2015-627
05-26-2015

Matthews Church of God

Bishop Rick D. Brackett, Senior Pastor/District Overseer

517 E. John Street
Matthews, NC 28105
Office - 704.847.5625
Fax - 704.846.2039
Senior Pastor - 704-893.2854
www.matthewscog.org
mcog@matthewscog.org

May 21, 2015

To: Mary Jo Gollnitz, CZO
Zoning Administrator/Planner II

Ref: Application 2015-627 Additional Condition

Ms. Gollnitz:

Upon further review and discussion, the church Pastor and Elders have agreed that based on the widening project proposed for E. John Street the church would like to reserve the right to determine that a driveway may become necessary on the East Charles Street side of the property. This decision would be made by the church based on church growth and thru traffic at the time that the widening project eliminates the left turn in to and out of the church from E. John Street. The driveway would be installed upon review and approval from the Town of Matthews Public Works Department.

We would like to have this added as a condition to our current application 2015-627.

Thank you for your attention to this matter.

Regards,

"A church with open arms, a smiling face and a loving heart for all people"

2015-627
02-25-2015

Matthews Church of God

Bishop Rick D. Brackett, Senior Pastor/District Overseer

PO Box 2754
Matthews, NC 28106
Office - 704.847.5625
Fax - 704.846.2039
Senior Pastor - 704-893.2854
www.matthewscog.org
matthewscog@carolina.rr.com

February 25, 2015

To: Ms. Kathi Ingrish, AICP
Planning Director
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

From: Mr. John Rollins III,
Trustee and Business Administrator
Matthews Church of God
517 East John Street
Matthews, NC 28105

Re: Re-zoning Application

Ms. Ingrish:

Please accept the enclosed re-zoning package for Matthews Church of God for the above referenced location. Currently, the property is zoned in two different zones.The front of the property is zoned R-12 and the rear of the property is zoned I-1. Neither classification is a correct depiction of the property and church. This application is being submitted in order that the property can be correctly zoned to one zone with the classification of RICD for continuity of the property. We also wish to erect an electronic sign in the front of the property in accordance with the current ordinances as allowed for with the RICD zone classification. We may also want a future parking expansion in the back of the property.

We do not believe that this application meets the standard of requiring a new traffic study as it is already an existing structure.

Thank you in advance for your consideration. Please feel free to contact me with any questions or concerns regarding this applicaiton. We look forward to working with you and the Town of Matthews to see the process through to a favorable completion.

Kind Regards,

John Rollins, III
Trustee and Business Administrator
johnstrays@aol.com or 704-302-6135

ahg

Enclosed:
Application
Stamped and address envelopes with application copies – properties within 100' radius
Site Plans (10 hard copies & 1 PDF)

"A church with open arms, a smiling face and a loving heart for all people"

2015-627
02-25-2015

Town of Matthews North Carolina

DATE FILED 2-25-15
APPLICATION NUMBER 2015-627
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): 21501419 / 21501405

Address of property: 517 East John St / 420 E. Charles Street

Location of property:

Title to the property was acquired on May 22, 1973 / July 15, 1976
and was recorded in the name of Church of God / Church of God
whose mailing address is 2420 Keith Street, Cleveland TN 37320-2430/ 2420 Keith Street, Cleveland, TN 37320-2420

The deed is recorded in Book 3577 / 03860 and Page 205 / 0744 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-12 & I-1 Requested zoning classification: RICD

2015-627
02-25-2015

Application number
2015-627
For office use only

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

See Attached

John R Rollins III Trustee

Signature of property owner (must be original)

John Rollins III, Trustee

Print name of property owner

2720 Providence Hills Dr.

Property owner's mailing address

Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

704-302-6135 / johnstrays@aol.com

Property owner's phone number/email address

Stan Widener, Trustee

Signature of property owner (must be original)

Stan Widener, Trustee

Print name of property owner

1122 Tom Helms Rd.

Property owner's mailing address

Monroe, NC 28110

Property owner's mailing address, continued

Property owner's mailing address, continued

704-806-4541 / stan.widener@gmail.com

Property owner's phone number/email address

Amy Griffin

Signature of agent (if any)

