Town of Matthews North Carolina

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

AGENDA
BOARD OF COMMISSIONERS SPECIAL MEETING
JORDAN ROOM, MATTHEWS TOWN HALL
JULY 9, 2018 - 5:30 PM

The Board of Commissioners will meet in closed session pursuant to North Carolina General Statute 143-318.11(a)(6) to discuss personnel issues. This meeting is not open to the public.

AGENDA
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
JULY 9, 2018 - 7:00 PM

1. Regular Meeting Called to Order

2. Invocation – Commissioner John Higdon

3. Pledge of Allegiance

4. Items to be Added to the Agenda

5. Public Comment (Please sign in to speak at this time. Limited to 4 minutes.)

6. Presentation of the Nancy Glenn Community Service Award

7. Presentation of Certificate of Achievement to Ethan Chryst

8. Recess Regular Meeting for Public Hearings on Applications to Amend the Unified Development Ordinance of the Town of Matthews as Follows:

   A. Motion 2018-1 [continued from June 11]: UDO text amendment to create the Small Area Plan Overlay

   B. Motion 2018-2 [continued from June 11]: Zoning map amendment to create three (3) locations of the Small Area Plan Overlay

   C. Zoning Application 2018-682/Rice Road [continued from June 11]: to change the zoning from R-15 to R-VS on that certain parcel belonging to Sherry Gorham and Kenneth Rice and being designated as 2401 Rice Road and further designated as Tax Parcel 193-532-05

   D. Zoning Application 2018-685/Phillips Road: to change the zoning from R-15 to R-VS on that certain parcel belonging to Cochrane Properties Inc. located at the corner of Phillips Road and Matthews-Mint Hill Road and being designated as Tax Parcel 215-111-12

   E. Zoning Application 2018-687/ABC Store: to change the zoning conditions in that certain B-1(CD) district located in the northwest corner of the intersection of Windsor Square Drive and East Independence Boulevard and being designated as 1625 Windsor Square Drive and further designated as Tax Parcel 193-231-25 to change the permitted uses

9. Reconvene Regular Meeting

10. Planning and Development Business

A. Report from Planning Board

B. Planning and Zoning Related Actions:

1) Administrative Amendment [continued from June 11] – Lidl

2) Public Improvement Variance – Margaret Wallace Homes

3) Zoning Application 2018-677/Margaret Wallace Homes: to change the zoning from R-15 to R-VS on that certain property belonging to LC Hardwood Floors, Inc., and located on the south side of Margaret Wallace Road between Sam Newell Road and Olde Creek Trail, and being designated as 3530, 3534 and 3538 Margaret Wallace Road, and further being designated as Tax Parcel 193-062-07

4) Zoning Application 2018-680/4 Corners Phase 2: to change the zoning from R-15 to R-VS on those certain parcels designated as 3033 Sam Newell Road and being further designated as Tax Parcels 193-134-20, 22, 23, 28, 29 & 30

5) Zoning Application 2018-681/Tanfield Drive: to change the zoning from R-15 to R-9(CD) on that certain property belonging to Charlie and Grace Choe and being located at the terminus of Tanfield Drive, north of Rice Road, and further identified as Tax Parcel 193-434-99

6) Zoning Application 2018-684/Elizabeth Lane Elementary: to change the existing conditions in that certain R/I(CD) zoning district and being Elizabeth Lane Elementary School and further designated as Tax Parcel 227-034-91, to extend the sunset clause on certain mobile classrooms to August 2019

7) Public Improvement Variance – Rice Road Park

11. Consent Agenda

A. Approve Minutes of the June 25, 2018 Board of Commissioners Regular Meeting
B. Approve Minutes of the June 25, 2018 Board of Commissioners Closed Session
C. Approve Easement Conveyances for Windsor Park Sewer Relief Project
D. Approve Disposal of Surplus Property
E. Award Service Weapon and Badge to Retiring Police Sergeant W.J. Breth
F. Approve Contract for Replacement of Crews Recreation Center Flooring
G. Accept Zoning Application 2018-688; Matthews Help Center; 113 & 119 N. Ames Street, from B-1(CD) and O(CD) to B-1(CD) and Set Public Hearing for September 10, 2018
H. Approve Temporary Street Closure Request

12. Unfinished Business

A. Consider Conceptual Drawing for Purser-Hulsey Park

13. New Business

A. Consider Approval of Rice Road Park Contract
B. Consider Appropriation of Funds for Traffic Impact Modeling Analysis

14. Mayor’s Report

15. Attorney’s Report

16. Town Manager’s Report

17. Adjournment

Frequently Asked Questions: Small Area Plans
(Motion 2018-1 and 2018-2)
July 3, 2018

What is a Small Area Plan?

The Town adopted three Small Area Plans (Monroe Road in 2014, Entertainment District in 2014, and E. John/Outer Loop in 2017), which show concepts for possible future development, as well as transportation connectivity (pedestrian and bicycle paths, streets, transit, etc.). Each Small Area Plan has its own unique policies and actions to follow during consideration of development proposals. The Small Area Plans are policy documents that define the vision, but have no enforcement capability.

What is a Small Area Plan Overlay?

While the Small Area Plans define the vision, an overlay gives the Town the ability to enforce the requirements, making sure developers comply with the vision. It's a proactive measure to ensure the Small Area Plans are followed, and developers cannot come in and do whatever they want. For example, the downtown overlay (which has been in place nearly 30 years) has protected and preserved our downtown.

What is the UDO?

The purpose of the Unified Development Ordinance, or UDO, is to create a comprehensive set of land development standards and regulations consistent with Matthews' "Our Town, Our Vision", the Matthews Land Use Plan, and other community development policies. The UDO includes provisions for zoning, subdivision, floodplain management, post construction storm water design, and minimum housing standards. The UDO was adopted by the Matthews Board of Commissioners on December 9, 2013, and went into effect as of April 1, 2014. As amendments are proposed, they go through a public hearing and review process prior to approval.

What was the process to approve these Small Area Plans?

The process of developing a Small Area Plan involves a detailed study and lengthy public involvement – carried out by our Town Planning staff.

The first step is to identify the physical characteristics of the study area. For E. John Street, students from Winthrop University assisted with initial research on physical conditions of the area (soil, creek, land uses, etc.).

Next, residents and stakeholder groups provide their suggestions on what future land uses and public infrastructure they envision for the area.

Another important factor in the process is to explore what is necessary to allow the best development potential – for example: more street network, more walking paths, what types of land uses are wanted or not at subareas within the study area (not manufacturing/trucking uses up against established residential neighborhoods, etc.).

The Small Area Plan then goes through a public hearing, review by the Planning Board and then must be approved by the Board of Commissioners.

If these have already been approved, what's the purpose of the public hearing?

The Small Area Plans have been approved, but adding an overlay requires a public hearing and Board approval.

Why is the town proposing development in this area? This is close to my backyard, and I'd like it to remain undeveloped.

The Town is not proposing any development. Though residents may want neighboring land to remain untouched, that is up to the property owners. However, the purpose of the Small Area Plan is to allow for the best possible use of the land. The Small Area Plans were developed after significant study and input from residents.

Is the Town aware of any development plans for these areas?

The Town has not received any development plans for approval for any parcels within the Small Area Plan locations.

What if I don't like the Small Area Plans? Is there an opportunity to change them before adding an overlay?

At this time, the Small Area Plans will not be revised before adding the overlay. It is possible for the Board to revise the Small Area Plans in the future. That would include another public involvement process.

What if a developer wants to do something different within the Small Area Plan? Can the Town make a change to allow this?

Yes, that would require the developer to petition the Board for a revision to the Small Area Plan. That would go before the Planning Board and would involve a public hearing process, and would ultimately need to be approved by the Board of Commissioners.

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This draft text was prepared for the proposed SAP-O District using the current adopted Highway NC51 Overlay District section of the UDO (155.504.2) as a template. Red text below indicates language that has been changed or added specifically for the proposed new Overlay District. The intent here is to use a consistent format and language within the UDO. For quick reference, some pages in the Matthews Land Use Plan are included in brackets and marked in blue text. These references are for use during the public review of the proposed new text and are not intended to be part of any final adopted language, since page numbers may easily change.

Zoning Motion 2018-1

SMALL AREA PLAN OVERLAY DISTRICT

155.504.3. Small Area Plan Overlay District (SAP-O)

A. GENERAL CONCEPT OF OVERLAY. The Small Area Plan Overlay District is established to ensure that the policies and intentions of adopted Small Area Plans, Road Corridor Area Plans, and Neighborhood Plans are followed as each of these areas may develop over time. These Small Area Plans, Road Corridor Area Plans, and Neighborhood Plans have been developed with active participation by stakeholder groups and the general public, and adopted by the Matthews Board of Commissioners for a specific geographic area within the Town of Matthews. Each adopted Plan becomes an Appendix to the Matthews Land Use Plan. While each Plan may focus on different specific issues unique to the land area it has studied, these Plans create a vision for future land use and future motorized and non-motorized transportation opportunities for all the land area within the study boundaries. They also may include flexibility in specific future land uses and their densities/intensities, while providing direction on what land use focuses are appropriate in which subareas. These Plans place high priority on creating extensive internal and external connectivity, especially for pedestrians. This Small Area Plan Overlay District may be considered to be applied onto each geographic area studied at any time following adoption of its Small Area Plan, Road Corridor Area Plan, or Neighborhood Plan.

Development and improvement of property in the Small Area Plan Overlay District shall comply with the requirements of § 155.504.3. The map symbol and short name for the Small Area Plan Overlay District shall be "SAP-O District."

B. SMALL AREA PLAN OVERLAY DISTRICT. In addition to the requirements of the underlying zoning district(s), development and improvements in the Small Area Plan Overlay District ("SAP-O District") shall comply with the following requirements, and where the regulations in this Section are in conflict with the regulations of the underlying zoning district, the regulations in this Section shall prevail:

1. PURPOSE AND INTENT. It is the intent of these regulations that development in the SAP-O District shall be in harmony with and shall preserve, where appropriate, the natural beauty and character of the existing landscape while allowing new development. Ensuring the attractiveness of uses will in turn contribute to and enhance capital investment, trade, tourism, and the general welfare. Therefore, this district is adopted for the additional purposes of:

   a. Improving the appearance and livability of the community while enhancing its economic vitality.

   b. Preserving and improving property values by creating and maintaining an ecosystem of sustainable development. This assures a management system of renewable natural resources for both the present and future generations.

   c. Encouraging new development and redevelopment consistent with the land development visions established and explained by the adopted Small Area Plan for each individual section of the municipality.

   d. Balancing the sometimes opposing Town goals of allowing new construction and land disturbance while protecting and enhancing the environment. Preserving trees and natural ground cover will be strongly monitored as plans are provided for new development activities, with the understanding that some vegetation loss is inevitable in order to allow

new development which will have as significant a long-term economic and social impact on the community as on the Town's environmental vitality.

2. LOCATION AND DIMENSIONS.

a. The SAP-O District should generally incorporate the same geographical boundaries as an adopted Small Area Plan, Road Corridor Plan, or Neighborhood Plan. In the event there is a desire to revise the boundaries of the adopted study area, an explanation shall be included in any zoning action to add or delete one of more parcels so there is a clear written record why the boundary of the SAP-O District does not match the study area boundaries.

b. The SAP-O District shall be delineated as an overlay on the official zoning map of the Town.

c. The SAP-O District shall be applied to the following geographic sectors of the Town of Matthews:

i. The Monroe Road Corridor study area, on which a Small Area Plan was adopted June 9, 2014 [pages 117 through 138 of the Matthews Land Use Plan]. The boundaries generally follow the back edge of large parcels fronting the southwest side of Monroe Road between the Charlotte City limits and NC51, and on the northeast side that tracts from Monroe Road to the CSX rail road between the Charlotte City limits and NC51, to match the study area used in the Small Area Plan.

ii. The Family Entertainment District and County Sportsplex, on which a Small Area Plan was adopted December 8, 2014 [pages 139 through 170 of the Matthews Land Use Plan]. The boundaries generally follow Matthews-Mint Hill Road, US74, I-485, Tank Town Road and the Crestdale neighborhood, to match the study area used in the Small Area Plan.

iii. The E John Street/Outer Loop section between I-485 and the County line and extending to the CSX rail road, on which a Small Area Plan was adopted January 9, 2017 [pages 171 through 206 of the Matthews Land Use Plan]. The boundaries of the area include both sides of E John Street between I-485 and the Union County line, and extend northeast to the CSX rail road, and southwest generally to existing single-family subdivisions, to match the study area used in the Small Area Plan.

3. PERMITTED USES. Permitted uses, uses permitted subject to specific conditions, and accessory uses located within the SAP-O District shall be determined by the requirements of the underlying zoning district(s), except where development, expansion, and/or redevelopment would conflict with the policies and goals of the adopted Small Area Plan. Any new land disturbing activity within the Entertainment District shall only commence after the subject property has been rezoned to the ENT district. Any new proposed development or land disturbing activity on property with previously approved plans are ~~still~~ subject to the requirements of the SAP-O District.

4. PLAN REVIEW PROCEDURES.

a. INDUSTRIAL, COMMERCIAL, AND MULTI-FAMILY DEVELOPMENT. No conditional districts, development, rezoning, land disturbing activity, or site improvement activity, may occur within the SAP-O District without first obtaining approval of a site plan from the Town Planning Department as outlined in § 155.504.3.D. Any change to zoning conditions or zoning districts shall be subject to all provisions of the SAP-O District, and building or grading permits shall not be issued until a SAP-O District site plan submittal has been approved, which may match an approved site plan for the site adopted when the parcel underwent a rezoning request to follow the adopted Small Area Plan. All development shall conform to an approved site plan. Any substantial deviation from the approved site plan must be resubmitted for review and approval by the Town Planning Department in accordance with these requirements. Appeals of Planning Department decisions on site plans shall be submitted to the Board of Adjustment.

b. RESIDENTIAL DEVELOPMENT. All new or re-platted single-family residential developments

and subdivisions must comply with the minimum open space, tree canopy, pedestrian/bicycle/greenway infrastructure, signage, underground utility, and access standards of the SAP-O District. Plan review shall be administered through the normal zoning and subdivision review process, supplemented by applicable additional requirements of the SAP-O District.

C. How SAP-O LOCATIONS WILL BE APPLIED. Because each study area may have its own unique goals, guiding principles, and/or action items, each one has specific aspects that will apply to individual properties in order for them to comply with the SAP-O District requirements. The specific SAP-O standards unique to each adopted Small Area Plan are outlined here.

1. THE MONROE ROAD CORRIDOR STUDY AREA. The study of this segment of the Town primarily focused on the opportunity for phased redevelopment and build-out of an existing suburban corridor to become a pleasant multi-modal, mixed use area in form and scale. The expectation is this corridor will convert over time into a pedestrian-friendly and transit-supportive location with office and employment uses along with associated support services or retail uses to surrounding businesses and neighborhoods.

To accomplish this intention, the SAP-O District will require each new land disturbing activity to indicate how it complies and/or supports the following:

a. New development, expansion/reuse of current buildings, and redevelopment shall provide written explanation with the site plan to show how the proposed activity conforms to the proposed Land Use Plan map within the adopted Small Area Plan [page 125 of Matthews Land Use Plan].

b. Any land disturbing activity shall provide a written explanation with the site plan to show how it conforms to Table 6.1 in the adopted Small Area Plan [page 126 of the Matthews Land Use Plan] regarding zoning districts for each proposed land use grouping.

c. Whenever any proposed land disturbing activity may include any portion of a transportation connection as indicated on the adopted Proposed Connections and Improvements map in the Small Area Plan [page 131 of Matthews Land Use Plan], then a written explanation shall be included with the site plan to explain how that transportation improvement is being accommodated. If the planned development activity does not propose making full improvements within its site during construction, then an explanation shall be provided with the site plan on what future actions will be done and what financial guarantees will be provided at time of this land disturbing activity to assure the transportation improvements will be completed at a designated future phase.

d. Any land disturbing activity shall provide a written explanation with the site plan to identify the Action Items adopted within the Small Area Plan that are being supported and furthered by the proposed development activity. This includes Action Items for Land Use, Urban Design, Transportation, Utilities, Cultural and Historical, and Natural Resources and Open Space [pages 127 – 129, 132 – 134, and 136 – 137 of Matthews Land Use Plan].

