

COMMUNITY MEETING REPORT
Applicant: Kinger Homes, LLC
Rezoning Application No. 2018-682

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 May 4, 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 Thursday, May 17, 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. 2018-682.

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 13.596 acres and is located on the north side of Rice Road, between Sam Newell Road and Williams Road. John Carmichael shared tax maps of the site.

John Carmichael stated that, more specifically, the site is located next to Alaqua Court, and Ritz Lane dead-ends into the site.

John Carmichael then showed an aerial photograph of the site that shows the site, Ritz Lane and Alaqua Court.

John Carmichael stated that the site is currently zoned R-15. The Applicant is requesting that the site be rezoned from the R-15 zoning district to the R-VS zoning district to accommodate the development of up to 42 one-family detached homes on the site. John Carmichael then shared the current Rezoning Plan relating to this Rezoning Application. He stated that access into the site would be from Rice Road and Ritz Lane. As a result, someone could travel from Ritz Lane through the site to access Rice Road, and someone could travel from the site by way of Ritz Lane to access Williams Road. John Carmichael stated that Ritz Lane is a stub street, and the Town will require the extension of this street into the site upon the development of the site.

John Carmichael stated that tree save areas would be located at the entrance into the site from Rice Road, and on the middle portion of the site and the top of the site. John Carmichael stated that the detention pond would also be located in the northern portion of the site near the site's western boundary line. John Carmichael stated that a walking trail would be installed around the detention pond. John Carmichael stated that sidewalks and planting strips would be installed on both sides of the streets located within the site.

John Carmichael stated that new proposed Public Street C would stub at the southern boundary line of the site.

Paul Sagadin then addressed the meeting. Paul Sagadin stated that a maximum of 42 one-family detached homes are proposed for this site. Paul Sagadin stated that the average lot size would be 6,200 square feet. The minimum lot width would be 50 feet, the front setback would be 20 feet, the rear yard would be 30 feet and the side yards would be six feet and eight feet. The overall density would be 3.09 dwelling units per acre.

Paul Sagadin then 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.

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, Paul Sagadin stated that there are no plans at this time to install a fence around the perimeter of the site. However, construction fencing would be installed.
- In response to a question about whether the Applicant can install a fence around the perimeter of the site, Paul Sagadin stated that he would look at this option.
- In response to a question, Paul Sagadin stated that the required rear yard would be 30 feet. A minimum of 30 feet would be located between the rear of a dwelling unit and the rear property line of a lot.
- An individual stated that his property is adjacent to lots 22 and 23, and that Public Road C stubs right at his property line. This individual stated that he did not like the fact that this street is proposed to stub at his property line. In response, Paul Sagadin stated that the Town is requiring this stub street. This individual then stated that there is going to be a fence there along his property line, he will demand it.
- An individual stated that there are too many homes proposed for this site. He is worried that there will be a house located eight feet or six feet from his property line.