Amy Griffin

Print name of agent

4957 Aldersbrook Dr.

Agent's mailing address

Monroe, NC 28110

Agent's mailing address, continued

Agent's mailing address, continued

980-239-0206 / griff2123@yahoo.com

Agent's phone number/email address

N/A

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

2015-627

2015-627
02-25-2015

Reasons why zoning should be changed:

Reclassification of the property to RICD to correctly reflect the property and structure

Should be rezoned to 1 classification instead of 2, as currently listed, for continuity of the property

To erect a digital sign in accordance to the current ordinances for a property in an RICD zone

Possible future parking expansion in back of the church beside the current parking lot

2015-627
02-25-2015

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
2015-627
For office use only

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

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

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

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

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

2015-627

2015-627
02-25-2015

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 02/14/2015

Buffer Distance: 100 Feet

Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
21501402	1. BROADMOOR AVOCET LLC	2538 CLEARKIRK CT MATTHEWS NC 28105	NA	26390	555	1.30 AC
21501404	1. MYRTLE D LEFLER	325 MIDDLETON DR MATTHEWS NC 28104	NA	26881	32	0.66 AC
21501405	1. CHURCH OF GOD	PO BOX 2754 MATTHEWS NC 28106	M4-17 CHARLES ST	03860	744	2.24 AC
21501406	1. 433 EAST JOHN STREET CORPORATION 2. C/O HOOD CONTAINER CORPORATION	PO BOX 1828 HATTIESBURG MS 39403	L7 M4-17	28957	67	2.24 AC
21501419	1. CHURCH OF GOD - MATTHEWS	OLD MONROE RD MATTHEWS NC 28105	M4-17	01700	022	0 SMAC
21501420	1. ADNAN TALOVIE	533 JOHN ST E MATTHEWS NC 28105	NA	21338	686	0.462 SMAC
21501421	1. MYRTLE D LEFLER	325 MIDDLETON DR MATTHEWS NC 28104	NA	26881	32	1.1 SMAC
21501425	1. RICHARD PRIVETTE 2. JACALYN L PRIVETTE	PO BOX 16 INDIAN TRAIL NC 28079	L1 U/MAP	25448	234	0 SMAC
21502148	1. LISSA ROSEMAN 2. GARY E ROSEMAN	308 MCLEOD ST MATTHEWS NC 28106	PF M12-257	18118	986	0.729 SMAC
21502301	1. TEW PROPERTIES LLC	1804 MEADOWOOD LN CHARLOTTE NC 28211	LG M12-257	24858	935	0.77 AC

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.

2015-627

2015-627
02-25-2015

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 02/05/2015

Buffer Distance: 100 Feet

Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
21501402	1. BROADMOOR AVOCET LLC	2538 CLEARKIRK CT MATTHEWS NC 28105	NA	26390	555	1.30 AC
21501404	1. MYRTLE D LEFLER	325 MIDDLETON DR MATTHEWS NC 28104	NA	26881	32	0.66 AC
21501405	1. CHURCH OF GOD	PO BOX 2754 MATTHEWS NC 28106	M4-17 CHARLES ST	03860	744	2.24 AC
21501406	1. 433 EAST JOHN STREET CORPORATION 2. C/O HOOD CONTAINER CORPORATION	PO BOX 1828 HATTIESBURG MS 39403	L7 M4-17	28957	67	2.24 AC
21501419	1. CHURCH OF GOD - MATTHEWS	OLD MONROE RD MATTHEWS NC 28105	M4-17	01700	022	0 SMAC
21501420	1. ADNAN TALOVIE	533 JOHN ST E MATTHEWS NC 28105	NA	21338	686	0.462 SMAC
21501421	1. MYRTLE D LEFLER	325 MIDDLETON DR MATTHEWS NC 28104	NA	26881	32	1.1 SMAC
21501425	1. RICHARD PRIVETTE 2. JACALYN L PRIVETTE	PO BOX 16 INDIAN TRAIL NC 28079	L1 U/MAP	25448	234	0 SMAC
22701308	1. MADISON JRH PROPERTIES LLC	3009 GRIFFITH ST CHARLOTTE NC 28203	L8 M10-147 532 E JOHN ST	27937	926	1 LT
22701309	1. PHILIP JOHN RAINER	524 E JOHN ST MATTHEWS NC 28105-4834	L7 M10-147	09733	959	1 LT
22701310	1. RICARDO B ZELEDON 2. REYNA ZELEDON	516 E JOHN ST MATTHEWS NC 28105	L6 M1923-283	24305	373	1 LT
22701311	1. LULA MAE H POPE	508 E JOHN ST MATTHEWS NC 28105	L5 M1923-283 508 E JOHN ST	02963	449	1 LT
22701312	1. THR NORTH CAROLINA II LP 2. C/O ALTUS GROUP US INC	21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050	L4 M1923-283	03612	010	1 LT
22701313	1. DANIELLE CARMEN MOYA MENDEZ	448 E. JOHN ST MATTHEWS NC 28105	L3 M1923-283	28675	55	1 LT

