Project Summary

Location: 316 East Matthews St

Owner: Charlotte Mecklenburg Historic Landmarks Commission

Agent/Owner: Jeff Fuller

Current Zoning: R-20

Proposed Zoning: Portions O-9 (CD) and R-20 (CD)

Existing Use: Residential Home

Proposed Use: Office

Community Meeting: Occurred 7/29/13

Summary of Request

The applicant requests O-9 (CD) to allow for the conversion of the home into offices for an accounting firm. No development is planned for the vacant portion of the parcel proposed for R-20 (CD)

Staff Recommendation

Staff is supportive of the request to rezone a portion of the property to O-9 (CD). However, in accordance with the Downtown Master Plan, appropriately designed infill should be planned on the vacant portion of the lot.
Planning Staff Review

Background And History
The Funderburk-Plaxco House was designated a historic landmark in August 2012 and is currently owned by the Landmarks Commission. The home is believed to have been constructed around 1880 and moved from across the street around 1920. The complete research report from the Historic Landmarks Commission is available online at: http://www.cmhpf.org/S&Rs%20Alphabetical%20Order/Surveys&rPlaxco.htm

Details of the Site Plan
The owner intends to preserve the home with minimal changes. The existing driveway is to be expanded to an appropriate width to serve the new parking area. Ten parking spaces are planned, with an expansion of 7 additional spaces shown as optional. The two outbuildings will be demolished. The undeveloped portion of the site is to remain “vacant and landscape” per the proposed plan

Summary of Proposed Conditions
3.1 Permitted uses are requested to be all allowed uses in the O-9 table of uses
6.3 The R-20 portion of the property to be mowed and maintain
6.6 Overhead power lines to be removed and replaced with underground cable
7.1 Repairs and renovations of the home coordinated with and approved by Historic Landmarks
9.2 Existing wood light poles to be removed
Planning Staff Review

Outstanding Issues/Staff Comments

1. A variance to side yard requirements is required due the building location 1.2’ from the northwestern property line
2. A variance is requested for landscape requirements also on the northwestern property line and northeastern zoning line
3. A variance is required for lot frontage coverage for the Downtown Overlay.
4. Once the property is conveyed from Historic Landmarks to the buyer, customary protective covenants will be in place that will require coordination with the Landmarks Commissions for most alterations at the site. It is our understanding that there are no land use prohibitions that inhibit the future usage of the vacant portion of the property. However, any future development proposed at the site will undergo design review by the Landmarks Commission in addition to the rezoning action that will be required.
Pre Public Hearing Staff Analysis

Consistency with Adopted Plans and Policies and Town Vision Statements
Matthews-Mint Hill Rd is appropriate for office uses while retail should primarily be focused along Matthews Station St and North Trade St

Reports from Town Departments and County Agencies

Matthews Police

Matthews Fire

Public Works
Comments received and incorporated

Matthews Parks and Recreation
N/A

Charlotte Mecklenburg Schools
N/A

PCO Concept Plan Approval Required?
No
Site Photos