



Subject Properties

Crestdale Conservation District

Old CrC to New CrC
 Board of Commissioners
APPROVED
12/11/2017
Lori Canapinno
 Lori Canapinno, Town Clerk

Crestdale Conservation District

TAX PARCEL NUMBERS	21503102, 21504204, 21504206, 21504209, 21504108, 21502116, 21504204, 21504211, 21504208, 21504203
PROPERTY ADDRESSES	404 Crestdale Rd, 724, 814, 818, 830, 836 E Charles St, 227 Morris Rd
EXISTING ZONING	CrC
PROPOSED ZONING	CrC ²
EXISTING USE	Residential
PROPOSED USE	Residential
SITE AREA	12.031 Acres
MAXIMUM BUILDING AREA	N/A
MAXIMUM BUILDING HEIGHT	N/A
REQUIRED PARKING:	N/A
PARKING PROVIDED	N/A
MINIMUM FRONT SETBACK	25 ft*
BUILD-TO LINE	N/A
MINIMUM SIDE YARD	8 ft*
MINIMUM REAR YARD	30 ft*
TREE CANOPY	15%

*Dimensions for single parcels of development under five (5) acres not being developed as SF detached subdivision. See standards at § 155.503.2

Conditional Notes

At such time as any of these parcels may be proposed for any development other than a single-family detached house, it will follow the standards of the CrC district and the site plan and/or elevation plan process outlined in § 155.503.2

MUD
1 in = 130 ft

2017-667
Crestdale Conservation District (CrC new)
2017-667



2017-667

Crestdale Conservation District (CrC new)
Vegetation Map

2017-667



DATE FILED 9/20/2017
 APPLICATION NUMBER 2017-667
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**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): see attached page

Address of property: see attached page

Location of property:

Title to the property was acquired on see attached page
 and was recorded in the name of see attached page
 whose mailing address is see attached page

The deed is recorded in Book see attached and Page _____ in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: CrC (old) Requested zoning classification: CrC (new)

9/20/2017

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Map Number	Parcel ID	Address	Date acquired	Name Recorded in	Deed Book	Deed Page
1	215-031-02	404 Crestdale Road	9/6/11	John Clyburn	26721	299
2	215-042-02	842 E Charles Street	10/31/11	John Clyburn	26851	237
3	215-042-06	814 E Charles Street	10/31/11	John Clyburn	26851	241
4	215-042-09	E Charles Street	10/31/11	John Clyburn	26851	233
5	215-021-16	Crestdale Road	9/6/11	John Clyburn	26721	299
6	215-041-08	728 E Charles Street	3/25/15	John Clyburn	29841	292
7	215-042-04	818 E Charles Street	6/5/17	Peggy Lawrence	31856	85
8	215-042-11	227 Morris Road	11/5/49	Kenneth Alexander (Heirs)	1409	49
9	215-042-03	836 E Charles Street	2/18/11	Matthew L. Harrelson, Kaylan M. Pressley	26301	491
10	215-042-08	830 E Charles Street	7/6/59	Mildred Smith, James Lawrence, John Samuel Lawrence, Claude Alexander, Wilbert Alexander	2070	252

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

To replace the Special Use Permit process with a site plan approval process for uses other than single family homes.

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Signature of property owner (must be original)

see attached page

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

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

Crestdale Property Owners CrC to CrC

Date 9/18/17

As a property owner of land within the Crestdale Conservation District (CrC), I agree to the conversion of the CrC designation on my property to replace the Special Use permit process with a site plan approval process for uses other than single family homes.