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2015-627
02-25-2015

Application number
2015-627
For office use only

SUMMARY OF THE REZONING PROCESS

PETITIONER: 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 mjgollnitz@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews February 25, 2015

Town Board of Commissioners formally accepts application and sets Public Hearing date March 9, 2015

Notices sent via mail to affected/adjacent property owners on or before April 27, 2015

Protest petition filed with Planning Department by 5:00 pm on May 6, 2015

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning May 11, 2015

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request May 26, 2015

Town Board of Commissioners approves or denies application June 8, 2015

GENERAL STATUTE 160A-385: CHANGES.

(a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. In case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (i) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.

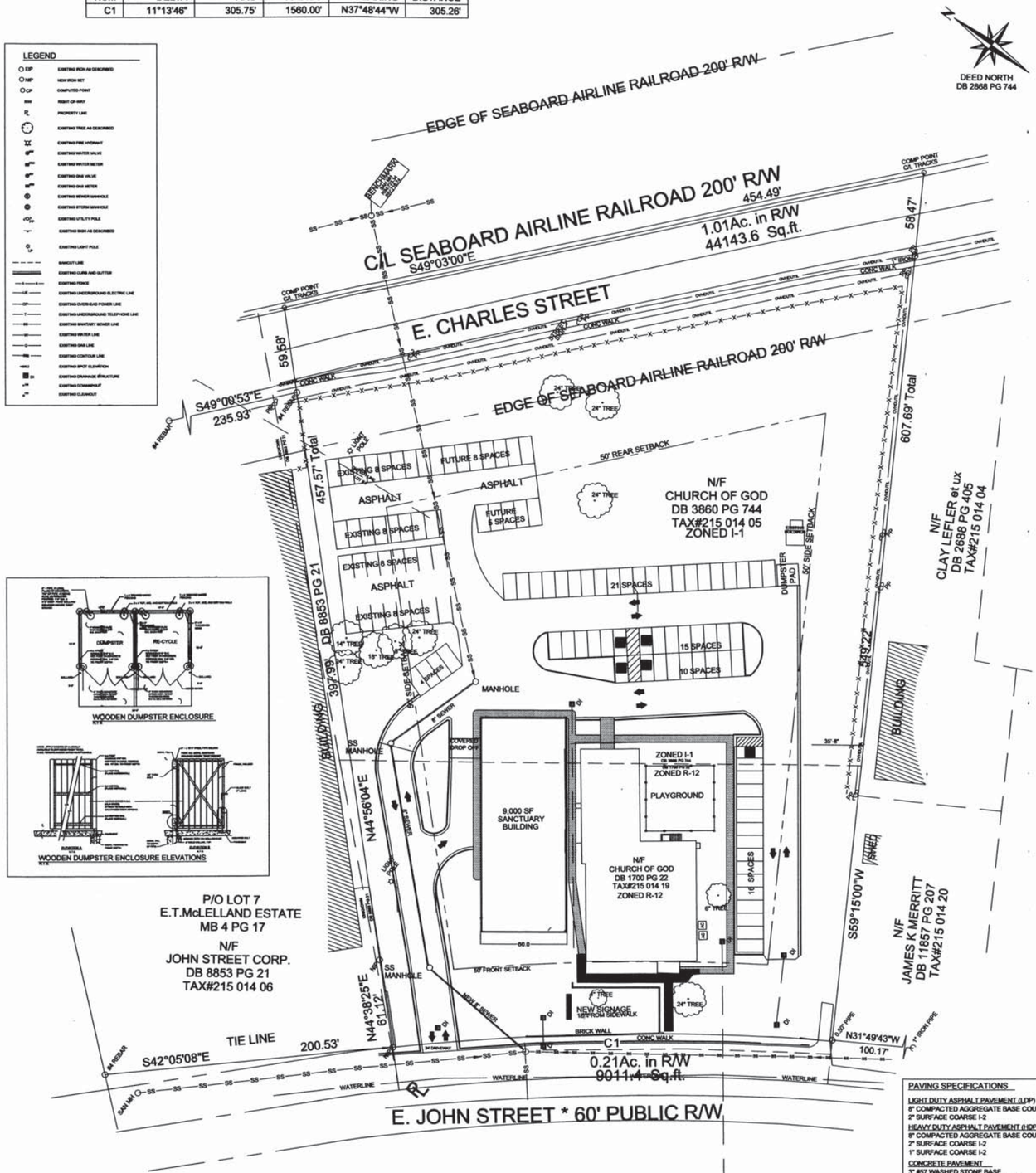
(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issues pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1