- An individual stated that she loves the trees that are currently located on the site. She is concerned that there would be two new single-family homes located directly behind her lot.
 - An individual stated that his property, which is located adjacent to the site, will not be developed as long as he is alive.
 - An individual expressed the concern that this proposed development would connect to Ritz Lane. This individual is concerned about the additional traffic that would be put on Ritz Lane as a result of this proposed development. This individual stated that their quiet neighborhood will be impacted by this proposed development and the street connection to Ritz Lane. Paul Sagadin stated that the connection from the site to Ritz Lane would allow property owners in the adjacent development to access Rice Road through this site.
 - An individual asked why the Applicant wants to put more homes on the site than would be allowed under the current R-15 zoning. This individual stated that he knows it is about money. He stated that he knows that it is about making more profits for the Applicant. This individual asked who owns Kinger Homes, and Paul Sagadin stated that Danesh Kinger is the owner of Kinger Homes.
 - An individual asked why the Applicant needs an attorney to assist on this Rezoning Application unless the Applicant is doing something wrong. Paul Sagadin stated that the Applicant is doing nothing wrong here, and that they have engaged an attorney just to provide assistance on the rezoning process.
 - An individual stated that he does not want 42 homes on a 13-acre site.
 - Paul Sagadin stated that they are not trying to fool anyone with this rezoning request. He stated that the Applicant is being transparent here.
 - An individual asked if Paul Sagadin had looked at the surrounding neighborhoods, and he indicated that he has looked at the surrounding neighborhoods. He stated that there are nice homes located in this area.
 - An individual stated that the developer should put a neighborhood on the site similar to Jessica Park. He stated that Jessica Park is a nice neighborhood.
 - An individual stated that the Applicant needs a contingency plan for this development, because the R-VS zoning district and 42 homes are not appropriate for this site.
 - In response to a question, Paul Sagadin stated that the sales prices of these proposed homes would be from the upper \$300,000s to the low \$400,000s.
- Shad Rafferty stated that due to the cost of the land, the homes would not sell for less than the high \$300,000s. Shad Rafferty stated that these homes do not need to be full-brick homes to achieve these price points.
- In response to a question, Paul Sagadin stated that the size of the homes would range from approximately 2,600 to 2,800 square feet all the way up to approximately 3,400 square feet.
 - An individual stated that along the eastern boundary line of the site, there are 14 new homes planned to be constructed next to eight existing homes immediately adjacent to the site.
 - In response to a question, Paul Sagadin reiterated that the size of the homes would range from approximately 2,600 square feet to approximately 3,400 square feet.

- An individual stated that homes of that size will not fit on the proposed lots. Paul Sagadin stated that houses of this size would fit on the proposed lots.
- An individual stated that the Applicant could reduce the number of homes proposed for the site.
- An individual stated that he understands that the Applicant is paying \$870,000 for the site.
- In response to a question, Paul Sagadin stated that there would be no individual mailboxes on the site. The site would be served by a mail kiosk.
- In response to a question, Paul Sagadin stated that Kinger Homes would not build these proposed homes. Kinger Homes would be an investor. Kinger Homes would engage a small local builder to build the proposed homes.
- In response to a question, Paul Sagadin stated that he is working with a builder named John Nichols.
- In response to a question, Paul Sagadin stated that the Applicant has not currently built any similar neighborhoods. The Applicant is new to the Carolinas. However, the Applicant is currently working on several projects. As a result, Paul Sagadin stated that he does not have any pictures of existing developments.
- In response to a question regarding the location of the storm water pond, Paul Sagadin stated that location is required by the topography of the site.
- An individual stated that he is concerned with flooding that would be caused by this development.
- An individual suggested that the Applicant develop a senior community on the site.
- In response to a question regarding the survey of the site, Paul Sagadin stated that he would be happy to share a copy of the survey with anyone who desires to see it.
- An individual stated that a huge concern is the street connection to Ritz Lane. John Carmichael stated that connecting to Ritz Lane is required by the Town of Matthews.
- An individual stated that this proposed development would add numerous cars in her neighborhood because of the connection to Ritz Lane.
- An individual asked Paul Sagadin if he has a Plan B for this site, and Paul Sagadin stated that he does not have a Plan B for this site at this time.
- An individual stated that placing 42 homes in an area that has 30 homes nearby is not appropriate.
- Paul Sagadin stated that the building pads would accommodate the proposed homes.
- In response to a question, Paul Sagadin showed where the entrance into the site from Rice Road would be located.
- An individual stated that he feels that the Applicant is proposing too much density for this 13 acre site.
- An individual stated that traffic on Rice Road is already bad. This proposed development would only worsen the situation. Additionally, this individual stated that Rice Road has a dangerous curve.

