

Agenda Item: Decision on Application 2013-600 Funderburk-Plaxco Home

DATE: September 3, 2013
RE: Decision on Application 2013-600
FROM: Jay Camp, Senior Planner

Background/Issue:

On September 4th, final updated plans and a landscape plan were submitted to staff for review. Planning Board voted 6-1 to recommend approval of "Option B". However, it appears in the minutes that Mr. Fuller misspoke when describing which plan he preferred and intended to present Option A as the site plan. The color landscape plan is drawn using Option A as the layout. Option A features most parking alongside the building with 3 spaces facing the undeveloped portion of the lot to the rear of the property. The request states that 4 additional spaces facing the undeveloped lot may be added in the future with Planning Board approval.

The most pertinent changes to the plans are modification of the parking layout and restriction of uses. Signage is now limited to a monument sign of 6' or less in height and 50 square feet.

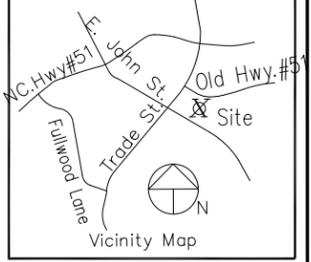
The Board of Adjustment will review several variance requests for the site on September 5th. These variances must be granted for the rezoning to be approved.

Related Town Strategy:

28. (Ec Devt/Land Use Planning) To streamline the development process to make Matthews "open for business" and explore giving staff responsibility for the detailed plan review.

Recommended Motion:

Staff recommends approval of the rezoning request upon agreement on what parking layout is most appropriate for the site.



VICINITY MAP - NOT TO SCALE



A.G. ZOUTEWELLE
SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-8444 Fax: 704-372-9555
Firm Licensure Number C-1054

LEGEND

ch.	chord
IPF/IRF	iron pipe/rebar found
IRF/IRS	iron rebar found/set
L,R	curve length, radius
MB,DB	record map, deed reference
OU	overhead utilities
PKF/S	PK Nail found/set
s.f.	square feet (by coordinates)
□	catch basin
⊕	water meter
⊗	water valve
⊗	light pole

PARKING SPACE TABLE
Zoning: O-9(CD)

Office Space:	3,920 sf. / 300 = 13.1 spcs
Medical Space:	0 sf. / 200 = 0 spcs
Total Square Footage:	3,920 sf. = 13.1 spcs
25% Reduction (400' Public Parking):	13.1/75% = 10 spcs.
PERMITTED USE SPACES PROVIDED	10 spaces Total
INCLUDED ONE HANDICAP SPACES:	10 spaces Total

Medical Space: 3,920 sf. / 200 = 20 spcs
25% Reduction (400' Public Parking): 3,920/75% = 15 spcs.
PARKING FOR MEDICAL REQUIRES AN ADDITIONAL 4 SPACES (Shown Conceptually). These additional spaces would need to go before Planning Board for separate approval.

INTERIOR LANDSCAPING
At least one existing or planted tree with appropriate minimum caliper and height shall be provided for every ten parking spaces.
REQUIRED TREES = 10 spaces/10 = 1
PROVIDED EXISTING TREES = > 1.

PERIMETER BUFFER REQ'TS:
ZONING ADJACENT TO PROPERTY:
1. (WEST SIDE) R-20 RESIDENTIAL
15' LANDSCAPE SCREENING REQUIREMENT
2. (SOUTH SIDE) MATTHEWS STATION;
NO LANDSCAPE REQUIREMENT

