

February 27, 2019

**BY HAND DELIVERY**

Mr. Jay Camp  
Town of Matthews Planning Dept.  
232 Matthews Station Street  
Matthews, NC 28105

Re: 2026 Matthews-Mint Hill Road  
Proposed Rezoning of Mecklenburg County Tax Parcel No. 215-102-01  
HE Job No. 21901/RZ

Dear Jay:

On behalf of our Client, Sinacori Builders, LLC, we are submitting the enclosed Rezoning Application with supporting documentation for the subject property. The following items are enclosed as a part of this submittal:

- Completed "Document Checklist".
- Review Fee – Sinacori Builders, LLC check #10018 in the amount of \$800.00.
- Completed "Application for Change in Zoning Classification or Change in Conditions" (the "Application") with original signatures by Owners.
- Exhibit A to the Application identifying all property owners within 200' of the subject property, including parcels on the opposite side of Matthews-Mint Hill Road.
- Stamped and addressed envelopes containing a copy of the Application to be mailed to all property owners identified in Exhibit A.
- Tax Map excerpt from POLARIS showing the location of the subject property.
- Six (6) copies of the proposed Rezoning Plan (the "Plan") for the subject property, including a copy of the Boundary Survey prepared by Metrolina Land Surveyors.
- CD with digital copies of the Application package and Plan in pdf format.

The subject property contains approximately 9.39 acres and is located on the east side of Matthews-Mint Hill Road, between the Butler High School site and Kimway Drive. The property is identified as Tax Parcel No. 215-102-01 and the deed is recorded in Deed Book 10963, Page 901 in the Mecklenburg County registry. The site is currently zoned R-12 and pursuant to this Application, we are requesting that the site be rezoned to the O (CD) and R-VS zoning districts.

As we previously discussed, this site has several unique characteristics that severely limit its development potential under the current zoning classification. The property is bound to the south and east by the Butler High School property, and to the north by lots along Kimway Drive, therefore there is not an opportunity to provide connectivity to any road other than Matthews-Mint Hill Road. The rear third of the property is essentially inaccessible due to the presence of an intermittent stream and the associated Post Construction Ordinance Buffer. Due to the shape of property, the site is only wide enough to

**Harris Engineering**

NC #C-1140 & SC #000943

4400 Stuart Andrew Blvd. Suite N Charlotte, NC 28217 • Phone (704) 334-1325 Fax (704) 334-1330

accommodate a single street, but lot dimensional requirements of the current R-12 zoning greatly diminish a productive lot yield. And finally, the general character of Matthews-Mint Hill Road in this immediate area does not have a residential 'feel', therefore the desirability of single-family lots along the project frontage is questionable.

Pursuant to Section 12 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions for Matthews, we believe the requested zoning classifications are justified for several reasons:

- The front portion of the subject property is in the Special Highland Overlay District (the "District"), however the District boundary line is not well-defined regarding how it impacts the subject property. Rezoning the property frontage to O (CD) provides a clear demarcation between the "highway use" and single-family lots to the rear.
- Providing offices along the property frontage under the O (CD) designation provides a buffer between Matthews-Mint Hill Road and the proposed single-family lots, therefore making the single-family portion of the site more desirable.
- Utilization of the R-VS zoning classification for the remainder of the property provides flexibility regarding lot dimensional requirements, and therefore providing an opportunity to develop the site with an adequate number of lots to justify the undertaking.
- The proposed R-VS zoning would allow a maximum of 22 lots and therefore a density of 2.7 units per acre which is consistent with the expected density of R-12 developments, provided the R-12 property did not have constraints exhibited by the subject parcel.

Ed and I look forward to working with you on this rezoning petition and we are available to meet with you if you have any questions or need additional information. I can be reached at (704) 905-8618 or via email at [wharris@MetroESA.com](mailto:wharris@MetroESA.com).

Best regards,  
**Harris Engineering**



Wayne M. Harris, P.E.  
Partner

Enclosures as noted

WMH/jl

Xc: Ed Estridge w/ 1 set submittal documents



DATE FILED 2-27-19  
APPLICATION NUMBER 2019-697  
*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): 215-102-01

Address of property: 2026 Matthews-Mint Hill Road

Location of property: Matthews-Mint Hill Road between Butler High School and Kimway Drive

Title to the property was acquired on October 22, 1999

and was recorded in the name of Richard N. Harkey and John E. Harkey

whose mailing address is 3323 Rustburg Drive Fayetteville, NC 28303 (Richard) and 2026 Matthews-Mint Hill Road Matthews, NC 28105 (John)

The deed is recorded in Book 10963 at Page 901 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-12

Requested zoning classification: O(CD) and R-VS

List reason(s) why zoning should be changed (use separate sheet if necessary):  
**See Letter attached hereto**

Application number  
**2019-697**  
For office use only

The Petitioner is requesting the rezoning of the site to accommodate the development of a building on the site that will be devoted to office uses.