2. THE ENTERTAINMENT DISTRICT STUDY AREA. The study of this section of the Town created a vision for a new mixed use neighborhood unlike any other existing development within the Town limits, which would allow an urban scale and ambiance, would encourage various land uses to intermingle for residents', employees', and visitors' convenience and enjoyment, to intensify placement of entertainment businesses near the Sportsplex to form a strong economic hub, to anticipate greater intensification of land uses through conversion of surface parking via future shared parking/parking structures, and to anticipate a future mass transit line and station within the new neighborhood.

To accomplish this intention, the SAP-O District will require each new land disturbing activity to indicate how it complies and/or supports the following:

a. Requests for new land disturbing activity will not be approved until the subject property has completed a rezoning action to the Entertainment ENT zoning district. Proposed development projects may request a change in zoning district and submit full site plan documentation at one time, or may rezone to the ENT category and request early designation as outlined in § 155.501.3.I. to return at a later time for site plan approval.

b. Any land disturbing activity shall provide a written explanation with the site plan to outline how it meets or supports each of the Guiding Principles adopted as part of the Small Area Plan [page 146 of Matthews Land Use Plan].

c. Any land disturbing activity shall provide a written explanation with the site plan to verify any proposed new land use is allowed in the ENT district.

d. Any land disturbing activity that could incorporate any portion of the Primary (Main) Street Network as shown on the map in the adopted Small Area Plan [page 160 of Matthews Land Use Plan] shall provide a written explanation with the site plan to explain how that transportation improvement is being accommodated. If the planned development activity does not propose making full improvements within its site during construction, then an explanation on what future actions will be done and what financial guarantees will be provided at time of this land disturbing activity shall be included with the site plan to assure it will be completed at a designated future phase.

e. Any land disturbing activity that may incorporate any portion of needed future rights-of-way or future easement for light rail facilities shall indicate the potentially impacted land area, and shall show it as reserved on the site plan.

f. Any land disturbing activity that could incorporate any segment of a new street shall indicate its location and public improvements on the site plan. The applicable street cross section as shown in the adopted Small Area Plan [pages 161 – 613 of Matthews Land Use Plan] shall be identified on the site plan, and any proposed deviations to the applicable cross section shall be enumerated. Deviations may be reviewed through a Public Improvement Variance or Flexible Design process.

g. Any land disturbing activity shall provide a written explanation with the site plan on how it meets or supports the Policy Statement as adopted by the Board of Commissioners for this Small Area Plan on February 23, 2015 [https://matthews.municipalcms.com/files/documents/ENTApprovedPolicyStatement1332011826012816PM.pdf].

3. THE E JOHN ST/OUTER LOOP STUDY AREA. The study of this segment of Town was completed in anticipation of new development pressure once new road improvements are completed on E John Street and/or when new water and sanitary sewer facilities are brought into the study area. This segment is primarily undeveloped or underdeveloped. The overall vision for this segment of Town is to create a more urban-scale mixed use environment that has multiple pedestrian and bicycle pathways, including sidewalks, greenways, and multi use paths into and through the study area, as well as connecting nearby neighborhoods to it.

To accomplish this intention, the SAP-O District will require each new land disturbing activity to indicate how it complies and/or supports the following:

a. Any land disturbing activity shall provide a written explanation with the site plan to show how the proposed activity conforms to the proposed Consensus Build-Out Scenario map [page 185 of Matthews Land Use Plan], and descriptions of the various land use categories [pages 182 – 184 of Matthews Land Use Plan] within the adopted Small Area Plan.

b. Whenever any proposed land disturbing activity may include any portion of a transportation connection as indicated on the adopted Conceptual Street and Pedestrian Networks map in the Small Area Plan [page 200 of Matthews Land Use Plan], then a written explanation shall be included with the site plan to explain how that transportation improvement is being accommodated. If the planned development activity does not propose making full improvements within its site during construction, then an explanation shall be included with the site plan on what future actions will be done and what financial guarantees will be provided at time of this land disturbing activity to assure it will be completed at a designated future phase.

c. Any land disturbing activity shall provide a written explanation with the site plan to identify the Action Items adopted within the Small Area Plan that are being supported and furthered by the proposed development activity. This includes Action Items for Land Use, Destinations and Placemaking, Urban Design, Transportation, Utilities, and Natural Resources and Open Space [pages 186, 190, 193, 201, 202, and 204 of Matthews Land Use Plan].

D. SITE PLAN SUBMITTAL PROCESS.

1. SITE PLAN REVIEW PROCESS AS PART OF A ZONING APPLICATION. When any land disturbing activity is proposed that requires a change in zoning district or revisions of previously approved zoning conditions, that property shall complete the necessary zoning actions as outlined at 155.401, prior to receiving site plan approval to comply with the SAP-O. If the zoning documents include sufficient information as will be needed for the SAP-O site plan compliance, as listed in 155.504.3.D.3 below, then the Planning Office may undertake a review of the SAP-O compliance documents while the zoning application is being considered, and may be able to approve the Overlay compliance as soon as the zoning action is approved. The SAP-O site plan review may also be submitted to begin at any time after the zoning application has been successfully approved.

2. SITE PLAN REVIEW PROCESS NOT REQUIRING ANY ZONING ACTION. When any land disturbing activity is proposed that is in compliance with the current zoning designation on the parcel(s) and therefore does not need any further zoning action, then the site plan documents as listed at 155.504.3.D.3 below shall be submitted to the Planning Office for SAP-O compliance at such time as the applicant has them ready for review.

3. SITE PLAN SUBMITTAL REQUIREMENTS. Site plan submittal for any development activity shall include but not be limited to:

   a. A vicinity map clearly establishing the location of the project with readily recognizable landmarks.

   b. A development summary including total acres in development, proposed uses, total building square footage, required parking, and provided parking spaces, total impervious surface area, and the percentage of lot covered by impervious surface. This information shall be supplied in table form on the site plan.

   c. An accurate drawing of property boundaries.

   d. Existing topography, water courses and water bodies, floodplains and floodways, or other areas that would require extensive clearing and grading or alteration for development.

   e. Identification and location of all existing site improvements, including streets, water, sewer, storm drainage, buildings, and other significant site features and any existing or former easements (driveway, street, utility, construction, etc.) which may have cleared vegetative matter, and/or could allow clearing or grading.

   f. Proposed location, type, and size of each sign to be employed on the site.

   g. Location of proposed buildings, driveways, and parking areas.

   h. Location of trash dumpsters and required screening.

   i. Grading, drainage, erosion and sedimentation control, layout, and utility plans.

   j. Landscaping Plan to include:

      i. Vegetation survey as outlined at §155.606.8. ~~Prior to any site disturbance, approximate locations and species of all deciduous and coniferous trees at least three inches (3") DHB, and all dogwoods, redbuds and American hollies at least four feet high, which are located in any required buffer or screen area, and in any area not being disturbed by the planned development.~~ The canopy drip line of ~~those trees~~ all large-maturing trees at least eight inches (8") DBH, and all dogwoods, redbuds and American hollies at least four feet (4') high shall be delineated. A brief assessment of the above inventoried trees, indicating major deformity, disease, and or damage may be included. Where groves of the protected trees exist that will not be removed or disturbed, it is permitted to label the grove as such on the plan drawing, stating the approximate number of protected trees and species mix, without specifying data of each individual tree.

      ii. Locations, species, and size of all protected trees proposed for removal shall be shown in outline form using a dashed line for the canopy drip line. Reasons for removing protected trees shall be explicitly stated on the Landscaping Plan.

      iii. Locations, dimensions, and square footage of required buffer strips and parking

lot landscaping.

iv. Details of required landscaping, showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation. ~~Each plant unit in front tree buffer areas shall be marked as meeting one (1) of the options given in § 155.504.2.B.7.h.~~

v. Proposed timeline for landscaping.

k. Name of the project, owner, name and address of engineer, architect, planner or landscape architect, scale, date, and north arrow.

l. Minor changes or additions to existing development or approved plans may submit an abbreviated site plan. An abbreviated site plan shall be allowed when the proposed change is physically limited to only a contained portion of the site. An abbreviated site plan shall include, but shall not be limited to, items a, b, e, g, j, and k in this Section. The Planning Director shall determine when an abbreviated site plan may be submitted for a detailed site plan and what items must be included.

4. ADDITIONAL MISCELLANEOUS STANDARDS. The following standards shall also apply to development and land disturbing activities within any SAP-O designated location.

a. PRESERVATION OF EXISTING SITE VEGETATION. In addition to any required landscape areas on non single-family developments, it is the intent of the SAP-O District regulations to retain existing vegetation on the site at the time of development or any other land disturbing activity. In any required landscape buffer, and in any location within the site that will not be disturbed, all deciduous and coniferous trees at least eight inches (8") caliper shall be considered protected. Elsewhere on the site, trees of these sizes and larger are encouraged to be preserved and incorporated into the development plan.

b. ADEQUATE SIGHT TRIANGLES REQUIRED. At all points of egress from off-street parking areas to a road and at corners of road intersections, unobstructed visibility shall be maintained in accordance with the requirements of Mecklenburg County LUESA and the regulations adopted by the North Carolina Department of Transportation, in *"Subdivision Roads: Minimum Construction Standards" (May 1, 1983)* and any subsequent amendments, or the regulations adopted by the Town of Matthews, whichever are the greater.

c. LANDSCAPE MAINTENANCE. The owner, tenant, and their agent, if any, shall be jointly and severally responsible for the maintenance and protection of all landscaping existing or hereafter installed which shall be maintained in a healthy growing condition. Maintenance shall include watering, weeding, mowing, fertilizing, treating, mulching, pruning, removal and replacement of dead or diseased trees and shrubs on a regular basis so as to present a neat and well-kept appearance at all times. Trees and shrubs are to be maintained in their natural form, and should not be pruned or shaped inconsistent with their species natural growth habits.

d. ACCESS POINTS AND TRAFFIC MOVEMENT ALONG DESIGNATED THOROUGHFARES AND RAPID TRANSIT ROUTES WITHIN THE DISTRICT. Traffic service and land access are necessary but sometimes conflicting functions of a transportation network. Although major roadways may provide both traffic service and land access, access may be controlled to avoid jeopardizing the primary traffic service function or to provide improved safety, especially for pedestrians and bicyclists. The following provisions are intended to protect the public interest and safety of all users by achieving reasonable access control of certain thoroughfares. Existing or future thoroughfares subject to these standards include Monroe Road in the Monroe Road Corridor Plan, Independence Pointe Parkway in the Entertainment District Plan, and East John Street in the E John St/Outer Loop Plan, as well as the Silver Line light rail alignment.

i. The term "access control" refers to all techniques intended to minimize the traffic interference associated with driveway access or transit line crossings, whether the

use is commercial, industrial, or residential.

ii. Whenever a tract proposed for a multiple lot or multiple use development borders on a thoroughfare or the Silver Line alignment, the development shall provide one or more vehicular access points to public streets other than the designated thoroughfare or directly over the Silver Line alignment, unless compliance with this requirement is not reasonably practicable due to the size or shape of the tract to be developed. The SAP Overlay site plan, any conditional zoning site plan, and any final plat creating the development shall indicate a limitation on driveway access to the thoroughfare or across the Silver Line alignment for those lots which have alternative access.

iii. For lots having more than five hundred feet (500') of frontage on a thoroughfare, driveways shall be no closer than five hundred feet (500'). For a lot having less than five hundred feet (500') of frontage on a thoroughfare, one (1) driveway onto that thoroughfare may be allowed if the primary transportation network plans for the area would be satisfied. Whenever possible, a minimum distance of two hundred feet (200') must be maintained between adjacent driveways, and shared driveways for multiple lots should be used to the greatest extent possible. In those instances, a wider driveway may be permitted, conditioned on NCDOT and/or Town approval.

iv. Ingress to and egress from a corner lot or reverse frontage lot adjacent to a thoroughfare shall be limited to the more minor thoroughfare or local street.

v. Emergency access driveways may be created, using the separation requirements listed above, where specifically included as part of approved zoning conditions in a conditional zoning district and designed to meet NCDOT or Town requirements. Emergency access driveways shall primarily use a solid subsurface with natural cover, such as porous block subsurface and grass cover, and may be crossed with a removable or breakaway barricade, gate, chain, bollards, or other method to prevent general public use.

vi. Departures from the foregoing standards may be authorized through a Public Improvement Variance or Flexible Design Standards when the Town determines, upon the advice of the NCDOT, that a particular development design or technique can achieve a satisfactory level of access control consistent with the objectives of this Section.

e. UNDERGROUND UTILITIES REQUIRED. All utilities under the control of the property owner or developer shall be placed underground. Utilities such as water, sewer, natural gas, telephone, cable, etc., shall only be located in the portion of the required street front landscape area that does not have existing trees that can be protected or will not have newly planted trees. If a variance to this provision is requested, the applicant must demonstrate how trees and tree roots will be protected from damage during construction or future maintenance/repair.

f. APPEAL. In a case where an individual parcel has been rendered virtually unusable due to establishment of these SAP-O requirements, there may be grounds for a variance or appeal, provided that all other conditions set forth in this section are met. In granting any such variance or appeal, the Town Board of Adjustment may require the applicant to compensate in equivalent landscaping improvements any vegetative matter that is lost through an alternative site layout.

Monroe Road Small Area Plan

Adopted 6-9-14

See pages 118 through 139 of the Matthews Land Use Plan

The SAP-O would require parcels within the Monroe Road Small Area Plan to:

- match the zoning categories/land uses as listed in the SAP;
- accommodate transportation improvements as indicated in the SAP; and
- adhere to the Action Items (policies) listed in the SAP.

APPENDIX:

MONROE ROAD

SMALL AREA PLAN

Planning Board recommendation of approval June 3, 2014
Board of Commissioners approved June 9, 2014

3. GUIDING PRINCIPLES

Below are the guiding principles, set early in the planning process, which describe in more detail the purpose of the Monroe Road Small Area Plan.

General Guiding Principles

- Create a vision for the Monroe Road corridor.
- Provide specific guidance in a manner that is consistent with the adopted plans and policies to ensure coordination with current planning activities.
- Involve affected stakeholders and citizens.
- Provide specific guidance and continue to build upon the recommendations of the Land Use Plan and other adopted plans and policies.
- Incorporate transit-supportive design and development.
- Ensure that non-residential uses within the study area include office and employment uses along with associated support services or retail uses to the surrounding businesses and neighborhoods.
- Ensure development is urban in both form and scale and supports future multimodal transit that is pedestrian friendly.