CURRENT 2015-627
05-04-2015

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°13'46"	305.75'	1560.00'	N37°48'44"W	305.26'

LEGEND

EXISTING IRON AS DESCRIBED
NEW IRON SET
COMPUTED POINT
RIGHT-OF-WAY
PROPERTY LINE
EXISTING TREE AS DESCRIBED
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING WATER METER
EXISTING GAS VALVE
EXISTING GAS METER
EXISTING SEWER MANHOLE
EXISTING STORM MANHOLE
EXISTING UTILITY POLE
EXISTING SIGN AS DESCRIBED
EXISTING LIGHT POLE
SAWCUT LINE
EXISTING CURB AND GUTTER
EXISTING FENCE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD POWER LINE
EXISTING UNDERGROUND TELEPHONE LINE
EXISTING SANITARY SEWER LINE
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING CONTOUR LINE
EXISTING SPOT ELEVATION
EXISTING DRAINAGE STRUCTURE
EXISTING DOWNSPOUT
EXISTING CLEANOUT



P/O LOT 7
E.T.McLELLAND ESTATE
MB 4 PG 17
N/F
JOHN STREET CORP.
DB 8853 PG 21
TAX#215 014 06

BOUNDARY SURVEY AND TOPOGRAPHIC DATA OBTAINED FROM SURVEY BY HARRISBURG SURVEYING DATED JULY 27, 2005.

SITE PLAN
SCALE: 1" = 40'

PAVING SPECIFICATIONS

LIGHT DUTY ASPHALT PAVEMENT (LDP)
6" COMPACTED AGGREGATE BASE COURSE
2" SURFACE COARSE I-2

HEAVY DUTY ASPHALT PAVEMENT (HDP)
8" COMPACTED AGGREGATE BASE COURSE
2" SURFACE COARSE I-2
1" SURFACE COARSE I-2

CONCRETE PAVEMENT
3" #57 WASHED STONE BASE
7" 3600 PSI w/ 6 X 6 X 6 WIRE MESH

GRAVEL AREAS
6" COMPACTED AGGREGATE BASE COARSE

OWNER
MATTHEWS CHURCH OF GOD
517 E. JOHN STREET
MATTHEWS, N.C.
704-847-5625

DESIGNER
RAYMOND CATHEY, PE
PO BOX 23569
CHARLOTTE, N.C. 28227
704-201-8873

PROJECT SCOPE

(1) REZONING OF PARCEL FROM R-12 & I-1 TO R/I(CD)
(2) NEW PARKING LOT ADDITION WITH 13 FUTURE SPACES.
(3) NEW SIGNAGE.

SIGNAGE

(1) NEW SIGNAGE SHALL MEET THE REQUIREMENTS OF SECTION 155.608 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE REGARDING SIGN AREA, SIGN HEIGHT, DISTANCE MEASUREMENT, SIGN ILLUMINATION ELECTRICAL ELEMENTS, CHANGEABLE COPY, STRUCTURAL ELEMENTS, AND SIGHT TRIANGLES.