By: Richard N. Harkey  
Signature of property owner (must be original)

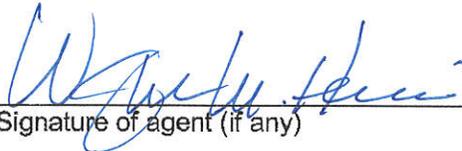
Richard N. Harkey  
Print name of property owner

3323 Rustburg Drive  
Property owner's mailing address

Fayetteville, NC 28303  
Property owner's mailing address, continued

N/A  
Property owner's mailing address, continued

(910) 527-7744 rnhark@gmail.com  
Property owner's phone number/email address

  
Signature of agent (if any)

Wayne Harris, P.E., Harris Engineering  
Print name of agent

4400 Stuart Andrew Blvd., Suite N  
Agent's mailing address

Charlotte, NC 28217  
Agent's mailing address, continued

\_\_\_\_\_  
Agent's mailing address, continued

(704) 334-1325 / wharris@MetroESA.com  
Agent's phone number/email address

By: SEE FOLLOWING PAGE  
Signature of property owner (must be original)

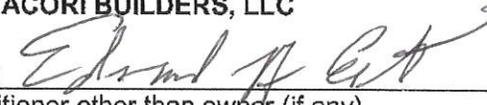
John E. Harkey  
Print name of property owner

2026 Matthews-Mint Hill Road  
Property owner's mailing address

Matthews, NC 28105  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's phone number/email address

SINACORI BUILDERS, LLC  
By:   
Petitioner other than owner (if any)

Sinacori Builders, LLC (c/o Ed Estridge)  
Print name of petitioner

10100 Cedar Park Drive, Suite 166  
Petitioner's mailing address

Charlotte, NC 28210  
Petitioner's mailing address, continued

\_\_\_\_\_  
Petitioner's mailing address, continued

(704) 975-9560 ed@sinacoribuilders.com  
Petitioner's phone number/email address

List reason(s) why zoning should be changed (use separate sheet if necessary):  
**See Letter attached hereto**

Application number  
**2019-697**  
For office use only

The Petitioner is requesting the rezoning of the site to accommodate the development of a building on the site that will be devoted to office uses.

By: SEE PREVIOUS PAGE  
Signature of property owner (must be original)

Richard N. Harkey  
Print name of property owner

3323 Rustburg Drive  
Property owner's mailing address

Fayetteville, NC 28303  
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Wayne Harris, P.E , Harris Engineering  
Print name of agent

4400 Stuart Andrew Blvd., Suite N  
Agent's mailing address

Charlotte, NC 28217  
Agent's mailing address, continued

Agent's mailing address, continued

(704) 334-1325 / wharris@MetroESA.com  
Agent's phone number/email address

By: John E. Harkey  
Signature of property owner (must be original)

John E. Harkey  
Print name of property owner

2026 Matthews-Mint Hill Road  
Property owner's mailing address

Matthews, NC 28105  
Property owner's mailing address, continued

N/A  
Property owner's mailing address, continued

704-847-5151  
JOHN.HARKEY214@GMAIL.COM  
Property owner's phone number/email address

**SINACORI BUILDERS, LLC**

By: \_\_\_\_\_  
Petitioner other than owner (if any)

Sinacori Builders, LLC (c/o Ed Estridge)  
Print name of petitioner

10100 Cedar Park Drive, Suite 166  
Petitioner's mailing address

Charlotte, NC 28210  
Petitioner's mailing address, continued

Petitioner's mailing address, continued

(704) 975-9560 ed@sinacoribuilders.com  
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

2019-697  
For office use only

**See Exhibit A Attached Hereto**

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

TAX PARCEL

PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

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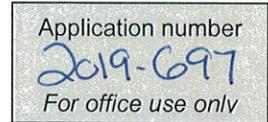
OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

## SUMMARY OF THE REZONING PROCESS



*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 **February 27, 2019**
- Town Board of Commissioners formally accepts application and sets Public Hearing date **March 11, 2019**
- Notices sent via mail to affected/adjacent property owners on or before **April 29, 2019**
- 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 **May 13, 2019**
- 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 **May 28, 2019**
- Town Board of Commissioners approves or denies application **June 10, 2019**

2019-697  
2.27.19**Exhibit A – Adjoiner 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

2019-697  
2-27-19Exhibit 'A' cont.

