

COMMUNITY MEETING REPORT
Applicant: Kinger Homes, LLC
Rezoning Application No. 2018-681

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on April 26, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, May 7, 2018 at 6:30 PM in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting were Paul Sagadin and Shad Rafferty of the Applicant, Austin Coleman of Bloc Design and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Applicant's representatives.

John Carmichael then provided the agenda for the Community Meeting.

John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2018-681.

John Carmichael then provided the current schedule of events relating to this rezoning request. The Public Hearing is currently scheduled to be held on Monday, June 11, 2018 at 7:00 PM at the Matthews Town Hall. The Planning Board will consider this rezoning request at its meeting on Tuesday, June 26, 2018 at 7:00 PM at the Matthews Town Hall. The Town Board of Commissioners is currently scheduled to render a decision on this rezoning request on Monday, July 9, 2018 at 7:00 PM at the Matthews Town Hall.

John Carmichael stated that the site subject to this Rezoning Application contains approximately 4.711 acres and it is located at the northern terminus of Tanfield Drive, north of Rice Road. John Carmichael shared an aerial photograph of the site and a tax map of the site.

John Carmichael stated that the site is currently zoned R-15, and the Applicant is requesting that the site be rezoned to the R-9 (CD) zoning district to accommodate the development of 11 one-family detached dwelling units on the site. The overall density would be 2.33 dwelling units per acre.

John Carmichael then shared and reviewed the site plan for the proposed development. He pointed out the tree save area, the planting strips and sidewalks and the storm water pond. John Carmichael stated that Tanfield Drive would be extended into the site, and extended Tanfield Drive would stub to the northern boundary line of the site.

John Carmichael stated that the rezoning plan currently permits vinyl siding on the proposed homes. However, the Applicant will amend the rezoning plan to prohibit vinyl siding on the proposed homes.

Paul Sagadin then addressed the attendees. He stated that the goal is to make this proposed development fit in with the existing neighborhood, and to provide similar homes.

Paul Sagadin stated that the sizes of the proposed homes would range from approximately 2,200 square feet to approximately 2,800 square feet. The sales prices for the proposed homes would range from the high \$200,000s to the low \$300,000s.

Paul Sagadin shared photographs that are representative of the style, design and quality of the homes that would be built on the site. He stated that they are still working on the architectural design of the proposed homes and he is seeking feedback. Paul Sagadin stated that the homes would have open floorplans, and the homes would bring value to the neighborhood. Paul Sagadin stated that it is possible that some of the homes would have a master bedroom on the first floor.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

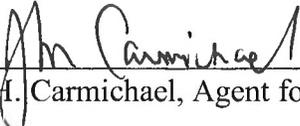
- In response to a question, Austin Coleman stated that the storm water pond would not be a septic pond, it would be a storm water pond with a surface sand filter. The storm water pond would be a dry pond that would release storm water from storm events. The homes on this site would be served by sewer.
- In response to a question, Austin Coleman stated that the small structure located at the top of the site would be a pump station for the sewer.
- In response to a question, Paul Sagadin stated that the tree save area would not be graded and the existing trees in the tree save area would remain in place.
- In response to a question regarding one-story homes, Paul Sagadin stated that the current plan is to build two-story homes. However, if the market calls for a one-story home it is possible that a one-story home could be built on the site.
- An attendee stated that she did not want to see cracker jack homes on the site.
- In response to a question, Paul Sagadin stated that a homeowners association for the 11 new homes would maintain the storm water pond.
- In response to a question, Austin Coleman stated that the storm water pond should be approximately 4 feet in depth. A fence would be installed around the storm water pond. Paul Sagadin stated that they have not determined the style of the fence yet.
- In response to a question, Paul Sagadin stated that the pump station would be maintained by the homeowners association for the 11 new homes.

- In response to a question, Austin Coleman stated that they have not run a hydrant flow test for this proposed development, however, they will do so.
- Paul Sagadin stated that they will install another fire hydrant if they are instructed to do so.
- In response to a question, Paul Sagadin stated that he is not aware of any development plans for the property located to the north of the site. Paul Sagadin stated that the property to the north could be developed over time. Extended Tanfield Drive would stub to the property to the north. The Town of Matthews wants the stub street for connectivity.
- In response to a question regarding the developer, Paul Sagadin stated that he and Shad Rafferty represent the development group. This development group has approximately 8 projects underway. Nothing completed yet. This development group has only recently started to focus on new projects. It has previously focused on existing properties.
- In response to a question, Paul Sagadin stated that the price points for these homes would range from the high \$200,000s to the low \$300,000s. The sizes of the homes would range from approximately 2,200 square feet to 2,800 square feet.
- In response to a question, Paul Sagadin stated that the size of the lots would be approximately 60 feet by 150 feet, so the lots would have a minimum size of 9,000 square feet. The homes would likely be 40 feet in width.
- In response to a question, Paul Sagadin stated that they would attempt to keep the construction vehicles parked on this site, and to deter the parking of construction vehicles on existing Tanfield Drive.
- Paul Sagadin stated that the developer would construct the street, curb and gutter and sidewalks, and the developer would install the sewer and storm water pond.
- In response to a question, Paul Sagadin stated that once the site is developed, it would take approximately 5 to 6 months to construct a home.
- In response to a question, Paul Sagadin stated that the price points for the homes would be based upon the market in this area.
- An attendee stated that more cars will travel down Tanfield Drive as a result of this development, and Paul Sagadin agreed.
- Paul Sagadin confirmed that the 11 new homes would have their own homeowners association, and that the homeowners association would maintain the pump and the storm water pond.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 30th day of May, 2018



