

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 illegality 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.

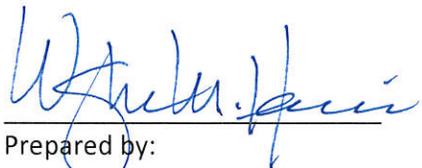

Prepared by: _____ Date: 4/30/19

Exhibit A – Adjoinder Notification List

<u>Parcel ID</u>	<u>Parcel No.</u>	<u>Property Owner</u>	<u>Deed Ref.</u>
1	19331114	Ruby H. McLeod & Arch M. McLeod Arch M. McLeod 10043 Idlewild Rd., Apt. 123 Matthews, NC 28105	04447-022
2	19331138	NC Dept of Transportation c/o John L. Shoemaker, R/W Agent 716 North Main St. Albemarle, NC 28001,	08925-842
3	19331164	Blue Water Equity Group V, LLC 3301 Benson Dr., Suite 103 Raleigh, NC 27609	29730-603
4	19331165	RC Whitley Holdings, LLC 3506 Pageland Hwy. Monroe, NC 28112	26929-927
5	19331166	Catherine-Hazel Group, LLC 810 Pine Valley Ct. Weddington, NC 28104	26713-925
6	19331167	Matthews Dental Properties, LLC 4334 Britley Ln. Harrisburg, NC 28075	21009-725
7	21510202	Charlotte-Mecklenburg Board of Education PO Box 30035 Charlotte, NC 28230	08115-808
8	21510222	Charlotte-Mecklenburg Board of Education PO Box 30035 Charlotte, NC 28230	08115-802
9	21518207	Elizabeth B. Wilson & Woodrow E. Wilson 2108 Kimway Drive Matthews, NC 28105	02964-164
10	21518208	Andrea Fairfax & Sean Farrow 2040 Kimway Drive Matthews, NC 28105	11708-618
11	21518209	Michael Caserio 2036 Kimway Drive Matthews, NC 28105	30113-770
12	21518210	Mary H. Hastings & Melvin H. Hastings 2030 Kimway Drive Matthews, NC 28105	04548-095

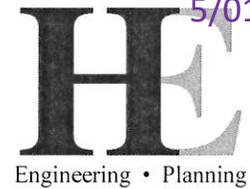
Exhibit 'A' cont.

<u>Parcel ID</u>	<u>Parcel No.</u>	<u>Property Owner</u>	<u>Deed Ref.</u>
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

Exhibit 'B'

2019-697

5/01/2019



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

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Harris Engineering

NC #C-1140 & SC #000943

5200 Park Road, Suite 231 Charlotte, NC 28209 • Phone (704) 334-1325 Fax (704) 334-1330

Polaris 3G Map – Mecklenburg County, North Carolina

2026 Matthews-Mint Hill Road Property

2019-697
5/01/2019

Date Printed: 3/27/2019 10:43:26 AM



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.

Exhibit 'C'

2019-697
5/01/2019



CHARLOTTE
NC 282
05 APR 19
PM 4 L

Luis Hargett Medlin
2024 Kimway Drive
Matthews, NC 28105

HEXIE DC 1 8894/19/19

RETURN TO SENDER

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201903031356

Harris Engineering
5200 Park Road
Suite 231
Charlotte, NC 28209

**Harkey Property – 2026 Matthews-Mint Hill Road
 Sinacori Builders, LLC
 Town of Matthews Rezoning Petition #2019-697**

Community Meeting Sign-in Sheet

<u>Name</u>	<u>Address</u>	<u>Phone No.</u>	<u>Email Address</u>
David Feeney	3090 Senna Dr	704-847-1000	Drfeeney@windstream.net
Marcia Winston	1816 Kimway Dr	704-340-2609	MRSWISS@Carolina.rr.com
Mary Mullis	1916 Kimway Dr	704-246-6300	COLLETTE M53@gmail.com
Collette Mullis			
John + Sylvia Smith	1900 Kimway Dr.	704-847-6782	

Exhibit 'D'