Specific Guiding Principles

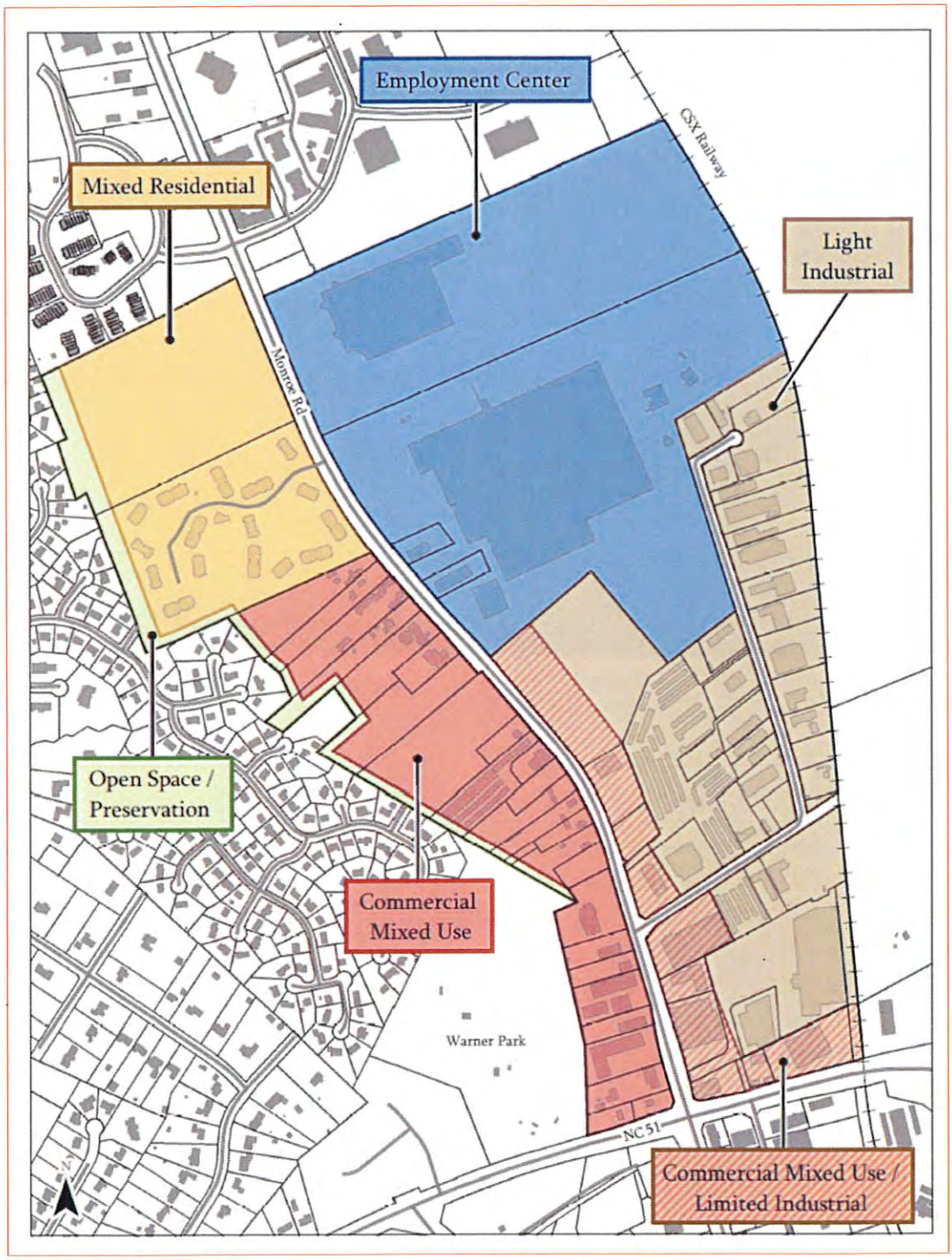
- Identify a mix of land uses along the corridor that are consistent with the vision.
- Protect and preserve the industrial zoning within the study area while enhancing the streetscape and built form along the street edge.
- Emphasize design and urban form of future development.
- Consider strategies for potential redevelopment opportunities.
- Promote an interconnected transportation system and promote safety at identified areas of concern.
- Create land development strategies that promote the use of alternate travel modes including foot traffic, bicycles and public transportation via development design standards and public infrastructure.
- Identify a system of shared open space and recreational opportunities.
- Buildings should be oriented directly to streets and should be multi-story. Although such building relationships are critical to the built environment, new construction should be close to the street edge to maximize use of the property.
- Surface parking should be to the side or rear of buildings or structures.

Table 6.1 Land Use Designations

Land Use Category	UDO Districts
Mixed Residential	R-15MF, R-VS, SRN
Employment Center	O, B-1, B-3, I-1, MUD
Commercial Mixed Use	B-1, B-3, MUD
Commercial Mixed Use/Light Indust.	B-1, B-3, B-D, I-1, MUD
Light Industrial	B-D, I-1
Open Space Preservation/Buffer	Any

- Note – Each land use category could be a mix of zoning designations.

Land Use Plan



MONROE ROAD SMALL AREA PLAN LAND USE ACTION ITEMS:

1. *Construct a "Welcome to Matthews" sign at the town limits, build gateway to downtown.*

2. *Redevelop strip retail and replace with multi-story mixed use buildings*

3. *Create a more pedestrian friendly environment.*
   A. *Bring buildings closer to the street.*
   B. *Parking should be to the side and rear of buildings.*
   C. *Complete the sidewalk network.*
   D. *Strengthen landscape requirements*
   E. *Consider minimum building heights of two stories*
   F. *Incorporate green and open space into design*
   G. *Protect and promote industrial uses with no direct relationship to Monroe Road and along Industrial Drive.*

4. *Consider design and architectural guidelines for the all new development and redevelopment that occurs*

5. *Create a cohesive landscape plan and built form among all developments fronting Monroe Road.*

6. *Consider preserving as much light industrial zoning as possible and take into consideration the impacts of rezoning properties from light industrial to other zoning classifications*

7. *Promote economic development through employment centers.*

8. *Consider working with utility companies and require new development to bury overhead lines.*

9. *Encourage the preservation of large canopy trees along the corridor.*

10. *Consider installing decorative street lighting*

11. *Consolidate driveways, and ingress/egress points*

12. *Limit uses that generate significant new traffic*

MONROE ROAD SMALL AREA PLAN LAND USE ACTION ITEMS (Cont.):

13. *Allow increased setbacks for employment centers or corporate campuses.*

14. *Employment centers should provide structured parking where feasible*

15. *Protect residential properties from commercial development by requiring a 50 foot vegetative buffer*

16. *Prohibit strip development and big box development*

17. *Drive through service windows and gas station canopies should to be located behind the principal structure and out of view from the public street.*

MONROE ROAD SMALL AREA PLAN URBAN DESIGN ACTION ITEMS:

1. *When different façade materials are used, the heavier material shall be applied at grade level.*

2. *Encourage building articulation with windows every 16 feet.*

3. *Avoid single story structures that are horizontally integrated*

4. *Uses should be vertically integrated with most intense uses on ground level and less intense uses on upper levels.*

5. *Building Height and scale should be proportional with the façade facing Monroe Road creating the greatest linear dimension.*

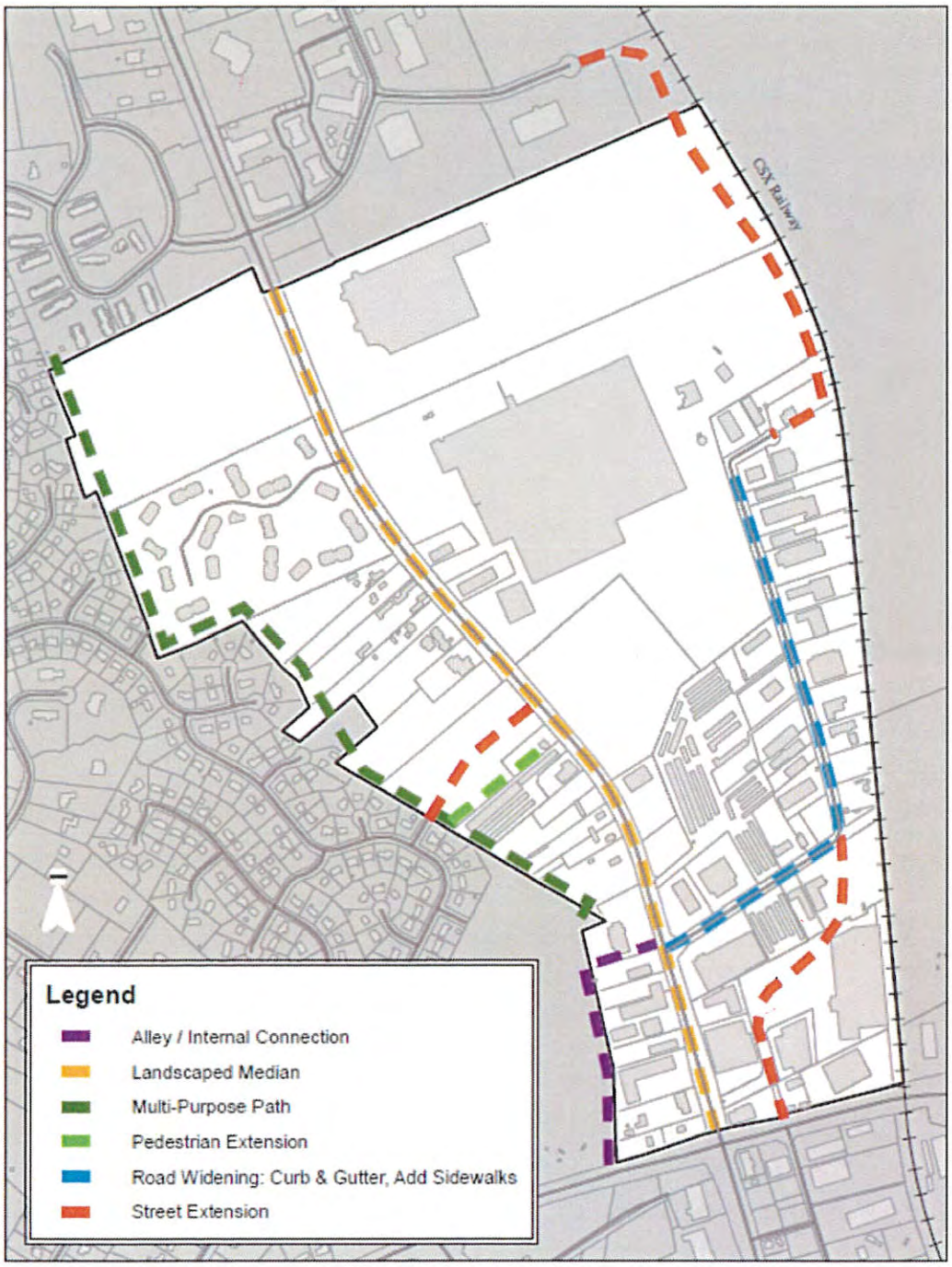
6. *Buildings should occupy 60 percent of the lot width fronting Monroe Road.*

7. *Massing and scale should be complimentary to other buildings facing Monroe Road.*

8. *Drive through service windows and gas station canopies should to be located behind the principal structure and out of view from the public street.*

9. *No side or rear elevation shall face Monroe Road and all mechanical equipment shall be out of View from Monroe Rd.*

Proposed Connections and Improvements



MONROE ROAD SMALL AREA PLAN TRANSPORTATION ACTION ITEMS:

1. *Consider a feasibility study for replacing the center turn lane with a landscaped median with strategically located left overs and pedestrian safety zones at designated crosswalks,*

2. *Work with Charlotte Area Transit System (CATS) to locate and construct bus stops that utilize bulb outs or dedicated turn out lanes and decorative shelters.*

3. *Reduce speed limit and synchronize traffic signals.*

4. *Consider a feasibility study for putting a traffic signal at the intersection of Monroe Road and Industrial Drive.*

5. *Consider researching an alternate entrance/access to the Sardis Forest neighborhood via Monroe Road and identify possible pedestrian connection to the commercial development from the neighborhood*

6. *Work with Family Dollar and City of Charlotte to extend Industrial Drive to Galleria Boulevard*

7. *Encourage internal connectivity between and within developments. Consider working with Covenant Day School to create an alley adjacent to commercial properties in order to allow for internal connectivity for developments along the west side of Monroe Road between NC 51 and Industrial Drive.*

8. *Complete sidewalk network within corridor and add sidewalks and curb and gutter along Industrial Drive*

9. *Consider a multi-use path at the rear of properties adjacent to Sardis Forest*

10. *Consider studying traffic warrants to see if there could be a possibility of reducing signalized intersections within the study area to increase traffic flow.*

11. *Consider adding bike lanes or other bike facilities*

12. *Consider an alternate entrance/access to the Sardis Forest neighborhood via Monroe Road.*

MONROE ROAD SMALL AREA PLAN UTILITIES ACTION ITEMS

1. *Utilities should be buried for all new development and redevelopment*
2. *Any sidewalk or street construction activity should be reviewed to include taking existing overhead line underground*

MONROE ROAD SMALL AREA PLAN CULTURAL AND HISTORICAL ACTION ITEMS

1. *Continue working with the Mecklenburg County Landmarks Commission and Matthews Historical Foundation to restore and preserve Roseland Cemetery. Prohibit any disturbance of the Historic Roseland Cemetery.*

2. *Evaluate the structural integrity of the water tower and investigate ways of preserving it.*

MONROE ROAD SMALL AREA PLAN NATURAL RESOURCES & OPEN SPACE ACTION ITEMS

1. *Encourage open space through the design of new development and redeveloped parcels*

2. *Encourage underground storage where storm water detention is required*

3. *Consider a multi-use pathway along the rear property boundaries in or adjacent to Sardis Forest neighborhood.*

4. *Explore opportunities to incorporate pocket parks into development design.*

MONROE ROAD SMALL AREA PLAN ADOPTED PLANS ACTION ITEMS

1. *Adopt the Comprehensive Transportation Plan*

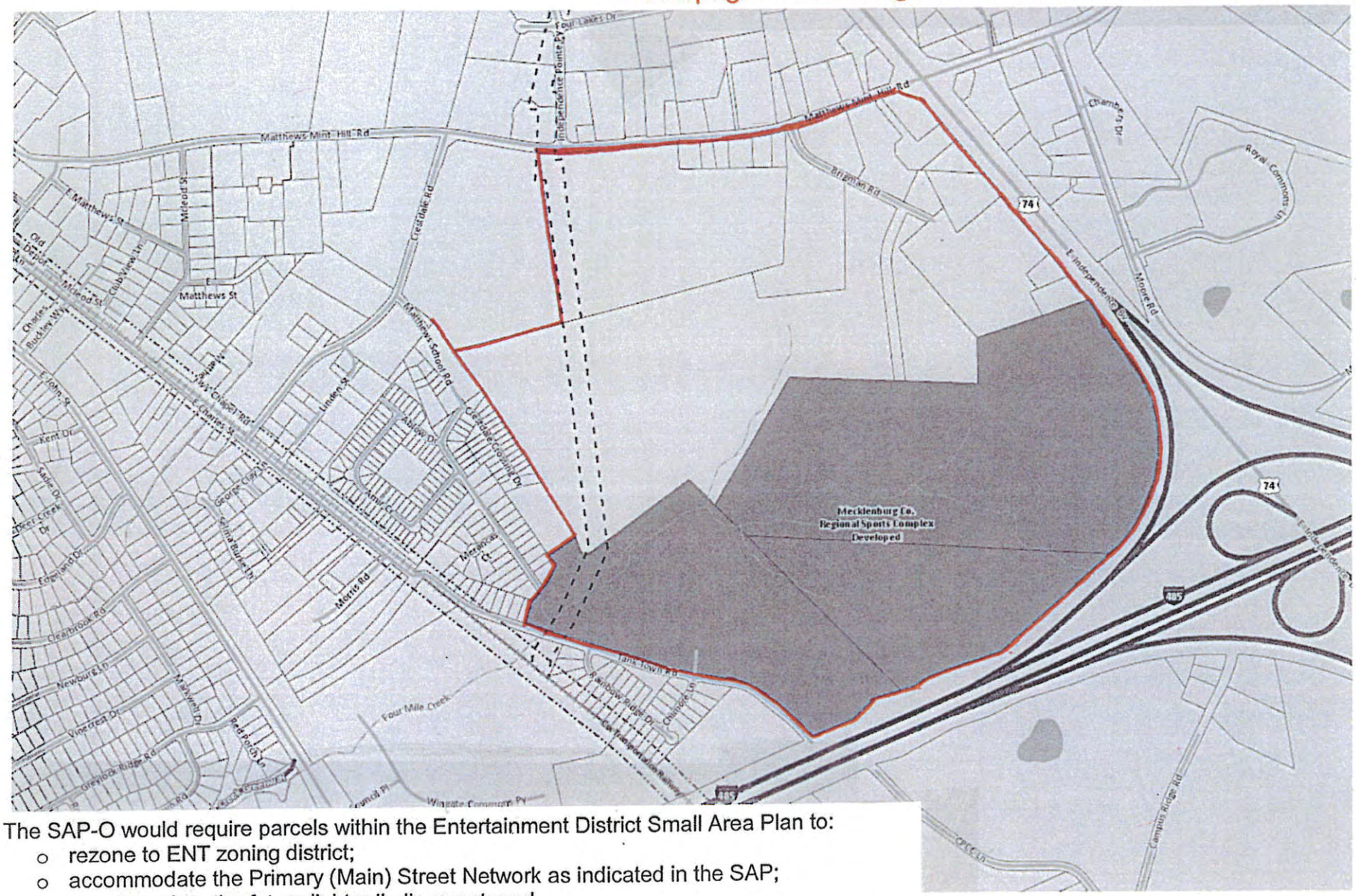
2. *Continue to build on existing plans and verify implementation is consistent with adopted plans*

3. *Update adopted plans as needed*

Entertainment District Small Area Plan

Adopted 12-4-14

See pages 140 through 171 of the Matthews Land Use Plan



The SAP-O would require parcels within the Entertainment District Small Area Plan to:

- rezone to ENT zoning district;
- accommodate the Primary (Main) Street Network as indicated in the SAP;
- accommodate the future light rail alignment; and
- include explanation how the development would meet the adopted Policy Statement of 2-23-15.

