



DATE FILED 6-1-2016
APPLICATION NUMBER 2016-648
For office use only

2016-648
6-1-2016

**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): 215-014-08

Address of property: 352 East Charles St. Matthews, NC 28105

Location of property:

Title to the property was acquired on 01/07/2003
and was recorded in the name of Jerry W. Pressley & wife, Judy Pressley, Jerry Pressley, Jr. & wife, Lynn Pressley
whose mailing address is P.O. Box 2440 Matthews, NC 28106

The deed is recorded in Book 14656 and Page 41-44 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: Residential Requested zoning classification: Office/ Commercial

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

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See attached Exhibit A

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Signature of property owner (must be original)

Jerry Pressley, Jr.

Print name of property owner
P.O. Box 2440

Property owner's mailing address
Matthews, NC 28106

Property owner's mailing address, continued

Property owner's mailing address, continued

704-821-9554/ pressley@carolina.rr.com

Property owner's phone number/email address



Signature of property owner (must be original)

Lynn Pressley

Print name of property owner
P.O. Box 2440

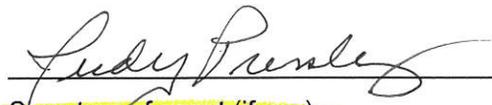
Property owner's mailing address
Matthews, NC 28106

Property owner's mailing address, continued

Property owner's mailing address, continued

704-821-9554/pressley@carolina.rr.com

Property owner's phone number/email address



Signature of agent (if any)
Property owner

Judy Pressley

Print name of agent
P.O. Box 2440

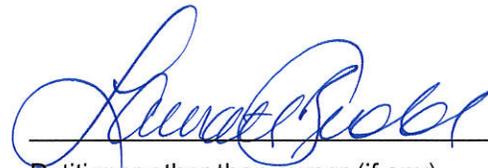
Agent's mailing address
Matthews, NC 28106

Agent's mailing address, continued

Agent's mailing address, continued

704-821-9554/ pressley@carolina.rr.com

Agent's phone number/email address



Petitioner other than owner (if any)

Laura H. Budd

Print name of petitioner
10550 Independence Pointe Pkwy

Petitioner's mailing address
Ste. 301

Petitioner's mailing address, continued
Matthews, NC 28105

Petitioner's mailing address, continued

704-841-0760/ lbudd@thebuddlawgroup.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."

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215-014-07

TAX PARCEL

Thomas Funderburke Rev. Liv. Trust & Mary Funderburke Rev. Liv. Trust

PROPERTY OWNER NAME(S)

831 Kilarney Court

OWNER MAILING ADDRESS

Matthews, NC 28104

OWNER MAILING ADDRESS, CONTINUED

United State Postal Service

TAX PARCEL

P.O. Box 27497

PROPERTY OWNER NAME(S)

Greensboro, NC 27495

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

21501418

TAX PARCEL

Amy Dassoulas, William Moore, Patricia Webb, Steven Moore

PROPERTY OWNER NAME(S)

7423 Mill Pond Dr

OWNER MAILING ADDRESS

Waxhaw, NC 28173

OWNER MAILING ADDRESS, CONTINUED

21501209

TAX PARCEL

Rachel T. McLeod

PROPERTY OWNER NAME(S)

7009 Cinnamon Circle

OWNER MAILING ADDRESS

Mint Hill, NC 28227

OWNER MAILING ADDRESS, CONTINUED

21501208

TAX PARCEL

Frank Williams, II & Kristin Williams

PROPERTY OWNER NAME(S)

P.O. Box 704

OWNER MAILING ADDRESS

Matthews, NC 28105

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

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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 blynd@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews June 1, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date June 13, 2016

Notices sent via mail to affected/adjacent property owners on or before July 4, 2016

Protest petition filed with Planning Department by 5:00 pm on _____

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 August 8, 2016

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 August 23, 2016

Town Board of Commissioners approves or denies application September 12, 2016

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 issued 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



Search By: Filter By:

Parcel ID:
21501408

Search

To view details click on Parcel

Parcel	Owner	Location
21501408	PRESSLEY JERRY W JR	352 E CHARLES ST MATTHEWS
21501408	PRESSLEY JUDY L	352 E CHARLES ST MATTHEWS
21501408	PRESSLEY LYNN	352 E CHARLES ST MATTHEWS

