COMMUNITY MEETING REPORT
2026 Matthews-Mint Hill Road (aka, Harkey Property)
Conditional Zoning Request – Petition No.: 2019-697
Applicant: Sinacori Builders, LLC

This Community Meeting Report is being filed with the Town of Matthews Planning Staff pursuant to the requirements of the Matthews Unified Development Ordinance (the “UDO”).

1. Persons Contacted:
   a. A representative for the Applicant mailed written notices of the date, time and location of the required Community Meeting to the 23 individuals listed on attached Exhibit ‘A’, by depositing such notices in the U.S. mail on Friday April 5, 2019. These individuals were identified as property owners within 200 feet of the Harkey Property. Parcel ownership and mailing address information was taken from Mecklenburg County GIS data (POLARIS).
   b. A copy of the written notice, including area map, is attached hereto as Exhibit ‘B’.
   c. Attached Exhibit ‘C’ is a copy of the one (1) envelope that was returned as “undeliverable”, addressed to the following:
      i. Lula Hargett Medlin, 2024 Kimway Drive, Matthews, NC 28105.

2. Date, Time and Location Of Community Meeting:
   a. The Community Meeting was held on Tuesday, April 16, 2019 at 6:30 p.m. in the Conference Room of the Matthews Community Center, located at 100 E. McDowell Street, Matthews, North Carolina.

3. Persons In Attendance At Community Meeting:
   a. Attached Exhibit ‘D’ is the meeting sign-in sheet listing persons who attended the Community Meeting. The Applicant was represented as listed below.
      i. Wayne M. Harris, PE (Harris Engineering) representing the Applicant.
      ii. Ed Estridge (Sinacori Builders, LLC) representing the Applicant.
      iii. Randy Smith (Landmark Development Partners, LLC) representing the Applicant.

4. Meeting Agenda
   a. The Meeting Agenda was as follows:
      i. Welcome and Introductions
      ii. Purpose of a Community Meeting
      iii. Background
      iv. House and Office Building Elevations
      v. Questions
      vi. Miscellaneous & Adjourn

5. Summary Of Issues Discussed:
   a. Wayne Harris (Harris) opened the Community Meeting by welcoming the attendees and
introducing the Applicant. Harris explained that a Community Meeting is required by the UDO as a part of the Rezoning process. The notification process for a Community Meeting is specified by the Town, and the general intent of the Meeting is to allow the Applicant to explain what is proposed, while allowing the attendees an opportunity to ask questions and/or make suggestions.

b. Harris provided the following background:

i. The subject property was not purchased from the Harkey family when land was being acquired for Butler High School. As a result, the site is surrounded by completely developed parcels and therefore development options for the site are limited.

ii. The property is currently zoned as “R-12”.

iii. The front portion of the property is in the Town of Matthews Highway Overlay District.

c. Harris explained the proposed Rezoning request as follows:

i. Based on conversations with Matthews Planning Staff, the Applicant is proposing office uses at the frontage on Matthews-Mint Hill Road. This use is consistent with the Highway Overlay District. The offices will be limited to specific uses by the proposed plan.

ii. A maximum of 22 single-family lots will be located to the rear of the two (2) office parcels.

iii. The rearmost portion of the property contains a required stream buffer and cannot be developed. That portion of the site will be reserved as Common Open Space and conveyed to the Homeowners Association.

iv. A stormwater basin will be located within the Common Area, along the property line adjoining Butler High School. The basin is a regulatory requirement to address Water Quality and to provide stormwater detention.

d. Harris shared proposed elevations for both single-family homes and office buildings.

6. Questions / Comments From Attendees:

a. Question: Will the stormwater basin hold water and be a breeding ground for mosquitoes?
   Response (Harris): The basin will be designed as a “dry” basin and will only retain water during and immediately after storms.

b. Question: Will the stormwater basin overtop and is there any potential for flooding onto Kimway Drive lots that back up to the proposed development?
   Response (Harris): These basins are designed per State and Local regulations and overtopping is not anticipated. There is no possibility that discharge from the basin will impact the Kimway lots in any way.

c. Will public water and sanitary sewer service be provided?
   Response (Harris): Yes. Water and sewer service will be provided by extensions of the existing Charlotte Water infrastructure. Gravity sewer is currently located within the property and water is located along the frontage.

d. Question: Will screening be provided along the rear of lots that adjoin Kimway Drive?
   Response (Harris): The site will not be clear-cut and trees will be retained in rear yards, however the exact clearing limits are not known at this time. Except for the stormwater basin,
most of the Common Area will remain undisturbed.