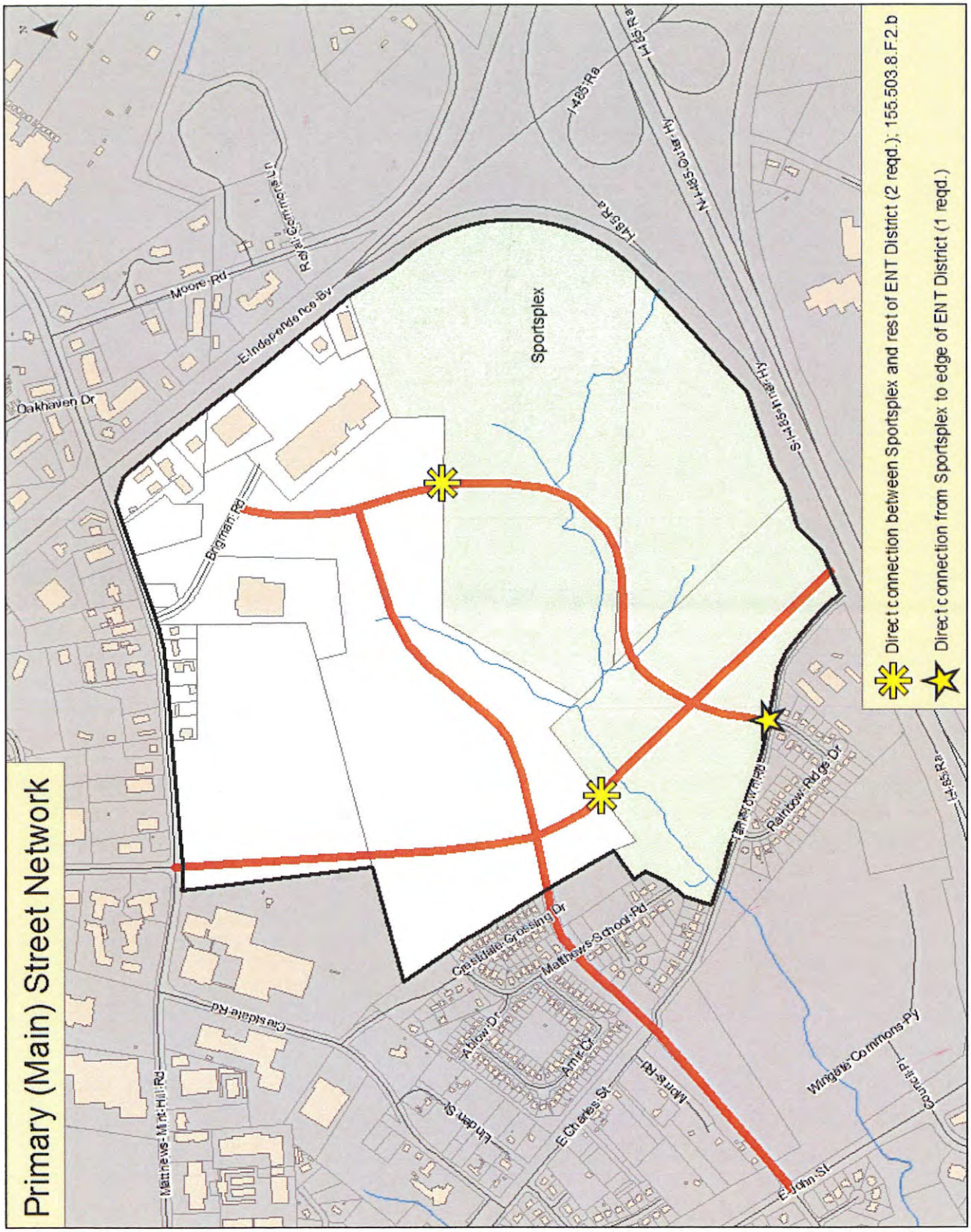
ENTERTAINMENT DISTRICT SMALL AREA PLAN

Recommended by Planning Board
November 25, 2014
Approved by Board of Commissioners
December 8, 2014

GUIDING PRINCIPLES

Over the years that this geographic vicinity has been studied, a series of inter-related principles have emerged:

- Urban scale neighborhood: Because this location is physically separated from almost all other residential neighborhoods in Matthews, and because it is a large area of mostly undeveloped land within close proximity to both the downtown and to major highway corridors, this is a unique opportunity to create a cohesive development site that can be substantially different from existing development elsewhere in Matthews. The prospect of including a major transit station here as well as a regional draw for sports and entertainment events also support development here at a substantially denser scale than has been attempted elsewhere in Matthews.
- Mixed use: Matthews has been careful to incorporate a diverse mix of land uses within its municipal boundaries, although each primary type of land use – residential, office/service, retail and commercial, medical, institutional – are generally sequestered in their own zones. In order to maximize the opportunity to encourage economic spin-off growth beside the Sportsplex – to provide the assortment of activities, amenities, and services necessary for visitors to the area – multiple types of land uses must be coordinated in close proximity. Likewise, to encourage new residents to live, shop, eat, work, and play all within this contained geographic space, then the needed activities must all be located in close association to each other.
- Transit-supportive/Future Transit station/hub: Although the Southeast Transit Corridor is currently being reassessed as to location and mode, the previously-designated alignment on Independence Pointe Parkway remains a strong and logical placement all through Matthews' jurisdiction. While Independence Pointe Parkway is not yet a continuous roadway through town, and while the ability to get it across I-485 is still under review, a mixed use neighborhood here can draw pressure for CATS to provide local bus access into the neighborhood. As more development builds out, more bus connections may be justified, and a bus stop may progress to a station location, which in future can become a mass transit station similar to what has been envisioned all along.
- Walkable, pedestrian-friendly: The Sportsplex has sidewalk, multi-modal trails, and/or greenways paralleling the main street through the park property. This same pedestrian system extends into the privately-owned portion of the development site. As more streets are added to reinforce the urban block character, and public plazas and small green spaces are added around higher density buildings, residents and visitors alike can enjoy the ease of access to various businesses and activity sites. The goal is to have this area develop as a "park-once" environment, so that using a personal vehicle internally becomes a choice rather than a necessity.
- Economic engine for surrounding region: The Sportsplex and the adjacent urban mixed use neighborhood can take advantage of each other's appeal to people. Households searching for a location where they can walk to most daily needs may find this area an idea new "home". Occasional visitors and regular field sports enthusiasts from the surrounding area may find that while at the Sportsplex for recreational activities, the adjacent mixed use neighborhood is a convenient and pleasant experience for dining, daily needs, and other options for recreation.
- Unique identity to be created: Because this geographic location is so ideally situated at the interchange of two highways, and because it is visually and physically separated from all other existing residential neighborhoods, and because the area can be branded as "active living", "high energy", "24-hour lifestyle", and similar concepts, this neighborhood should take on a separate ambiance and appearance than elsewhere in Matthews. The architecture of buildings, the streetlights, benches, street trees, signs and related public infrastructure, and the physical layout of streets and public spaces can all interact in creating a one-of-a-kind atmosphere.
- Energy efficient design: Ideally, the new development location should encourage and extoll the virtues of energy efficiency and sustainability -- in buildings, site plan layout, public amenities, overall cohesion of development, and long-term conversion of parking. Construction materials can be procured locally to the greatest extent possible. These materials should be reviewed for their low carbon footprints during manufacture and once installed on-site. Building designs may take advantage of solar orientation. New buildings may utilize rooftops for solar collector installations, gardens, or outdoor gathering spaces. Alternative energy-conserving or energy generating methods are encouraged to be employed here.


Primary (Main) Street Network
Sportsplex
Direct connection between Sportsplex and rest of ENT District (2 reqd.); 155.503.8.F.2.b
Direct connection from Sportsplex to edge of ENT District (1 reqd.)
Matthews-Mint Hill Rd
Oakhaven Dr
Moore Rd
E Independence Blvd
Bridgman Rd
Crestdale Rd
Crestdale Grossing Dr
Matthews School Rd
Rainbow Ridge Dr
Willowbrook Rd
Willow Dr
Amy Dr
Linden St
E Charles St
Morris Rd
Wingate Commons Pl
Country Pl
E John St
Hwy 485 Rd
N Hwy 485 Outer Hwy
S Hwy 485 Inner Hwy

Excerpts from:

Policy Statement on the Family Entertainment District Consistent, and Coordinating with, the ENT Zoning District Standards and the Family Entertainment District Small Area Plan

Adopted by Matthews Board of Commissioners 2-23-15

POLICY STATEMENT

The intent of this combined policy statement is: to create a vibrant and unique new area within Matthews rather than another "shopping center"; protect the economic health and development of the downtown area; and, to provide guiding parameters for both immediate development sites and long-term viability for property owners, businesses, residents, and the Town.

Maximum "Big Box" Retail

No single big box retail establishment (merchandise sales as sole or primary/significant activity) should be greater than 70,000 square feet. Most other nonresidential structures housing a single use generally are not anticipated to be greater than this size as well.

Hotels with conference centers and movie theaters are specifically exempted from this size limitation. Other "sales of merchandise" operations which also offer substantial non-sales activities may request a case-by-case exception to this policy. Larger structures may be designed with a relative and comfortable symmetry, with features such as: multiple ground floor entrances, different architectural details, step-backs of sections of the front wall, public realm spaces, and/or pedestrian through-building connections, and should be designed to be easily converted to separate first floor businesses at some point in the future.

Guideline for Residential and Commercial Land Use Ratios

*** Residential to Commercial ratio guideline: No more than 600 dwelling units should receive building permits for construction until at least 40,000 square feet of commercial is under construction or completed. The "commercial" should be more than one or two establishments.*

*** Commercial to Residential ratio guideline: Similarly, no more than 120,000 square feet of commercial should receive building permits until at least 240 dwelling units are under construction.*

Public Art

When new artwork is proposed for Town or other public property, or in a location where Town funding is involved, that artwork shall follow the established Town program procedures for review.

When new artwork is planned for placement in a private property location that will be clearly visible, a concept plan for that artwork should be sent to the Matthews Parks, Recreation & Cultural Resources Advisory Board for their advance review and determination as acceptable for public display. As explained in the Town's current public art program, "[i]t will not be the responsibility of the panel to determine if the artwork is 'good or bad' artwork – but to determine if the work is suitable for display" in a setting where families and children are likely to be present.

Plan For Future Parking Options

The Town is interested in determining how best to plan now to allow options for shared and structured parking. Potential future trigger situations that would require development of structured parking plans:

- *When CATS approves an extension of a mass transit mode other than local or express bus to the proposed transit station location;*
- *When Mecklenburg County approves an ongoing joint-use agreement for at least 200 parking spaces for stadium use;*
- *When at least 400,000 square feet of nonresidential development, at least 1,000 dwelling units, or a mix of residential overnight lodging and/or nonresidential uses totaling at least 500,000 square feet have permits issued for construction.*

Property owners and/or business owners may pursue shared parking agreements to guarantee shared parking between them for a predetermined minimum length of time.

Other options for converting from surface to structured parking may also be brought to the attention of Town Board at any time.

Aesthetic Elements for a Unique Neighborhood

Within the new neighborhood, there should be specific thematic elements used repetitively for architectural or public realm amenities, in order to establish a separate identity unique for this neighborhood. As listed in both the UDO and the Small Area Plan, there are a number of street furniture, landscaping, and hardscaping elements which may be called on to give this area its unique identity, and which will be required to be included in all new development.

Future Funding/Financing Process to Recoup Some Costs for Public Infrastructure

If sufficient land is being developed by a single developer, or if a group of developers/property owners join together to pursue construction of significant public infrastructure improvements within the new neighborhood, they may request the Town Board to assist in the recapture of funds to reimburse their expenditures through a Tax Increment grant program (TIG) or a Special Assessment Improvement District (SAID), as either may be legislatively available.

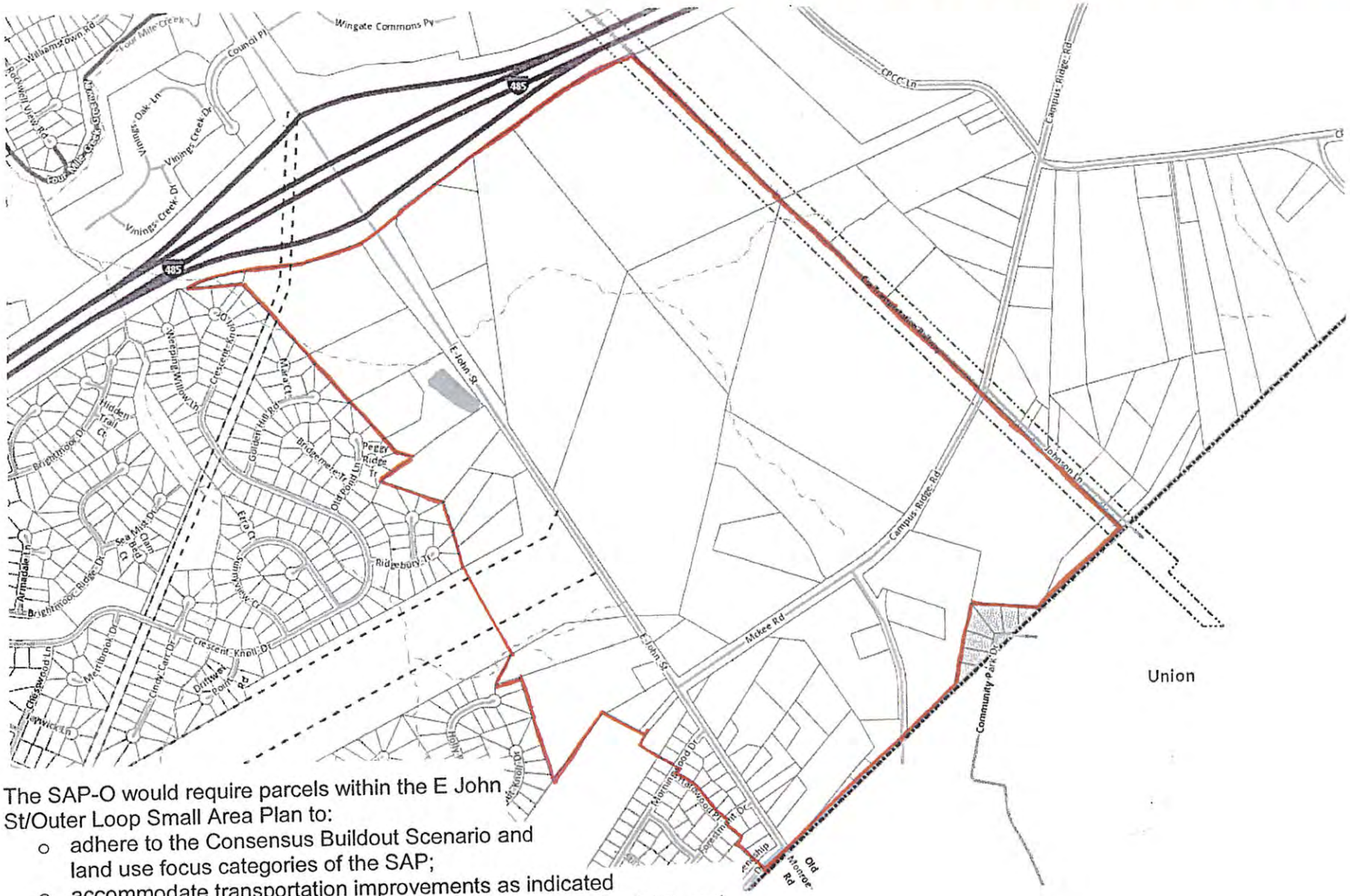
Branding the New Neighborhood with Name and/or Logo

Town Board may choose to pursue establishing an identifying unique name and/or logo for this new neighborhood at any time. The Town will accept ideas from anyone and keep a list of suggestions, so that when Town Board is ready to make a selection, they will have a composite list of previously submitted ideas.