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Tax Bills		Photo		Directions		Polaris Map		Print	
Parcel Information		Account		Parent		Previous			
Parcel ID 21501408		INDIVIDUAL							
Owner(s)		Owner Name		Mailing Address		City/State			
		PRESSLEY JUDY L BY ENTIRETY		PO BOX 2440		MATTHEWS NC 28106			
		PRESSLEY JERRY W JR		PO BOX 2440		MATTHEWS NC 28106			
		PRESSLEY LYNN WIFE		PO BOX 2440		MATTHEWS NC 28106			
Legal Information		Municipality		Date Annexed		Special District		Fire District	
Legal P4 B1 M4-17		MATTHEWS				FIRE SERVICE E		MATTHEWS	
Total Parcel Assessment		Building		Land		Features		Total	
58300		41900		2500		102700			
Sales Information		Sale		Price		Stamps		Qualify	
Jan 7 2003		80000		160		UNDER REVIEW		VI Type	
Jan 1 1975		0						IMP WARRANTY D	
								Legal Ref.	
								14656-41	
								Grantor	
								LITTLE,ROY S	
								02080-224	
Land Use		Use		Units		Type		Neighborhood	
1000		0.55		SMAC		V501		Assessment	
								41900	
Building Information		Bldg		Description		Type		Year	
1		Single-Fam		RES		1947		Property Location	
								352 E CHARLES ST MATTHEWS	
Bldg		Story		Units		Total SqFt		Heated SqFt	
1		1 STORY		1		1352		1168	
Foundation		Ext. Wall		Grade		Value			
CRAWL SPACE		ASB SHNG/SDG -		AVERAGE 01		58300			
Bldg		Heat		Fuel		Fire Place		AC	
1		AIR-NO-DUCT		OIL/WD/COAL		1 - FP3		AC-NONE	
Fixtures		Bedrooms		Full Baths		3/4 Baths		1/2 Baths	
0		3		1		0		0	
Sub Area		Bldg		Description		Size			
1				PORCH - SCREENED - FINISHED		70			
1				PORCH - OPEN - FINISHED		24			
1				PORCH - OPEN - FINISHED		90			
1				BASE (FIRST FLOOR)		1168			
Depreciation		Bldg		Physical		Functional		Economic	
1				AV - 31.00%		- 0.00%		- 0.00%	
Special Features & Yard Items		Bldg		Built		Type		Quantity	
1				1947		GARAGE		1	
Units		Bldg		Built		Type		Quantity	
288.00000								2500	
Notes		Tax Year		Notes		Note Date			
Value Changes		Notice Date		Tax Year		Reason		Changed To	
		Feb 8 2011		2011		Countywide Revaluation		119500	
		Jan 17 2003		2003		Countywide Revaluation		95100	
		Jan 5 1998		1998		Countywide Revaluation		68180	
		Jan 2 1991		1991		Countywide Revaluation		40840	

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Search By: Filter By:

Parcel None

Parcel ID:
21501409

Search

For more details, click on Parcel

Parcel	Owner	Location
21501409	UNITED STATES POSTAL SERVICE	341 E JOHN ST MATTHEWS

Tax Bills	Photo	Directions	Polaris Map	Print
Parcel Information Parcel ID 21501409	Account EXEMPT	Parent	Previous 21501409	

Owner(s) Owner Name	Mailing Address	City/State
UNITED STATES POSTAL SERVICE	PO BOX 27497	GREENSBORO NC 27495

Legal Information Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L3 B1 M4-17	MATTHEWS		FIRE SERVICE E	MATTHEWS	0.977

Total Parcel Assessment	Exemptions
Building 0	Exemption FEDERAL
Land 340500	Year Approved
Features 0	Review Date
Total 340500	Amount 340500

Land Use	Units	Type	Neighborhood	Assessment
C700	42558.12	SF	RE02	340500

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Building Information Bldg	Description	Type	Year	Property Location
				341 E JOHN ST MATTHEWS