RE-ZONING

(1) APPLICATION FOR RE-ZONING SHALL COMPLY WITH SECTION 155.401.1 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE.

OFF STREET PARKING

(1) OFF-STREET PARKING SHALL COMPLY WITH SECTION 155.607 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE.

NOTE: PROPOSED FUTURE PARKING IS A GENERAL LOCATION. ANY FUTURE PARKING WOULD MEET TOWN OF MATTHEWS REQUIREMENTS.

SITE DATA
EXISTING ZONING : R-12, I-1
PIN# 2150419, 21501405
TOTAL AREA - 5.00 ACRES
DENUDED AREA - 0.49 AC
BUILDING AREA :
SANCTUARY-9000 SF (2007)
PRE 1979 BUILDING-9000 SF
PAVEMENT - 44,767
SIDEWALKS - 5,025
IMPERVIOUS AREA - 67,792 SF
% IMPERVIOUS AREA - 31%

NOTE: DISTURBANCE FOR FUTURE PARKING WILL BE LESS THAN 1-ACRE.

BUILDING SETBACKS
FRONT - 50'
REAR - 50'
SIDE - 50'

ZONING NOTES
EXISTING ZONING IS R-12, I-1
RE-ZONING APPLICATION - R/I(CD)
TOTAL SEATING (SANCTUARY)-250

OFF-STREET PARKING
SECTION 156.607.7 OF THE UNIFIED DEVELOPMENT ORDINANCE REQUIRES ONE(1) SPACE PER FOUR(4) SEATS FOR THE LARGEST ASSEMBLY AREA.
TOTAL SEATING- 250
TOTAL SPACES REQUIRED = 63
TOTAL SPACES PROVIDED - 98 (13 FUTURE)
HANDICAPPED SPACES PROVIDED=4
1 REG., 3-VAN

SIGNAGE
SHALL MEET THE REQUIREMENTS OF SECTION 155.608 OF THE UNIFIED DEVELOPMENT ORDINANCE. SIGNAGE REQUIRES A SEPARATE PERMIT.

VICINITY MAP
N.T.S.

RAYMOND CATHEY
PROFESSIONAL ENGINEER
P.O. BOX 23569
CHARLOTTE, N.C. 28227
(704) 201-8873
13121 GRAYMIST DR.
CHARLOTTE, N.C. 28215
raycatheyeng@aol.com

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LICENSED CONTRACTORS, IN THEIR RESPECTIVE TRADES, SHALL FOLLOW ALL OSHA SAFETY GUIDELINES.