- An individual stated that she would like to see the trees kept on the site.
- An individual stated that there does not appear to be much space between the proposed homes.
- An individual stated that a 30 foot rear yard and a 20 foot setback are small.
- In response to a question, Paul Sagadin stated that there would be an entrance into the site from Rice Road and an entrance into the site from Ritz Lane.
- Paul Sagadin stated that each home would have a usable front porch.
- An individual stated that the proposed homes are attractive, but there is not a lot of land that would go with these homes.
- An individual asked if the Applicant had to build three homes immediately next to her property. Paul Sagadin stated that this individual's lot fans out at a cul-de-sac and is extremely wide.
- In response to a question, Paul Sagadin stated that the Applicant would not widen Rice Road in connection with this development. John Carmichael stated that a traffic impact analysis was not required to be performed by the Applicant in connection with this Rezoning Application.
- An individual stated that he supports new homes on the site, but not the amount of homes that are currently proposed.
- An individual suggested that the Applicant build a subdivision like Jessica Park.
- Another individual noted the dangerous curve in Rice Road.
- An individual asked if speed bumps would be constructed on Rice Road in connection with this project, and John Carmichael stated that speed bumps are not proposed to be constructed. Another individual stated that speed bumps on Rice Road would not be a good idea.
- An individual described the history of this site and the historic walking path. He stated that this site was deeded in 1624.
- In response to a question regarding a potential timeline, Paul Sagadin stated that they hope to get a decision on this Rezoning Application in July. Thereafter, they would hope to start the development of the site in 90 days, and it would take four to six months to develop the site. Thereafter, the construction of the homes could start.
- Paul Sagadin stated that it would take approximately five to six months to build a home and that the homes could be built in phases.
- An individual asked if Ritz Lane would be used for construction traffic. John Carmichael stated that they could add a note to the Rezoning Plan prohibiting construction traffic from using Ritz Lane to enter and exit the site.
- An individual stated that he did not like the R-VS zoning district, and he prefers that the site be developed under the R-15 zoning.
- In response to a question, Paul Sagadin stated that they have not acquired the site yet.
- An attendee reiterated his concern that the Applicant is proposing too much density for the site, and stated that he did not like the R-VS zoning district. He prefers that another zoning district, such as R-15, be utilized.

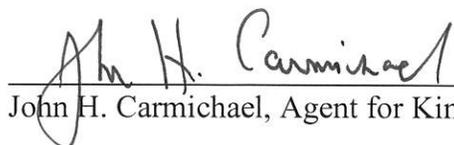
- In response to a question about the size of the back yards on the lots, Paul Sagadin stated that each lot would have a 30 foot rear yard, and each lot would have a width of approximately 50 feet.
- An individual stated that these homes would have small backyards.
- An individual asked if a buffer of trees could be located to the rear of the lots. Paul Sagadin stated that they would hope to save some trees along the rear of the lots, but they would have to look at that during the construction process.
- An individual stated that he prefers half-acre lots for this site.
- Shad Rafferty stated that the homes proposed for this site would be nice homes.
- An individual stated once again that he does not like the R-VS zoning district. He would even prefer the R-9 zoning district to the R-VS zoning district.
- In response to a question, Paul Sagadin reiterated that the rear yards would have a depth of 30 feet.
- An individual requested that the Applicant reduce the number of homes proposed for the site.
- Paul Sagadin stated that the price points of these proposed homes should help the values of existing homes in the area.

The meeting was adjourned.

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 27th day of June, 2018



John H. Carmichael, Agent for Kinger Homes, LLC

Exhibit A-1

Parcel No. 19353204

William Harold Hood
Martha Logan Hood
2339 Rice Road
Matthews, NC 28105

Parcel No. 19343227

Eric Darden
Marsha Fields-Darden
2007 Dylan Dr
Matthews, NC 28105

Parcel No. 19343228

Corey D. Edwards
Meredith A. Edwards
2011 Dylan Drive
Matthews, NC 28105

Parcel No. 19343229

Brandon R. Crumpton
Rosanny Crumpton
2145 Tommy Lane
Matthews, NC 28105

Parcel No. 19343230

Maria Gaines
2149 Tommy Lane
Matthews, NC 28105

Parcel No. 19343231

Angel Douglas
Terrence L. Douglas
2153 Tommy Lane
Matthews, NC 28105

Parcel No. 19343232

Tommie Rider Keller, III
2157 Tommy Lane
Matthews, NC 28105

Parcel No. 19353206

Enrica P. Seid
Robert J. Seid
2417 Rice Road
Matthews, NC 28105

Parcel No. 19343201

Town of Matthews
232 Matthews Station St
Matthews, NC 28105

Parcel No. 19353347

Gerald L. Banks
Sylvia R. Banks
2447 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353346

