAKEVIEW CR MATTHEWS
19313404	RIDER, TRACI L RIDER, JOHN C	2105 LAKEVIEW CIR MATTHEWS NC 28105	MATTHEWS	NC	28105	2105 LAKEVIEW CR MATTHEWS
19313405	KIMBERLY P HARTIS (H/W), HARTIS, TIMOTHY L	2133 LAKEVIEW CR MATTHEWS NC 28105	MATTHEWS	NC	28105	2133 LAKEVIEW CR MATTHEWS
19313406	BEEKER, MARK E BEEKER, CATHERINE B	2201 LAKEVIEW CIR MATTHEWS NC 28105	MATTHEWS	NC	28105	2201 LAKEVIEW CR MATTHEWS
19313408	ATWOOD, HELEN B ATWOOD, NATHAN J	2217 LAKEVIEW CIR MATTHEWS NC 28105	MATTHEWS	NC	28105	2217 LAKEVIEW CR MATTHEWS
19313416	JUANITA DEASON, CHANEY, THURMAN J	2008 SWAIM DR MATTHEWS NC 28105	MATTHEWS	NC	28105	2933 SAM NEWELL RD MATTHEWS
19313417	BLACK, MARY ALEXANDER	3001 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3001 SAM NEWELL RD MATTHEWS
19313418	HAIGLER, LEWIS C HAIGLER, SARAH B	3133 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3110 LAKEVIEW CR MATTHEWS
19313419	HAIGLER, SARAH B HAIGLER, LEWIS C	3133 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3133 SAM NEWELL RD MATTHEWS
19313421	MCKEOWN, PHILLIP M MCKEOWN, JENNIFER N	2918 LAKEVIEW CIRCLE MATTHEWS NC 28105	MATTHEWS	NC	28105	2918 LAKEVIEW CR MATTHEWS
19313423	FOUR CORNERS P1 LLC, GRAHAM, MELVIN F GRAHAM GST IRREVOCABLE TRUST, MELVIN T GRAHAM IRREVOCABLE TRUST, GRAHAM, MELVIN F HOUSTON, GEORGE P JR MYERS, WILLIAM C	CHARLOTTE NC 28209	CHARLOTTE	NC	28209	3015 SAM NEWELL RD MATTHEWS
19313424	JUANITA DEASON, CHANEY, THURMAN J	2701 COLTSGATE RD, STE 300 C/O GRAHAM ENTERPRISES CHARLOTTE NC 28211	CHARLOTTE	NC	28211	2801 SAM NEWELL RD MATTHEWS
19313425	JUANITA DEASON, CHANEY, THURMAN J	2008 SWAIM DR MATTHEWS NC 28105	MATTHEWS	NC	28105	SAM NEWELL RD MATTHEWS
19313426	CHANEY, THURMAN J CHANEY, JUANITA D	2008 SWAIM DR MATTHEWS NC 28105	MATTHEWS	NC	28105	2931 SAM NEWELL RD MATTHEWS
19315104	HAIGLER, KAY B	3108 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3108 SAM NEWELL RD MATTHEWS
19315105	HAIGLER, KAY B	3108 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	SAM NEWELL RD MATTHEWS
19315115	BIGLEY, DEBORAH KEVIN BIGLEY (H/W),	3050 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3050 SAM NEWELL RD MATTHEWS
19315116	LOWRIE, ROBERT J	2932 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	2932 SAM NEWELL RD MATTHEWS
19315126	KISER, TINY HAIGLER	3042 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3042 SAM NEWELL RD MATTHEWS
19315128	LOWRIE, SHERRI R	3006 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3006 SAM NEWELL RD MATTHEWS
19315130	KISER, TINY H	3042 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3058 SAM NEWELL RD MATTHEWS

Community Meeting Report for Petition # 2018-680

Petitioner: Fiorenza Properties, LLC
Property: 12.03 acres along Sam Newell Road

The required Community Meeting was held on May 29th, 2018 at the public library in Matthews Town Hall from 5:30-7:00pm.

Company Representation:

The Petitioner's representative was Adam Fiorenza with Fiorenza Properties.

Summary:

There was nobody in attendance for this meeting.

Filed by:

Adam Fiorenza