NORTH CAROLINA PROFESSIONAL SEAL 4842 ENGINEER RAYMOND H. CATHEY
4/27/15

PROJECT TITLE: REZONING SITE PLAN FOR:
MATTHEWS CHURCH OF GOD
517 E. JOHN STREET
MATTHEWS, N.C. 28216
MECKLENBURG COUNTY

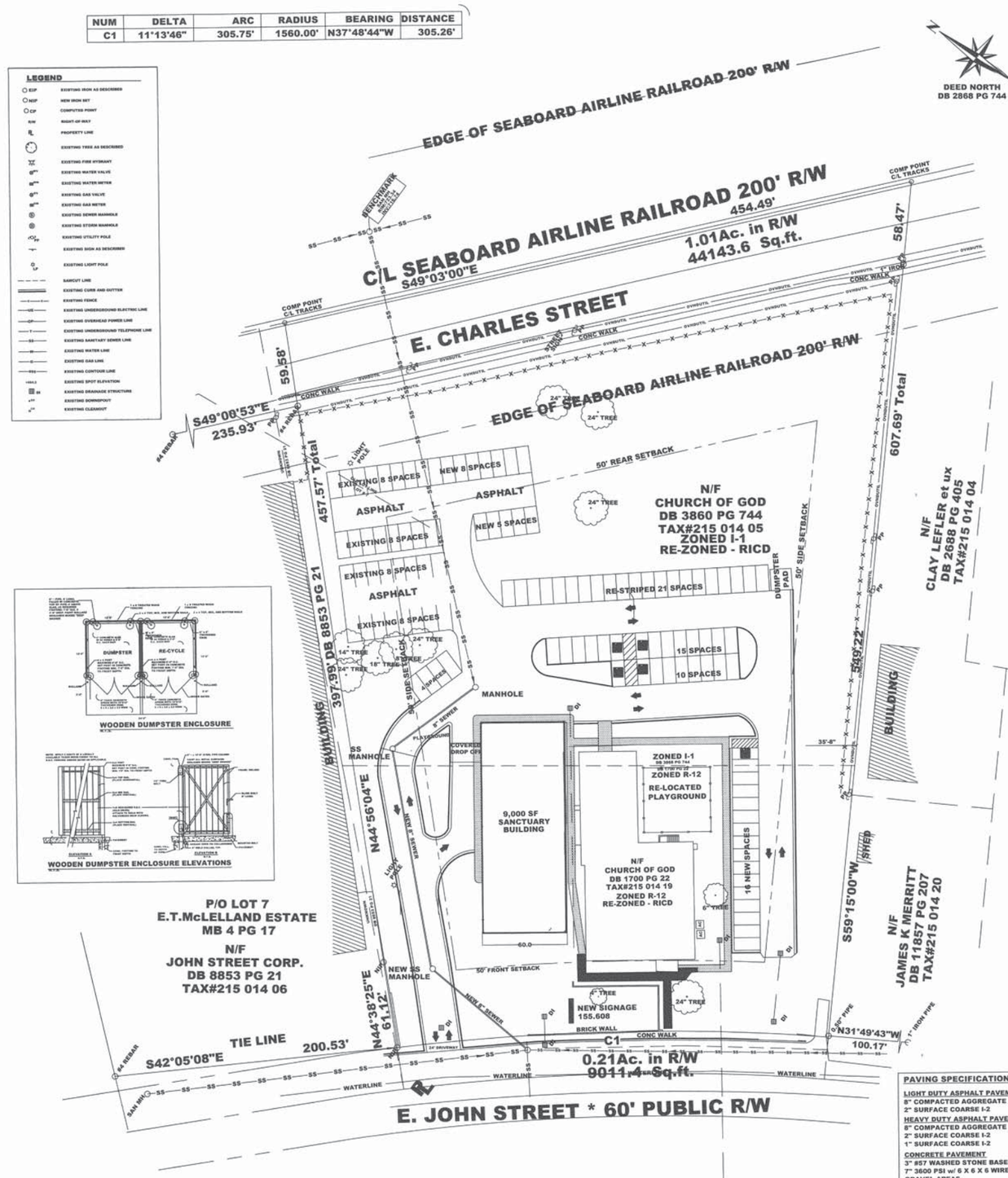
SHEET TITLE: REZONING SITE PLAN

DATE: FEB. 2015
DRAWN BY: RAY CATHEY
CHECKED BY: RAY CATHEY
REVISIONS:

SHEET
C-01

SUPERCEDED 2015-627
02-25-2015

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	11°13'46"	305.75'	1560.00'	N37°48'44"W	305.26'



PROJECT SCOPE

(1) REZONING OF PARCEL FROM R-12 & I-1 TO RICD

(2) NEW PARKING LOT ADDITION WITH 13 NEW SPACES.

(3) NEW SIGNAGE MEETING THE REQUIREMENTS OF SECTION 155.608 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE.

SIGNAGE

(1) NEW SIGNAGE SHALL MEET THE REQUIREMENTS OF SECTION 155.608 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE.

(2) NEW SIGNAGE SHALL MEET THE REQUIREMENTS OF THE GENERAL PROVISIONS OF SECTION 155.608,5 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE REGARDING SIGN AREA, SIGN HEIGHT, DISTANCE MEASUREMENT, SIGN ILLUMINATION, ELECTRICAL ELEMENTS, STRUCTURAL ELEMENTS, AND SIGHT TRIANGLES.

RE-ZONING

(1) APPLICATION FOR RE-ZONING SHALL COMPLY WITH SECTION 155.401.1 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE.

OFF STREET PARKING

(1) OFF-STREET PARKING SHALL COMPLY WITH SECTION 153.140 OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE.