Joseph P. Baker
Kristen D. Baker
Kristen W. Holliday
2441 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353345

Anthony Rainford
Beverly Rainford
2435 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353344

Cheryl W. Streeter
Eric T. Streeter
2429 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353343

James E. Galbreath
Phyllis B. Galbreath
2423 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353342

Kelle Clendenin Faw
McLean Luckenbach Faw
2417 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353341

Diana C. Agudelo
John William Agudelo
2407 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353340

Marlene Quinones
Vincent Quinones
2405 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353339

Lorraine Brown
Nathanial Brown
2404 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353338

Marie Aurelus
2410 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353337

Maria Romero Alfaro
Roberto Alfaro
2418 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353336

Tammy S. Lawson
2424 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353335

Darryl T. Johnson
Theresa J. Johnson
2430 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353334

Jaime Torres
Taneika M. Torres
2438 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353333

Edward M. Skunda
Linda R. Skunda
2826 Ritz Lane
Matthews, NC 28105

Parcel No. 19353348

Gladys C. Lam, Trustee of The LAM
Living Trust, U/A dated June 9, 2016
2809 Ritz Lane
Matthews, NC 28105

Parcel No. 19353349

Moe M. Ho
2817 Ritz Lane
Matthews, NC 28105

Parcel No. 19353350

Tracey Wilcox LLC
2409 Sandalwood Drive
Waxhaw, NC 28173

Parcel No. 19353351

Pain Tun Chin
2503 Windsor Chase Drive
Matthews, NC 28105

Parcel No. 19353352

Karen A. Kluge
Roy Kluge
2519 Windsor Chase Drive
Matthews, NC 28105

Parcel No. 19353154

Matthews Commons Owners' Association Inc.
PO Box 18712
Charlotte, NC 28218

Parcel No. 19353153

Albert F. Sortino
Linda A. Sortino
2525 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353152

Colleen K. Crittenden
2521 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353151

CSHP One, L.P.
8665 East Hartford Drive
Suite 200
Scottsdale, AZ 85255

Parcel No. 19353150

Sarah L. Demaison
2513 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353149

Mai Tuyet Thi Nguyen
Thai Tri Tang
2509 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353148

Philip W. Bartscher
Virginia R. Bartscher
2505 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353147

Heera Adhikari
Om Kanta Adhikari
2501 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353146

Brian G. Moore
Deborah E. Moore
2500 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353145

Sidney D. Evans
Karen Clark Evans
2504 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353144

Xiaoping Zheng
2508 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353143

Andrea L. Price
Jesse R. Price
2514 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353142

Peter E. Ogint
Sandra P. Ogint
2518 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353141

Lindsay Marie Marsh
Patrick James Shrewsbury
2526 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353140

Ambata P. Singh
Gursharan Jagdev Singh
2536 Ashby Woods Drive
Matthews, NC 28105

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- **Rezoning Application No. 2018-682** filed by Kinger Homes, LLC to request the rezoning of an approximately 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district

Date and Time of Meeting: Thursday, May 17, 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 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district. The purpose of this rezoning request is to accommodate the development of up to 40 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.

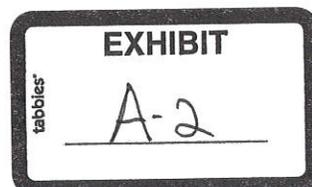
Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Thursday, May 17, 2018 at 6:30 p.m. in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews. Representatives 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: May 4, 2018



Kinger Homes, LLC, Applicant
Rezoning Application No. 2018-682

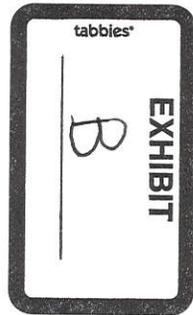
Community Meeting Sign-in Sheet

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

Thursday, May 17, 2018

6:30 P.M.

