



DATE FILED <u>11-1-2013</u>
APPLICATION NUMBER <u>2013-607</u>
<i>For office use only</i>

**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): 19327117

Address of property: 435 N Trade Street, Matthews, NC

Location of property:

Title to the property was acquired on 5/31/2012
 and was recorded in the name of Gibraltar Commercial III, LLC
 whose mailing address is 250 Gibraltar Rd, Horsham, PA 19044

The deed is recorded in Book 27386 and Page 408 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-1 CD Requested zoning classification: B-1 CD

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

To modify a conditional use permit approved in 2002 allowing a generic 2 story 20,000 SF office building. The requested change allows for a new 28' (+/-) tall 10,600 SF (+/-) one story Charlotte Metro Credit Union plus a 2 lane drive thru and ATM unit. The proposed use will eliminate the pre-approved driveway connection to N Trade Street and construct a neighborhood pocket park at that location as identified in Town plans.

[Signature]
Signature of property owner (must be original)

Signature of property owner (must be original)

Print name of property owner
Gibraltar Commercial III, LLC

Print name of property owner

Property owner's mailing address
250 Gibraltar RD

Property owner's mailing address

Property owner's mailing address, continued
Horsham, PA 19044

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

215-988-8137

Property owner's phone number/email address
BJACKSON1@GIBALTARCAPITAL.NET

Property owner's phone number/email address

[Signature] AIA
Signature of agent (if any) (AGENT FOR CHARLOTTE METRO)

Petitioner other than owner (if any)

DENNIS E. Williams, AIA

Charlotte Metro Credit Union (purchaser)

Print name of agent
Williams Design, PA - ARCHITECTS

Print name of petitioner
Charlotte Metro Credit Union

Agent's mailing address
PO Box 1159

Petitioner's mailing address
718 Central Avenue

Agent's mailing address, continued
LINCOLNTON, NC 28093

Petitioner's mailing address, continued
Charlotte, NC 28204

Agent's mailing address, continued

Petitioner's mailing address, continued

704-732-4515

704-375-0183

Agent's phone number/email address
WILLIAMSDESIGN@BELLSOUTH.NET

Petitioner's phone number/email address
BBRUNS@CMCU.ORG

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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."

19327117

TAX PARCEL

Gibraltar Commercial III, LLC

PROPERTY OWNER NAME(S)

250 Gibraltar Road

OWNER MAILING ADDRESS

Horsham, PA 19044

OWNER MAILING ADDRESS, CONTINUED

19327120

TAX PARCEL

Waltrust Properties, Inc.

PROPERTY OWNER NAME(S)

200 Wilmot Road

OWNER MAILING ADDRESS

Deerfield, IL 60015

OWNER MAILING ADDRESS, CONTINUED

19327123

TAX PARCEL

Matthews Lofts, LLC

PROPERTY OWNER NAME(S)

P O Box 578

OWNER MAILING ADDRESS

Matthews, NC 28106

OWNER MAILING ADDRESS, CONTINUED

19327201

TAX PARCEL

Gibraltar Commercial III, LLC

PROPERTY OWNER NAME(S)

250 Gibraltar Road

OWNER MAILING ADDRESS

Horsham, PA 19044

OWNER MAILING ADDRESS, CONTINUED

19327202

TAX PARCEL

Michael E. Moore and Marie Murphy Moore

PROPERTY OWNER NAME(S)

1202 Overwood Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19327203

TAX PARCEL

Jeffrey Stroupe

PROPERTY OWNER NAME(S)

1161 Dean Hall Lane

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19327204

TAX PARCEL

Gibraltar Commercial III, LLC

PROPERTY OWNER NAME(S)

250 Gibraltar Road

OWNER MAILING ADDRESS

Horsham, PA 19044

OWNER MAILING ADDRESS, CONTINUED

19327205

TAX PARCEL

ANH-TUYET PHAM

PROPERTY OWNER NAME(S)

1171 Dean Hall Lane

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

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19327206

TAX PARCEL

Gibraltar Commercial III, LLC

PROPERTY OWNER NAME(S)

