



DATE FILED 3-29-17
APPLICATION NUMBER 2017-661
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): 193-161-10

Address of property: 10816 Idlewild Road

Location of property: West side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane.

Title to the property was acquired on September 25, 1978
and was recorded in the name of Walter F. Kale and Glenda Condon Kale
whose mailing address is 10816 Idlewild Road, Matthews, NC 28105

The deed is recorded in Book 04108 and Page 731 in the office of the Register of Deeds for Mecklenburg County.

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

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

Application number
2017-661
For office use only

The Petitioner is requesting that this site be rezoned to the R-VS zoning district to accommodate the development of a residential community on the site that would contain up to 29 one-family detached dwelling units.

Glenda Condon Kale 3-29-17
Signature of property owner (must be original)

Signature of property owner (must be original)

Glenda Condon Kale
Print name of property owner

Print name of property owner

10816 Idlewild Road
Property owner's mailing address

Property owner's mailing address

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

sjogirl0306@gmail.com
Property owner's phone number/email address
704-545-4647

Property owner's phone number/email address

John Carmichael
Signature of agent (if any)

Land Investment Resources, LLC
By: [Signature]
Petitioner other than owner (if any)

John Carmichael, Robinson Bradshaw
Print name of agent

Land Investment Resources, LLC
Print name of petitioner

101 North Tryon Street, Suite 1900
Agent's mailing address

c/o Philip M. Hayes
Petitioner's mailing address

Charlotte, NC 28246
Agent's mailing address, continued

3440 Toringdon Way, Suite 205
Petitioner's mailing address, continued

Agent's mailing address, continued

Charlotte, NC 28277
Petitioner's mailing address, continued

704-377-8341 jcarmichael@rbh.com
Agent's phone number/email address

704-614-9531 pmhayes@landinvestmentresources.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

2017-661

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)

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

SUMMARY OF THE REZONING PROCESS

Application number

2017-661

For office use only

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 March 29, 2017

Town Board of Commissioners formally accepts application and sets Public Hearing date April 10, 2017

Notices sent via mail to affected/adjacent property owners on or before May 27, 2017

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 June 12, 2017

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 June 27, 2017

Town Board of Commissioners approves or denies application July 10, 2017

Exhibit A to Rezoning Application**Adjacent Property Owners**Parcel No. 13542111

Bob McLemore & Co, Inc.
PO Box 25746
Charlotte, NC 28229

Parcel No. 13542101

Sharon C. Hunter, Trustee of the
Qualified Personal Residence Trust of
Janet Hodges Craddock
1211 Pinewood Road
Rock Hill, SC 29732