Printed full name John Clyburn
Signature John Clyburn

Street address or location 814 E. Charles St.
00 E. Charles St, 728 E. Charles St.
404 Crestdale Rd, 842 E Charles St
Mailing Address (if different) Matthews NC 28105
2608 SIERRA Dr Monroe NC. 28112

Tax ID # 21503102, 21504202
21504206, 21504209, 21504108
21502116
Phone # & E-mail 74516-0780 516-0783
JCWillDo@yahoo.com

Printed full name PEGGY LAWRENCE
Signature Peggy Lawrence

Street address or location 818 E. Charles St. Matthews NC
Mailing Address (if different) 612 Matthews Chapel Rd.
Matthews, NC 28105

Tax ID # 21504204
Phone # & E-mail ~~704-9346~~ 704-847-9346
704-9346

Printed full name William L. Smith
Mildred A. Smith
Signature William L. Smith
Mildred A. Alquer Smith

Street address or location 227 Morris Rd Matthews NC
Mailing Address (if different) 4120 Dunwoody Dr. Charlotte, NC,
28215

Tax ID # 21504211
Phone # & E-mail 704-537-5327
Kda6363@bellsouth.net

Crestdale Property Owners CrC to CrC

Date 9/22/17

As a property owner of land within the Crestdale Conservation District (CrC), I agree to the conversion of the CrC designation on my property to replace the Special Use permit process with a site plan approval process for uses other than single family homes.

Printed full name
Matthew Lucian Harrelson

Street address or location
836 E Charles St.

Tax ID #
21504203

Signature


Mailing Address (if different)

Phone # & E-mail
704 299 5944
matthew.harrelson@yahoo.com

Printed full name
Kaylan Marieann Pressley

Street address or location
836 E Charles St.

Tax ID #

Signature


Mailing Address (if different)

Phone # & E-mail

Printed full name

Street address or location

Tax ID #

Signature

Mailing Address (if different)

Phone # & E-mail

**Crestdale Property Owners
CrC to CrC**

Date 9-26-17

As a property owner of land within the Crestdale Conservation District (CrC), I agree to the conversion of the CrC designation on my property to replace the Special Use permit process with a site plan approval process for uses other than single family homes.

Printed full name Raymond Lee Alexander (deceased) Street address or location 830 E. Charles St, Matthews, NC 28105 Tax ID # 215-042-08

Signature Kenneth D Alexander (Executor) Mailing Address (if different) 4120 Dunwoody Dr Phone # & E-mail 704-537-5327
Kenneth D Alexander Charlotte, NC 28215 Kda6363@BellSouth.net

Printed full name _____ Street address or location _____ Tax ID # _____

Signature _____ Mailing Address (if different) _____ Phone # & E-mail _____

Printed full name _____ Street address or location _____ Tax ID # _____

Signature _____ Mailing Address (if different) _____ Phone # & E-mail _____

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

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9/20/2017

see attached page

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

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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

