



DATE FILED 3-28-2018  
APPLICATION NUMBER 2018-681  
*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): 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):

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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.

11

DECEASED  
Signature of property owner (must be original)

Grace Choe  
Signature of property owner (must be original)

**Charlie C. Choe**  
Print name of property owner

**Grace M. Choe**  
Print name of property owner

1326 Weymouth Lane  
Property owner's mailing address

1326 Weymouth Lane  
Property owner's mailing address

Charlotte, NC 28270  
Property owner's mailing address, continued

Charlotte, NC 28270  
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Property owner's phone number/email address

John Carmichael  
Signature of agent (if any)

**KINGER HOMES, LLC**  
Paul Sagadin  
By: \_\_\_\_\_  
Petitioner other than owner (if any)

John Carmichael, Robinson Bradshaw  
Print name of agent

Kinger Homes, LLC (c/o Paul Sagadin)  
Print name of petitioner

101 North Tryon Street, Suite 1900  
Agent's mailing address

1125 East Morehead Street, Suite 108  
Petitioner's mailing address

Charlotte, NC 28246  
Agent's mailing address, continued

Charlotte, NC 28204  
Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

704-377-8341 jcarmichael@robinsonbradshaw.com  
Agent's phone number/email address

704-572-7327 Paul@CustomHomesCarolina.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."

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**See Exhibit A Attached Hereto**

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

## SUMMARY OF THE REZONING PROCESS

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*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 March 28, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date April 9, 2018

Notices sent via mail to affected/adjacent property owners on or before May 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 June 11, 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 June 26, 2018

Town Board of Commissioners approves or denies application July 9, 2018

Exhibit AParcel 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

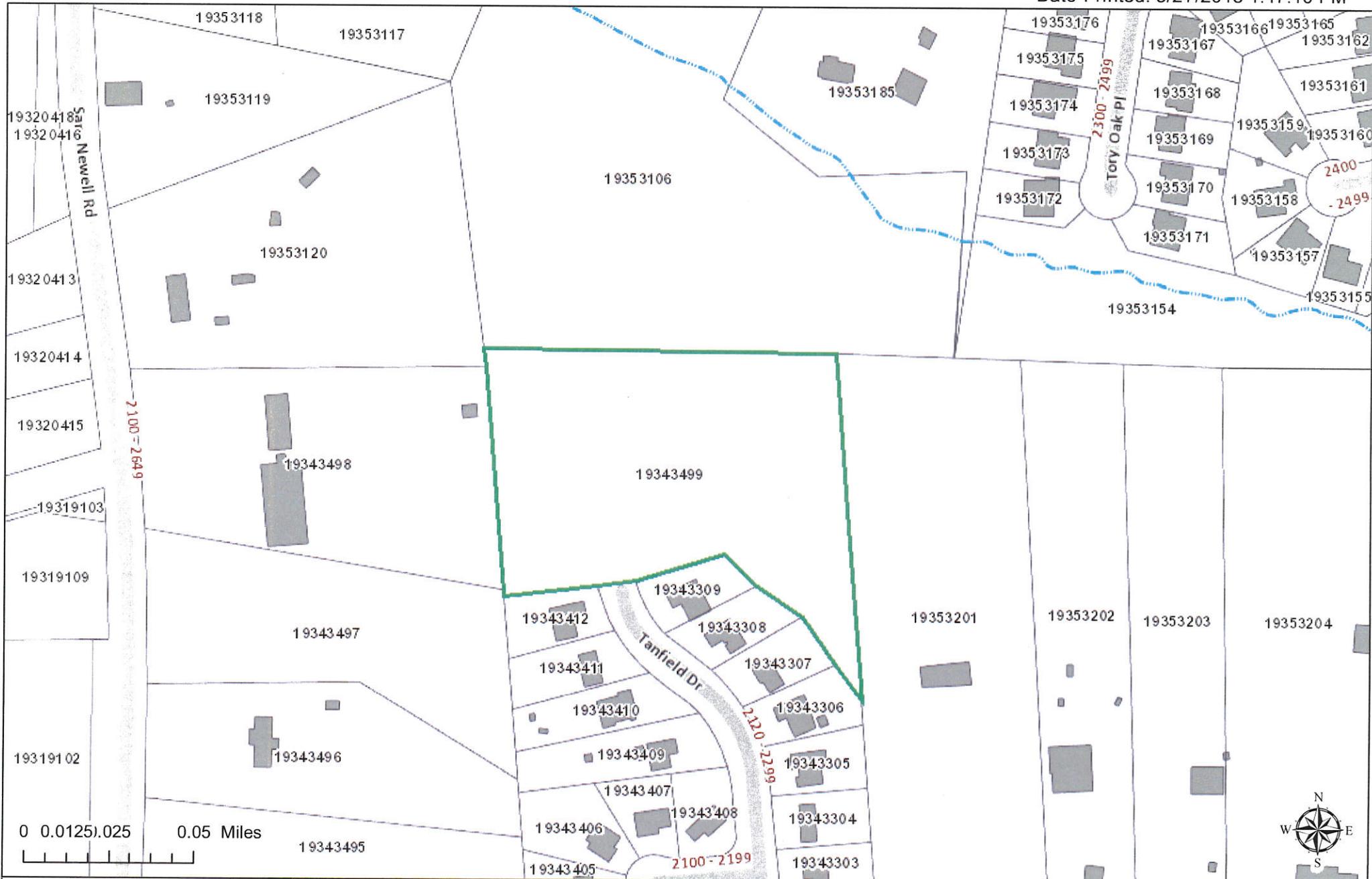
Parcel No. 19343305

Timothy W. Martin  
2124 Tanfield Drive  
Matthews, NC 28105

# Polaris 3G Map – Mecklenburg County, North Carolina

2018-681

Date Printed: 3/27/2018 1:47:10 PM



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.

ROBINSON  
BRADSHAW

jcarmichael@robinsonbradshaw.com  
704.377.8341 : Direct Phone  
704.373.3941 : Direct Fax

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

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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.

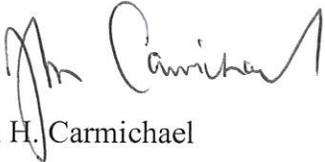
- This proposed residential community would add to and enhance the range and variety of housing styles available in the Town of Matthews as encouraged by the Land Plan. (See Policy # 1 on page 8 of the Land Plan and Strategy 1A on page 10 of the Land Plan). This proposed residential community would provide 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.



John H. Carmichael

JHC1/lh