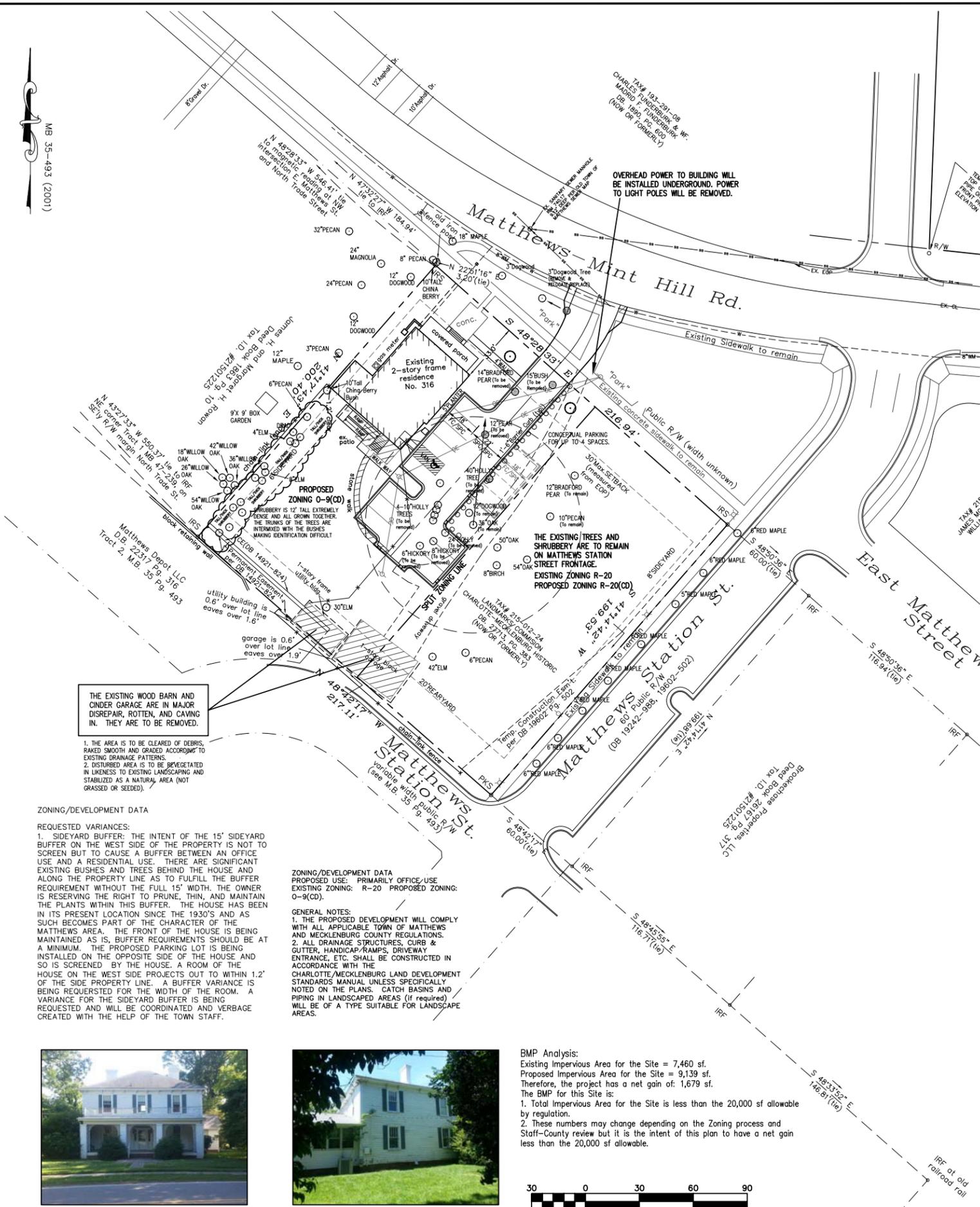
STREET FRONTAGE
MATTHEWS-MINT HILL ROAD.
EXISTING "PARK" TREES TO REMAIN
MATTHEWS STATION STREET
EXISTING "PARK" TREES TO REMAIN

- DEVELOPMENT NOTES:**
- GENERAL PROVISIONS**
 - This rezoning petition relates to that certain 0.9962 acre parcel of land lying within the Town of Matthews, hereinafter referred to as the "Site". This rezoning is requesting the rezoning from R-20 to O-9(CD) and R-20(CD).
 - Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases.
 - Unless more stringent standards are established by these Development Standards, all development standards established under the Matthews Zoning Ordinance (the "Ordinance") for the O-9 District shall be followed with respect to the Site.
 - Prior to the demolition of the existing structures on the Site the Petitioner shall contact LUESA in order to evaluate potential issues related to asbestos, abandoned wells, septic tanks and underground storage, which may or may not be present on the Site.
 - STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN**
 - Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.
 - The Rezoning Plan identifies an existing building envelope. No new buildings are being proposed.
 - PERMITTED USES AND MAXIMUM DEVELOPMENT**
 - The Site may be devoted to office uses as well as associated accessory uses and parking and service areas permitted by the Ordinance in a O-9(CD) District. The following uses are requested:

(7) Farm	(29) Railroad Right-of-Way
(10) Trailer, recreational, & overnight camping vehicles	(30) Telephone Booths
(20) Food service for employees.	(31) Telephone Exchanges
(21) Funeral Home & Crematories	(33) Helipad, medical related
(25) Post Offices	
(27) Public Utility Transmission & Distribution Lines	
 - Uses under prescribed conditions:

(1) Cemeteries, public & private	(23) Drive-in Service Window
(6) Country Club & Swimming Pool	(25) Motels, Motor Courts & Hotels
(11) Fire Stations	(26) Electric & gas Station
(12) Golf Course, public & private	(27) Electric & Telephone Poles
(13) Hospitals & Sanatorium	(28) Telephone repeater Stations & Huts
(17) Police Station	(29) Demolition Disposal Site
(22) Commercial uses associated with Hotels	(31) Transit Stop Shelter
 - Accessory uses:

(2) Petroleum Storage
(3) Vending Machines or coin operate laundries
 - Medical uses allowed by the Ordinance shall be permitted. However, parking requirements or building areas may need to be adjusted to satisfy the ordinance.
 - ACCESS POINTS**
 - The total number of ingress/egress points to and from the Site shall be limited to one entrance on Matthews-Mint Hill Road. The exact location may vary somewhat from those depicted based upon final design and location requirements as regulated by the transportation engineer and Town of Matthews. Any other driveways for this site will be abandoned (none are apparent).
 - The Developer is expected to install the proposed driveway of the site in close proximity to the existing driveway and be upgraded to an approved driveway type.
 - SETBACKS, SIDE YARDS AND REAR YARDS**
 - No buildings or parking areas shall be allowed in the 20 foot setbacks along Matthews-Mint Hill Road. No new buildings are proposed with this plan.
 - DESIGN AND PERFORMANCE STANDARDS**
 - The Site shall comply with all requirements of the Matthews Tree Ordinance. (Landscape Chapter, 153.075)
 - The Developer shall preserve, maintain, and clear the natural areas per ordinance.
 - The portion of the property that is to be R-20(CD) or the east portion is to be moved and kept up along with the O-9(CD) Zoning.
 - The Building shall be connected by sidewalk to a sidewalk along Matthews-Mint Hill Road. All existing sidewalks and Curb and Gutter will remain.
 - All sidewalks installed within the Site that connect to the public Right-of-Way shall be at least five feet in width.
 - The existing overhead power line to the house will be replaced with an underground cable.
 - EXTERIOR FEATURES**
 - The Exterior will remain the same. All repairs/renovations or alterations are to be approved by the Historic Landmark Commission.
 - Roofing: is to be replaced and/or repaired as appropriate (there are different roofing materials) with the existing type of roofing.
 - Signage for the Office will be permitted separately through the Town of Matthews.
 - PARKING**
 - Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
 - The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submitted the proposed parking meets or exceeds Ordinance requirements. The parking spaces may be expanded for up to 4 spaces with Matthews Board Approval.
 - LIGHTING**
 - All outdoor lighting is to meet the standards within Matthews Outdoor Lighting Ordinance.
 - The existing wood light poles are to be removed and new lighting installed in conformance with the lighting standards for the Town of Matthews.
 - STORMWATER**
 - The petitioner shall tie in to the existing storm water system(s).
 - The petitioner shall control the stormwater runoff from the site to satisfy the stormwater ordinance.
 - The petitioner acknowledges that other standard development requirements imposed by other Town ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example those that regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.
 - SIGNS**
 - A separate Permit is necessary for the installation of a new sign through the Town of Matthews. The Petitioner will be requesting this permit with the Town.
 - The sign would be freestanding, conforming to the sign ordinance that will be no taller than 6 feet and be no more than 20 square feet in size (area).
 - The Petitioner reserves the right to attach a plaque, historic marker or directory as it is currently approved through the Zoning Ordinance (to commemorate the historic significance of the house).
 - ALTERATIONS TO PLAN**
 - Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.
 - BINDING EFFECT**
 - Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Notes will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners", shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.



MB 35-493 (2001)

THE EXISTING WOOD BARN AND ONDER GARAGE ARE IN MAJOR DISREPAIR, ROTTEN, AND CAVING IN. THEY ARE TO BE REMOVED.

- THE AREA IS TO BE CLEARED OF DEBRIS, RAKED SMOOTH AND GRADED ACCORDING TO EXISTING DRAINAGE PATTERNS.
- DISTURBED AREA IS TO BE BEVEGETATED IN LIKENESS TO EXISTING LANDSCAPING AND STABILIZED AS A NATURAL AREA (NOT GRASSED OR SEEDED).

ZONING/DEVELOPMENT DATA

REQUESTED VARIANCES:

- SIDEYARD BUFFER: THE INTENT OF THE 15' SIDEYARD BUFFER ON THE WEST SIDE OF THE PROPERTY IS NOT TO SCREEN BUT TO CAUSE A BUFFER BETWEEN AN OFFICE USE AND A RESIDENTIAL USE. THERE ARE SIGNIFICANT EXISTING BUSHES AND TREES BEHIND THE HOUSE AND ALONG THE PROPERTY LINE AS TO FULFILL THE BUFFER REQUIREMENT WITHOUT THE FULL 15' WIDTH. THE OWNER IS RESERVING THE RIGHT TO PRUNE, THIN, AND MAINTAIN THE PLANTS WITHIN THIS BUFFER. THE HOUSE HAS BEEN IN ITS PRESENT LOCATION SINCE THE 1930'S AND AS SUCH BECOMES PART OF THE CHARACTER OF THE MATTHEWS AREA. THE FRONT OF THE HOUSE IS BEING MAINTAINED AS IS, BUFFER REQUIREMENTS SHOULD BE AT A MINIMUM. THE PROPOSED PARKING LOT IS BEING INSTALLED ON THE OPPOSITE SIDE OF THE HOUSE AND SO IS SCREENED BY THE HOUSE. A ROOM OF THE HOUSE ON THE WEST SIDE PROJECTS OUT TO WITHIN 1.2' OF THE SIDE PROPERTY LINE. A BUFFER VARIANCE IS BEING REQUESTED FOR THE WIDTH OF THE ROOM. A VARIANCE FOR THE SIDEYARD BUFFER IS BEING REQUESTED AND WILL BE COORDINATED AND VERBAGE CREATED WITH THE HELP OF THE TOWN STAFF.

ZONING/DEVELOPMENT DATA
PROPOSED USE: PRIMARILY OFFICE/USE
EXISTING ZONING: R-20 PROPOSED ZONING: O-9(CD).