250 Gibraltar Road

OWNER MAILING ADDRESS

Horsham, PA 19044

OWNER MAILING ADDRESS, CONTINUED

19327243

TAX PARCEL

Gibraltar Commercial III, LLC

PROPERTY OWNER NAME(S)

250 Gibraltar Road

OWNER MAILING ADDRESS

Horsham, PA 19044

OWNER MAILING ADDRESS, CONTINUED

19327244

TAX PARCEL

Dennis Kirvin

PROPERTY OWNER NAME(S)

1207 Overwood Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19327246

TAX PARCEL

Gibraltar Commercial III, LLC

PROPERTY OWNER NAME(S)

250 Gibraltar Road

OWNER MAILING ADDRESS

Horsham, PA 19044

OWNER MAILING ADDRESS, CONTINUED

19329104

TAX PARCEL

Goode Luck, LLC and Macthree Investments, LLC

PROPERTY OWNER NAME(S)

1300 Baxter Street, #270

OWNER MAILING ADDRESS

Charlotte, NC 28204

OWNER MAILING ADDRESS, CONTINUED

19329172

TAX PARCEL

Mt. Holly - Huntersville Medical II, LLC

PROPERTY OWNER NAME(S)

1300 Baxter Street, #270

OWNER MAILING ADDRESS

Charlotte, NC 28204

OWNER MAILING ADDRESS, CONTINUED

19329173

TAX PARCEL

E F A Investment, LLC

PROPERTY OWNER NAME(S)

428 North Trade Street #101

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19329174

TAX PARCEL

Grimes & Phelps Holdings, LLC

PROPERTY OWNER NAME(S)

428 North Trade Street, #101

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

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19329175

TAX PARCEL
RAC Holdings, LLC
PROPERTY OWNER NAME(S)
428 North Trade Street # 120
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL
PROPERTY OWNER NAME(S)
OWNER MAILING ADDRESS
OWNER MAILING ADDRESS, CONTINUED

19329176

TAX PARCEL
KJ Green Investments
PROPERTY OWNER NAME(S)
428 North Trade Street, Ste. 103
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

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

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 _____ 11/01/2013

Town Board of Commissioners formally accepts application and sets Public Hearing date _____ 11/11/2013

Notices sent via mail to affected/adjacent property owners on or before _____ ~~12/30/2013~~ 2/24/14

Protest petition filed with Planning Department by 5:00 pm on _____ ~~1/08/2014~~ 3/5/14

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 _____ ~~1/13/2014~~ 3/10/14

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 _____ ~~1/28/2014~~ 3/25/14

Town Board of Commissioners approves or denies application _____ ~~2/10/2014~~ 4/14/14

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

SUPERSEDED

Application number
2013-607
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 _____ 11/01/2013

Town Board of Commissioners formally accepts application and sets Public Hearing date _____ 11/11/2013

Notices sent via mail to affected/adjacent property owners on or before _____ 12/30/2013

