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:

   X   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): 193-434-99

Address of property: Tanfield Drive

Location of property: Terminus of Tanfield Drive, north of Rice Road

Title to the property was acquired on March 18, 1999

and was recorded in the name of Charlie C. Choe and Grace M. Choe

whose mailing address is 1326 Weymouth Lane, Charlotte, NC 28270

The deed is recorded in Book 10330 at Page 508 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15  Requested zoning classification: R-9 (CD)
List reason(s) why zoning should be changed (use separate sheet if necessary):

The Petitioner is requesting the rezoning of this site to accommodate the development of up to 12 one-family detached dwelling units on the site.

<table>
<thead>
<tr>
<th>Signature of property owner (must be original)</th>
<th>Signature of property owner (must be original)</th>
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<tbody>
<tr>
<td>Deceased</td>
<td>Grace M. Choe</td>
</tr>
<tr>
<td>Charlie C. Choe</td>
<td>Print name of property owner</td>
</tr>
<tr>
<td>1326 Weymouth Lane</td>
<td>1326 Weymouth Lane</td>
</tr>
<tr>
<td>Property owner's mailing address</td>
<td>Property owner's mailing address</td>
</tr>
<tr>
<td>Charlotte, NC 28270</td>
<td>Charlotte, NC 28270</td>
</tr>
<tr>
<td>Property owner's mailing address, continued</td>
<td>Property owner's mailing address, continued</td>
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<tr>
<td>Property owner's mailing address, continued</td>
<td>Property owner's mailing address, continued</td>
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<tr>
<td>Property owner's phone number/email address</td>
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**KINGER HOMES, LLC**

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<tr>
<th>By:</th>
<th>Petitioner other than owner (if any)</th>
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<tbody>
<tr>
<td>John Carmichael, Robinson Bradshaw</td>
<td>Kinger Homes, LLC (c/o Paul Sagadin)</td>
</tr>
<tr>
<td>Print name of agent</td>
<td>Print name of petitioner</td>
</tr>
<tr>
<td>101 North Tryon Street, Suite 1900</td>
<td>1125 East Morehead Street, Suite 108</td>
</tr>
<tr>
<td>Agent's mailing address</td>
<td>Petitioner's mailing address</td>
</tr>
<tr>
<td>Charlotte, NC 28246</td>
<td>Charlotte, NC 28204</td>
</tr>
<tr>
<td>Agent's mailing address, continued</td>
<td>Petitioner's mailing address, continued</td>
</tr>
<tr>
<td>Agent's mailing address, continued</td>
<td>Petitioner's mailing address, continued</td>
</tr>
<tr>
<td>704-377-8341 <a href="mailto:jcarmichael@robinsonbradshaw.com">jcarmichael@robinsonbradshaw.com</a></td>
<td>704-572-7327 <a href="mailto:Paul@CustomHomesCarolina.com">Paul@CustomHomesCarolina.com</a></td>
</tr>
<tr>
<td>Agent's phone number/email address</td>
<td>Petitioner's phone number/email address</td>
</tr>
</tbody>
</table>
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."

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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.

<table>
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<tr>
<th>Event Description</th>
<th>Date</th>
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<tbody>
<tr>
<td>Application submitted to and received by Town Planning office</td>
<td>March 28, 2018</td>
</tr>
<tr>
<td>Town Board of Commissioners formally accepts application and sets Public Hearing date</td>
<td>April 9, 2018</td>
</tr>
<tr>
<td>Notices sent via mail to affected/adjacent property owners on or before</td>
<td>May 26, 2018</td>
</tr>
<tr>
<td>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</td>
<td>June 11, 2018</td>
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<tr>
<td>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</td>
<td>June 26, 2018</td>
</tr>
<tr>
<td>Town Board of Commissioners approves or denies application</td>
<td>July 9, 2018</td>
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Exhibit A

Parcel No. 19353120

James Willard Hamby
Neva C (TST) (UTD)
2320 Sam Newell Road
Matthews, NC 28105

Parcel No. 19343498

Movimiento Internacional Iglesia De Dios Pentecostal, Inc.
PO Box 691415
Mint Hill, NC 28227

Parcel No. 19343497

Movimiento Internacional Iglesia De Dios Pentecostal, Inc.
PO Box 691415
Mint Hill, NC 28227

Parcel No. 19353106

Stone Gable LLC
3520 Lakeview Road
Mechanicsville, VA 23111

Parcel No. 19353185

Christi Honeycutt
2412 Williams Rd
Matthews, NC 28105

Parcel No. 19353201

Anita W. Williams
Ross B. Williams
2229 Rice Road
Matthews, NC 28105
Parcel No. 19343412
Gisela W. Kluge
Walter Kluge
2217 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343411
Gloria R. Sloan
Jerry D. Sloan
2211 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343309
Kyle Fragakis
2216 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343308
Gerald O. Benson
2208 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343307
Barbara K. Beach
Gerald T. Beach
18961 Sunnybrook Ct
Saratoga, CA 95070

Parcel No. 19343306
Cauley L. Hobson
2130 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343305
Timothy W. Martin
2124 Tanfield Drive
Matthews, NC 28105
March 28, 2018

BY HAND DELIVERY

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Kinger Homes, LLC Requesting the Rezoning of an Approximately 4.711 Acre Site Located at the Terminus of Tanfield Drive, North of Rice Road, From the R-15 Zoning District to the R-9 (CD) Zoning District (Tax Parcel No. 193-434-99)

Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification (the “Instructions”). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 4.711 acres and is located at the terminus of Tanfield Drive, north of Rice Road, and the site is designated as Tax Parcel No. 193-434-99. The site is currently zoned R-15 and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the R-9 (CD) zoning district to accommodate the development of a maximum of 11 one-family detached dwelling units on the site.

The Town of Matthews Land Use Plan 2012-2022 (the “Land Plan”) provides land use policy guidance and recommendations for parcels of land located in the Town of Matthews. The site is located just east of the Sam Newell Road Transitioning and Sensitive Area that is defined in the Land Plan. Although the Land Plan does not appear to make any specific land use recommendations for the site, the Land Plan does contain policy statements and action items that
Mr. Jay Camp, Senior Planner  
March 28, 2018  
Page 2

appear to support the development proposed under this Rezoning Application. Set out below is a brief description of these policy statements and action items and how this proposed development furthers such policy statements and action items.

- 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 Plan. (See Policy # 1 on page 8 of the Land Plan and Strategy 1A on page 10 of the Land Plan). This proposed residential community would provide quality one-family detached dwelling units on lots smaller than the traditional 1/3 acre or larger lot generally found in the Town of Matthews. Smaller lots continue to increase in popularity, as residents seek to limit the amount of maintenance that is required for their lots.

- This proposed development would further the residential land use action item in the Land Plan to “provide a variety of housing styles, densities and locations” in the Town of Matthews. (See Action Item No. 1 on page 46 of the Land Plan).

- Although, as noted above, this site is located just east of the Sam Newell Road Transitioning and Sensitive Area, the site is located to the east of the intersection of Rice Road and Sam Newell Road, and the Land Plan recommends for the Sam Newell Road Transitioning and Sensitive Area that the Town of Matthews consider alternative-style housing as infill development near the intersection of Rice Road and Sam Newell Road.

Jay, the Applicant and I look forward to working with you, Kathi and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON,  
P.A.

[Signature]

John H. Carmichael

JHC1/1h