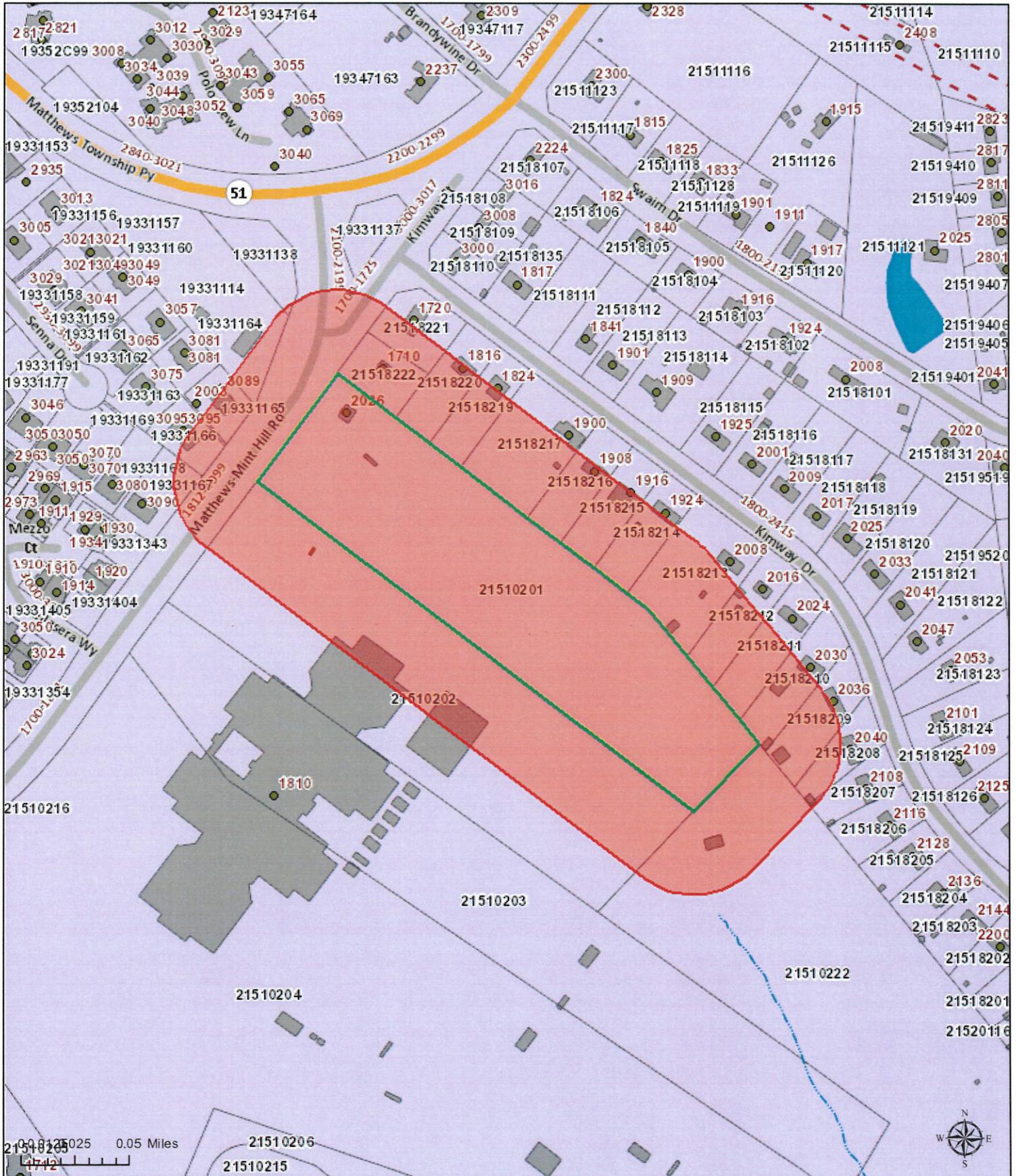
<u>Parcel ID</u>	<u>Parcel No.</u>	<u>Property Owner</u>	<u>Deed Ref.</u>
13	21518211	Lula Hargett Medlin 2024 Kimway Drive Matthews, NC 28105	02166-400
14	21518212	Michael Gesell 2016 Kimway Drive Matthews, NC 28105	10293-315
15	21518213	Enrique M. Cervantes & Maria V. Romeu 2008 Kimway Drive Matthews, 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

# Polaris 3G Map – Mecklenburg County, North Carolina

## Adjoiners within 200' of Subject

23.41 ft(0.00 miles)

Date Printed: 2/26/2019 7:05:40 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.

