
Community Meeting - Minutes

Rezoning Request: 2014-611

Matthews Community Center – Room 104

February 24, 2014 - 7:00 PM

Meeting Purpose:

Building upon the letter shared with the community, via USPS, we planned on discussing the aforementioned Rezoning request. Both projected and hard-copy visuals were available for discussion (see attached). Current GIS views of the parcels covered by the Rezoning Request and adjacent parcels (i.e., within 150 FT) were available.

Call-to-Order:

7:00 PM

Meeting Minutes:

- Two (2) attendees: Terrell Blackmon and Brian Beavers were present
- No members of the community were present and none arrived, between the Call-to-Order and Meeting End time

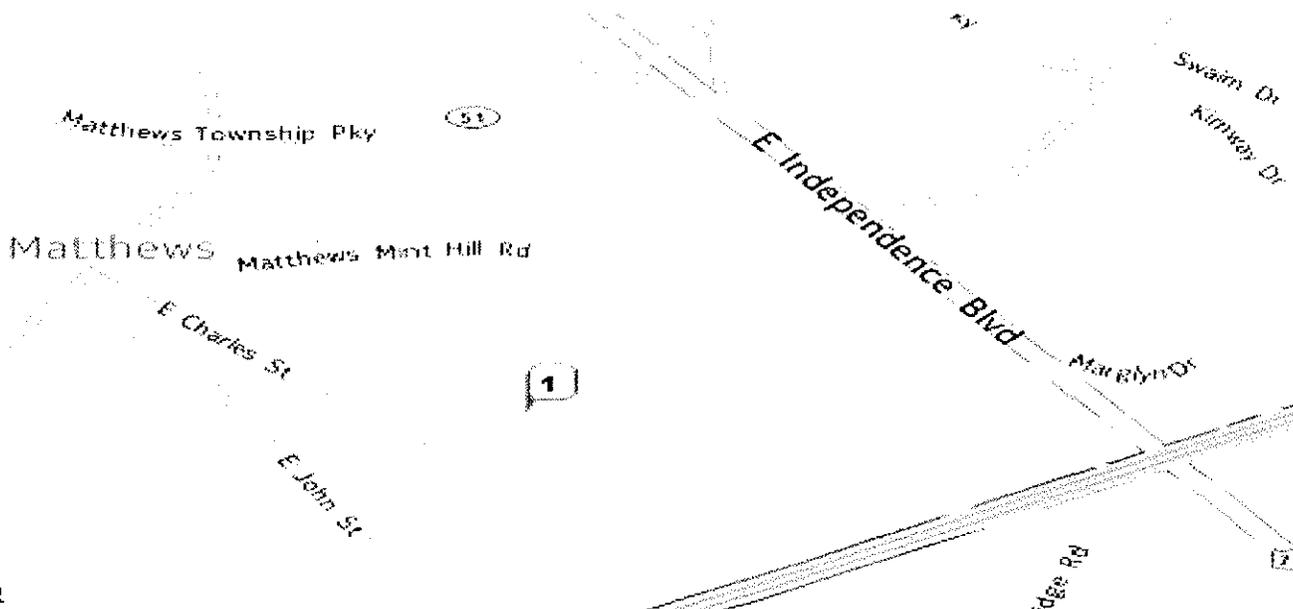
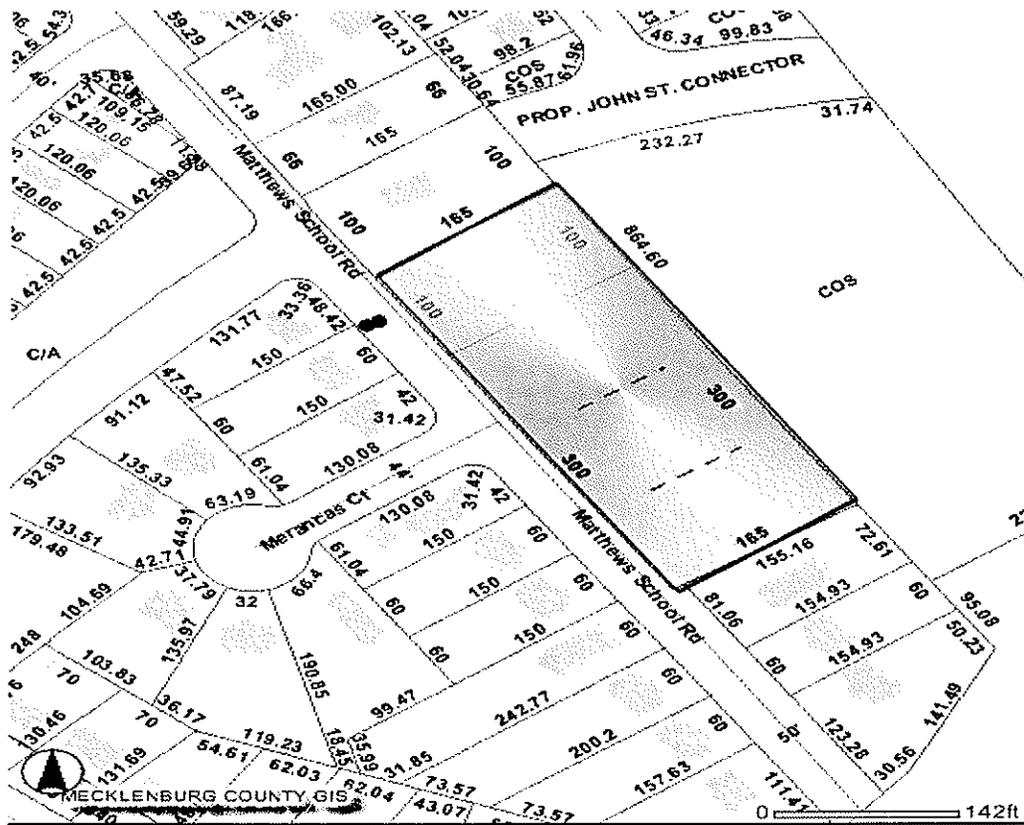
Meeting End:

