

2018-685

Front Porch Communities, LLC

May 1, 2018

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

Re: Rezoning application filed by Front Porch Communities LLC to request rezoning of approximately 6.15 acres South of Hwy 51 and the west side of Phillips Rd, tax parcel 215-111-12, from the current R-15 Zoning District to the R-VS Zoning District

Dear Jay,

Thanks for meeting with us recently to discuss our potential project at the above referenced site. 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 the Zoning Classification (the 'instructions'). The subject site contains approximately 6.15 +/- acres and our requesting zoning change is that the site be rezoned to the R-VS zoning district to accommodate the development of a maximum of 24 one-family detached dwelling units.

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 Town of Matthews Land Use Plan 2012-2022. A small community as currently designed with 22 lots, we would provide quality one-family detached dwelling units on lots smaller than the traditional 1/3+ acre generally found in the Town of Matthews. Quality homes on smaller lots are in great demand as aging buyers look for housing with less maintenance in the geographic region in which they have become comfortable. Our concept of architecturally interesting homes with a minimum of 80% of the homes having front porches at least 5' in depth, garage doors recessed behind the front porch or front plane of the home and the porches intentionally sitting closer to the sidewalk will combine to encourage residents to interact as they stroll the sidewalks and create a sense of community and security as neighbors interact. Our traditional design of garages entered from the street rather than an alley allow the residents to have a single-family dwelling and retain a small back yard, something many residents of the Town of Matthews still desire for entertaining or gardening. This alternative to the alley concept, which generally results in either detached garages and/or a loss of any rear yard, will offer highly desirable quality homes with attached garages and allow for a small but private back yard.

We look forward to working with you and the Town of Matthews to bring this housing product to the Town of Matthews. Should you have any questions or comments, please contact us.

Sincerely,
Gary Stephens
704-451-4279

6000 Fairview Rd

Suite 110

Charlotte, NC 28210



DATE FILED 5-1-18
APPLICATION NUMBER 2018-685
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): 215-111-12

Address of property: No registered address, vacant land

Location of property: Corner of Phillips Rd. & Matthews – Mint Hill Rd.

Title to the property was acquired on June 8th 1993
and was recorded in the name of Cochrane Properties, Inc. C/O Barbara Henderson, President
whose mailing address is 13232 Phillips Rd. Matthews, NC 28105

The deed is recorded in Book 7407 and Page 809 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS

List reason(s) why zoning should be changed (use separate sheet if necessary):

The land has always been used for agriculture and the area has changed to predominantly residential. The R-VS zoning will provide density and allowing for the construction of product that will be attractive to empty-nesters who are looking for single-story living on small lots requiring minimal landscape upkeep.

Barbara Henderson

Signature of property owner (must be original)

Cochrane Properties, Inc. C/O Barbara Henderson

Print name of property owner

13232 Phillips Rd. Matthews, NC 28105

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

(704) 537-0212

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Gary Stephens

Petitioner other than owner (if any)

Gary Stephens

Print name of petitioner

6000 Fairview Rd. Suite 110

Petitioner's mailing address

Charlotte, NC 28210

Petitioner's mailing address, continued

Petitioner's mailing address, continued

(704) 451-4279

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."

Application number

2018-685

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See Attached List

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

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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

Application number
2018-685
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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 May 1, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date May 14, 2018

Notices sent via mail to affected/adjacent property owners on or before June 25, 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 July 9, 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 July 24, 2018

Town Board of Commissioners approves or denies application August 13, 2018

215-111-30 & 27

Joel Douglas Cochrane

13212 Phillips Rd.

Matthews, NC 28105

215-163-03

Carol C. Jenkins

1301 Phillips Rd.

Matthews, NC 28105

215-111-11

Robert James, Jr.

13232 Phillips Rd.

Matthews, NC 28105

215-163-11

Mecklenburg County

600 E. 4th St.

Charlotte, NC 28202

215-111-10 & 13

James Butler Smith & Sadie Smith

13316 Phillips Rd.

Matthews, NC 28105

192-331-08 & 80

Robert J. Henderson & Druscilla Henderson

2707 Matthews-Mint Hill Rd.

Matthews, NC 28105

215-111-14

Carl Randolph & Susan Brightwell

2724 Kilmarnock Ct.

Matthews, NC 28105

193-331-07

Ralph N. Cochrane

2627 Matthews-Mint Hill Rd.

Matthews, NC 28105

215-163-10

Douglas Watson

13217 Phillips Rd.

Matthews, NC 28105

193-331-50

Renee Angles

2519 Matthews-Mint Hill Rd.

Matthews, NC 28105

215-163-09

Ken E. Cochrane

13221 Phillips Rd.

Matthews, NC 28105

193-331-49

Robert M. Danner

2511 Matthews-Mint Hill Rd.

Matthews, NC 28105

215-163-04

Doris J. Kirby

13301 Phillips Rd.

Matthews, NC 28105

193-331-48

Teresa Truons

2501 Matthews-Mint Hill Rd.

Matthews, NC 28105

193-333-19

Belai Hagos

13040 Phillips Rd.

Matthews, NC 28105

193-334-99

Millstone Ridge HOA

PO Box 11906

Charlotte, NC 28220

193-331-09

Paul O. Cochrane

2911 Matthews-Mint Hill Rd.

Matthews, NC 28105

215-163-09

Carlos Garcia

2924 Matthews-Mint Hill Rd.

Matthews, NC 28105

2018-685

No Trees Currently On Site

Legend
📌 Tree Survey Not Required

📌 Tree Survey Not Required

Google Earth

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400 ft

Polaris 3G Map – Mecklenburg County, North Carolina

Cochrane Properties

2018-685

Date Printed: 5/1/2018 12:59:58 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.