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths

Sub Area Bldg	Description	Size

Depreciation Bldg	Physical	Functional	Economic	Special	Override

Special Features & Yard Items Bldg	Built	Type	Quantity	Units	Value

Notes Tax Year	Notes	Note Date

Value Changes Notice Date	Tax Year	Reason	Changed To	Deferred
Jun 1 2009	2009	Change in Zoning and/or Use	358900	0
Apr 27 2007	2007	Building Demolished	32300	0
Jan 17 2003	2003	Countywide Revaluation	106900	0
Oct 1 1998	1998	Equalization of Value	71290	
Jan 5 1998	1998	Countywide Revaluation	82430	
Nov 15 1991	1991	Equalization of Value	54680	
Jan 2 1991	1991	Countywide Revaluation	67120	

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Search By: Filter By:

Parcel ID:
21501418

Search

To view details click on Parcel

Parcel	Owner	Location
21501418	DASSOULAS AMY M	401 E JOHN ST MATTHEWS
21501418	MOORE STEVEN C	401 E JOHN ST MATTHEWS
21501418	MOORE WILLIAM H	401 E JOHN ST MATTHEWS
21501418	WEBB PATRICIA M	401 E JOHN ST MATTHEWS

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Tax Bills		Photo	Directions	Polaris Map	Print
Parcel Information		Account	Parent	Previous	
Parcel ID	21501418	INDIVIDUAL			
Owner(s)		Mailing Address	City/State		
Owner Name	MOORE STEVEN C MOORE WILLIAM H DASSOULAS AMY M WEBB PATRICIA M	7423 MILL POND DR 7423 MILL POND DR 7423 MILL POND DR	WAXHAW NC 28173 WAXHAW NC 28173 WAXHAW NC 28173 00000		
Legal Information		Municipality	Date Annexed	Special District	Fire District
Legal	P4 B1 M4-17	MATTHEWS		FIRE SERVICE E	MATTHEWS
Total Parcel Assessment		Land	Features	Total	Exemptions
Building	60400	34800	0	95200	Exemption
Sales Information		Price	Stamps	Qualify	VI
Sale	Jul 26 2007	95000	190		IMP
	Jan 1 1975	0			IMP
Land Use		Type	Neighborhood	Assessment	
Use	1000	SMAC	V501	34800	
Building Information		Type	Year	Property Location	
Bldg	1	RES	1940	401 E JOHN ST MATTHEWS	
Bldg	1	2.0 STORY	1336	1284	Foundation
					Ext. Wall
					Grade
					Value
Bldg	1	AIR-DUCTED	1 - FP3	AC-NONE	Fixtures
					Bedrooms
					Full Baths
					3/4 Baths
					1/2 Baths
Sub Area		Description	Size		
Bldg	1	BASE (FIRST FLOOR)	924		
	1	PORCH - OPEN - FINISHED	52		
	1	UPPER STORY - FINISHED	360		
Depreciation		Physical	Functional	Economic	Special
Bldg	1	AV - 31.00%	- 0.00%	TRAF - 10.00%	- 0.00%
Special Features & Yard Items		Built	Type	Quantity	Units
Bldg					Value
Notes		Notes	Note Date		
Tax Year					
Value Changes		Tax Year	Reason	Changed To	Deferred
Notice Date	Feb 8 2011	2011	Countywide Revaluation	119800	0
	Jan 17 2003	2003	Countywide Revaluation	96300	0
	Jan 5 1998	1998	Countywide Revaluation	66370	
	Jan 2 1991	1991	Countywide Revaluation	37790	

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Search By: Filter By:

Owner Name None

Last Name: First Name:

Neal Rachel

Search

To view details click on Parcel

Parcel	Owner	Location
13538753	NEAL RACHEL	7009 CINNAMON CR MINT HILL
21501209	NEAL RACHEL T	409 MCLEOD ST MATTHEWS