e. **Question:** Does the Applicant plan any traffic or roadway improvements?
   **Response (Harris):** The Matthews Town Engineer has suggested installation of curb & gutter along the frontage and removal of the right-turn lane to Kimway Drive. Harris stated that any work along the frontage should be coordinated with NCDOT.

f. **Comment (Mr. Mullis):** He would be strongly opposed to removal of the right-turn lane and believes that other Kimway Drive residents would agree.

g. **Comment (Multiple):** Residents in this area have had a problem with students parking illegally and think that prospective homeowners and offices tenants should be aware.

h. **Comment (Mr. Mullis):** He is not opposed to the proposed development but believes that traffic is a concern, primarily twice a day due to the school. His understanding was that there had been some intersection improvements planned for the Kimway / Hwy. 51 / Matthews-Mint Hill Road intersection, but was not sure where that stood.

i. **Question:** What is the anticipated size and sales price of the single-family homes?
   **Response (Applicant):** A final decision has not been made regarding the Home Builder, therefore house plans are not available at this time. However, the Applicant expects the minimum square footage to be 1,800+ for one-story homes and larger if two-story. Based on that size, the sales price is estimated to be $300,000+.

7. **Miscellaneous & Adjourn**
   a. Harris noted that there will be a Public Hearing before the joint Planning Board and Town Board and interested parties will have an opportunity to speak for or against the proposed Rezoning. The Planning Board will subsequently meet to review the Rezoning request and will make a recommendation to the Town Board, who will take final action.
   
   b. Being there were no additional questions or further business, Harris thanked the attendees and the meeting was adjourned.

8. **Changes To The Petition As A Result Of The Community Meeting:**
   The Applicant is not proposing any changes to the Zoning request as a result of the Community Meeting.
### Exhibit A – Adjoiner Notification List

<table>
<thead>
<tr>
<th>Parcel ID</th>
<th>Parcel No.</th>
<th>Property Owner</th>
<th>Deed Ref.</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>19331114</td>
<td>Ruby H. McLeod &amp; Arch M. McLeod Arch M. McLeod 10043 Idlewild Rd., Apt. 123 Matthews, NC 28105</td>
<td>04447-022</td>
</tr>
<tr>
<td>2</td>
<td>19331138</td>
<td>NC Dept of Transportation c/o John L. Shoemaker, R/W Agent 716 North Main St. Albemarle, NC 28001,</td>
<td>08925-842</td>
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<tr>
<td>3</td>
<td>19331164</td>
<td>Blue Water Equity Group V, LLC 3301 Benson Dr., Suite 103 Raleigh, NC 27609</td>
<td>29730-603</td>
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<tr>
<td>4</td>
<td>19331165</td>
<td>RC Whitley Holdings, LLC 3506 Pageland Hwy. Monroe, NC 28112</td>
<td>26929-927</td>
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<tr>
<td>5</td>
<td>19331166</td>
<td>Catherine-Hazel Group, LLC 810 Pine Valley Ct. Weddington, NC 28104</td>
<td>26713-925</td>
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<tr>
<td>6</td>
<td>19331167</td>
<td>Matthews Dental Properties, LLC 4334 Britley Ln. Harrisburg, NC 28075</td>
<td>21009-725</td>
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<tr>
<td>7</td>
<td>21510202</td>
<td>Charlotte-Mecklenburg Board of Education PO Box 30035 Charlotte, NC 28230</td>
<td>08115-808</td>
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<tr>
<td>8</td>
<td>21510222</td>
<td>Charlotte-Mecklenburg Board of Education PO Box 30035 Charlotte, NC 28230</td>
<td>08115-802</td>
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<td>9</td>
<td>21518207</td>
<td>Elizabeth B. Wilson &amp; Woodrow E. Wilson 2108 Kimway Drive Matthews, NC 28105</td>
<td>02964-164</td>
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<tr>
<td>10</td>
<td>21518208</td>
<td>Andrea Fairfax &amp; Sean Farrow 2040 Kimway Drive Matthews, NC 28105</td>
<td>11708-618</td>
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<tr>
<td>11</td>
<td>21518209</td>
<td>Michael Caserio 2036 Kimway Drive Matthews, NC 28105</td>
<td>30113-770</td>
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<tr>
<td>12</td>
<td>21518210</td>
<td>Mary H. Hastings &amp; Melvin H. Hastings 2030 Kimway Drive Matthews, NC 28105</td>
<td>04548-095</td>
</tr>
<tr>
<td>Parcel ID</td>
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| 13        | 21518211   | Lula Hargett Medlin  
2024 Kimway Drive  
Matthews, NC 28105 | 02166-400 |
| 14        | 21518212   | Michael Gesell  
2016 Kimway Drive  
Matthews, NC 28105 | 10293-315 |
| 15        | 21518213   | Enrique M. Cervantes & Maria V. Romeu  
2008 Kimway Drive  
Matthews, NC 28105 | 30380-602 |
| 16        | 21518214   | Tyler J. Stallings & Madison Carroll  
1924 Kimway Drive  
Matthews, NC 28105 | 32474-847 |
| 17        | 21518215   | Collette L. Mullis & Gary P. Mullis  
1916 Kimway Drive  
Matthews, NC 28105 | 26285-374 |
| 18        | 21518216   | Brittany A. Sandy & Russell T. Lortz  
1908 Kimway Drive  
Matthews, NC 28105 | 31909-565 |
| 19        | 21518217   | Sylvia J. Smith & John Moffit Smith  
1900 Kimway Drive  
Matthews, NC 28105 | 02929-576 |
| 20        | 21518219   | Janne Marie Oriole  
1824 Kimway Drive  
Matthews, NC 28105 | 31311-372 |
| 21        | 21518220   | Alan R. Wissbaum & Monica S. Wissbaum  
1816 Kimway Drive  
Matthews, NC 28105 | 20248-481 |
| 22        | 21518221   | Amazin Properties, LLC  
3019 Aston Ln.  
Southport, NC 28461 | 26742-350 |
| 23        | 21518222   | Bernard Michalik  
1710 Kimway Drive  
Matthews, NC 28105 | 28957-598 |
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING
SCHEDULED FOR:

Tuesday, April 16, 2019

Subject: Community Meeting to discuss a Rezoning Petition submitted by Sinacori Builders, LLC to rezone a
10± acre parcel located at 2026 Matthews-Mint Hill Road, immediately adjacent to Butler High School
(Mecklenburg County Tax Parcel #215-102-01, see attached map).

Date Mailed: April 5, 2019

Petitioner: Sinacori Builders, LLC.

Rezoning Petition: No. 2019-697

Harris Engineering represents Sinacori Builders, LLC who has filed a Rezoning Petition with the Town of
Matthews Planning Department to rezone a 10± acre parcel of land located on Matthews-Mint Hill Road from
the R-12 zoning district to the R-VS and O(CD) zoning districts. The purpose of the requested rezoning is to
accommodate two (2) residential-scale office buildings along the Matthews-Mint Hill Road frontage and
single-family lots to the rear, all served by a new public street.

In accordance with the Town of Matthews Unified Development Ordinance, the Petitioner is required to
hold a Community Meeting prior to the Public Hearing for the purpose of discussing its Rezoning Petition with
nearby property owners. The Mecklenburg County tax records indicate that you are the owner of property
that is located near the site.

Accordingly, on behalf of the Petitioner, we give you notice that the Petitioner will hold a Community
Meeting regarding this rezoning petition on Tuesday, April 16, 2019 at 6:30 p.m. in the Matthews
Community Center Conference Room, located at 100 E. McDowell Street. Representatives of the Petitioner
look forward to sharing the development proposal with you at this meeting and answering your questions.
Please note that the Petitioner may subsequently amend its rezoning plan as a result of comments received
at the Community Meeting, comments received from the Planning Staff and/or other regulatory agencies, or
as a result of modifications deemed necessary by the Petitioner.

In the meantime, should you have any questions, please call Wayne Harris at (704) 334-1325.

Best regards,
Harris Engineering

cc: Jay Camp, Matthews Planning Dept. via email
    Russ Sinacori, Sinacori Builders, LLC via email
    Ed Estridge, Sinacori Builders, LLC via email
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone No.</th>
<th>Email Address</th>
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</thead>
<tbody>
<tr>
<td>David Feeney</td>
<td>300 E Senna Dr</td>
<td>704-847-1000</td>
<td><a href="mailto:defeeney@ewindstream.net">defeeney@ewindstream.net</a></td>
</tr>
<tr>
<td>Marnie W unst</td>
<td>1816 Kimway Dr</td>
<td>704-340-2609</td>
<td><a href="mailto:MrsWiss@Carolina.rr.com">MrsWiss@Carolina.rr.com</a></td>
</tr>
<tr>
<td>Mary Mullis</td>
<td>1916 Kimway Dr</td>
<td>704-2416-6300</td>
<td><a href="mailto:ColletteM153@gmail.com">ColletteM153@gmail.com</a></td>
</tr>
<tr>
<td>Collette Mullis</td>
<td>1900 Kimway Dr</td>
<td>704-847-6782</td>
<td></td>
</tr>
<tr>
<td>John &amp; Sylvia Smith</td>
<td>1900 Kimway Dr</td>
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