EMJD619@gmail.com



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	GLADYS LAM	2809 RITZ LANE	704-8321-1757	WLAMSR@CAROLINA.FC.COM ✓
2.	ERIC DARDEN	2007 DYLAN DRIVE	704-517-8322	EMJD619@GMAIL.COM ✓
3.	MARtha Hood	2339 RICE RD	704 847 3389	mlhood@windstream.net ✓
4.	RICKIE SeID	2417 RICE RD	704 236 4523	RICKIESeID@YAHOO.COM ✓
5.	JINny BarKocher	2505 ASHBY WOODS DR	704-807 5089	jinnbar@ncagape.org ✓
6.	KAREN Banks	2447 ALAQUA CT	980-233-9418	KBANKS28@gmail.com ✓
7.	DIANA AgudeLo	2407 ALAQUA CT	203-5437380	DagudeL63@AOL.COM ✓
8.	Marlene Quinones	2405 ALAQUA CT	704-8477756	VMUG3@AOL.COM ✓
9.	Joyce Reed	2116 RICE RD	704-847-3035	lreed2@windstream.net ✓
10.	Chris Cox	2108 TOMMY LN.	704-607-7397	chrisdcox@yahoo.com ✓
11.	Jan Andrews	2158 TOMMY LN	704 839-9333	jaiiwii@gmail.com ✓
12.	Kia Caunten	2144 TOMMY LN	704-517-6522	Kmc0871@gmail.com ✓

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
13.	TERRENCE DOUGLAS	2153 Tommy Ln.	980-245-6842	td-171@yahoo.com ✓
14.	A Douglas	" "	704492-3693	aldouglas08@gmail.com
15.	HAROLD HOOD	2339 RICE ROAD	704-847-3389	whhood@windstream.net ✓
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Rezoning Application No. 2018-682