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Tax Bills		Photo	Directions	Polaris Map	Print
Parcel Information		Account	Parent		Previous
Parcel ID		INDIVIDUAL			
21501209					
Owner(s)		Mailing Address	City/State		
Owner Name		7009 CINNAMON CIR	MINT HILL NC 28227		
NEAL RACHEL T					
Legal Information		Municipality	Date Annexed	Special District	Fire District
Legal		MATTHEWS		FIRE SERVICE E	MATTHEWS
LS T & U M12-257					
Total Parcel Assessment		Features	Total	Exemptions	Year Approved
Building	Land	0	55800	Exemption	Review Date
0	55800				Amount
Sales Information		Price	Stamps	Qualify	VI
Sale		0			VAC
Nov 30 1983					WARRANTY D
					Type
					Legal Ref.
					04754-988
					Grantor
Land Use		Units	Type	Neighborhood	Assessment
Use		1.04	SMAC	V501	55800
1000					
Building Information		Description	Type	Year	Property Location
Bldg					409 MCLEOD ST MATTHEWS
Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation
					Ext. Wall
					Grade
					Value
Bldg	Heat	Fuel	Fire Place	AC	Fixtures
					Bedrooms
					Full Baths
					3/4 Baths
					1/2 Baths
Sub Area		Description			Size
Bldg					
Depreciation		Physical	Functional	Economic	Special
Bldg					Override
Special Features & Yard Items		Built	Type	Quantity	Units
Bldg					Value
Notes		Tax Year		Notes	Note Date
Value Changes		Notice Date	Tax Year	Reason	Changed To
Feb 8 2011		2011		Countywide Revaluation	55800
Jan 17 2003		2003		Countywide Revaluation	27900
Jan 5 1998		1998		Countywide Revaluation	22040
Jan 2 1991		1991		Countywide Revaluation	20000

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Search By: Filter By:
Owner Name None

Last Name: First Name:
williams frank

Search

To view details click on Parcel

Parcel	Owner	Location
05325253	WILLIAMS FRANK E	2803 BERRY CREEK RD UNINC
21162263	WILLIAMS FRANK E	8956 CHALLIS HILL LN CHARLOTTE
03712409	WILLIAMS FRANK L	4109 HYDE PARK DR CHARLOTTE
21909304	WILLIAMS FRANK L	13408 MALLARD LANDING RD UNINC
21501208	WILLIAMS FRANK M II	227 OLD DEPOT LN MATTHEWS
19510151	WILLIAMS FRANK MCCRADY	14631 BARNEY DR MINT HILL

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Tax Bills		Photo	Directions	Polaris Map	Print
Parcel Information		Account	Parent	Previous	
Parcel ID 21501208		INDIVIDUAL			
Owner(s) Owner Name WILLIAMS FRANK M II KRISTEN W WILLIAMS (H/W)		Mailing Address PO BOX 704 PO BOX 704	City/State MATTHEWS NC 28106 MATTHEWS NC 28106		
Legal Information		Date Annexed	Special District	Fire District	Acreage
Legal NA	Municipality MATTHEWS		FIRE SERVICE E	MATTHEWS	0
Total Parcel Assessment		Building	Land	Features	Total
143400	57600	8300	209300		
Sales Information		Price	Stamps	Qualify	VI
Jul 25 1995	68000	RELATED	IMP	DEED STAMPS	
Land Use		Units	Type	Neighborhood	Assessment
1000	1.08	SMAC	V501	57600	
Building Information		Description	Type	Year	Property Location
1	Single-Fam	RES	1967	227 OLD DEPOT LN MATTHEWS	
Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation
1	1 STORY	1	4961	3782	SLAB-RES
Ext. Wall		Grade	Value		
EXT PLYWOOD - FACE BRICK		GOOD 02	143400		
Bldg	Heat	Fuel	Fire Place	AC	Fixtures
1	AIR-DUCTED	ELECTRIC	1 - FP3	AC-CENTRAL	0
Bedrooms		Full Baths	3/4 Baths	1/2 Baths	
5		2	0	1	
Sub Area		Description	Size		
1	GARAGE - FINISHED	756			
1	PORCH - OPEN - FINISHED	165			
1	BASE - SEMI-FINISHED	716			
1	UTILITY - UNFINISHED	154			
1	PORCH - OPEN - FINISHED	52			
1	BASE (FIRST FLOOR)	3066			
Depreciation		Physical	Functional	Economic	Special
1	AV - 26.00%	FUNC - 15.00%	ECON - 15.00%	- 0.00%	- 0.00%
Special Features & Yard Items		Built	Type	Quantity	Units
1	1967	PATIO	1	150.00000	200
1	1982	SHED	1	28.00000	100
1	1967	GARAGE	1	560.00000	4900
1	1982	STORAGE	1	400.00000	1700
1	1982	SHED	1	510.00000	1400
Notes		Notes	Note Date		
Tax Year					
Value Changes		Tax Year	Reason	Changed To	Deferred
Feb 8 2011	2011	Countywide Revaluation	225900	0	
Jan 17 2003	2003	Countywide Revaluation	186400	0	
Jan 5 1998	1998	Countywide Revaluation	149950		
Nov 15 1991	1991	Equalization of Value	126080		
Jan 2 1991	1991	Countywide Revaluation	134870		