GENERAL NOTES:

- THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE TOWN OF MATTHEWS AND MECKLENBURG COUNTY REGULATIONS.
- ALL DRAINAGE STRUCTURES, CURB & GUTTER, HANDICAP/RAMPS, DRIVEWAY ENTRANCE, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL UNLESS SPECIFICALLY NOTED ON THE PLANS. CATCH BASINS AND PIPING IN LANDSCAPED AREAS (if required) WILL BE OF A TYPE SUITABLE FOR LANDSCAPE AREAS.

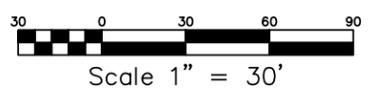


NORTH SIDE



EAST SIDE

BMP Analysis:
Existing Impervious Area for the Site = 7,460 sf.
Proposed Impervious Area for the Site = 9,139 sf.
Therefore, the project has a net gain of: 1,679 sf.
The BMP for this Site is:
1. Total Impervious Area for the Site is less than the 20,000 sf allowable by regulation.
2. These numbers may change depending on the Zoning process and Staff-County review but it is the intent of this plan to have a net gain less than the 20,000 sf allowable.



CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES, LOCATIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES FOUND SHALL BE REPORTED

(3) DAYS BEFORE DIGGING IN
NORTH CAROLINA CALL:
1.800.632.4949
NORTH CAROLINA 1 CALL CENTER

Revisions:
1. 8/30/13 REVISED THE PARKING LOT AND ADDED SECTION 11 FOR THE PROPOSED SIGN.



LASH ENGINEERING
Consulting Civil Engineer/Planner
1104 Cindy Carr Drive
Matthews, N.C. 28105
Phone: 704/847-3031
email: mikel@lashengineering.com

PROJECT ENGINEER:
MICHAEL LASH, P.E.
THESE DRAWINGS AND THE DESIGN THEREON ARE INSTRUMENTS OF LASH ENGINEERING, INC. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF LASH ENGINEERING, INC. IS PROHIBITED.

CLIENT:
Jeff Fuller
1422-C Orchard Lake Drive
Charlotte, NC. 28270

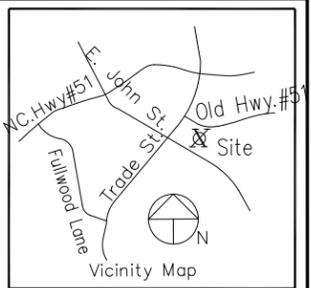
Phone: (704)844-6683

PROJECT:
Zoning Plan
Offices at:
316 Matthews Street
Matthews, NC 28105

DESCRIPTION:
Zoning Plan from R-20 to O-9

PARKING OPTION "A"
STATUS: "In Process"
SUBMITTED TO: Town

Scale: 1" = 30'
Date: 9/4/2013
SHEET NO. 1 OF 1



PARKING SPACE TABLE
Zoning: O-9(CD)

Office Space:	3,920 sf. / 300 = 13.1 spcs
Medical Space:	0 sf. / 200 = 0 spcs
Total Square Footage:	3,920 sf. = 13.1 spcs
25% Reduction (400' Public Parking):	13.1/75% = 10 spcs
PERMITTED USE SPACES PROVIDED	10 spaces Total
INCLUDED ONE HANDICAP SPACES:	10 spaces Total

Medical Space: 3920 sf. / 200 = 20 spcs
25% Reduction (400' Public Parking) 3920/75% = 15 spcs

PARKING FOR MEDICAL REQUIRES AN ADDITIONAL 5 SPACES (Shown Conceptually).
These additional spaces would need to go before Planning Board for separate approval.

INTERIOR LANDSCAPING
At least one existing or planted tree with appropriate minimum caliper and height shall be provided for every ten parking spaces.
REQUIRED TREES = 10 spaces/10 = 1
PROVIDED EXISTING TREES = > 1.

PERIMETER BUFFER REQ'TS:
ZONING ADJACENT TO PROPERTY:
1. (WEST SIDE) R-20 RESIDENTIAL
2. (SOUTH SIDE) SCREENING REQUIREMENT
NO LANDSCAPE REQUIREMENT

STREET FRONTAGE
MATTHEWS-MINT HILL ROAD.
EXISTING "PARK" TREES TO REMAIN
MATTHEWS STATION STREET
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DEVELOPMENT NOTES:
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1.3 Unless more stringent standards are established by these Development Standards, all development standards established under the Matthews Zoning Ordinance (the "Ordinance") for the O-9 District shall be followed with respect to the Site.
1.4 Prior to the demolition of the existing structures on the Site the Petitioner shall contact LUESA in order to evaluate potential issues related to asbestos, abandoned wells, septic tanks and underground storage, which may or may not be present on the Site.

2. STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN
2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.
2.2 The Rezoning Plan identifies an existing building envelope. No new buildings are being proposed.