John H. Carmichael, Agent for Kinger Homes, LLC

Exhibit A-1

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. 19343410

Carolyn Lepore
Nicholas J. Lepore, Jr.
2205 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

Parcel No. 19343304

Jill T. Briceno
2118 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343303

Elias A. Balcha
Mesert M. Metafera
2112 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343401

AMH NC Properties LP
30601 Agoura RD Ste 200
Agoura Hills, CA 91301

Parcel No. 19343402

Mary S. McCall
2107 Tanfield Dr
Matthews, NC 28105

Parcel No. 19343403

Simon Garcia
2106 Hadley Ct
Matthews, NC 28105

Parcel No. 19343404

Maria De Jesus Aguilar
2100 Hadley Ct
Matthews, NC 28105

Parcel No. 19343405

Ana Maria Ortiz
Jose Manuel Ortiz
2101 Hadley Ct
Matthews, NC 28105

Parcel No 19343406

Diane P. Farrug
Joseph A. Farrug
2103 Hadley Ct
Matthews, NC 28105

Parcel No. 19343407

Michael Topper
Taylor H. Topper
2109 Hadley Ct
Matthews, NC 28105

Parcel No. 19343408

Druanne Zelina Bacchus
Joyce Esther Baeehus
2117 Hadley Ct
Matthews, NC 28105

Parcel No. 19343409

Donna L. Wallace
2131 Tanfield Dr
Matthews, NC 28105

Parcel No. 19343302

Betty F. Smith
Jerry A. Smith
2106 Tanfield Dr
Matthews, NC 28105

5/30/2018
2018-681

Parcel No. 19343301

Rachel M. Joyce
Zachary H. Joyce
2100 Tanfield Dr
Matthews, NC 28105

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Application No. 2018-681** filed by Kinger Homes, LLC to request 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

Date and Time of Meeting: Monday, May 7, 2018 at 6:30 p.m.

Place of Meeting: Morning Star Lutheran Church
Fellowship Hall
12509 Idlewild Road
Matthews, NC 28105

We are assisting Kinger Homes, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews 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. The purpose of this rezoning request is to accommodate the development of up to 11 one-family detached dwelling units on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

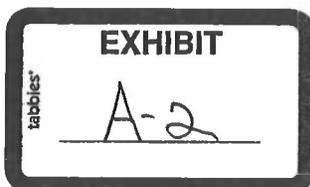
Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Monday, May 7, 2018 at 6:30 p.m. in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: April 26, 2018



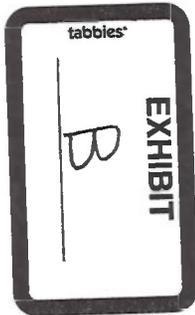
Kinger Homes, LLC, Applicant
Rezoning Application No. 2018-681

Community Meeting Sign-in Sheet

Morning Star Lutheran Church
Fellowship Hall
12509 Idlewild Road
Matthews, NC 28105

Monday, May 7, 2018

6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Terry Sloan	2211 Tanfield Dr.	980-339-8211	
2.	Gloria Sloan	" " " "	980-339-8211	GSloan@aol.com
3.	Nick Lepore Jr.	2205 Tanfield Dr.	704-560-2779	
4.	Rachel Joyce	2100 Tanfield Dr.	704-491-5478	ladyrms@hotmail.com
5.	Cavley Hobson	2130 Tanfield Dr.	864-554-2783	chobson@citadel.edu
6.	Jill Epple	2118 Tanfield Dr.	704.408.4626	epplejill@gmail.com
7.				
8.				
9.				
10.				
11.				
12.				