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Search By: Filter By:

Parcel None

Parcel ID:
21501407

Search

To view details click on Parcel

Parcel	Owner	Location
21501407	MARY FUNDERBURK REVOCABLE LIVING TRUST	409 E JOHN ST MATTHEWS
21501407	FUNDERBURK THOMAS REVOCABLE LIVING TRUST	409 E JOHN ST MATTHEWS

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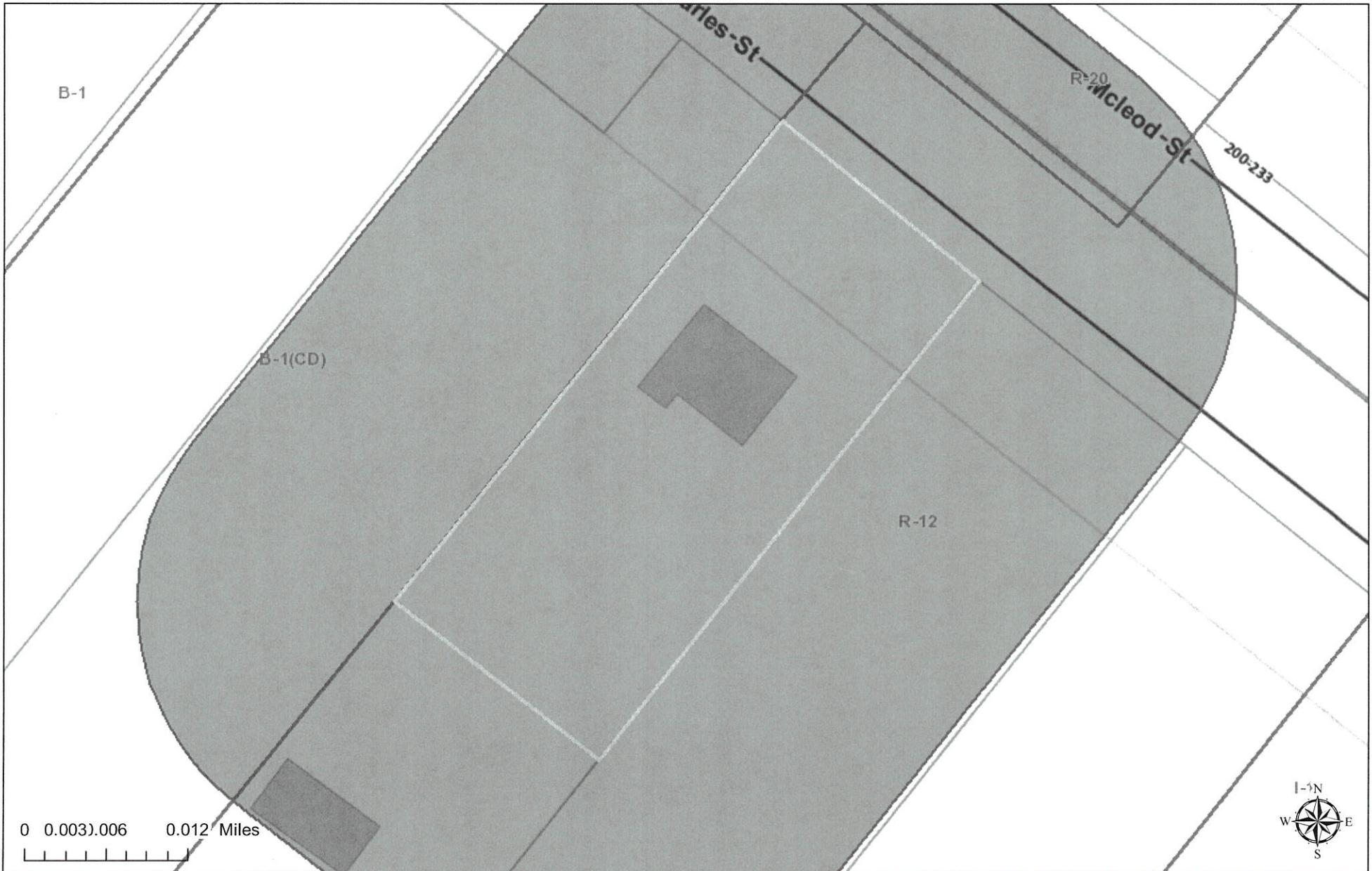
Tax Bills	Photo	Directions	Polaris Map	Print
Parcel Information				
Parcel ID 21501407	Account INDIVIDUAL	Parent	Previous 21501407	
Owner(s)				
Owner Name FUNDERBURK THOMAS REVOCABLE LIVING TRUST TRUSTEE MARY FUNDERBURK REVOCABLE LIVING TRUST TRUSTEE		Mailing Address 831 KILARNEY CT 831 KILARNEY CT	City/State MATTHEWS NC 28104 MATTHEWS NC 28104	
Legal Information				
Legal L5 B1 M4-17	Municipality MATTHEWS	Date Annexed	Special District FIRE SERVICE E	Fire District MATTHEWS
Acreage 0				
Total Parcel Assessment				
Building 94500	Land 55400	Features 0	Total 149900	
Sales Information				
Sale Nov 14 2006 Jan 1 1975	Price 0 0	Stamps	Qualify LESS \$3000	VI Type IMP WARRANTY D IMP WARRANTY D
Legal Ref. 21353-335 02884-296		Grantor FUNDERBURK, THOMAS L		
Land Use				
Use 1000	Units 1.03	Type SMAC	Neighborhood V501	Assessment 55400
Building Information				
Bldg 1	Description Single-Fam	Type RES	Year 1968	Property Location 409 E JOHN ST MATTHEWS
Bldg 1	Story 1 STORY	Units 1	Total SqFt 2107	Heated SqFt 1652
Bldg 1	Heat AIR-DUCTED	Fuel GAS	Fire Place 1 - FP3	AC AC-CENTRAL
Fixtures 0		Bedrooms 3	Full Baths 2	3/4 Baths 0
1/2 Baths 0		Foundation CRAWL SPACE		
Ext. Wall FACE BRICK -		Grade AVERAGE 01		
Value 94500				
Sub Area				
Bldg 1	Description BASE (FIRST FLOOR)			Size 1652