RAYMOND CATHEY
PROFESSIONAL ENGINEER
13121 GRAYMIST DR.
CHARLOTTE, N.C. 28215
raycatheyeng@aol.com
P.O. BOX 23569
CHARLOTTE, N.C. 28227
(704) 201-8873

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LICENSED CONTRACTORS, IN THEIR RESPECTIVE TRADES, SHALL FOLLOW ALL OSHA SAFETY GUIDELINES.

NORTH CAROLINA PROFESS ONAL SEAL 8902 ENGINEER RAYMOND H. CATHEY
1/25/15

SITE DATA

ZONING : R-12, I-1
PIN# 2150419, 21501405
TOTAL AREA - 5.00 ACRES
DENUDED AREA - 0.49 AC
BUILDING AREA :
SANCTUARY-9000 SF (EXIST. -PRE-1979)

	SANCTUARY-9,000 SF (2007)
	PAVEMENT - 34,719 SF (EXIST.-PRE-1979)
44,767	PAVEMENT - 2,431 SF (2007)
TOTAL	SIDEWALKS - 1,584 SF (EXIST.)
	SIDEWALKS - 3,441 SF (2007)
	IMPERVIOUS AREA - 46,918 SF (EXIST.-PRE-1979)
20,874	IMPERVIOUS AREA - 13,669 SF (2007)
67,792	TOTAL IMPERVIOUS AREA - 60,587 SF
31%	% IMPERVIOUS AREA - 28%

BUILDING SETBACKS
FRONT - 50'
REAR - 50'
SIDE - 50'

ZONING NOTES
EXISTING ZONING IS R-12, I-1
RE-ZONING APPLICATION - RICD
PROPOSED USE - RELIGIOUS INSTITUTION
TOTAL SEATING (SANCTUARY)-250

OFF-STREET PARKING
SECTION 153.117 OF THE TOWN OF MATTHEWS ZONING ORDINANCE REQUIRES ONE(1) SPACE PER FOUR(4) SEATS FOR THE LARGEST ASSEMBLY AREA.
TOTAL SEATING- 250
TOTAL SPACES REQUIRED = 63
TOTAL SPACES PROVIDED - 94 (13 NEW)
HANDICAPPED SPACES PROVIDED=4
1 REG., 3-VAN

SIGNAGE
SHALL MEET THE REQUIREMENTS OF SECTION 153.140 OF THE TOWN OF MATTHEWS ZONING ORDINANCE. SIGNAGE REQUIRES A SEPARATE PERMIT.
NEW SIGN APPLICATION SUBMITTED.

VICINITY MAP
N.T.S.

PAVING SPECIFICATIONS

LIGHT DUTY ASPHALT PAVEMENT (LDP)
8" COMPACTED AGGREGATE BASE COURSE
2" SURFACE COARSE I-2

HEAVY DUTY ASPHALT PAVEMENT (HDP)
8" COMPACTED AGGREGATE BASE COURSE
2" SURFACE COARSE I-2
1" SURFACE COARSE I-2

CONCRETE PAVEMENT
3" #57 WASHED STONE BASE
7" 3600 PSI w/ 6 X 6 X 6 WIRE MESH

GRAVEL AREAS
8" COMPACTED AGGREGATE BASE COURSE

OWNER
MATTHEWS CHURCH OF GOD
517 E. JOHN STREET
MATTHEWS, N.C.
704-847-5625

DESIGNER
RAYMOND CATHEY, PE
PO BOX 23569
CHARLOTTE, N.C. 28227
704-201-8873

BOUNDARY SURVEY AND TOPOGRAPHIC DATA OBTAINED FROM SURVEY BY HARRISBURG SURVEYING DATED JULY 27, 2005.

SITE PLAN
SCALE: 1" = 40'

PROJECT TITLE: SITE DEVELOPMENT PLANS FOR
MATTHEWS CHURCH OF GOD
517 E. JOHN STREET MATTHEWS, N.C. 28216

SHEET TITLE:
SITE PLAN
SIGN PERMIT APPLICATION

DATE: FEB. 2015
DRAWN BY: RAY CATHEY
CHECKED BY: RAY CATHEY
REVISIONS:

SHEET
C-01