E John St/Outer Loop Small Area Plan

Adopted 1-9-17

See pages 172 through 207 of the Matthews Land Use Plan



The SAP-O would require parcels within the E John St/Outer Loop Small Area Plan to:

- adhere to the Consensus Buildout Scenario and land use focus categories of the SAP;
- accommodate transportation improvements as indicated in the Conceptual Streets and Pedestrian Networks in the SAP; and
- adhere to the Action Items (policies) listed in the SAP.

E JOHN STREET/ OUTER LOOP AREA SMALL AREA PLAN

Planning Board recommendation of approval 1/03/2017

Board of Commissioners approved 1/09/2017

GUIDING PRINCIPLES

Below are the guiding principles, as defined by the stakeholders committee in May 2016, which describe the primary intentions of the E John Street/Outer Loop Small Area Plan.

General Principles

- Create a cohesive vision for all land parcels throughout the study area boundaries.
- Recognize the properties adjacent to E John Street backing up to existing single family neighborhoods need to take extra care to adequately protect and buffer those existing developed sites.
- Involve affected stakeholders and citizens.
- Recognize new development within this study area will require significant expansion and improvement of public utilities and the public street network.
- Continue to build upon the recommendations of the Land Use Plan and other adopted plans and policies.
- Ensure any new development proposals are consistent with adopted policies and zoning actions.
- Incorporate walkability and transit-supportive design.

Specific Principles

- Identify a mix of land uses within the study area that are consistent with the vision.
- Emphasize pedestrian-friendly design and urban scale form of development as the vision calls for them.
- Create land development strategies that promote the use of alternate travel modes including pedestrians, bicycles and public transportation via development design standards and public infrastructure.
- Recognize the impact new driveway access points may cause as new development occurs on a parcel-by-parcel basis, so that long-term viability of the street network remains safe and allows traffic to flow at an appropriate pace.
- Consider unique uses and development layouts to create desirable new destinations and points of interest within the study area.
- Provide strategies that will promote sustainable development and not reduce the integrity of existing surrounding development.
- Protect and preserve large, healthy tree specimen during the initial site design process, both individually located and groves of trees where they can serve as buffers and screens between uses or against vehicular use areas.

LAND USE

The Town of Matthews has seen a robust amount of development in recent years and has crossed the population threshold of 30,000 citizens. With growth on the rise, the Town has acted progressively in drafting plans to ensure that quality land uses are designated in areas that are soon to be ripe for development. The land area adjacent to E John Street is over 335 acres of largely undeveloped or underdeveloped property. Lack of utility connection in this area has hindered development. At the center of the study area is the Duke Energy substation, with its transmission lines extending in two directions. While these utility improvements guarantee easy access to electrical power source, they also tend to restrict the types of uses that desire to locate immediately adjacent to them. In a similar way, the CSX freight railroad may hinder certain types of land use from locating nearby.

Due to the amount of acreage covered in this small area plan, it is beneficial to consider a diverse mix of land uses here. The Town has now embraced the concept of a more urban character of mixed use development at a higher density than previous commercial development that occurred in the latter half of the 20th century, but only in select locations. This study area is an ideal opportunity to encourage newer arrangements and concentrations of nonresidential uses, along with residential styles other than traditional single-family detached subdivisions with cul-de-sac internal streets.

Since different portions of the study area may allow a good fit with certain nonresidential uses more than others, the study area has been broken into multiple geographic "blocks", which will focus on certain types of uses. The consensus build-out scenario in this plan illustrates these "blocks" by anticipated land use categories. These "focus" mixed use categories do not automatically exclude other uses, but rather show the intent to have a significant portion of development in their respective blocks be that type of nonresidential use. The mix of uses by focus type, and examples of land uses that would reflect the focus intent, include:

Office focus

Examples of uses that encourage an **Office** focus are: professional service offices and studios, such as for architects, accountants, engineers, real estate agents, doctors, dentists, investment agencies, lawyers, and similar, located within individual small office cottages, stand-alone office buildings, to office parks comprised of several large multi-tenant buildings (an office park or complex which may include supportive non-office uses for the employees there).

Retail/Restaurant focus

Examples of uses that encourage a **Retail/Restaurant** focus are: grocery stores; clothing and shoe stores; department stores; similar places selling merchandise generally incorporating more than 12,000 sq ft of sale floor area; cafeterias; sit-down restaurants; lounges; sports bars; fine dining; all food establishments generally incorporating more than 5,000 sq ft of floor area.

Daily Services focus

Examples of uses that encourage a **Daily Services** focus are: cafes; coffee shops; lunch counters/sandwich shops; fast food providers; ice cream shops; pizza carry-out storefronts; convenience stores; dry cleaners; child day care centers; pet boarding facilities; barber shops; hair or nail salons; spas; live-work units; and similar establishments providing daily or regularly-used items or services to those who live or work nearby; such daily service providers generally being smaller business establishments with between 1 and 5 employees on the largest shift, and often covering no more than 4,000 sq ft in floor area.

Production/Distribution focus

Examples of uses that encourage a **Production/Distribution** focus are: assembly of finished products prior to sale; flex use spaces; equipment/home goods repair activities; light manufacturing that does not emit any unpleasant noise, fumes, or light; storage and distribution of manufactured products, supplies and equipment.

Residential focus

Examples of uses that encourage a **Residential** focus are: cottage clusters of small houses; live-work units; townhomes or rowhouses; multi-family apartment buildings; residential uses on upper stories over nonresidential uses.

Greenway/Landscape buffer

Types of open space styles within this category are: greenway trails alongside creeks; multi use paths for pedestrians and bicyclists located beside streets or between other properties; pocket parks or plazas that may have gardens, benches, public art, and other hardscaping features; and small parks with open lawns or playgrounds.

In addition to the above types of land uses, there are a number of other land use categories that would be appropriate to locate within the study area. Civic uses, such as libraries, community centers, assembly halls, and police or fire substations, and institutional uses such as churches and schools may fit within several of the proposed mixed use focus areas.

Where a "block" on the build-out scenario shows a certain focus, it means that those types of uses should comprise at least thirty percent of the total building floor area once the entire section is developed. That allows a significant amount of other uses to also fit within that block.

The designated focus land use should be the first type of new development to be built within that block. This is because the initial development that occurs within each block of the study area will likely define the development pattern and subsequent development around it, and will influence further development to have a similar or complementary flavor. Therefore, by designating specific focus land use categories, the build-out scenario clearly identifies the vision for the subareas. No specific zoning categories are designated to be established within each "block". Instead, the land use focus identification assumes any appropriate zoning category may be applied within each subarea. For example, office

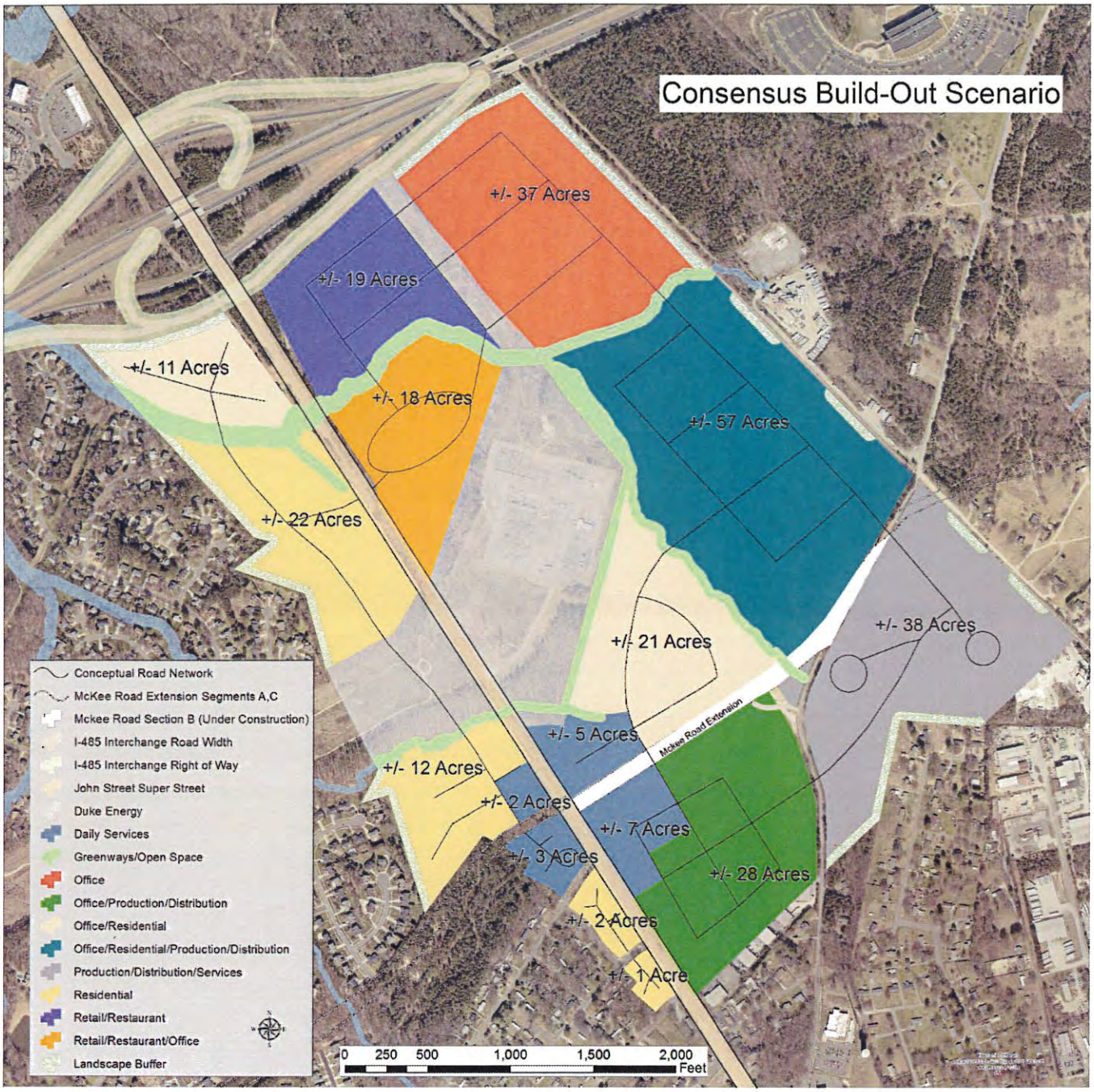
uses may be allowed in the O Office district, the B-1, and B-3Business categories, and the MUD Mixed Use District.

The land use designations shown in the consensus build-out scenario on page 184 encourages different types of land use intensities to transition smoothly over the study area. Greenways can naturally divide separate focus use areas. Where a primarily nonresidential focus area will be placed near established low density residential uses, a landscape buffer area is indicated. Less intensive focus uses such as residential and office are therefore placed along the south side of E John Street. Frontage along the north side of E John Street is to be reserved for more intensive restaurant, retail, and daily service usage.

The future four-legged intersection of McKee Road and E John Street will function as a central point of the newly-developing area, and will have the most access to residents within and adjacent to the study area, as well as being an easy access location for visitors to the area. The four quadrants immediately adjacent to this intersection of two major thoroughfares are shown to be a Daily Use focus area.

The land use areas bordering the CSX rail line are designated for the greatest variety of uses. Along I-485 and the railroad, land is designated as an office focus location. Office use is preferred here because this use is generally tolerant of the constant hum of highway traffic and passing trains. The largest tract of land located centrally along the railroad track was designated to allow the largest mix of focus types due to its location in the study area. It is sandwiched between office, residential, and production uses, so its designation is a hybrid of the three. Along the railroad at the Mecklenburg/Union County line production and distribution services are designated. This property borders industrial uses in Union county along with the CSX rail line which makes it optimal for production and warehouse facilities. This area also has potential to utilize the rail line to transport goods to and from the property.

On the following page is the preferred build-out for the study area. Not only does the map land use focus areas for development, it illustrates a conceptual road network. The interior road network is an important design element that is included in response to the E John superstreet project. With limited access areas off of John Street and the unlikely scenario of permitted crossover intersections, there is a need for a skeletal perimeter road network that allows people to navigate from one focus area to another. The following build-out shows a network that has limited access points off of John Street, but multiple curb cuts off of the future Mckee Road extensions. The conceptual road network also reflects stipulations for the newly designed interchange at John Street and I-485. The new on and off ramp designs limit the amount of access points approaching the ramps from John Street and the conceptual street network reflects that. Notice in the build-out on the following page the limited access points, the perimeter skeletal network that allows traffic to flow across focus areas, and the intentional access points off of the future Mckee Road extensions.