Bldg 1	PORCH - OPEN - FINISHED			20
Bldg 1	UTILITY - UNFINISHED			120
Bldg 1	CARPORT - FINISHED			315
Depreciation				
Bldg 1	Physical AV - 26.00%	Functional - 0.00%	Economic - 0.00%	Special - 0.00%
Override - 0.00%				
Special Features & Yard Items				
Bldg	Built	Type	Quantity	Units
Notes				
Tax Year 2011	Notes Informal Review Request Received			Note Date 02/17/2011
Value Changes				
Notice Date	Tax Year	Reason		Changed To
Feb 8 2011	2011	Countywide Revaluation		173600
Jun 20 2003	2003	Reviewed - No change in value		137400
Jan 17 2003	2003	Countywide Revaluation		137400
Jan 5 1998	1998	Countywide Revaluation		107300
Apr 14 1995	1995	Added Air Condition		82140
Nov 15 1991	1991	Equalization of Value		79180
Jan 2 1991	1991	Countywide Revaluation		98840
Deferred				

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Polaris 3G Map – Mecklenburg County, North Carolina Buffer

2016-648
6-1-2016

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EXHIBIT A

We are requesting office (OCD) zoning

We are requesting a rezoning in an effort to facilitate development of the downtown area on East Charles St. The purpose of rezoning 352 East Charles Street from residential to office conditional is for The Budd Law Group to open an office in downtown Matthews. The ½ acre parcel is adjacent to a vacant lot, a rental home, and the rear of the Matthews Post Office. Across the street are the railroad tracks. A natural boundary line between residential and business is the new Charles Buckley Way which recently opened.



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GENERAL NOTES:
1. EXISTING SITE CONDITIONS ARE BASED ON THE SURVEY PREPARED BY Q.N. HUNEYCUTT, L-1103 - DATED 9/28/04.