Protest petition filed with Planning Department by 5:00 pm on _____ 1/08/2014

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 _____ 1/13/2014

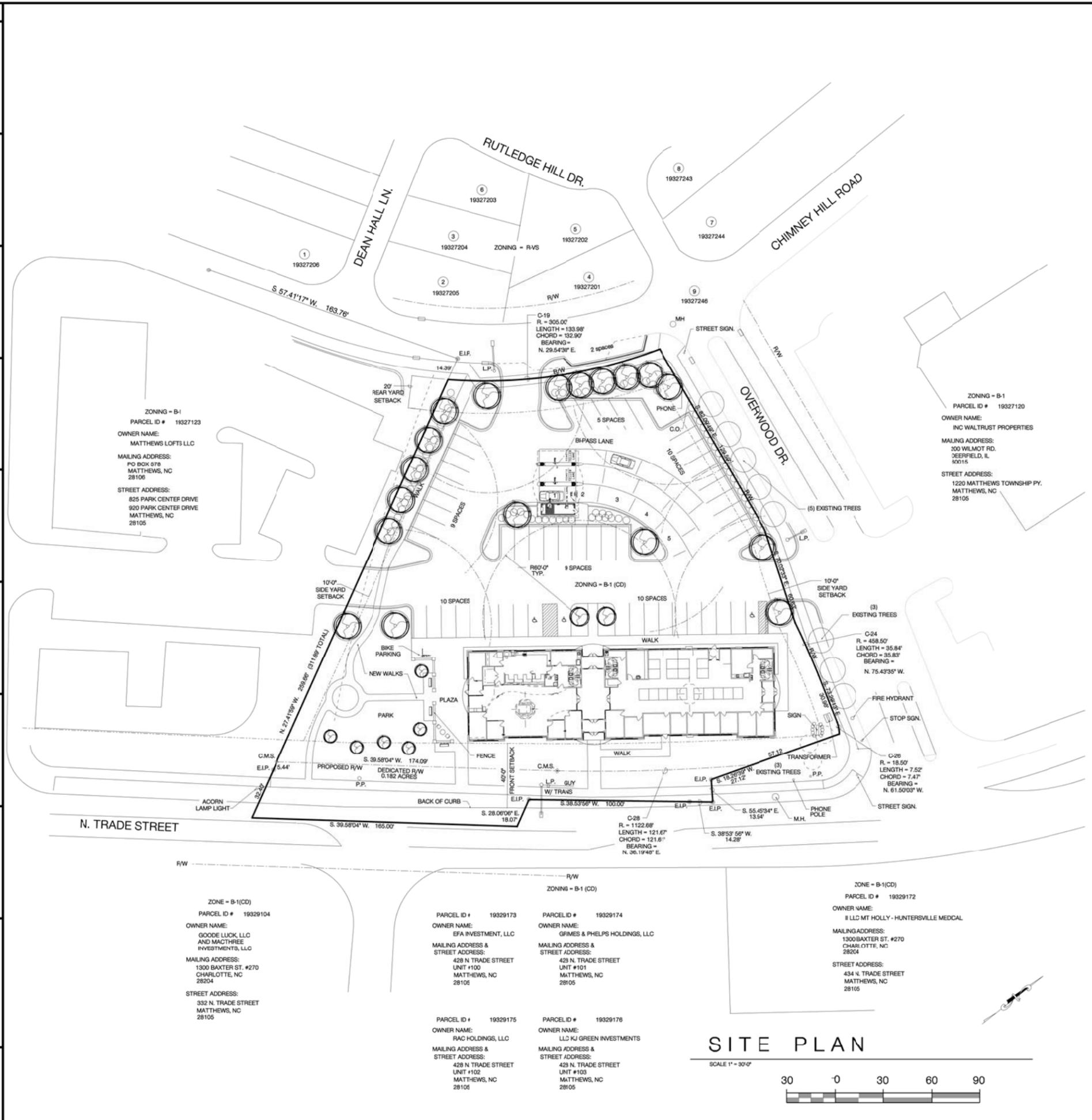
Town Planning Board reviews petition, information, and comments from the public hearing, then makes a
recommendation to the Board of Commissioners on whether to approve or deny the request _____ 1/28/2014

Town Board of Commissioners approves or denies application _____ 2/10/2014

GENERAL STATUTE 160A-385: CHANGES.