Consensus Build-Out Scenario
+/- 37 Acres
+/- 19 Acres
+/- 11 Acres
+/- 18 Acres
+/- 57 Acres
+/- 22 Acres
+/- 21 Acres
+/- 38 Acres
+/- 5 Acres
Mckee Road Extension
+/- 12 Acres
+/- 2 Acres
+/- 7 Acres
+/- 3 Acres
+/- 28 Acres
+/- 2 Acres
+/- 1 Acre
Conceptual Road Network
McKee Road Extension Segments A,C
Mckee Road Section B (Under Construction)
I-485 Interchange Road Width
I-485 Interchange Right of Way
John Street Super Street
Duke Energy
Daily Services
Greenways/Open Space
Office
Office/Production/Distribution
Office/Residential
Office/Residential/Production/Distribution
Production/Distribution/Services
Residential
Retail/Restaurant
Retail/Restaurant/Office
Landscape Buffer
0 250 500 1,000 1,500 2,000
Feet

E JOHN STREET SMALL AREA PLAN LAND USE ACTION ITEMS:

1. *Proposed new development should correspond to the designated focus land use categories within the applicable block on the consensus build-out scenario.*
2. *Initial development within each block of the conceptual build-out scenario shall conform to the assigned focus land use category(ies), since it will set the tone for further adjacent development.*
3. *In each land use focus designation, the "focus" type of land use should comprise at least 30% of the overall build-out at each phase of completion.*
4. *Residential units should be incorporated into buildings in upper floors, such as two stories of office use and one or two stories of residential, when the mix of uses are compatible.*
5. *New internal street networks and pedestrian pathways should be designed for the larger segment of the study area as individual sites are proposed for development. This is necessary to assure that cross connectivity can be achieved, and is especially important given the limited new curb cut accesses from E John Street.*
6. *Greenways and other open space locations should be established for the overall study area before any development begins, and any parcel considered for development should then include their segment of the greenway and open space network. This is critical to guarantee the connectivity of the open space system.*
7. *Landscape buffers identified in the consensus build-out scenario that will be against established single-family neighborhoods, I-485, along the future right-of-way for E John Street, and the CSX rail line should be identified and protected from damage before any development begins. These locations should be protected during all development phases, and guarantees put into effect to preserve them perpetually.*
8. *A variety of residential styles should be used throughout the study area, to provide good options for new households to find the style they desire.*

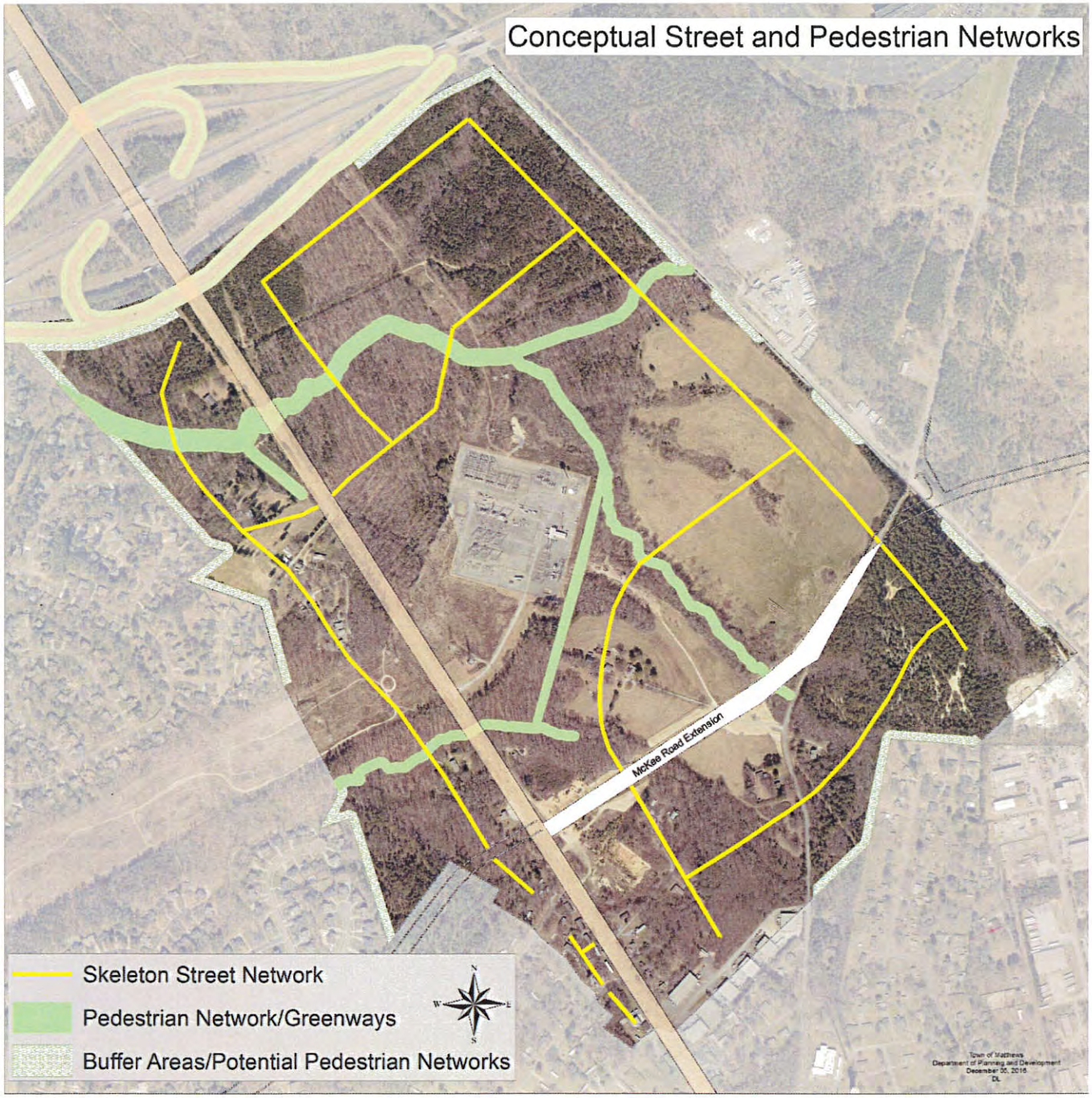
E JOHN STREET SMALL AREA PLAN DESTINATIONS AND PLACEMAKING ACTION ITEMS:

1) *As development begins throughout the study area, continue to pursue opportunities to incorporate uses that will create unique destinations here. Desired destinations include but are not limited to: medical/scientific research park; business incubator or entrepreneur startup facility; arts village; vineyard and/or winery; mixed-use retail facility; botanical garden; or nature preserve.*
2) *Multiple and coordinated elements within the study area should be used to develop and enhance a sense of "place", including public art, quality architectural building design, public open space, and landscaping.*
3) *The architectural elements of each building should incorporate qualities typically found within Matthews for consistency, but can also combine elements in a fresh new way to give individual buildings a contemporary twist.*
4) *Buildings should not have blank walls in excess of 10 feet wide facing any public access or public view location.*

E JOHN STREET SMALL AREA PLAN URBAN DESIGN ACTION ITEMS

1) *Properties along E John Street should maintain or create a tree buffer along the road frontage, and parking or vehicular use areas should not be located between new buildings and the tree buffer here. Exceptions may be made for corner lots.*
2) *New buildings on parcels not fronting on E John Street should be brought close to the interior public or private streets, with parking to the side or rear.*
3) *Buildings at focal points such as intersections and driveway entrances should be multi-story.*
4) *Parking should be located to the side and rear of buildings to the greatest extent possible.*
5) *Sculpture, public art or other monumentation should be developed at the E John Street/McKee Road intersection on all four corners.*
6) *All buildings should have an operable front door with connection to a public street*
7) *Utilities should be moved underground as development occurs*
8) *Drive thru canopies and gas station canopies should be located behind the principal structure*
9) *Mechanical equipment either at ground level or on building rooftops should be screened from view*

Below is a map visualizing the conceptual pedestrian and skeleton street networks that are discussed in this section. Concept to show all portions of study area will become accessible in the future. (updated map below 12-23-16)



E JOHN STREET SMALL AREA PLAN TRANSPORTATION ACTION ITEMS

1) *Any development proposed within the study should determine where vehicular access points can appropriately be created that can be shared with surrounding further development.*
2) *Because driveways and new street intersections into E John Street will be constrained by the E John Street/Old Monroe Road widening project to be constructed in a few years, any desired connections to E John Street must be reviewed by NCDOT and the Town of Matthews to verify proper placement for area development as a whole.*
3) *New internal street networks will be necessary to open up interior tracts to development. A skeleton street network shall be designed and must be followed as individual parcels are ready for development. This skeleton street network includes:*
    a. *new streets parallel to E John Street on both sides;*
    b. *a new street parallel to the CSX railroad tracks, from I-485 to McKee Rd;*
    c. *a new street parallel to I-485 connecting the interior blocks along the CSX rail line to E John St between I-485 and the Duke Energy substation; and*
    d. *new street connections parallel to McKee Rd between McKee and the County line to provide internal connectivity between parcels against the rail line and E John St.*
4) *Development at the future four-approach intersection of McKee Road and E John Street should not occur until McKee Road Segment A is under construction, so that new ingress and egress points onto McKee will be operable when new development (businesses and/or residential) is open..*
5) *Locations for safe and direct pedestrian and bicycle crossing of E John Street should be identified as early as possible, once new construction along the road is underway. Pedestrian signals should be considered at each marked crosswalk area.*
6) *A skeleton greenway and multi-use path network for the full study area should be determined prior to individual property development. This network should include:*
    a. *A minimum 5' sidewalk on one side and a 10' multi use path on the other side of E John Street, as intended to be constructed at the time of the widening project;*
    b. *A greenway along the creeks in the study area as illustrated in the build-out scenario;*
    c. *Connecting trails along edges of the Duke Energy properties to complete connections within the network, as illustrated in the build-out scenario;*
    d. *Multi use pathways or similar paved trails generally corresponding with the new internal street skeleton network.*
    e. *A pedestrian connection – bridge if necessary – for residents within the established neighborhoods southwest of the study area to access the mixed use development via the internal trail system.*

E JOHN STREET SMALL AREA PLAN UTILITIES ACTION ITEMS:

1) *Utilities should be buried for all new development and redevelopment.*
2) *Any sidewalk or street construction activity should be reviewed to include taking existing overhead lines underground.*
3) *Developers need to coordinate their site plan layouts to install sufficient infrastructure in order to service potential growth for their facility as well as future developments.*

E JOHN STREET SMALL AREA PLAN NATURAL RESOURCES AND OPEN SPACE ACTION ITEMS:

1) *Establish natural buffers along Brightmoor and Matthews Plantation subdivisions.*
2) *Maintain natural buffer adjacent to Hwy I-485 and residential neighborhoods adjacent to the study area.*
3) *Create greenways along existing stream buffers.*
4) *Provide a pedestrian bridge over stream tributaries to connect neighborhoods to daily services and other amenities.*
5) *Developers need install pocket parks and natural areas within their developments.*
6) *Explore private – public partnerships to ensure natural resources in the area are used to enhance new development.*

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Zoning Motions 2018-1 and 2018-2, Creation of Small Area Plan Overlay (SAP-O) District Text and Map

DATE: June 6, 2018
FROM: Kathi Ingrish

Background/Issue:

- Three Small Area Plans – the Monroe Road Corridor (2014), The Family Entertainment District (2014), and the E John St/Outer Loop Area (2017) -- have been completed and adopted by the Board of Commissioners as shown by dates listed here.
- Each Small Area Plan gives specific and unique development concepts for a certain small segment of the Matthews jurisdiction.
- A Small Area Plan is a policy directive, but is not a requirement to be specifically followed. If development is proposed in one of these studied areas that can meet existing zoning requirements without completely meeting the goals of the Small Area Plan, it may be possible for that development to proceed today. This recently occurred when an extended stay hotel began construction within the Entertainment Small Area Plan which was not designed to match the goals and policies of the Small Area Plan so that it could mesh well with future development around it.
- Matthews already has two zoning overlay districts – 1) the Downtown Overlay initially created in 1988, revised and expanded in 1997 and again with the UDO in 2014; and 2) the Highway 51 Overlay, adopted in 1991 and reformatted with the UDO in 2014.
- This proposed new zoning overlay district text, Motion 2018-1, has used the Highway NC51 zoning overlay section of the UDO as a template so as to be consistent in format to what is already in the UDO.

Proposal/Solution:

- A new zoning overlay district may be adopted into the UDO to better connect critical aspects of each Small Area Plan into the Town's regulatory provisions. This will require two steps/motions: 1) adoption of the text that will be added within the UDO, which is Motion 2018-1; and 2) adoption of boundaries on the zoning map that identify the land parcels where the overlay district will be applied, which is Motion 2018-2.
- As drafted, the proposed new text would apply to the same parcels as each of the adopted Small Area Plans covered.
- The SAP-O would require parcels within the <u>Monroe Road Small Area Plan</u> to:
    - match the zoning categories/land uses as listed in the SAP;
    - accommodate transportation improvements as indicated in the SAP; and
    - adhere to the Action Items (policies) listed in the SAP.
- The SAP-O would require parcels within the <u>Entertainment District Small Area Plan</u> to:
    - rezone to ENT zoning district;
    - accommodate the Primary (Main) Street Network as indicated in the SAP;
    - accommodate the future light rail alignment; and
    - include explanation how the development would meet the adopted Policy Statement of 2-23-15.
- The SAP-O would require parcels within the <u>E John St/Outer Loop Small Area Plan</u> to:
    - adhere to the Consensus Buildout Scenario and land use focus categories of the SAP;
    - accommodate transportation improvements as indicated in the Conceptual Streets and Pedestrian Networks in the SAP; and
    - adhere to the Action Items (policies) listed in the SAP.

Financial Impact:
Will increase consistency of development proposals in each designated area to adopted plans.

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Hold public hearings for Zoning Motion 2018-1 (Text amendment) and Zoning Motion 2018-2 (Map amendment) and consider public comments.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Zoning Motions 2018-1 and 2018-2, Creation of Small Area Plan Overlay (SAP-O) District Text and Map

DATE: May 9, 2018
FROM: Kathi Ingrish

Background/Issue:

- Three Small Area Plans – the Monroe Road Corridor, The Family Entertainment District, and the E John St/Outer Loop Area -- have been completed and adopted by the Board of Commissioners since the UDO was enacted.
- Each Small Area Plan gives specific and unique development concepts for a certain small segment of the Matthews jurisdiction.
- A Small Area Plan is a policy directive, but is not a requirement to be specifically followed. If development is proposed in one of these studied areas that can meet existing zoning requirements without completely meeting the goals of the Small Area Plan, it may be possible for that development to proceed. A recent example is the extended stay hotel within the Entertainment Small Area Plan which was not designed to match the goals and policies of the Small Area Plan so that it can mesh well with future development around it.
- A similar Small Area Plan was adopted a couple decades ago for the then-yet unbuilt Matthews Township Parkway (NC51), and a zoning overlay district was also adopted to implement the goals of the Plan.
- This proposed new zoning overlay district text has used the Highway NC51 zoning overlay section of the UDO as a template so as to be consistent in format to what is already in the UDO.

Proposal/Solution:

- A new zoning overlay district may be adopted into the UDO to better connect critical aspects of each Small Area Plan into the Town's regulatory provisions. This will require two steps: 1) adoption of the text that will be added within the UDO; and 2) adoption of boundaries on the zoning map that identify the land parcels where the overlay district will be applied.
- As drafted, the proposed new text would apply to the same parcels as each of the adopted Small Area Plans covered.
- The SAP-O would require parcels within the Monroe Road Small Area Plan to:
    - match the zoning categories/land uses as listed in the SAP;
    - accommodate transportation improvements as indicated in the SAP; and
    - adhere to the Action Items (policies) listed in the SAP.
- The SAP-O would require parcels within the Entertainment District Small Area Plan to:
    - rezone to ENT zoning district;
    - accommodate the Primary (Main) Street Network as indicated in the SAP;
    - accommodate the future light rail alignment; and
    - include explanation how the development would meet the adopted Policy Statement of 2-23-15.
- The SAP-O would require parcels within the E John St/Outer Loop Small Area Plan to:
    - adhere to the Consensus Buildout Scenario and land use focus categories of the SAP;
    - accommodate transportation improvements as indicated in the Conceptual Streets and Pedestrian Networks in the SAP; and
    - adhere to the Action Items (policies) listed in the SAP.