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS
21504138	LOGAN, TANISHA R	105 GEORGE CLAY LN MATTHEWS NC 28106
21504147	DAVIS, ROSALIND DELORISE	121 GEORGE CLAY LN MATTHEWS NC 28105
21504201	MASONIC LODGE, #566	124 MORRIS ROAD MATTHEWS NC 28105
21503101	ATTN BISHOP C M BAILEY, UNITED HOUSE OF PRAYER FOR ALL, PEOPLE/CHCH ON THE ROCK (1665 N PORTAL DR NW WASHINGTON DC 20012
21504202	CLYBURN, JOHN	2608 SIERRA CHASE MONROE NC 28112
21504103	GETHSEMANE BAPTIST CHURCH,	2670 DR CARVER ROAD CHARLOTTE NC 28208
21504139	REX RESIDENTIAL PROPERTY OWNERS VI LLC,	3 CORDES ST CHARLESTON SC 29401
21503148	MERCEDES, ALERCI DE JESUS RODRRIQUEZ, LUCIA A	329 LINDEN ST MATTHEWS NC 28106
21504203	HARRELSON, MATTHEW L PRESSLEY, KAYLAN M	3433 JOSEPH DR MATTHEWS NC 28105
21504203	PRESSLEY, KAYLAN M HARRELSON, MATTHEW L	3433 JOSEPH DR MATTHEWS NC 28105
21503104	BOYD, HARVEY H	350 CRESTDALE RD MATTHEWS NC 28105
21503103	KSOR, H`NHIT RAHLAN, CHOK	362 CRESTDALE RD MATTHEWS NC 28105
21504210	DENNIS, DONNA	3625 N LILY DR RIALTO CA 93377
21502111	BAPTIST CHURCH INC, MOUNT MORIAH MISSIONARY,	381 CRESTDALE RD MATTHEWS NC 28105
21504212	C/O DAVID DOWNS, DOWNS, JOHN R HEIRS	408 NE 6TH ST UNIT 228 FORT LAUDERDALE FL 33304
21503107	MILLS, VERNELL	425 LINDEN ST MATTHEWS NC 28105
21504213	MATTHEWS GATEWAY PROJECT LLC,	4530 PARK RD STE 300 CHARLOTTE NC 28209
21504214	LBP REAL ESTATE PROPERTIES II LLC, C/O LORD BALTIMORE CAPITAL CORP,	6225 SMITH AVE #B100 BALTIMORE MD 21209
21504146	AUTRY, EMMETT E JR	6500 ASHDALE PL CHARLOTTE NC 28215
21504148	LIVINGSTON, CONSTANCE L	733 SELMA BURKE LN MATTHEWS NC 28105
21504149	LAWRENCE, ANNETTE	739 SELMA BURKE LN MATTHEWS NC 28105
21504105	MCCAIN, ROBERT HEIRS	7614 SWAN TER LANDOVER MD 20785

21504161	HMOK, Y NGIK HMOK, HYAO	801 SELMA BURKE LN MATTHEWS NC 28105
21504205	PITTMAN, LULA M PITTMAN, ROBERT LEE	806 E CHARLES ST MATTHEWS NC 28105
21504163	KIRKLEY, TARUS TEREZ	813 SELMA BURKE LN MATTHEWS NC 28105
21504160	EDWARDS, GARY	8630 ELMSWORTH LN INDIAN TRAIL NC 28079
21504137	BURKE, WILLIAM B BURKE, DEBORAH A	PO BOX 1994 MATTHEWS NC 28106
21504217	HABITAT FOR HUMANITY, OF MATTHEWS INC	PO BOX 2008 MATTHEWS NC 28106
21503110	WRIGHT, ELCHIVER HAMILTON MARY ELIZABETH,	PO BOX 283 MATTHEWS NC 28106
21503114	C/O ANGELICA DUNN, DUNN, LAUZIE	PO BOX 292 MATTHEWS NC 28106
21503384	CRESTDALE CROSSING HOMEOWNERS, ASSOC INC	PO BOX 350 MINERAL SPRINGS NC 28108
21504211	ALEXANDER, KENNETH (HEIRS)	PO BOX 391 MATTHEWS NC 28106
21504204	LAWRENCE, PEGGY	PO BOX 533 MATTHEWS NC 28106
21503111	BROWN, FAYE ANTHONY	PO BOX 772 MATTHEWS NC 28106
21503109	SIMS, MARSHALL ESTER RAY,	PO BOX 964 MATTHEWS NC 28106
21504102	JACKSON, WILLIAM BREVARD	UNKNOWN CHARLOTTE NC 28200
21504162	Black, Lutrica Ann	813 SELMA BURKE LN MATTHEWS NC 28105
21504164	Hnong Mlo, Rong, Katen	814 SELMA BURKE LN MATTHEWS NC 28105
21504165	Eban, Y Simon and Siu, H Ler	808 SELMA BURKE LN MATTHEWS NC 28105

SUMMARY OF THE REZONING PROCESS

APPLICANT: 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 srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office signatures provided on 9-20-17

Town Board of Commissioners formally accepts application and sets Public Hearing date October 9, 2017

Notices sent via mail to affected/adjacent property owners on or before October 30, 2017

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning November 13, 2017

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request Nov 28, 2017

Town Board of Commissioners approves or denies application December 11, 2017