3. PERMITTED USES AND MAXIMUM DEVELOPMENT
3.1 The Site may be devoted to office uses as well as associated accessory uses and parking and service areas permitted by the Ordinance in a O-9(CD) District.
The following uses are requested:
R-20 portion shall remain vacant and landscaped.
3.1 The Site may be devoted to office uses as well as associated accessory uses and parking and service areas permitted by the Ordinance in a B-1 District. However, the following uses are specifically requested:
153.058 Office District
(B) Permitted Uses NOT Requested
(7) Farm
(10) Trailer, recreational, & overnight camping vehicles
(20) Food service for employees.
(21) Funeral Home & Crematories
(25) Post Offices
(27) Public Utility Transmission & Distribution Lines
(C) Uses under prescribed conditions
(1) Cemeteries, public & private
(6) Country Club & Swimming Pool
(11) Fire Stations
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(D) Accessory uses
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3.2 Medical uses allowed by the Ordinance shall be permitted. However, parking requirements or building areas may need to be adjusted to satisfy the ordinance.
4. ACCESS POINTS
4.1 The total number of ingress/egress points to and from the Site shall be limited to one entrance on Matthews-Mint Hill Road. The exact location may vary somewhat from those depicted based upon final design and location requirements as regulated by the transportation engineer and Town of Matthews. Any other driveways for this site will be abandoned (none are apparent).
4.2 The Developer is expecting to install the proposed driveway of the site in close proximity to the existing driveway and be upgraded to an approved driveway type.

5. SETBACKS, SIDE YARDS AND REAR YARDS
5.1 No buildings or parking areas shall be allowed in the 20 foot setbacks along Matthews-Mint Hill Road. No new buildings are proposed with this plan.
6. DESIGN AND PERFORMANCE STANDARDS
6.1 The Site shall comply with all requirements of the Matthews Tree Ordinance. (Landscape Chapter, 153.075)
6.2 The Developer shall preserve, maintain, and clear the natural areas per ordinance.
6.3 The portion of the property that is to be R-20(CD) or the east portion is to be moved and kept up along with the O-9(CD) Zoning.
6.4 The Building shall be connected by sidewalk to a sidewalk along Matthews-Mint Hill Road. All existing sidewalks and Curb and Gutter will remain.
6.5 All sidewalks installed within the Site that connect to the public Right-of-Way shall be at least five feet in width.
6.6 The existing overhead power line to the house will be replaced with an underground cable.

7. EXTERIOR FEATURES
7.1 The Exterior will remain the same. All repairs/renovations or alterations are to be approved by the Historic Landmark Commission.
7.2 Roofing: is to be replaced and/or repaired as appropriate (there are different roofing materials) with the existing type of roofing.
7.3 Signage for the Office will be permitted separately through the Town of Matthews.

8. PARKING
8.1 Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
8.2 The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submitted the proposed parking meets or exceeds Ordinance requirements. The parking spaces may be expanded from up to 5 spaces with Matthews Board Approval.

9. LIGHTING
9.1 All outdoor lighting is to meet the standards within Matthews Outdoor Lighting Ordinance.
9.2 The existing wood light poles are to be removed and new lighting installed in conformance with the lighting standards for the Town of Matthews.

10. STORMWATER
10.1 The petitioner shall tie in to the existing storm water system(s).
10.2 The petitioner shall control the stormwater runoff from the site to satisfy the stormwater ordinance.
10.3 The petitioner acknowledges other standard development requirements imposed by other Town ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example those that regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.

11. SIGNS
11.1 A separate Permit is necessary for the installation of a new sign through the Town of Matthews. The Petitioner will be requesting this permit with the Town.
11.2 The sign would be freestanding, conforming to the sign ordinance that will be no taller than 6 feet and be no more than 20 square feet in size (area).
11.3 The Petitioner reserves the right to attach a plaque, historic marker or directory as it is currently approved through the Zoning Ordinance (to commemorate the historic significance of the house).

12. ALTERATIONS TO PLAN
12.1 Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.

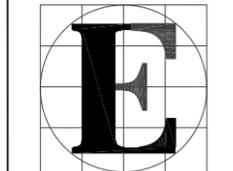
13. BINDING EFFECT
13.1 Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Notes will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners" shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time

LEGEND

ch.	chord
IPF/IRF	iron pipe/rebar found
IRF/IRS	iron rebar found/set
L,R	curve length, radius
MB,DB	record map, deed reference
OU	overhead utilities
PKF/S	PK Nail found/set
s.f.	square feet (by coordinates)
□	catch basin
⊗	water meter
⊕	water valve
⊗	light pole

ZONING/DEVELOPMENT DATA
PROPOSED USE: PRIMARILY OFFICE USE
EXISTING ZONING: R-20 PROPOSED ZONING: O-9(CD).
GENERAL NOTES:
1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE TOWN OF MATTHEWS AND MECKLENBURG COUNTY REGULATIONS.
2. ALL DRAINAGE STRUCTURES, CURB & GUTTER, HANDICAP RAMPS, DRIVEWAY ENTRANCE, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE/MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL UNLESS SPECIFICALLY NOTED ON THE PLANS. CATCH BASINS AND PIPING IN LANDSCAPED AREAS (if required) WILL BE OF A TYPE SUITABLE FOR LANDSCAPE AREAS.

Revisions:
1. 8/30/13 REVISED THE PARKING LOT AND ADDED SECTION 11 FOR THE PROPOSED SIGN.