Rezoning Application No. 2018-681

Kinger Homes, LLC, Applicant

Community Meeting

May 7, 2018



Agenda

- I. Introduction of Team Members
- II. Rezoning Schedule
- III. Site/Existing Zoning/Rezoning Request
- IV. Review of the Site Plan
- V. Question, Answer and Comment Session

Rezoning Team

- Paul Sagadin
- Shad Rafferty
- Austin Coleman, Bloc Design
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

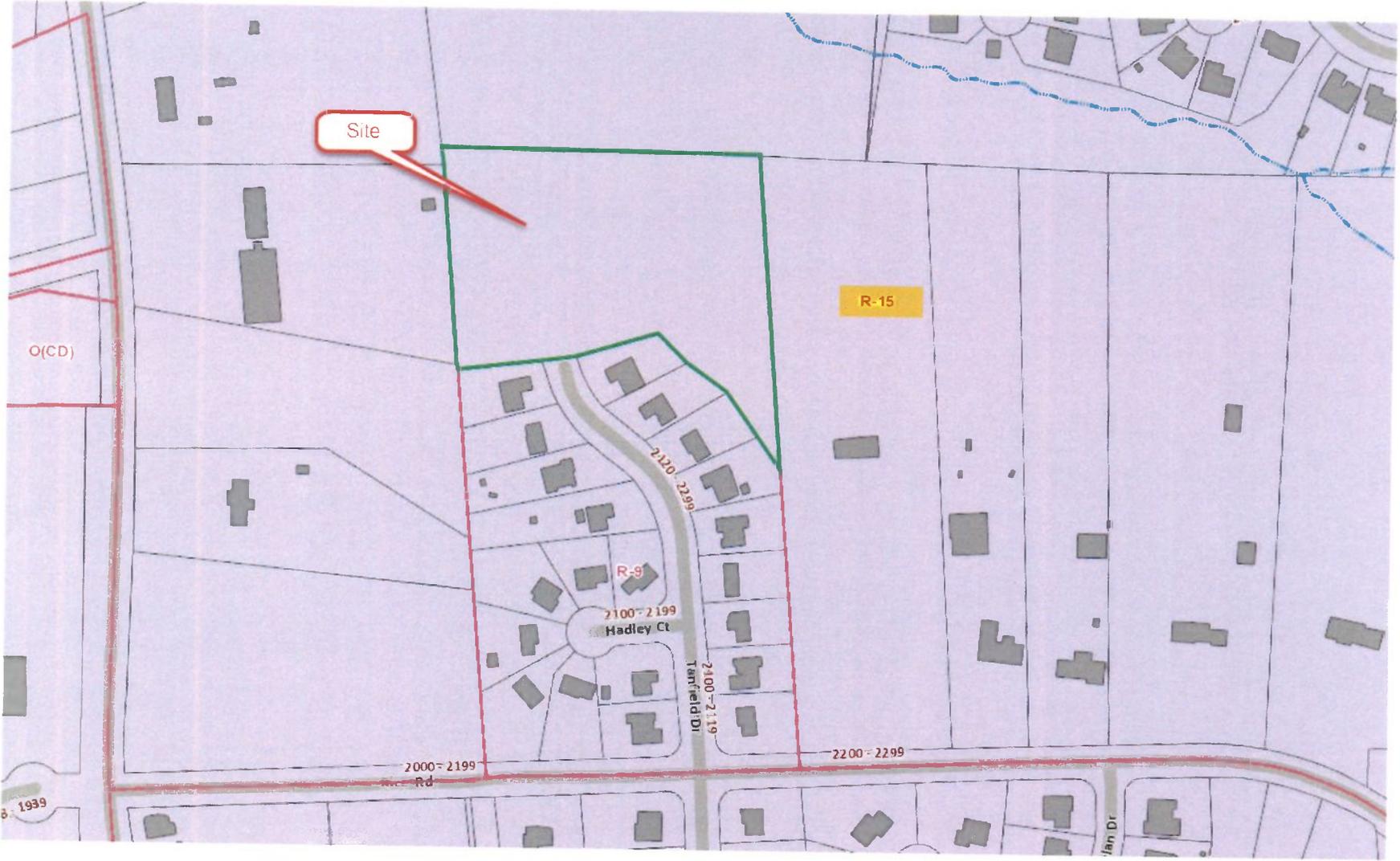
- Public Hearing: Monday, June 11, 2018 at 7:00 PM at the Matthews Town Hall
- Planning Board: Tuesday, June 26, 2018 at 7:00 PM at the Matthews Town Hall
- Town Board Decision: Monday, July 9, 2018 at 7:00 PM at the Matthews Town Hall

Site – 4.711 Acres





Existing Zoning



Rezoning Request

- Requesting that the site be rezoned from the R-15 zoning district to the R-9 (CD) zoning district to accommodate the development of up to 11 one-family detached homes on the site

Site Plan

ARCHITECTURAL ELEVATION EXAMPLES:



Questions and Comments

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