8:00 PM



Habitat for Humanity
PO BOX 2008
MATTHEWS NC 28106

Brian Beavers
02/24/14



Habitat for Humanity
PO BOX 2008
MATTHEWS NC 28106



Brigitte B...
02/24/14

DEVELOPMENT NOTES: - 02.21.14

1. ALL LOTS EXHIBIT FAVORABLE TOPOGRAPHY FOR RAINWATER MITIGATION.
2. R-VS STANDARDS ARE FOLLOWED:
 - * TYPICAL, LOT SIZE - 8,500 SQ. FT.
 - * TYPICAL, LOT WIDTH - 54.86'
 - * TYPICAL, SIDE YARD - 6' AND 8'
 - * TYPICAL, LOT SETBACK - 20'
 - * TYPICAL, REAR YARD - 25'
 - * MAXIMUM, HEIGHT OF STRUCTURE - 35'
3. ALL LOTS WILL HAVE, AT LEAST 10' WIDE DRIVEWAY.
4. ALL LOTS WILL HAVE SIDEWALK CONNECTIVITY FROM DRIVEWAY TO FRONT ENTRANCE TO HOME.
5. EACH DRIVEWAY WILL BE ABLE TO PARK TWO (2) CARS BEHIND SIDEWALK. 6. A NEW PUBLIC SIDEWALK WILL BE CONSTRUCTED.
7. EXISTING CURB, ALONG MATTHEWS SCHOOL ROAD TO REMAIN..
8. EXISTING STORM DRAINAGE STRUCTURES TO REMAIN.
9. EXISTING TREE CANOPY/GREEN SPACE WILL BE PRESERVED WITH AT LEAST 20% OF THE TREE CANOPY IS RETAINED. A TREE EASEMENT WILL BE ESTABLISHED, PER MATTHEWS ZONING ORDINANCE.
10. RAINWATER BARRELS WILL BE INCORPORATED FOR EACH HOUSE.
11. STREET TREES WILL BE INCLUDED, PER MATTHEWS ZONING ORDINANCE, ADJACENT, TO THE NEW SIDEWALK.
12. AN ADDITIONAL 10' WILL BE DEDICATED TO THE EXISTING RIGHT-OF-WAY FOR A PLANTING STRIP AND SIDEWALK.
13. NORTHEASTERN PORTION OF LOT #1 WILL BE A DEDICATED TREE PRESERVATION EASEMENT. SUPPLEMENTAL TREES WILL BE ADDED AS NEEDED.
14. DISCREPANCY WITH LOT # 7 WILL BE ADDRESSED BY HFHM PRIOR TO CONSTRUCTION OF A HOME ON LOT # 7.
15. PER SECTION 154.053 (B)
 - * TOTAL SQ. FT. OF BOTH PARCELS 63,949.19 SQ. FT.
 - * MAXIMUM SQ. FT. OF ALL DRIVEWAYS TO BE 6400 ± SQ.FT.
 - * MAXIMUM SQ. FT. OF ALL HOUSES TO BE 12,906 ± SQ. FT.
 - * NO ACCESSORY STRUCTURES ALLOWED IN TREE PRESERVATION EASEMENT.
16. UNDISTURBED TREE CANOPY AREA > 12,329.47 ± SQ. FT.
17. ALL ACCESSORY STRUCTURES SHALL BE LOCATED IN THE REAR YARD, AT LEAST THREE (3) FEET FROM SIDE YARD PROPERTY LINE.
18. ADJACENT HOMES, AS WELL AS THE ENTIRE DEVELOPMENT, WILL ENSURE DIVERSITY OF DESIGN. HFHM HAS ACCESS TO MULTIPLE HOUSE PLANS. DESIGN WILL SUPPORT THE CRESTDALE PLAN.
19. CAN NOT BUILD OR LOCATE ANY STRUCTURE IN THE TREE PRESERVATION EASEMENT.
20. THE TREE PRESERVATION EASEMENT SHALL NOT BE DISTURBED.
21. SUNRISE CROSSING 2 - ELEVATIONS APPROVED BY TOWN COUNCIL 03/25/13, WILL BE CONSTRUCTED.



Habitat for Humanity

PO BOX 2008
MATTHEWS NC 28106

Brian O'Brien
02/24/14