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): 19344169

Address of property: 2914 Williams Rd, Matthews, NC 28105

Location of property: South side of Williams Road, west of the intersection between Williams Road and Williams Station Road.

Title to the property was acquired on July 22, 2020
and was recorded in the name of Tyler Mundy
whose mailing address is 2900 Williams Road, Charlotte, NC 28105

The deed is recorded in Book 34837 and Page 69 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS
List reason(s) why zoning should be changed (use separate sheet if necessary):

The Petitioner is requesting the rezoning of this site to accommodate the development of up to 13 one-family detached dwelling units on the site. The higher density will help promote affordable housing options on the site.

Signature of property owner (must be original)

Tyler Mundy
Print name of property owner
11011 Atrium Way, Matthews, NC 2811C
Property owner’s mailing address

Property owner’s mailing address, continued

Property owner’s mailing address, continued

980-771-9200
Property owner’s phone number/email address
tyler@clockworkcarolinas.com

Signature of agent (if any)

Print name of agent
Agent’s mailing address
Agent’s mailing address, continued
Agent’s mailing address, continued
Agent’s phone number/email 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 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 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."

See Exhibit A Attached Hereto

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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OWNER MAILING ADDRESS

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TAX PARCEL

PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS, CONTINUED

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
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 March 31, 2021

Town Board of Commissioners formally accepts application and sets Public Hearing date April 12, 2021

Notices sent via mail to affected/adjacent property owners on or before May 31, 2021

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 14, 2021

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 22, 2021

Town Board of Commissioners approves or denies application July 12, 2021

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 of Property Owner 3.29.2021 Date

Signature of Agent for Property Owner

Other (please identify)

Signature of Property Owner

Agent for Property Owner

Other (please identify)

Signature of Property Owner

Agent for Property Owner

Other (please identify)
EXHIBIT A

Parcel No. 19353310
Kenneth A Rattie
Sandra J Rattie
2556 Windsor Chase Dr
Matthews, NC 28105

Parcel No. 19353311
Jennifer S Hinson
2550 Windsor Chase Dr
Matthews, NC 28105

Parcel No. 19353312
Casy A Bennett
2542 Windsor Chase Dr
Matthews, NC 28105

Parcel No. 19353313
Alfonso Pardo Sr.
Maria Pardo
Alfo Pardo Jr.
2534 Windsor Chase Dr
Matthews, NC 28105

Parcel No. 19353314
Letetia Mullenix
Eric Mullinex
2528 Windsor Chase Dr
Matthews, NC 28105

Parcel No. 19353315
Shabbir A Mian
2522 Windsor Chase Dr
Matthews, NC 28105

Parcel No. 19353316
James Todd Holtzclaw
2512 Windsor Chase Dr
Matthews, NC 28105
Parcel No. 19353317
Bhupendrakumar Patel
Stormy Lynn Patel
2502 Windsor Chase Dr
Matthews, NC 28105

Parcel No. 19353399
Owners Association Inc.
Williams Crossing Property
PO Box 18712
Charlotte, NC 28218

Parcel No. 19344170
Tyler Mundy
2910 Williams Rd
Matthews, NC 28105

Parcel No. 19344171
Tyler Mundy
2900 Williams Rd
Matthews, NC 28105

Parcel No. 19344159
Mundy Real Estate LLC
Kermits Whispering Ursa Minor LLC
2900 Williams Rd
Matthews, NC 28105

Parcel No. 19346198
Charles E Baker
Betty K Baker
2843 Williams Rd
Matthews, NC 28105

Parcel No. 19317210
D Ballard Construction Inc.
4806 Hwy 74 West
Monroe, NC 28110

Parcel No. 19317202
Mihreteab Tewolde
12009 Shasta View Wy
Matthews, NC 28105
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Ladies and Gentlemen:

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☑ 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): 19344159

Address of property: 2900 Williams Rd, Matthews, NC 28105

Location of property: South side of Williams Road, west of the intersection between Williams Road and Williams Station Road.

Title to the property was acquired on December 15, 2020
and was recorded in the name of Kermit's Whispering Ursa Minor, LLC & Mundy Real Estate, LLC
whose mailing address is 11011 Atrium Way, Matthews, NC 28105

The deed is recorded in Book 35452 and Page 217 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS
List reason(s) why zoning should be changed (use separate sheet if necessary):

The Petitioner is requesting the rezoning of this site to accommodate the development of up to 13 one-family detached dwelling units on the site. The higher density will help promote affordable housing options on the site.