Parcel No. 13542102

Jared M. Munn
Morgan Munn
10839 Idlewild Road
Matthews, NC 28105

Parcel No. 13542103

Stacy Travis Baldree
Stephanie Baldree
10911 Idlewild Road
Matthews, NC 28105

Parcel No. 13542104

Karen D. Lewis
Ricky Edward Lewis
10921 Idlewild Road
Matthews, NC 28105

Parcel No. 13542112

John A. Laurents
Sara E. Laurents
10933 Idlewild Road
Matthews, NC 28105

Parcel No. 13542205

Ginger C. Bowen
Mark A. Bowen
11009 Idlewild Road
Matthews, NC 28105

Parcel No. 19316104

Mecklenburg County
600 E 4th Street
11th Floor
Charlotte, NC 28202

Parcel No. 19316105

Henrietta Redfearn
6608 Blue Sky Lane
Charlotte, NC 28269

Parcel No. 19316113

Melanie Irwin
Dexter Alfred Wallwork, Jr.
10524 Idlewild Road
Matthews, NC 28105

Parcel No. 19316114

Mecklenburg County
600 E 4th Street
11th Floor
Charlotte, NC 28202

Parcel No. 19316118

Time Out Youth Inc.
1900 The Plaza
Charlotte, NC 28205

Parcel No. 19345282

Darren D. Elliott
Margot C. Elliott
4400 Candalon Way
Matthews, NC 28105

Parcel No. 19345283

Lashawn Malloy
3424 Daniel Place Dr
Charlotte, NC 28213

Parcel No. 19345284

Margaret U. Degenhardt
4409 Candalon Way
Matthews, NC 28105

Parcel No. 19345285

Susan M. Gibler
11000 Legends Lane
Matthews, NC 28105

Parcel No. 19345286

Brian Jonathan Allio
Rosa Delcarmen Allio
11001 Legends Lane
Matthews, NC 28105

Parcel No. 19345287

Oscar E. Reto
Sheryl L. Reto
11005 Legends Lane
Matthews, NC 28105

Parcel No. 19345288

Sergey Chechun
Tatyana Chechun
11011 Legends Lane
Matthews, NC 28105

Parcel No. 19345289

Cynthia Soles
4433 Candalon Way
Matthews, NC 28105

Parcel No. 19345290

Geoffrey M. Coon
Nicholas P. Ferraro
11012 Secotan Lane
Matthews, NC 28105

Parcel No. 19345291

Lynne H. Beardslee
11006 Secotan Lane
Matthews, NC 28105

Parcel No. 19345292

Deborah S. Kitchen
Ronald E. Kitchen
11002 Secotan Lane
Matthews, NC 28105

Parcel No. 19345293

Michele R. Kluttz
Neil S. Kluttz
11003 Secotan Lane
Matthews, NC 28105

Parcel No. 19345294

Robert Todd Lamb
11007 Secotan Lane
Matthews, NC 28105

Parcel No. 19345295

Jose A. Martinez
Marilyn H. Martinez
4505 Candalon Way
Matthews, NC 28105

Parcel No. 19345296

Mary G. Gilmore
4511 Candalon Way
Matthews, NC 28105

Parcel No. 19345297

Mary G. Lau-Thefaine
Steven E. Thefaine
4519 Candalon Way
Matthews, NC 28105

Polaris 3G Map – Mecklenburg County, North Carolina

2017-661

Date Printed: 3/29/2017 7:26:52 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.

March 29, 2017

BY HAND DELIVERY

Ms. Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Land Investment Resources, LLC Requesting the Rezoning of an Approximately 13.11 Acre Site Located on the West Side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane, From the R-15 Zoning District to the R-VS Zoning District (Portion of Tax Parcel No. 193-161-10)

Dear Kathi:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 14 of the Instructions for Filing an Application for a Change in a Zoning Classification (the "Instructions"). As you are aware, Paragraph 14 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations. This letter is also being submitted to describe how this proposed residential community meets the intent of the R-VS zoning district.

The subject site contains approximately 13.11 acres and is located on the west side of Idlewild Road, just north of the intersection of Idlewild Road and Kale Lane (a portion of Tax Parcel No. 193-161-10). The site is currently zoned R-15 and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the R-VS zoning district to accommodate the development of a residential community on the site that would contain a maximum of 29 one-family detached dwelling units.

The Town of Matthews Land Use Plan 2012-2022 (the "Land Plan") provides land use policy guidance for the site. Set out below is a description of the land use policies contained in

the Land Plan that relate to the site and the proposed development, and how this proposed development furthers such policies.

- 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 Land Plan. (See page 8 of the Land Plan). This proposed residential community would provide quality one-family detached dwelling units on smaller lots. Smaller lots continue to increase in popularity, as residents seek to limit the amount of maintenance that is required for their lots.
- This proposed residential community would be an attractive niche neighborhood located adjacent to Idlewild Road Park and the Irvin Creek Greenway, which would be amenities for this proposed residential community. (See Strategy 1B on page 10 of the Land Plan).
- The site is located in the Idlewild Road Transitioning and Sensitive Area under the Land Plan. Page 114 of the Land Plan provides that residential uses are appropriate for the Idlewild Road corridor, and that R-VS infill development is encouraged along this corridor. Action Item No. 3 for the Idlewild Road Area states that R-VS and other alternative housing styles, planned housing infill, and redevelopment along this corridor should be promoted. (See page 114 of the Land Plan). This proposed residential community would be consistent with the recommendations and action items set out in the Land Plan in the Applicant's view. Additionally, the overall density of this proposed residential community is appropriate for the area in the Applicant's view.

Finally, in the Applicant's view, this proposed residential community meets the intent of the R-VS zoning district as set out in Section 155.503.1.A. of the Ordinance in that the site plan exhibits a thoughtful use of the land and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development. More specifically, the site plan respects and preserves environmental features. Additionally, two sides of the site are adjacent to Idlewild Road Park or the Irvin Creek Greenway, one side of the site is adjacent to Idlewild Road and the other remaining side of the site is adjacent to an existing single family neighborhood. As a result, this proposed residential community would have reasonable and appropriate land use relationships with the surrounding areas. The adjacent Idlewild Road Park and Irvin Creek Greenway would be amenities for this proposed residential community.

Kathi, the Applicant and I look forward to working with you, Jay and the Town on this rezoning request.

Ms. Kathi Ingrish, Planning Director
March 29, 2017
Page 3

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON,
P.A.

A handwritten signature in black ink, appearing to read "John Carmichael". The signature is written in a cursive style with a large initial "J".

John H. Carmichael

JHC1/lh