PROJECT SUMMARY

PROJECT LOCATION: 352 E CHARLES ST.
MATTHEWS, NC 28105

OWNER(S): PRESSLEY, JUDY L.
PRESSLEY, JERRY W.
PRESSLEY, LYNN

APPLICANT: LAURA BUDD

CURRENT ZONING: RESIDENTIAL - R-12

PROPOSED ZONING: OFFICE - O (CD)

EXISTING USE: SINGLE FAMILY RESIDENCE

PROPOSED USE: PROFESSIONAL OFFICE

SUMMARY REQUEST

The applicant requests a rezoning of the existing property from Residential - R-12 to Office - O (CD). An addition will be constructed on the rear of the existing building and the property will be used as legal offices for the The Budd Law Group.

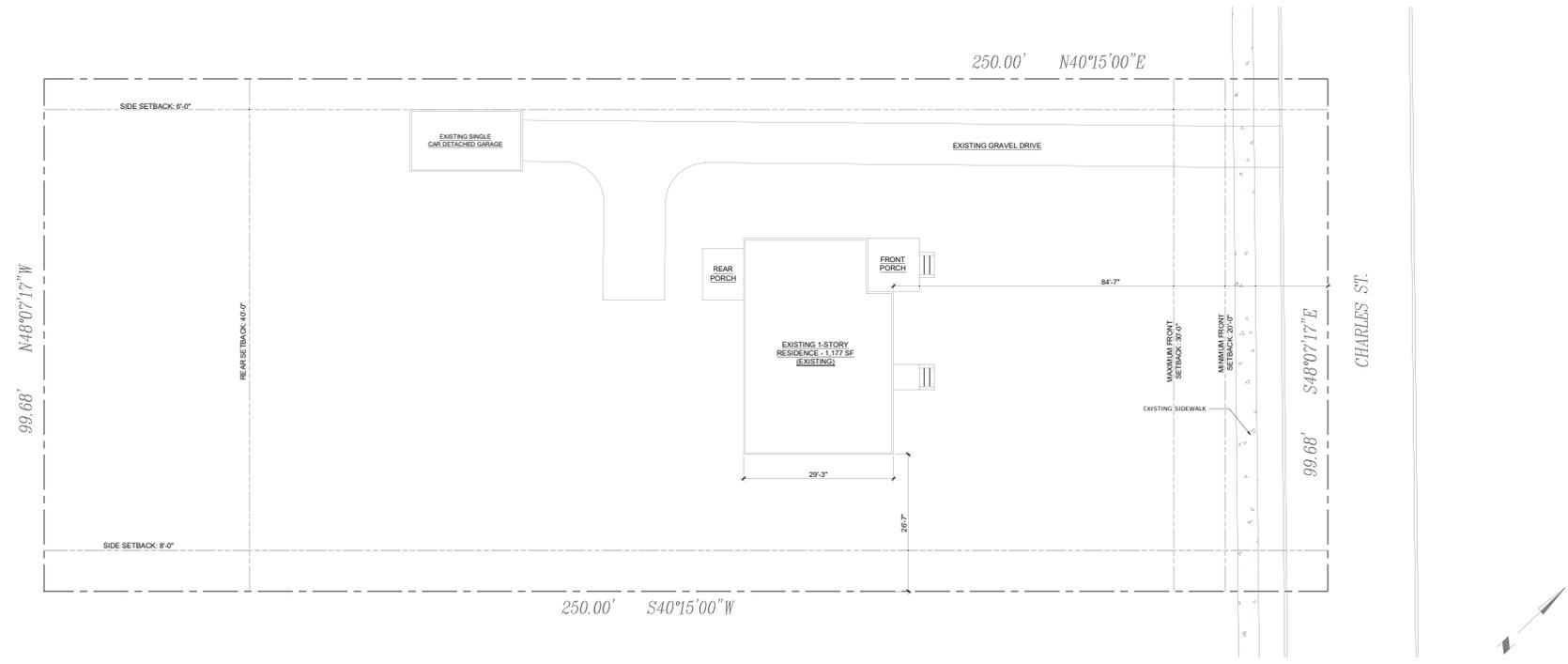
SUMMARY OF PROPOSED CONDITIONS

The existing single family residence is 1,177sf, was built in 1947 and has a shingled roof with a gable at each end. The existing house has wood siding with a brick base and the new construction will match the architectural style.