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PARCEL LIST	
1	ZONING = RVS PARCEL ID # 19327206 OWNER NAME: GIBALTAR COMMERCIAL III LLC MAILING ADDRESS: 350 GIBALTAR ROAD HORSHAM, PA 19044 STREET ADDRESS: 1174 DEAN HALL LN. MATTHEWS, NC 28105
2	ZONING = RVS PARCEL ID # 19327205 OWNER NAME: ANH-TUYET PHAM MAILING ADDRESS & STREET ADDRESS: 1171 DEAN HALL LN. MATTHEWS, NC 28105
3	ZONING = RVS PARCEL ID # 19327204 OWNER NAME: GIBALTAR COMMERCIAL III LLC MAILING ADDRESS: 350 GIBALTAR ROAD HORSHAM, PA 19044 STREET ADDRESS: 1165 DEAN HALL LN. MATTHEWS, NC 28105
4	ZONING = RVS PARCEL ID # 19327201 OWNER NAME: GIBALTAR COMMERCIAL III LLC MAILING ADDRESS: 350 GIBALTAR ROAD HORSHAM, PA 19044 STREET ADDRESS: 1206 OVERWOOD DR. MATTHEWS, NC 28105
5	ZONING = RVS PARCEL ID # 19327202 OWNER NAME: MICHAEL E MOORE & MARIE MURPHY MOORE MAILING ADDRESS & STREET ADDRESS: 1202 OVERWOOD DR. MATTHEWS, NC 28105
6	ZONING = RVS PARCEL ID # 19327203 OWNER NAME: JEFFERY STROUPE MAILING ADDRESS & STREET ADDRESS: 1161 DEAN HALL LN. MATTHEWS, NC 28105
7	ZONING = RVS PARCEL ID # 19327244 OWNER NAME: DENNIS KRVIN MAILING ADDRESS & STREET ADDRESS: 1207 OVERWOOD DR. MATTHEWS, NC 28105
8	ZONING = RVS PARCEL ID # 19327243 OWNER NAME: GIBALTAR COMMERCIAL III LLC MAILING ADDRESS: 350 GIBALTAR ROAD HORSHAM, PA 19044 STREET ADDRESS: 1203 OVERWOOD DR. MATTHEWS, NC 28105
9	ZONING = RVS PARCEL ID # 19327246 OWNER NAME: GIBALTAR COMMERCIAL III LLC MAILING ADDRESS: 350 GIBALTAR ROAD HORSHAM, PA 19044 STREET ADDRESS: PRIVATE ROADS M43-737 NC. OVERWOOD DR. & CHIMNEY HILL RD.



SITE DATA:

OWNER:
CHARLOTTE METRO CREDIT UNION

ADDRESS:
435 N. TRADE STREET
MATTHEWS, NC 28105

ZONE:
ZONING DISTRICT B-1 (CD)
INCLUDING DOWNTOWN OVERLAY DISTRICT
& HIGH-WAY OVERLAY DISTRICT

PARCEL SUMMARY

GIS ID #	19322117	PARCEL ID #	19322117
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AREA:
69,645 SQ. FT. - 1.59 ACRES
48,982 SQ. FT. IMPERVIOUS AS SHOWN
75% TOTAL IMPERVIOUS ALLOWED
70% IMPERVIOUS AS SHOWN

BUILDING:
CREDIT UNION / OFFICE = 10,571 SQ. FT.
ATM BUILDING = 1,150 (BUILDING + ROOF AREA)
11,721 TOTAL SQ. FT.

USE:
CREDIT UNION WITH DRIVE THRU
CONDITIONAL USE PERMIT REQUIRED

YARD REQUIREMENTS:
FOR USES IN BUSINESS DISTRICTS ADJOINING THE RURAL AND RESIDENTIAL DISTRICTS:
MIN. LCT AREA - NONE
MINIMUM LOT WIDTH - NONE
MIN. FRONT YARD SETBACK - 40'
MIN. SIDE YARD SETBACK - 10'
MIN. REAR YARD SETBACK - 20'
MIN. UNOBSTRUCTED OPEN SPACE - NONE
MINIMUM BUILDING HGT. - 40'
MAXIMUM BUILDING HGT. - 40'

PARKING:
TOTAL BUILDING SQ. FT. = 10,571
BIKE PARKING: MIN. 5% OF AUTO PARKING
CREDIT UNION (1) SPACE PER 200 SQ. FT. OF GROSS FLOOR AREA
4,038 SQ. FT. + 200 = 14 SPACES REQUIRED
OFFICE AND PROFESSIONAL BUILDING (1) SPACE PER EACH 300 SQ. FT. OF GROSS FLOOR AREA
6,533 SQ. FT. + 300 = 22 SPACES REQUIRED
TOTAL 36 SPACES REQ'D
53 SPACES AS SHOWN
INC. (3) H.C. SPACES