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Consulting Civil Engineer/Planner
1104 Cindy Carr Drive
Matthews, N.C. 28105
Phone: 704/847-3031
email: mikel@lashengineering.com



PROJECT ENGINEER:
MICHAEL LASH, P.E.
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CLIENT:
Jeff Fuller
1422-C Orchard Lake Drive
Charlotte, NC. 28270

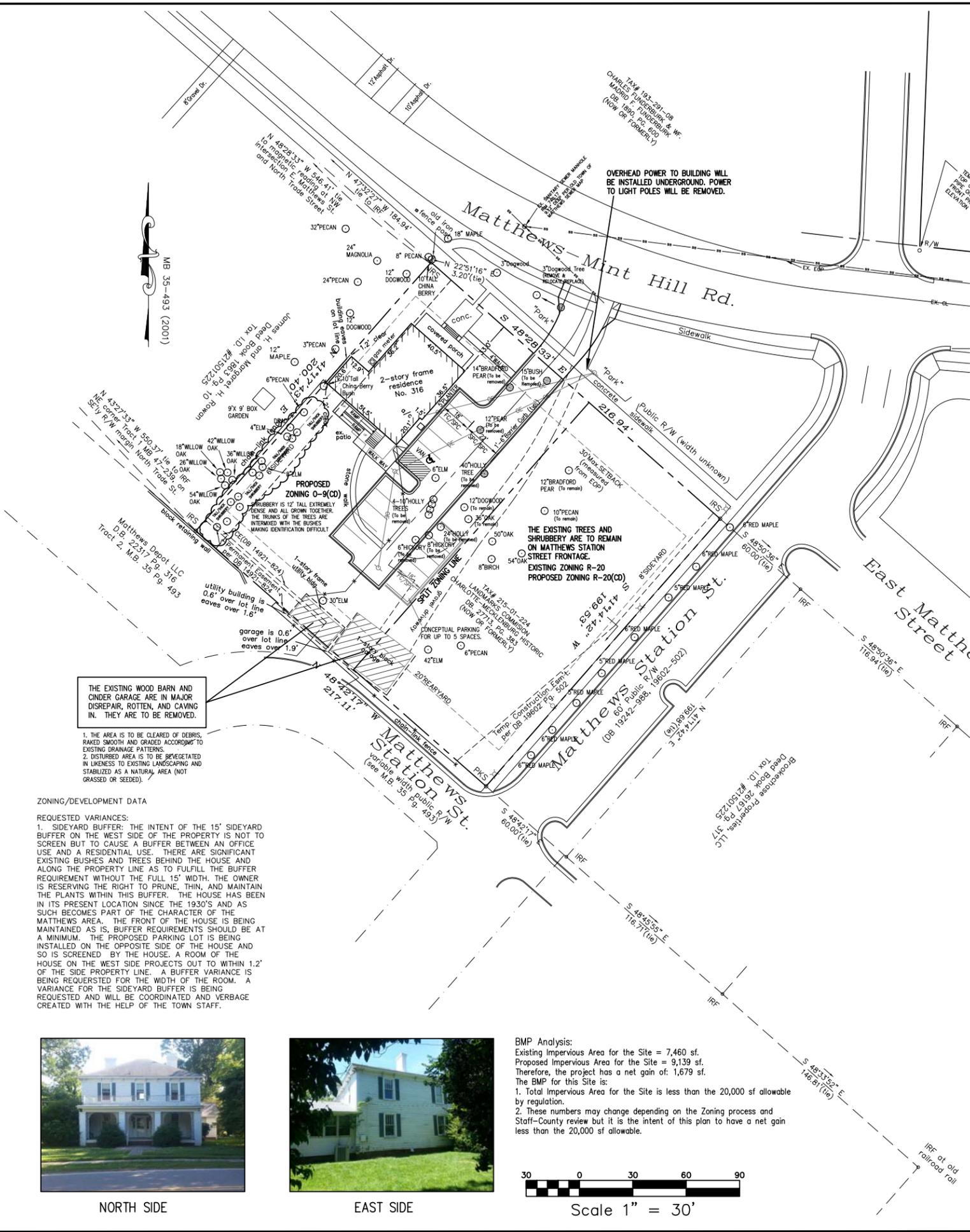
Phone: (704)844-6683

PROJECT:
Zoning Plan
Offices at:
316 Matthews Street
Matthews, NC 28105

DESCRIPTION:
Zoning Plan from R-20 to O-9

PARKING OPTION "B"

STATUS: "In Process"
SUBMITTED TO: Town
Scale: 1" = 30'
Date: 9/4/2013
SHEET NO.: 1 of 1



THE EXISTING WOOD BARN AND ONDER GARAGE ARE IN MAJOR DISREPAIR, ROTTEN, AND CAVING IN. THEY ARE TO BE REMOVED.
1. THE AREA IS TO BE CLEARED OF DEBRIS, RAKED SMOOTH AND GRADED ACCORDING TO EXISTING DRAINAGE PATTERNS.
2. DISTURBED AREA IS TO BE BEVEGETATED IN LIKENESS TO EXISTING LANDSCAPING AND STABILIZED AS A NATURAL AREA (NOT GRASSED OR SEEDED).