The applicant proposes to add an additional 1,350 sf to the rear of the building and redesign the front elevation with a new covered porch. The new roof will be redesigned and replaced with the rear addition.

There will be a new 21'-6" concrete access drive to the parking area in the rear of the building. There will be 6 parking spaces, one of which is handicap accessible.

There will be an ADA compliant ramp on the north side of the building.



1 EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"

The Budd Law Group
Offices
352 E Charles St.
Matthews, NC 28105

Revisions

No.	Description	Date

EXISTING SITE PLAN

Drawn: RS
Checked:
Date: 5/31/16

RZ-1
Project #: 2016.30



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PROJECT SUMMARY

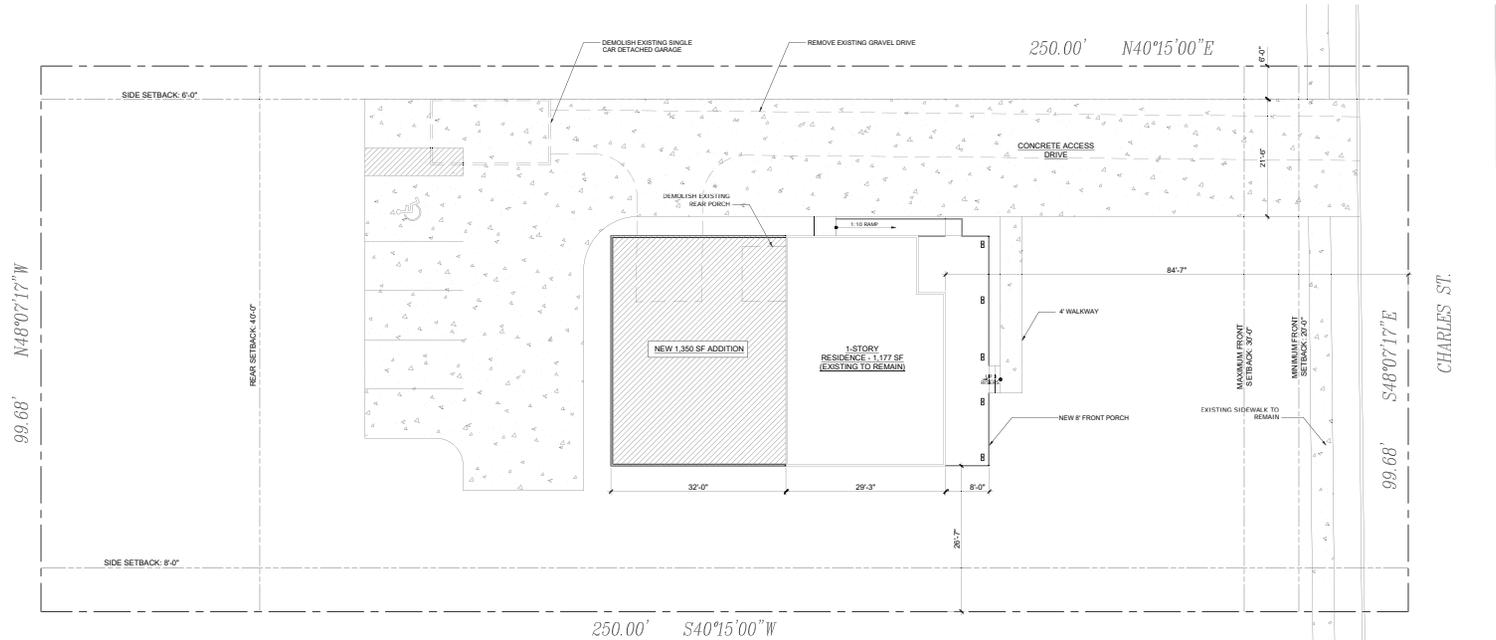
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APPLICANT: LAURA BLUDD
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352 E Charles St.
Matthews, NC 28105

Revisions

No.	Description	Date

PROPOSED SITE PLAN

Drawn: RS
Checked:
Date: 5/31/16

RZ-2

Project #: 2016.30