SCREENING & LANDSCAPING:
ALL SCREENING, PARKING LOT LANDSCAPING, BUFFERS, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MATTHEWS ZONING CODE

SIGNAGE:
ALL SIGNAGE SHALL BE IN ACCORDANCE WITH MATTHEWS ZONING CODE

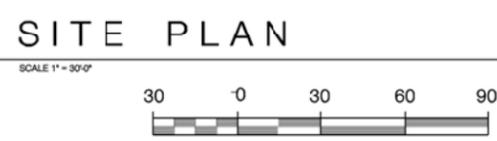
DATE: 10/30/2013
COM. NO.: 130617
DRAWN BY: STONE
CHECKED BY: WILLIAMS

NOTES:

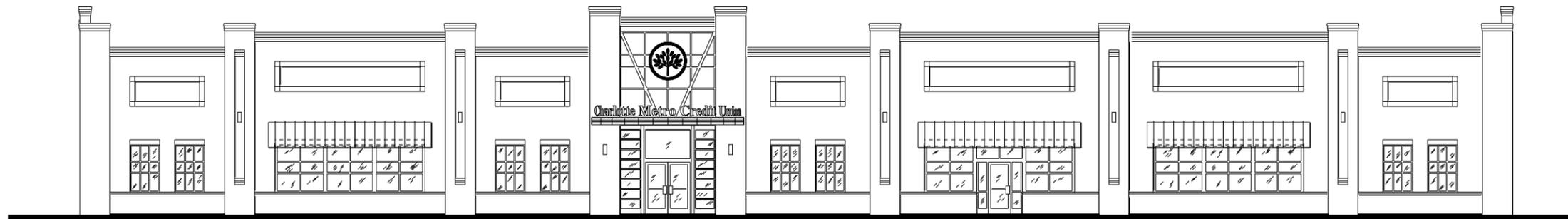
WILLIAMS DESIGN, P.A.
ARCHITECTS • PLANNERS
270 E. STANWELL LANE, SUITE 200
CHARLOTTE, NC 28202

A NEW BRANCH FOR:
MATTHEWS
Charlotte Metro CREDIT UNION

SHEET NO. SP-1.0
130617PSP

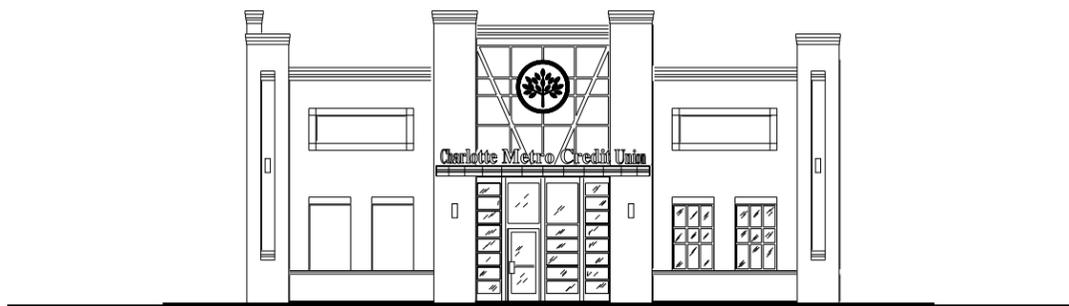


CVR30 01/05/17 STONE 1" = 30.0'



FRONT ELEVATION

SCALE 1/8" = 1'-0"



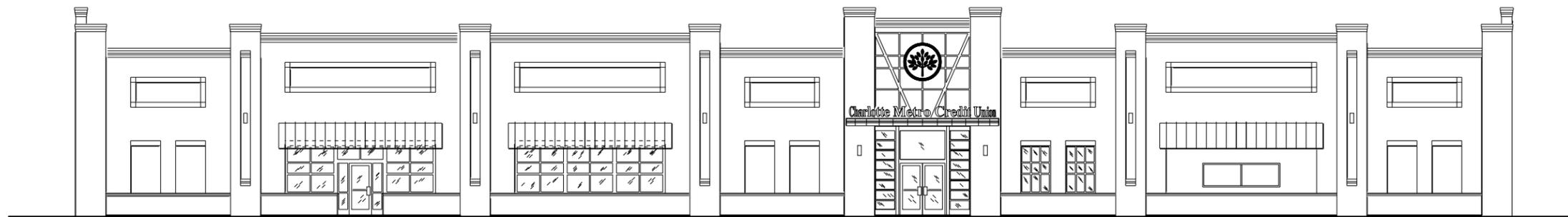
LEFT ELEVATION

SCALE 1/8" = 1'-0"



