

## **Deferral Request for Decision on Application 2017-661 Idlewild Road Subdivision**

**DATE: July 5, 2017**  
**FROM: Jay Camp**

We have received a deferral request from the applicant to allow for additional time to address Public Improvement Variances related to connectivity and maximum cul de sac street lengths.

### **Proposed Solution**

On 6/27, Planning Board heard a request to waive the curb and gutter requirement along Idlewild Road and recommended approval of the variance. On 7/25, 2 additional Public Improvement Variances will be scheduled for Planning Board review. These variances are for a reduction to the connectivity index requirements and to allow a 500' long street terminating in a cul de sac when the code calls for a 400' maximum. The 3 Public Improvement Variances will be placed on the August 14<sup>th</sup> agenda for discussion prior to the decision on the Zoning Case.

### **Related Town Goal(s) and/or Strategies:**

Quality of Life  
Economic Development/Land Use Planning

### **Recommended Motion/Action:**

Defer Decision on Application 2017-661 to August 14, 2017.



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July 5, 2017

**VIA EMAIL**

Mr. Jay Camp  
Senior Planner - Town of Matthews  
232 Matthews Station Street  
Matthews, NC 28105

Re: Rezoning Application No. 2017-661  
Land Investment Resources, LLC, Applicant

Dear Jay:

I hope this letter finds you well, and that you and your family had a wonderful 4<sup>th</sup> of July.

Jay, in connection with the above-captioned Rezoning Application, I hereby request, on behalf of the Applicant, Land Investment Resources, LLC, that the decision of the Matthews Town Board of Commissioners on Rezoning Application No. 2017-661 be deferred from the Town Board of Commissioners' July 10, 2017 meeting to its August 14, 2017 meeting.

The Applicant is requesting the deferral of the decision because it needs to pursue two additional public improvement variances for the proposed development, and the Planning Board is required to make a recommendation on these two additional public improvement variances before the variances can be considered by the Town Board of Commissioners, and the next Planning Board meeting will be held on July 25, 2017. The two additional public improvement variances, if granted, would allow the Applicant to develop the plan it showed at the Public Hearing on the rezoning request (if the rezoning request is approved), and the public improvement variances relate to the connectivity index for the proposed development and the length of the proposed cul-de-sacs.

Jay, thank you for your assistance. In addition to your transmittal of this request to the Town Board of Commissioners, I will e-mail a copy of this letter to the Town Board of Commissioners.

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

Mr. Jay Camp  
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Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



John H. Carmichael

JHC1/lh

cc: Mr. Phil Hayes (via email)  
Mr. Brian Graham (via email)