ZONING/DEVELOPMENT DATA
REQUESTED VARIANCES:
1. SIDEYARD BUFFER: THE INTENT OF THE 15' SIDEYARD BUFFER ON THE WEST SIDE OF THE PROPERTY IS NOT TO SCREEN BUT TO CAUSE A BUFFER BETWEEN AN OFFICE USE AND A RESIDENTIAL USE. THERE ARE SIGNIFICANT EXISTING BUSHES AND TREES BEHIND THE HOUSE AND ALONG THE PROPERTY LINE AS TO FULFILL THE BUFFER REQUIREMENT WITHOUT THE FULL 15' WIDTH. THE OWNER IS RESERVING THE RIGHT TO PRUNE, THIN, AND MAINTAIN THE PLANTS WITHIN THIS BUFFER. THE HOUSE HAS BEEN IN ITS PRESENT LOCATION SINCE THE 1930'S AND AS SUCH BECOMES PART OF THE CHARACTER OF THE MATTHEWS AREA. THE FRONT OF THE HOUSE IS BEING MAINTAINED AS IS, BUFFER REQUIREMENTS SHOULD BE AT A MINIMUM. THE PROPOSED PARKING LOT IS BEING INSTALLED ON THE OPPOSITE SIDE OF THE HOUSE AND SO IS SCREENED BY THE HOUSE. A ROOM OF THE HOUSE ON THE WEST SIDE PROJECTS OUT TO WITHIN 1.2' OF THE SIDE PROPERTY LINE. A BUFFER VARIANCE IS BEING REQUESTED FOR THE WIDTH OF THE ROOM. A VARIANCE FOR THE SIDEYARD BUFFER IS BEING REQUESTED AND WILL BE COORDINATED AND VERBAGE CREATED WITH THE HELP OF THE TOWN STAFF.

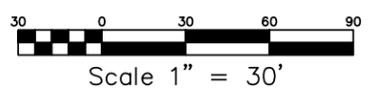


NORTH SIDE



EAST SIDE

BMP Analysis:
Existing Impervious Area for the Site = 7,460 sf.
Proposed Impervious Area for the Site = 9,139 sf.
Therefore, the project has a net gain of: 1,679 sf.
The BMP for this Site is:
1. Total Impervious Area for the Site is less than the 20,000 sf allowable by regulation.
2. These numbers may change depending on the Zoning process and Staff-County review but it is the intent of this plan to have a net gain less than the 20,000 sf allowable.



CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES, LOCATIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE REPORTED

(3) DAYS BEFORE DIGGING IN
NORTH CAROLINA CALL:
1.800.632.4949
NORTH CAROLINA 1 CALL CENTER



Existing Dogwoods.

Matthews-Mint Hill Road

Existing Trees
Evergreen Hedge*

Proposed Trees
Selections to comply w/
Town of Matthews Approved
Plant List.

Flowering shrubs w/ annuals*
- Knockout roses - 4' ht.

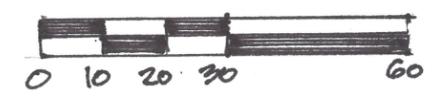
Small Evergreen shrubs*
- Loropetalum - 2-3' ht
- Liriodendron

Large Evergreen shrubs*
- Little Gem Magnolia
6-8' ht.

Existing Screen

Existing Large trees

*Owner reserves the right to
substitute plant varieties
compliant w/ Town of Matthews
Approved Plant List



Matthews Station Street

Matthews Station Street

Lists of allowed uses for Application 2013-600 Funderburk Plaxco House

- (B) *Permitted uses.* The following uses are permitted by right in office districts.
- (1) Arboretum.
 - (2) Dwellings, one-family detached.
 - (3) Dwellings, one-family semi-detached.
 - (4) Dwellings, condominium.
 - (5) Dwelling, two-family.
 - (6) Dwellings, multi-family, a single building on a lot.
 - ~~(7) Farms, either in conjunction with or separate from dwellings, which may conduct retail sales of products produced on the premises.~~
 - (8) Fraternal organizations.
 - (9) Parks and playgrounds, operated on a noncommercial basis for purposes of public recreation.
 - ~~(10) Trailer, recreational, and overnight camping vehicles (stored unoccupied on a lot behind a line established by front of building).~~
 - (11) Banks.
 - (12) Beauty shops.
 - (13) Barber shops.
 - (14) Buildings for display of sample merchandise to wholesalers and retailers of the merchandise displayed, provided that retail sales and deliveries of merchandise are not made from the premises and materials displayed are visible only from within the building.
 - (15) Business and professional offices, provided that retail sales and deliveries of merchandise are not made from the premises and that merchandise displayed is visible only from within the building.
 - (16) Civic organizations.
 - (17) Clinics, medical, dental, and doctor offices.
 - (18) Commercial schools and schools providing adult training in any of the arts, sciences, trades or professions, provided that no retail sales of merchandise or services are made on the premises.
 - (19) Contractors' offices, excluding accessory storage.
 - ~~(20) Food service for employees with no direct entry from the outside of building, and with the area of the food service facility limited to 10% of the gross floor area of the building.~~
 - ~~(21) Funeral homes and crematories.~~

(22) Government office buildings and public utility office buildings, such as telephone exchanges and similar uses.