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Tyler Mundy
Print name of property owner
11011 Atrium Way, Matthews, NC 28105
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Property owner’s mailing address, continued

Property owner’s mailing address, continued

980-771-9200
Property owner’s phone number/email address
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Petitioner other than owner (if any)

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Petitioner’s mailing address
Petitioner’s mailing address, continued
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___ Agent for Property Owner
___ Other (please identify)

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Parcel No. 19353318
Marlena P McMurray
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Matthews, NC 28105

Parcel No. 19353319
Leon A Daniel
Kimberly G Daniel
2448 Windsor Chase Dr
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Tyler Mundy
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Mihreteab Tewolde
12009 Shasta View Wy
Matthews, NC 28105

Parcel No. 19317201
Hazel Williams Jr
Malacy T Williams
3105 Williams Station Rd
Matthews, NC 28105
Parcel No. 19344158
Michael Holmes
Jessica Ballesteros
3011 Williams Station Rd
Matthews, NC 28105

Parcel No. 19344157
Donna E Poyner
3007 Williams Station Rd
Matthews, NC 28105

Parcel No. 19344156
Sue W McAdams
HSB Hugh D
3001 Williams Station Rd
Matthews, NC 28105

Parcel No. 19344155
Michael G Roberts
Avril Roberts
2913 Williams Station Rd
Matthews, NC 28105

Parcel No. 19344154
Stephen L Hunt
Karen O Hunt
2907 Williams Station Rd
Matthews, NC 28105

Parcel No. 19344153
Amy Blackley
Luke Hansen
2901 Williams Station Rd
Matthews, NC 28105

Parcel No. 19344145
Michael B Thorne
Shivangee D Thorne
2801 Cross Tie Ln
Matthews, NC 28105
Parcel No. 19344144
Richard M Beasley
Laurie A Beasley
2802 Cross Tie Ln
Matthews, NC 28105

Parcel No. 19344143
David L Austin
Kimberly S Austin
2806 Cross Tie Ln
Matthews, NC 28105

Parcel No. 19344142
Matthew L Howell
Spela Howell
2810 Cross Tie Ln
Matthews, NC 28105

 Parcel No. 19344141
Cynthia W Leavens
2814 Cross Tie Ln
Matthews, NC 28105

Parcel No. 19344140
Clark Jeanlouis
Fatie Jeanlouis
2818 Cross Tie Ln
Matthews, NC 28105
MEMO

Date: March 31, 2021

To: Mr. Jay Camp, Planning Director

From: Greg Emery, Project Engineer

Subject: Rezoning Application filed by Clockwork Realty Group Requesting the Rezoning of an Approximately 3.967 Acre Site Located on the South Side of Williams Road, West of the Intersection of Williams Road and Williams Station Road, From the R-15 Zoning District to the R-VS Zoning District (Tax Parcel No. 193-441-59)

Copies:

The above referenced Rezoning Application is proposing a residential community meeting the intent of Section 155.503.1 of the Town of Mathews Unified Development Ordinance. This rezoning consists of two parcels, PID 19344159 (Site A) and PID 19344169 (Site B).

The proposed residential community located on Site A is a low to moderate density development which can easily be accommodated on the site. The overall density of the proposed site is 3.28 dwelling units per acre and the primary vehicular access point would be from a proposed driveway that provides easy access to Williams Road.

The applicant has worked with the existing site conditions to design a development that limits the amount of land disturbance to maximize the tree canopy and open space area provided.

The proposed residential community demonstrates appropriate land use relationships with adjoining parcels. The proposed community would contain single family detached dwelling units, which is consistent with and complimentary to the adjacent land uses. The adjacent land uses are single family detached dwelling units and vacant land.

The proposed development on Site B (located north of Site A) will consist of a PCCO access easement containing a detention basin, required undisturbed area and the potential for one single family dwelling unit.

This Rezoning Application will seamlessly integrate into the surrounding community and provide much needed housing in this desirable location in the Town of Mathews.

Please do not hesitate to reach out to me with any questions or comments. Sincerely,

EMH&T

Greg Emery, PE