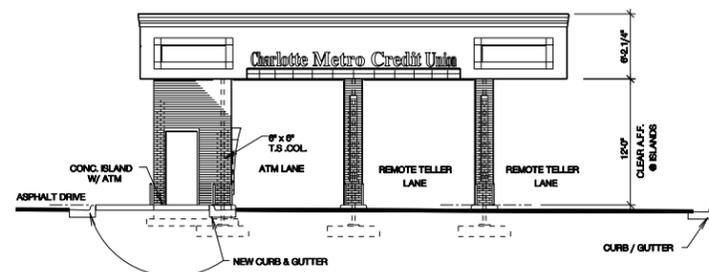
RIGHT ELEVATION

SCALE 1/8" = 1'-0"



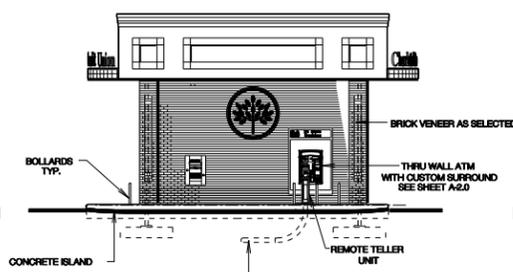
REAR ELEVATION

SCALE 1/8" = 1'-0"



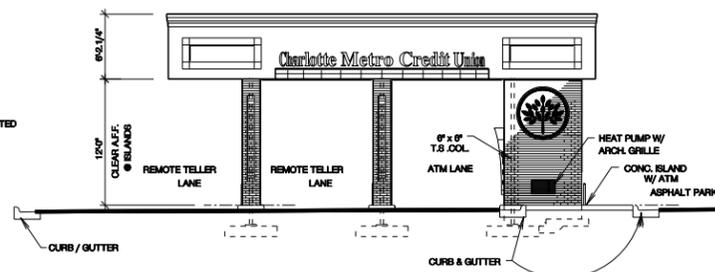
FRONT ELEVATION OF DRIVE THRU

SCALE 1/8" = 1'-0"



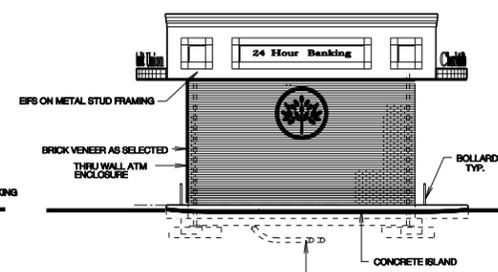
RIGHT ELEVATION OF DRIVE THRU

SCALE 1/8" = 1'-0"



REAR ELEVATION OF DRIVE THRU

SCALE 1/8" = 1'-0"



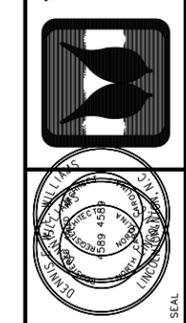
LEFT ELEVATION OF DRIVE THRU

SCALE 1/8" = 1'-0"

DATE: 10/30/2013
COMM. NO.: 130617
DRAWN BY: STONE
CHECKED BY: WILLIAMS

NOTES:
THESE DRAWINGS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS.
NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

WILLIAMS DESIGN, P.A.
ARCHITECTS • PLANNERS
704/732-4815
128 E. STAMPER LINDOLTON, N.C. 28092



A NEW BRANCH FOR:
MATTHEWS



PROPOSED ELEVATIONS
SHEET NO. A-2.0
130617FF92A

C:\PL25 03/29/05 STONE SCALE = 1/8" = 1'-0"