(23) Laboratory, dental, medical, and optical.

(24) Offices.

~~(25) Post offices.~~

(26) Social and social service organizations.

~~(27) Public utility transmission and distribution lines.~~

(28) Radio and television stations and/or offices.

~~(29) Railroad rights of way.~~

~~(30) Telephone booths.~~

~~(31) Telephone exchanges.~~

(32) Temporary buildings and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, those temporary uses to be terminated upon completion of construction, issuance of certificate of occupancy, or invalidation of building permit.

~~(33) Heliport, medically related.~~

(34) Social gatherings, seminars, receptions which are ancillary to the business of the permitted principal of use, limited to a maximum of 99 persons and on such properties or within such districts designated as historical by the Town. (Ord. No. 1505-A, passed 7-10-06)

(C) *Uses under prescribed conditions.* The following uses are permitted subject to the conditions governing each use as specified in the appropriate section.

~~(1) Cemeteries, public and private. See § 153.189.~~

(2) Churches, synagogues, and related uses. See § 153.053.

(3) Community recreation centers. See § 153.186.

(4) Colleges and universities with all accessory facilities except stadium subject to the regulations in § 153.053.

(5) Commercial uses in conjunction with certain multi-family and office buildings. See § 153.168.

~~(6) Country clubs and swimming clubs operated on a noncommercial membership basis. See § 153.186.~~

(7) Customary home occupations. See § 153.166.

(8) Child day care facilities. See § 153.181.

(9) Dwellings, one family attached. See § 153.171.

- (10) Dwellings, planned multi-family developments. See § 153.165.
- ~~(11) Fire stations. See § 153.053.~~
- ~~(12) Golf courses, public and private, for daytime use only. See § 153.186.~~
- ~~(13) Hospitals and sanatorium. See § 153.053.~~
- (14) Public libraries. See § 153.053.
- (15) Museums and art galleries, operated on a noncommercial basis. See § 153.053.
- (16) Nursing homes, rest homes, and homes for the aged. See § 153.182.
- ~~(17) Police stations. See § 153.053.~~
- (18) Room renting. See § 153.177.
- (19) Schools elementary, junior and senior high, public and private. See § 153.053.
- (20) Child day care homes. See § 153.181.
- (21) Commercial uses in conjunction with multi-family and office buildings, including beauty shops, barber shops, laundry and dry cleaning pick-up stations, restaurants, cafeterias, snack bars, sundries shops, dispensing of drugs and flower shops. See § 153.168.
- ~~(22) Commercial uses associated with motels, motor courts, and hotels, including dispensing of drugs, flower shops, laundry and dry cleaning pick-up stations, restaurants, lounges, snack bars and sundries shops. See § 153.173.~~
- ~~(23) Drive in service window as an accessory part of the principal structure or operations subject to the requirements listed in § 153.178.~~
- (24) Florist shops. See § 153.168.
- ~~(25) Motels, motor courts, and hotels. See § 153.173.~~
- ~~(26) Electric and gas sub stations. See § 153.183.~~
- ~~(27) Electric and telephone poles supporting hardware systems and communications antennas or communications towers. See § 153.172. (Ord. 912, passed 1-27-97)~~
- ~~(28) Telephone repeater stations and huts. See § 153.183.~~
- ~~(29) Demolition disposal site. See § 153.190.~~
- (30) Temporary uses when such uses are allowed as permanent uses in the district, and short-term temporary uses of seven days or less duration which are of a civic or nonprofit nature, or a festival of local, national or historic significance. See § 153.191.
- ~~(31) Transit stop shelters. See § 153.184.~~
- (32) Bed and Breakfast establishments. See § 153.169.
- (33) Adult care home. (Ord. No. 1562-A, passed 6-11-07)

(D) *Accessory uses.* The following accessory uses are permitted in all office districts.

(1) Accessory residential structures and uses, clearly incidental to the permitted principal use, including servants' quarters, guest houses, and bomb shelters, excluding accessory dwellings of other types.

~~(2) Petroleum storage, accessory to a permitted principal use or building, subject to the Fire Prevention Code of the National Board of Fire Underwriters.~~

~~(3) Vending machines for cigarettes, candy, soft drinks and similar items located within an enclosed building, and coin-operated laundries located within an enclosed building as an accessory to the uses in the principal building or buildings.~~

(4) Accessory uses, clearly incidental to the permitted principal use or structure on the lot.

(5) Parking for uses permitted within the districts.

(6) Water storage tanks for fire protection purposes only.

(7) A temporary, self-contained storage unit, not including trailers for office use, which is intended to be picked up and moved to various locations on demand. Prior to placement, the property/and or business owners providing the storage unit at a specific site are required to register it with the Town Planning Department, showing a scale drawing of its placement in relation to driveways, any existing buildings, fences, or landscaping, street rights-of-way, and any neighboring drives or street intersections within 150' of the proposed placement location. A temporary storage unit shall not be placed within the required front setback. Maximum time a temporary storage unit shall be placed on an occupied parcel is 90 days.

(Ord. No. 1532, passed 1-8-07)