To: Town of Matthews Board of Commissioners  
   Town of Matthews Planning Board  
   232 Matthews Station Street  
   Matthews, NC 28105-6713  

December 30, 2020  

Ladies and Gentlemen,  

True Homes is requesting your consideration for the approval of a change in the zoning classification for tax parcels 21504212 and 21504219 from the current zoning of R-9 to MUD. Please see proposed site plans included with this submittal for further details. It is our contention that this change in zoning will not adversely impact any existing goals or plans prepared by the Town of Matthews and will work more smoothly with the existing MUD district to the south and east.

True Homes would also like to request a text amendment to modify section 155.604.3, the Table of the Dimensional Standards, for the MUD district. They would request that the minimum overall development area be changed from “15 acres” to “N/A”.

Thank you for your consideration.

Jason King  
Project Manager, Providence Engineering
January 18, 2021

Jay Camp, AICP
Planning Director
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

RE: Greylock Townhome Community

Mr. Camp:

Charlotte Mecklenburg Housing Partnership, Inc. is a Charlotte-based private non-profit corporation whose mission includes building affordable housing for those in need. We are aware of True Homes rezoning application to create a new townhome community called Greylock Townhomes. We support this application and intend to collaborate with True Homes to develop 10-12 rental units targeted to households with income up to 60% of the area median income. Our collaboration with True Home will create high-quality townhomes that will be permanently affordable.

Regards,

Fred Douson, Jr.
COO/EVP
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): 21504212 and 21504219

Address of property: No parcel address assigned by Mecklenburg County

Location of property: Parcel is located just South of Morris Rd between E. John St and Tank Town Rd

Title to the property was acquired on October 17, 1939

and was recorded in the name of John R. Downs, who died in 1955 and is now property of his Heirs

whose mailing address is Heirs of John R. Downs c/o David Downs

621 NE 2nd Ave Fort Lauderdale, FL 33304

The deed is recorded in Book 989 and Page 151 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-9 Requested zoning classification: MUD
List reason(s) why zoning should be changed (use separate sheet if necessary):

Due to economic conditions in the area, and the size and location of the property, a higher density project including townhomes makes the best use of the property. Also, the proposed MUD zoning matches the existing MUD zone to the south and east of the property.

David D. Downs
Signature of property owner (must be original)

DAVID D. DOWNS
Print name of property owner

621 NE 2ND AVE
Property owner's mailing address

FORT LAUDERDALE, FL 33304
Property owner's mailing 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 mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's mailing address, continued

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."

<table>
<thead>
<tr>
<th>Tax Parcel: 21504214</th>
<th>Tax Parcel: 21503384</th>
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<tbody>
<tr>
<td><strong>TAX PARCEL</strong></td>
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<tr>
<td>LBP Real Estate Properties II, LLC</td>
<td>Crestdale Crossing Homeowners Assoc. Inc.</td>
</tr>
<tr>
<td>PROPERTY OWNER NAME(S)</td>
<td>PROPERTY OWNER NAME(S)</td>
</tr>
<tr>
<td>c/o Lord Baltimore Capital Corporation</td>
<td>P.O. Box 350</td>
</tr>
<tr>
<td>OWNER MAILING ADDRESS</td>
<td>OWNER MAILING ADDRESS</td>
</tr>
<tr>
<td>6225 Smith Ave, Suite B100 Baltimore, MD 21209</td>
<td>Mineral Springs, NC 28108</td>
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**OWNER MAILING ADDRESS, CONTINUED**

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<tr>
<td>Jeffrey B Davies</td>
<td>Rochelle Seth</td>
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<tr>
<td>PROPERTY OWNER NAME(S)</td>
<td>PROPERTY OWNER NAME(S)</td>
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<tr>
<td>4608 McKee Rd</td>
<td>400 Amir Circle</td>
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<tr>
<td>OWNER MAILING ADDRESS</td>
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<tr>
<td>Kenneth Alexander (Heirs)</td>
<td>Mbaya Blaise Tshiagala</td>
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<tr>
<td>PROPERTY OWNER NAME(S)</td>
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<td>P.O. Box 391</td>
<td>404 Amir Circle</td>
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<td>OWNER MAILING ADDRESS</td>
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**OWNER MAILING ADDRESS, CONTINUED**

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<td><strong>TAX PARCEL</strong></td>
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</tr>
<tr>
<td>#566 Masonic Lodge</td>
<td>Town of Matthews</td>
</tr>
<tr>
<td>PROPERTY OWNER NAME(S)</td>
<td>PROPERTY OWNER NAME(S)</td>
</tr>
<tr>
<td>P.O. Box 2955</td>
<td>232 Matthews Station St</td>
</tr>
<tr>
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<td>Matthews, NC 28105</td>
</tr>
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**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 12-30-20

Town Board of Commissioners formally accepts application and sets Public Hearing date 1-11-21

Notices sent via mail to affected/adjacent property owners on or before 2-22-21

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 3-8-21

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 3-23-21

Town Board of Commissioners approves or denies application 4-12-21

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

[Signature] Property Owner 12-29-21

[Signature] Property Owner [Date]

[Signature] Property Owner [Date]

[Signature] Property Owner [Date]

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 4
Adjacent Parcels for Rezoning Application
Subject Parcels 21504212 and 21504219

Tax Parcel: 21503225
Property Owner Name(s): Wanda Boulware
Owner Mailing Address: 1121 Tank Town Rd
Matthews NC 28105

Tax Parcel: 21503226
Property Owner Name(s): Cynthia A Williams
Owner Mailing Address: 1125 Tank Town Rd
Matthews NC 28105

Tax Parcel: 21503227
Property Owner Name(s): Sondra Lawrence
Owner Mailing Address: 1133 Tank Town Rd
Matthews NC 28105

Tax Parcel: 21503228
Property Owner Name(s): Michael Dale Anthony and Goldie Thelma Deese
Owner Mailing Address: 1139 Tank Town Rd
Matthews, NC 28105

Tax Parcel: 21503229
Property Owner Name(s): Lowana Crawford
Owner Mailing Address: 1143 Tank Town Rd
Matthews NC 28105

Tax Parcel: 21503230
Property Owner Name(s): Hmi Ksor and K Ceo
Owner Mailing Address: 1151 Tank Town Rd
Matthews NC 28015

Tax Parcel: 21504213
Property Owner Name(s): Matthews Gateway Project LLC
Owner Mailing Address: 4530 Park Rd Suite 300
Charlotte NC 28209

Parcel ID: 21504215
Owner Name: Town of Matthews
Owner Mailing Address: 232 Matthews Station St
Matthews NC 28105
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.
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