Financial Impact:

None

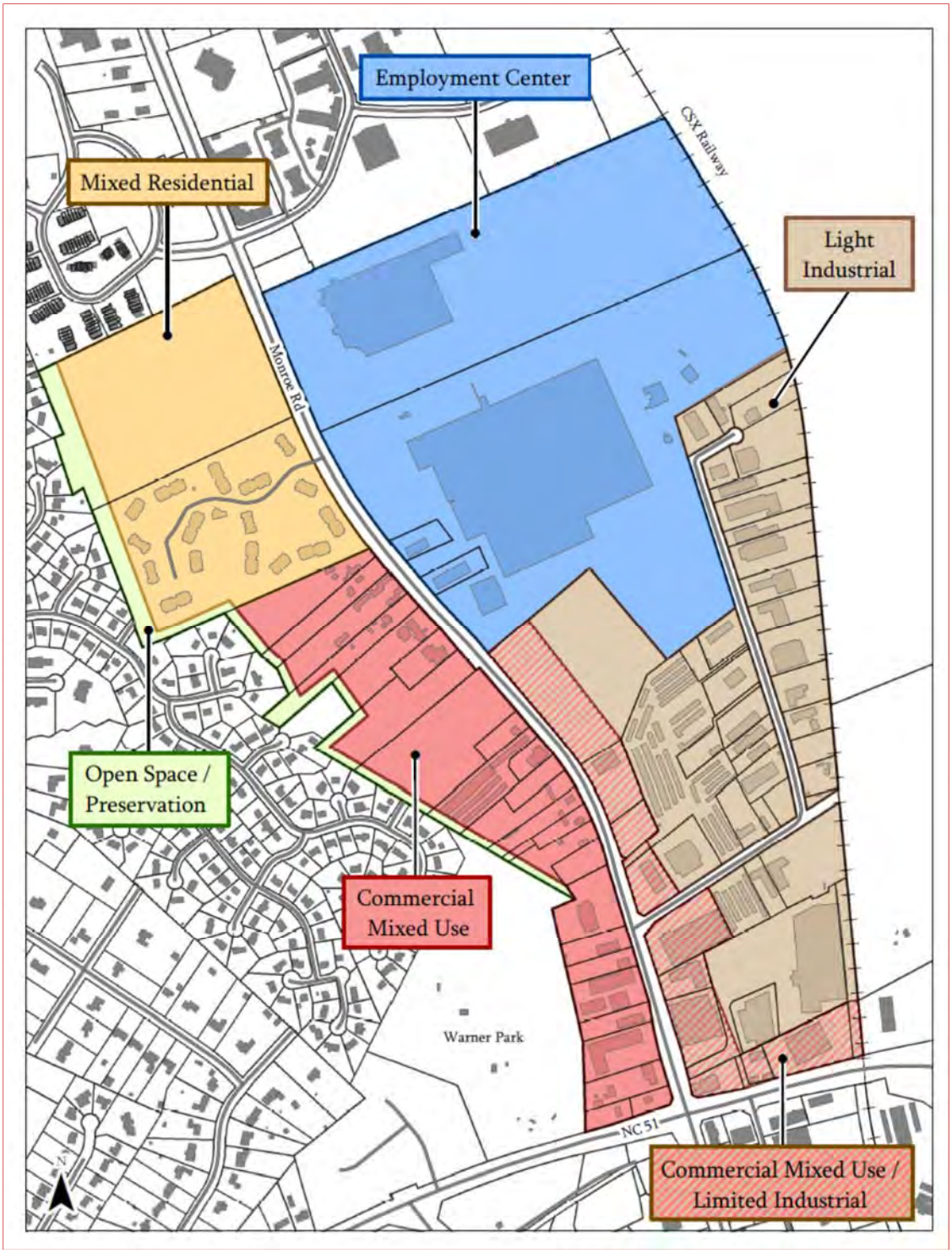
Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

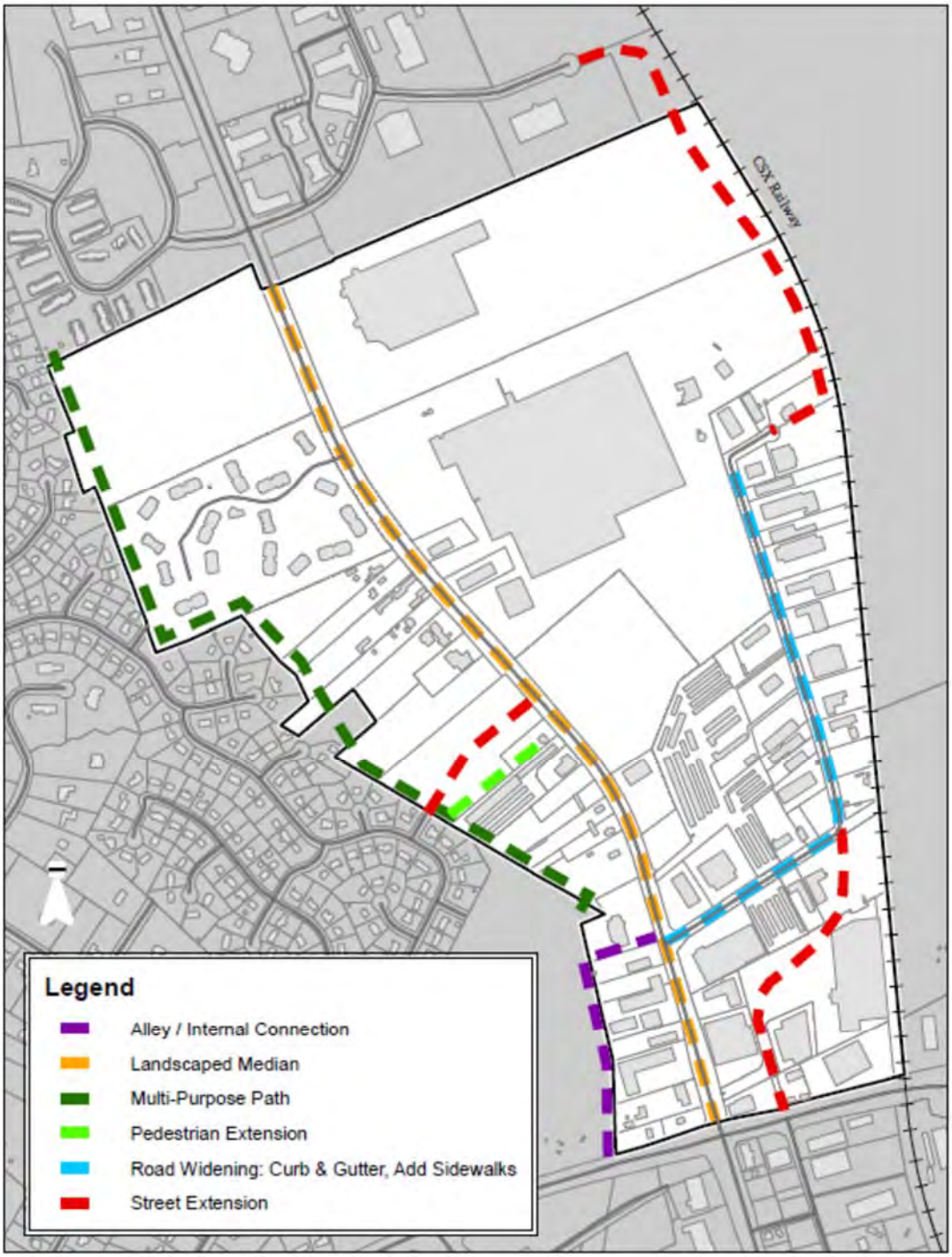
Recommended Motion/Action:

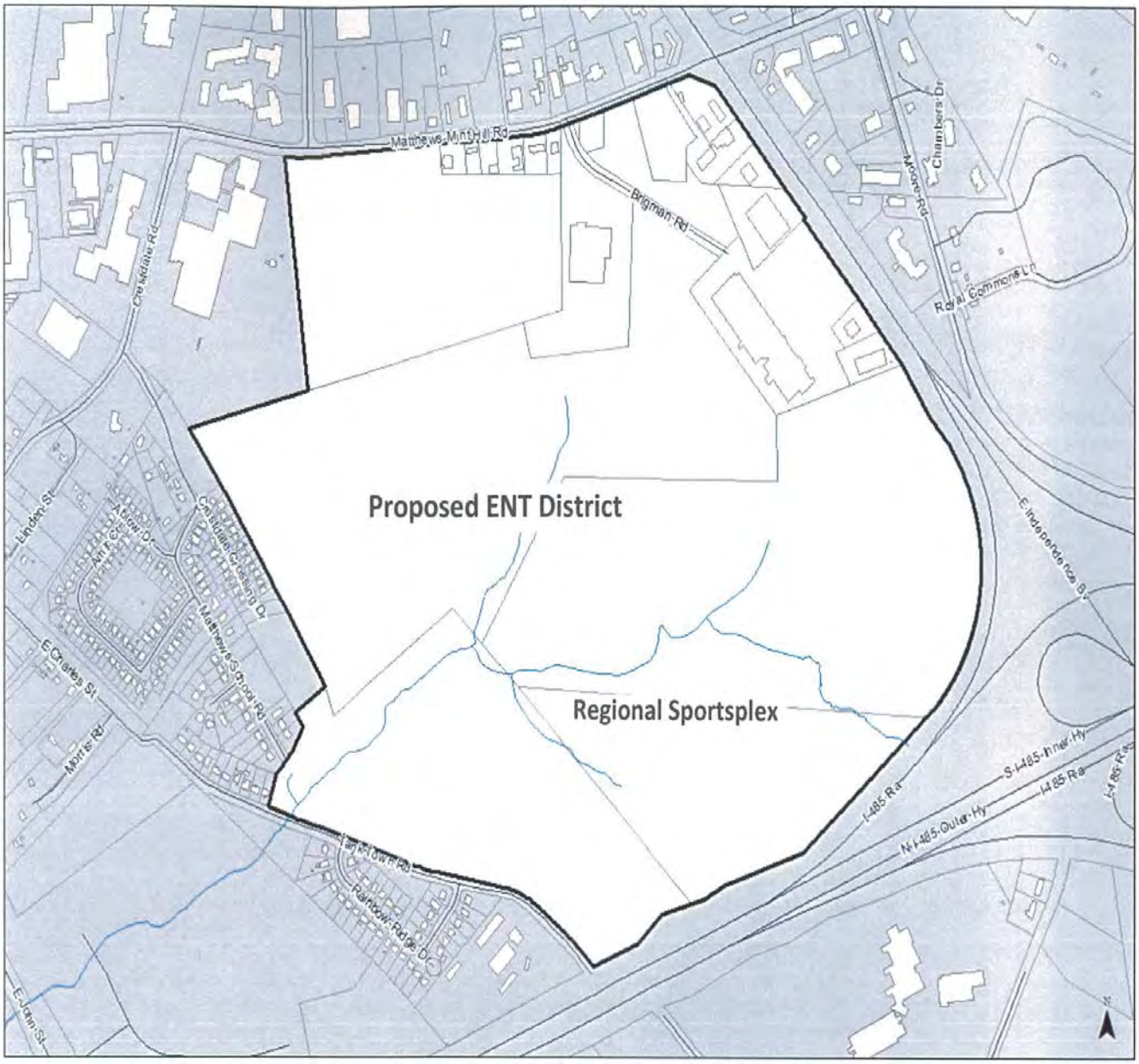
Schedule public hearings for Zoning Motion 2018-1 (Text amendment) and Zoning Motion 2018-2 (Map amendment) for June 11, 2018.