Kinger Homes, LLC, Applicant

Community Meeting

May 17, 2018

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

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

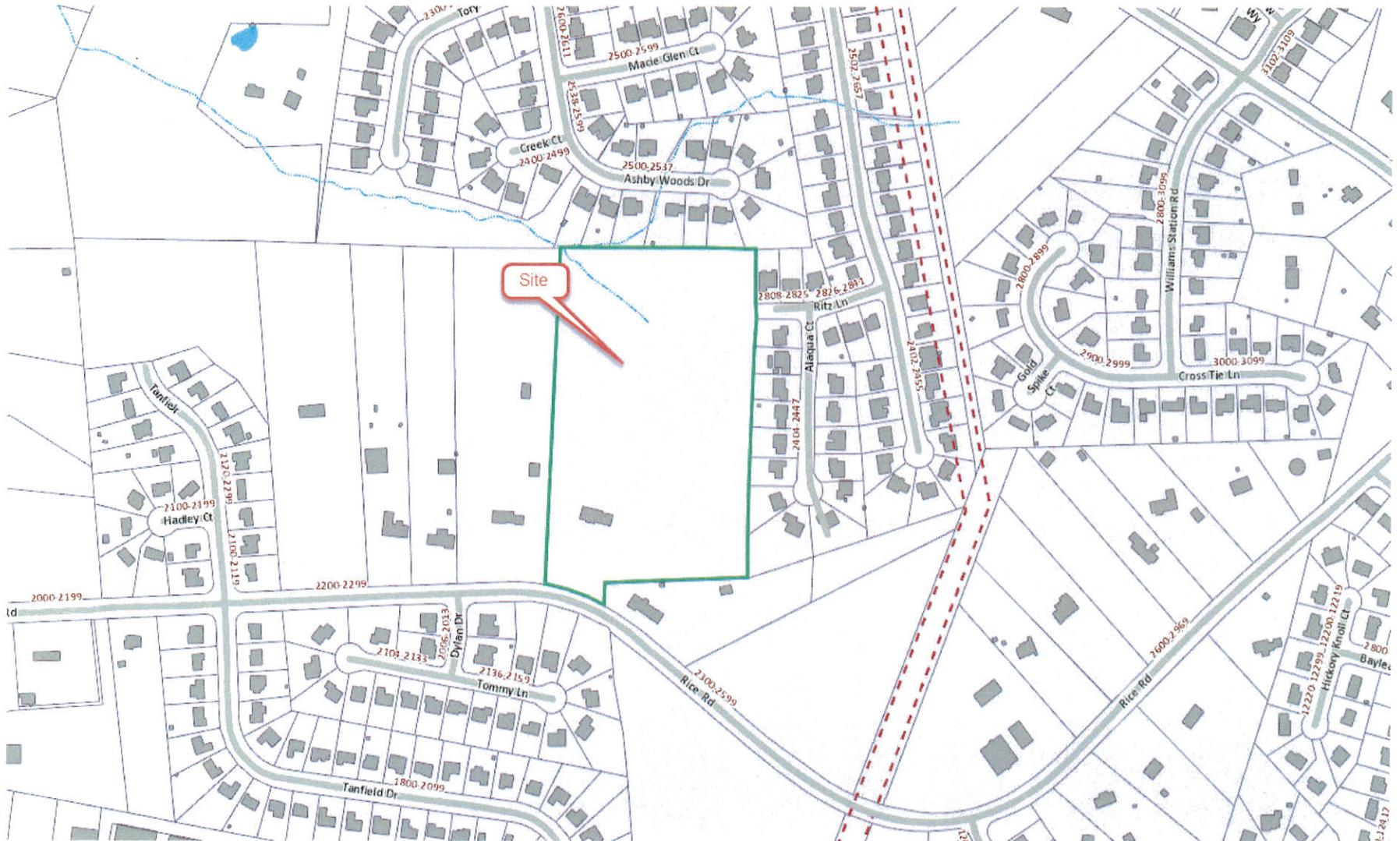
Rezoning Team

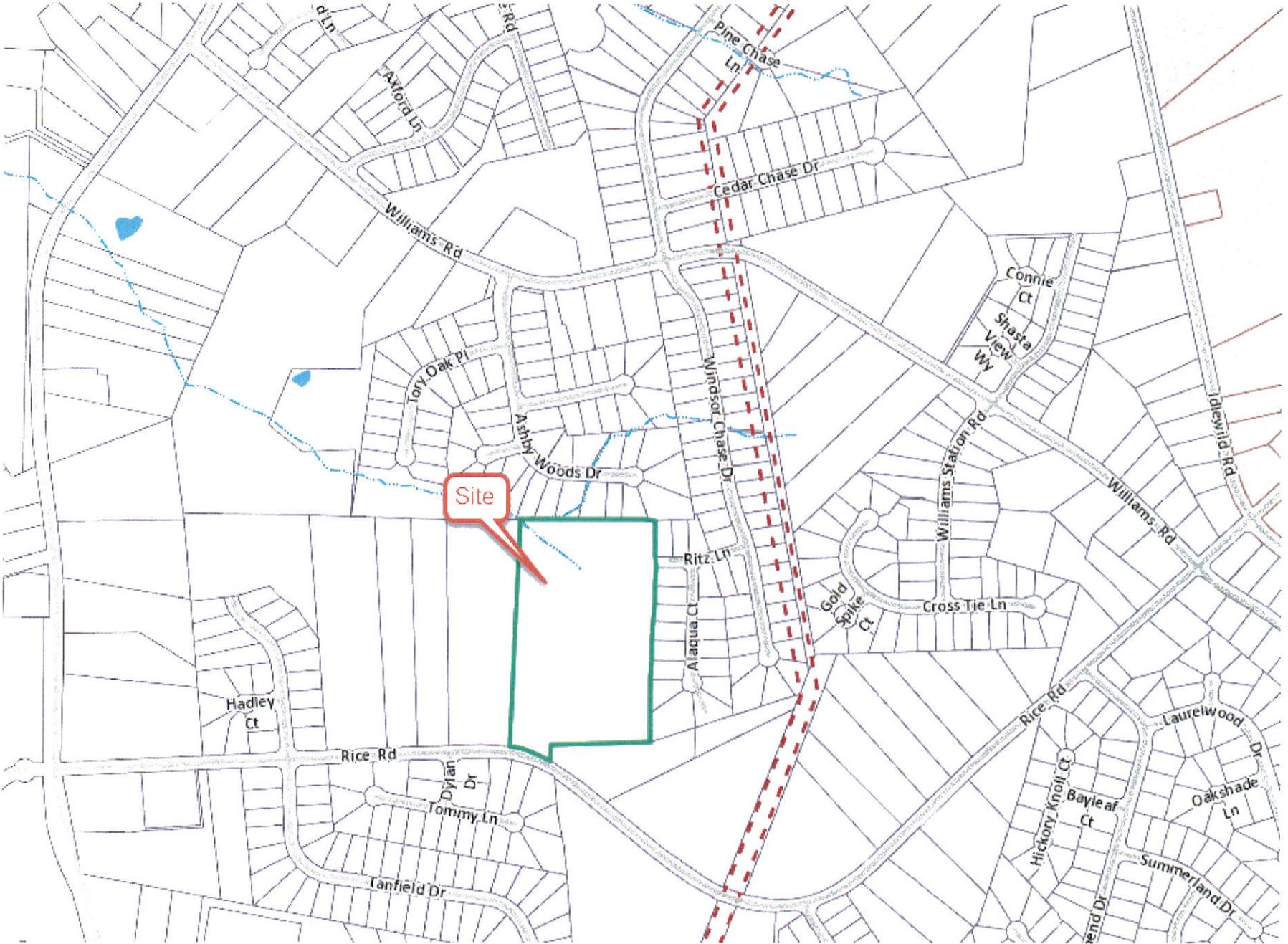
- Paul Sagadin
- Shad Rafferty
- Austin Coleman, Bloc Design
- John Carmichael, Robinson, Bradshaw & Hinson

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

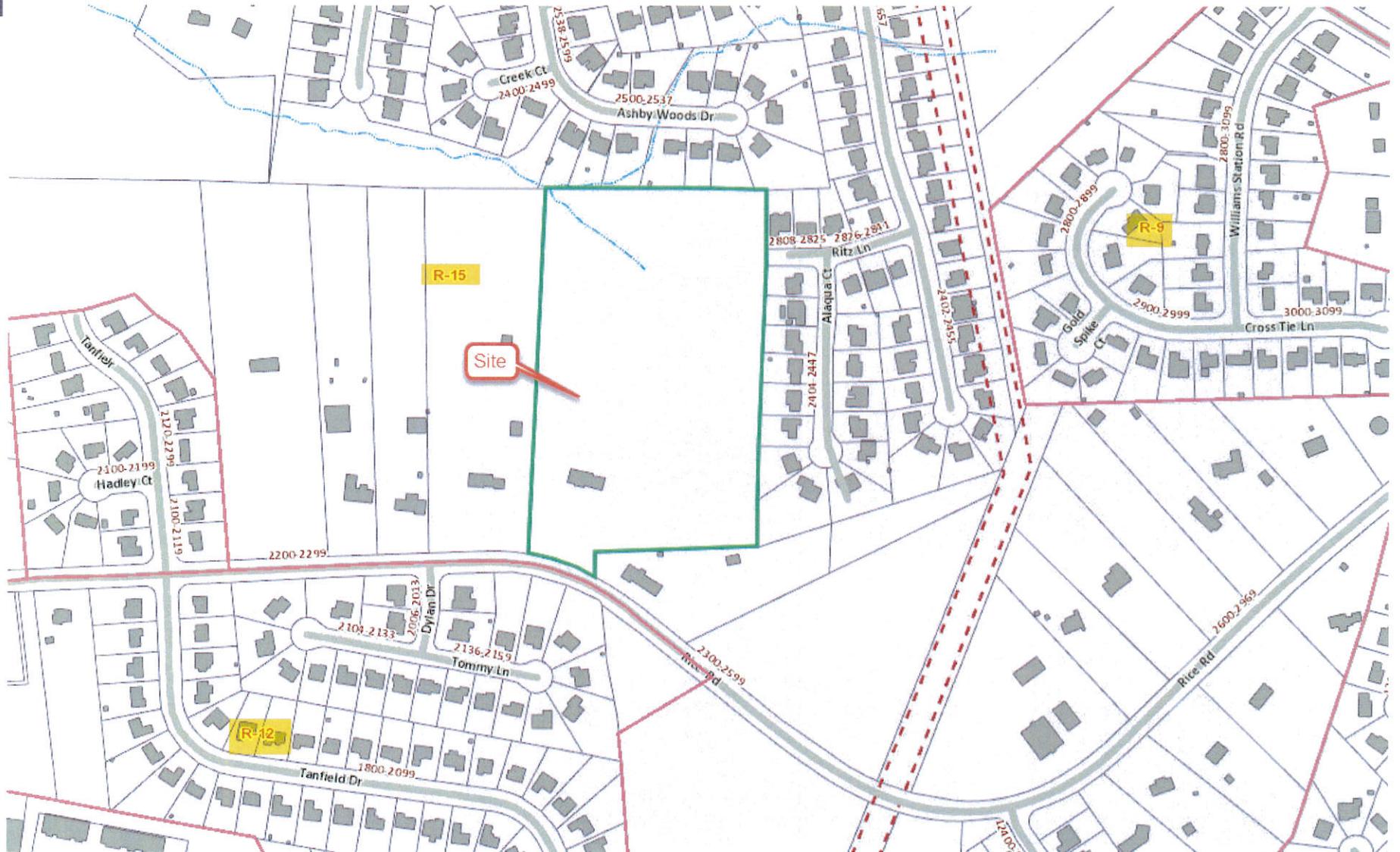
Site – 13.596 Acres







Existing Zoning



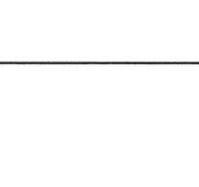
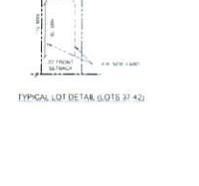
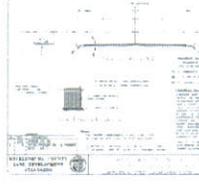
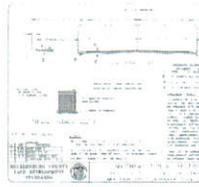
Rezoning Request

- Requesting that the site be rezoned from the R-15 zoning district to the R-VS zoning district to accommodate the development of up to 42 one-family detached homes on the site

Site Plan



DEVELOPMENT SUMMARY
 PARCEL SIZE: 12.00 ACRES
 ZONING: R-10 (SINGLE-FAMILY RESIDENTIAL) - 10,000 SF MINIMUM LOT AREA
 PROPOSED DENSITY: 10 UNITS PER ACRE
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL - 10,000 SF MINIMUM LOT AREA
 PROPOSED OPEN SPACE: 1.00 ACRES
 PROPOSED OPEN SPACE PER ACRE: 1.00 ACRES PER ACRE



REVISIONS

NO.	DATE	DESCRIPTION
1	05/18/18	ISSUED FOR PERMIT



Kinger Homes, LLC
 Rice Road Single Family
 Matthews, NC 28105

REZONING PETITION
 #2018-682

SCALE: 1" = 50'

DATE SUBMITTED: 06/27/18
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 50'

REZONING SITE PLAN

RZ-1.0



ARCHITECTURAL ELEVATION EXAMPLES:











Questions and Comments

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

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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 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district. The purpose of this rezoning request is to accommodate the development of up to 40 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 Thursday, May 17, 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: May 4, 2018