Land Use Plan



Proposed Connections and Improvements




Proposed ENT District
Regional Sportsplex
Matthews-Mint Hill Rd
Brigman Rd
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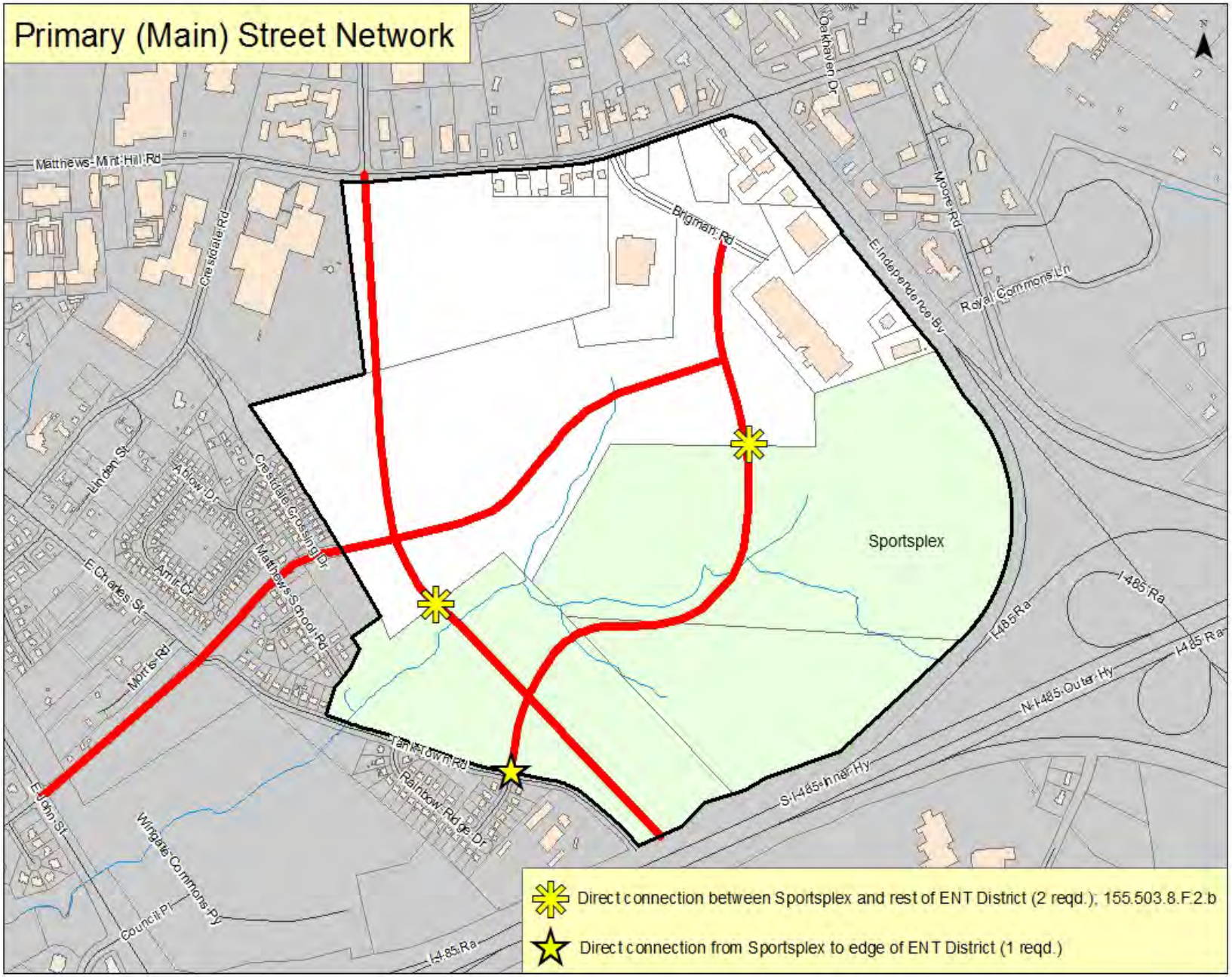
Primary (Main) Street Network
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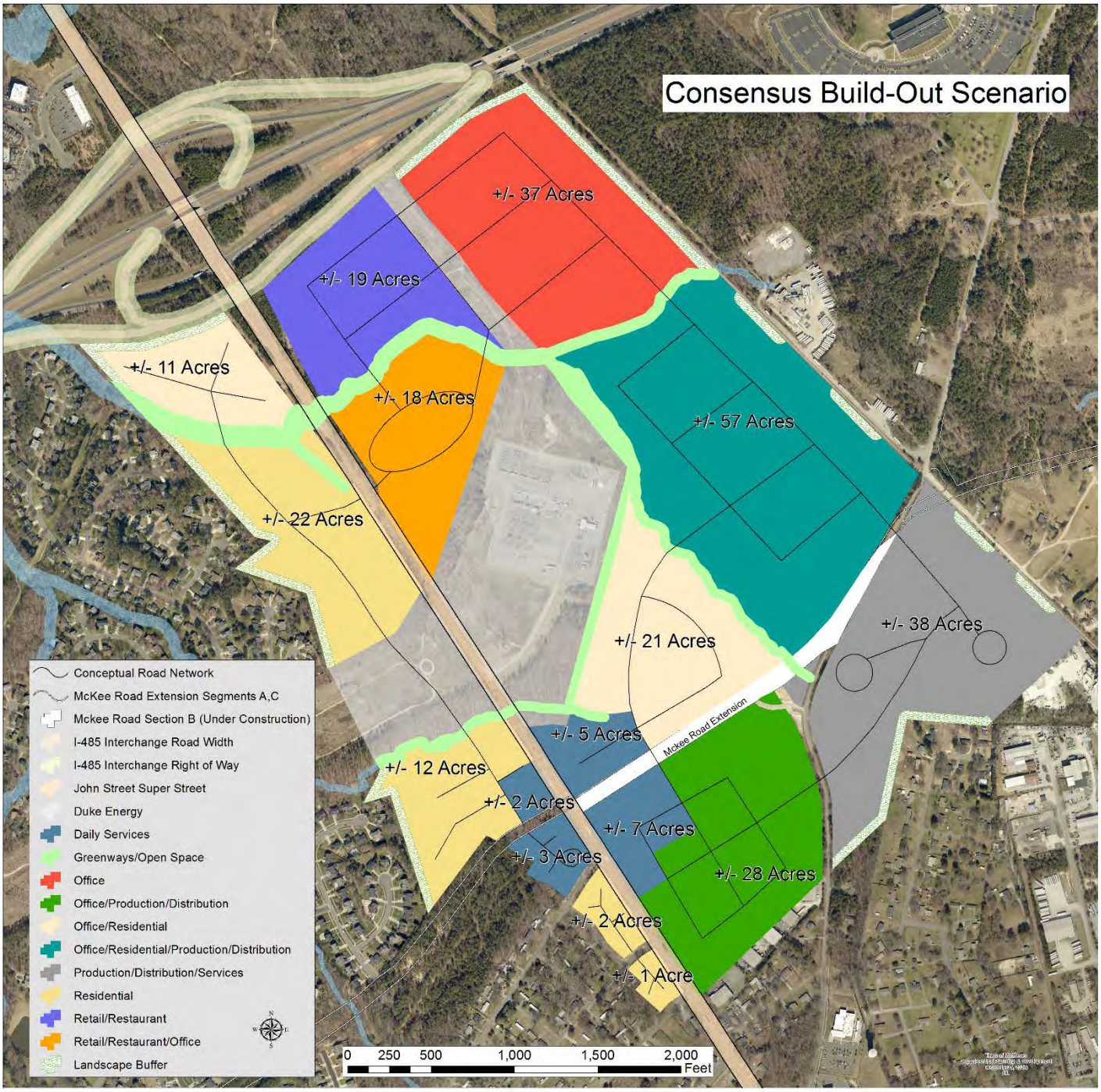
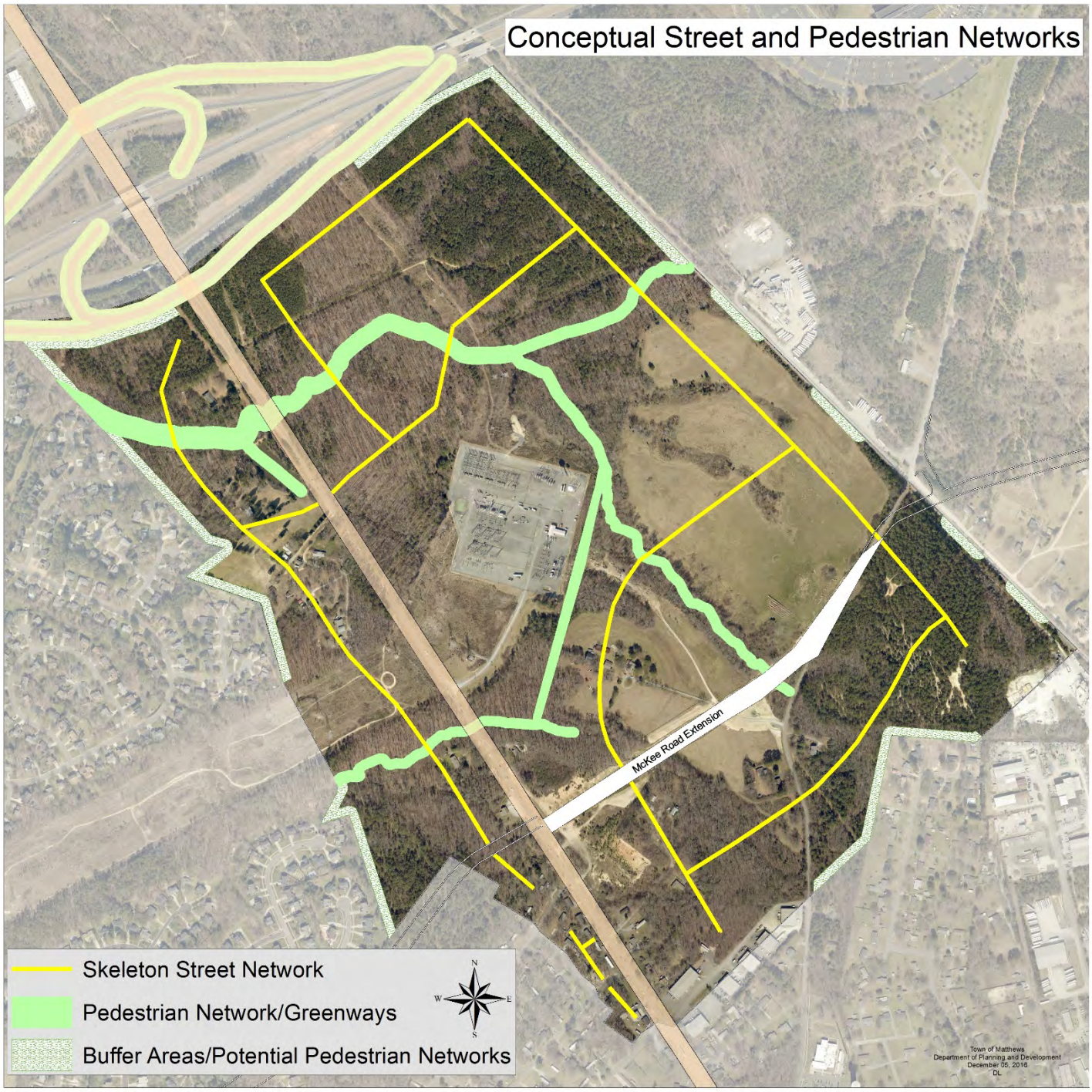
Council Pl
Direct connection between Sportsplex and rest of ENT District (2 reqd.); 155.503.8.F.2.b
Direct connection from Sportsplex to edge of ENT District (1 reqd.)


Consensus Build-Out Scenario
+/- 37 Acres
+/- 19 Acres
+/- 11 Acres
+/- 18 Acres
+/- 57 Acres
+/- 22 Acres
+/- 21 Acres
+/- 38 Acres
+/- 5 Acres
Mckee Road Extension
+/- 12 Acres
+/- 2 Acres
+/- 7 Acres
+/- 3 Acres
+/- 28 Acres
+/- 2 Acres
+/- 1 Acre
Conceptual Road Network
McKee Road Extension Segments A,C
Mckee Road Section B (Under Construction)
I-485 Interchange Road Width
I-485 Interchange Right of Way
John Street Super Street
Duke Energy
Daily Services
Greenways/Open Space
Office
Office/Production/Distribution
Office/Residential
Office/Residential/Production/Distribution
Production/Distribution/Services
Residential
Retail/Restaurant
Retail/Restaurant/Office
Landscape Buffer
0 250 500 1,000 1,500 2,000
Feet

Below is a map visualizing the conceptual pedestrian and skeleton street networks that are discussed in this section. Concept to show all portions of study area will become accessible in the future. (updated map below 12-23-16)



Frequently Asked Questions: Small Area Plans
(Motion 2018-1 and 2018-2)
July 3, 2018

What is a Small Area Plan?

The Town adopted three Small Area Plans (Monroe Road in 2014, Entertainment District in 2014, and E. John/Outer Loop in 2017), which show concepts for possible future development, as well as transportation connectivity (pedestrian and bicycle paths, streets, transit, etc.). Each Small Area Plan has its own unique policies and actions to follow during consideration of development proposals. The Small Area Plans are policy documents that define the vision, but have no enforcement capability.

What is a Small Area Plan Overlay?

While the Small Area Plans define the vision, an overlay gives the Town the ability to enforce the requirements, making sure developers comply with the vision. It's a proactive measure to ensure the Small Area Plans are followed, and developers cannot come in and do whatever they want. For example, the downtown overlay (which has been in place nearly 30 years) has protected and preserved our downtown.

What is the UDO?

The purpose of the Unified Development Ordinance, or UDO, is to create a comprehensive set of land development standards and regulations consistent with Matthews' "Our Town, Our Vision", the Matthews Land Use Plan, and other community development policies. The UDO includes provisions for zoning, subdivision, floodplain management, post construction storm water design, and minimum housing standards. The UDO was adopted by the Matthews Board of Commissioners on December 9, 2013, and went into effect as of April 1, 2014. As amendments are proposed, they go through a public hearing and review process prior to approval.

What was the process to approve these Small Area Plans?

The process of developing a Small Area Plan involves a detailed study and lengthy public involvement – carried out by our Town Planning staff.

The first step is to identify the physical characteristics of the study area. For E. John Street, students from Winthrop University assisted with initial research on physical conditions of the area (soil, creek, land uses, etc.).

Next, residents and stakeholder groups provide their suggestions on what future land uses and public infrastructure they envision for the area.

Another important factor in the process is to explore what is necessary to allow the best development potential – for example: more street network, more walking paths, what types of land uses are wanted or not at subareas within the study area (not manufacturing/trucking uses up against established residential neighborhoods, etc.).

The Small Area Plan then goes through a public hearing, review by the Planning Board and then must be approved by the Board of Commissioners.

If these have already been approved, what's the purpose of the public hearing?

The Small Area Plans have been approved, but adding an overlay requires a public hearing and Board approval.

Why is the town proposing development in this area? This is close to my backyard, and I'd like it to remain undeveloped.

The Town is not proposing any development. Though residents may want neighboring land to remain untouched, that is up to the property owners. However, the purpose of the Small Area Plan is to allow for the best possible use of the land. The Small Area Plans were developed after significant study and input from residents.

Is the Town aware of any development plans for these areas?

The Town has not received any development plans for approval for any parcels within the Small Area Plan locations.

What if I don't like the Small Area Plans? Is there an opportunity to change them before adding an overlay?

At this time, the Small Area Plans will not be revised before adding the overlay. It is possible for the Board to revise the Small Area Plans in the future. That would include another public involvement process.

What if a developer wants to do something different within the Small Area Plan? Can the Town make a change to allow this?

Yes, that would require the developer to petition the Board for a revision to the Small Area Plan. That would go before the Planning Board and would involve a public hearing process, and would ultimately need to be approved by the Board of Commissioners.

###

Monroe Road Small Area Plan

Adopted 6-9-14

See pages 118 through 139 of the Matthews Land Use Plan

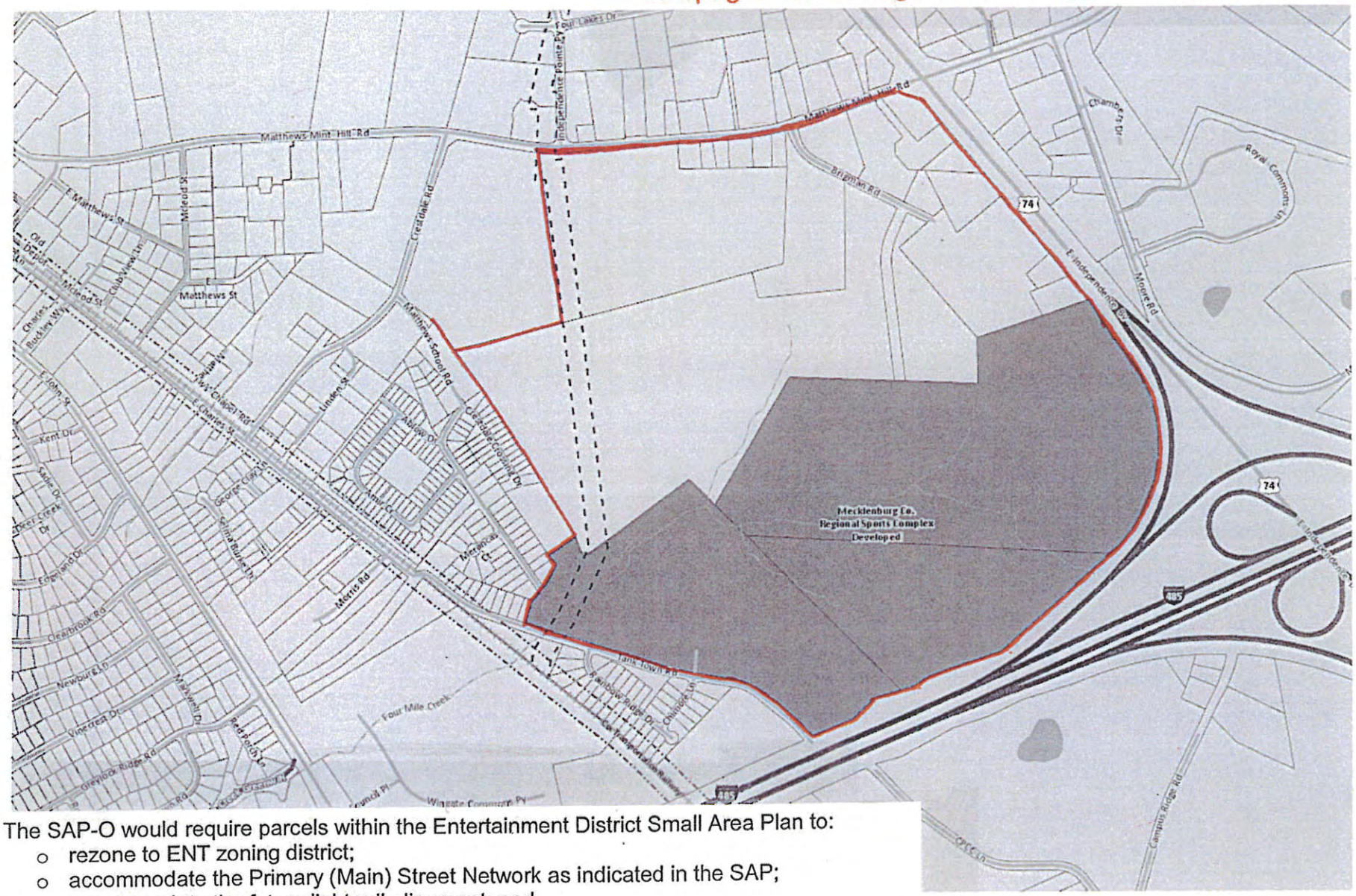
The SAP-O would require parcels within the Monroe Road Small Area Plan to:

- match the zoning categories/land uses as listed in the SAP;
- accommodate transportation improvements as indicated in the SAP; and
- adhere to the Action Items (policies) listed in the SAP.

Entertainment District Small Area Plan

Adopted 12-4-14

See pages 140 through 171 of the Matthews Land Use Plan



The SAP-O would require parcels within the Entertainment District Small Area Plan to:

- rezone to ENT zoning district;
- accommodate the Primary (Main) Street Network as indicated in the SAP;
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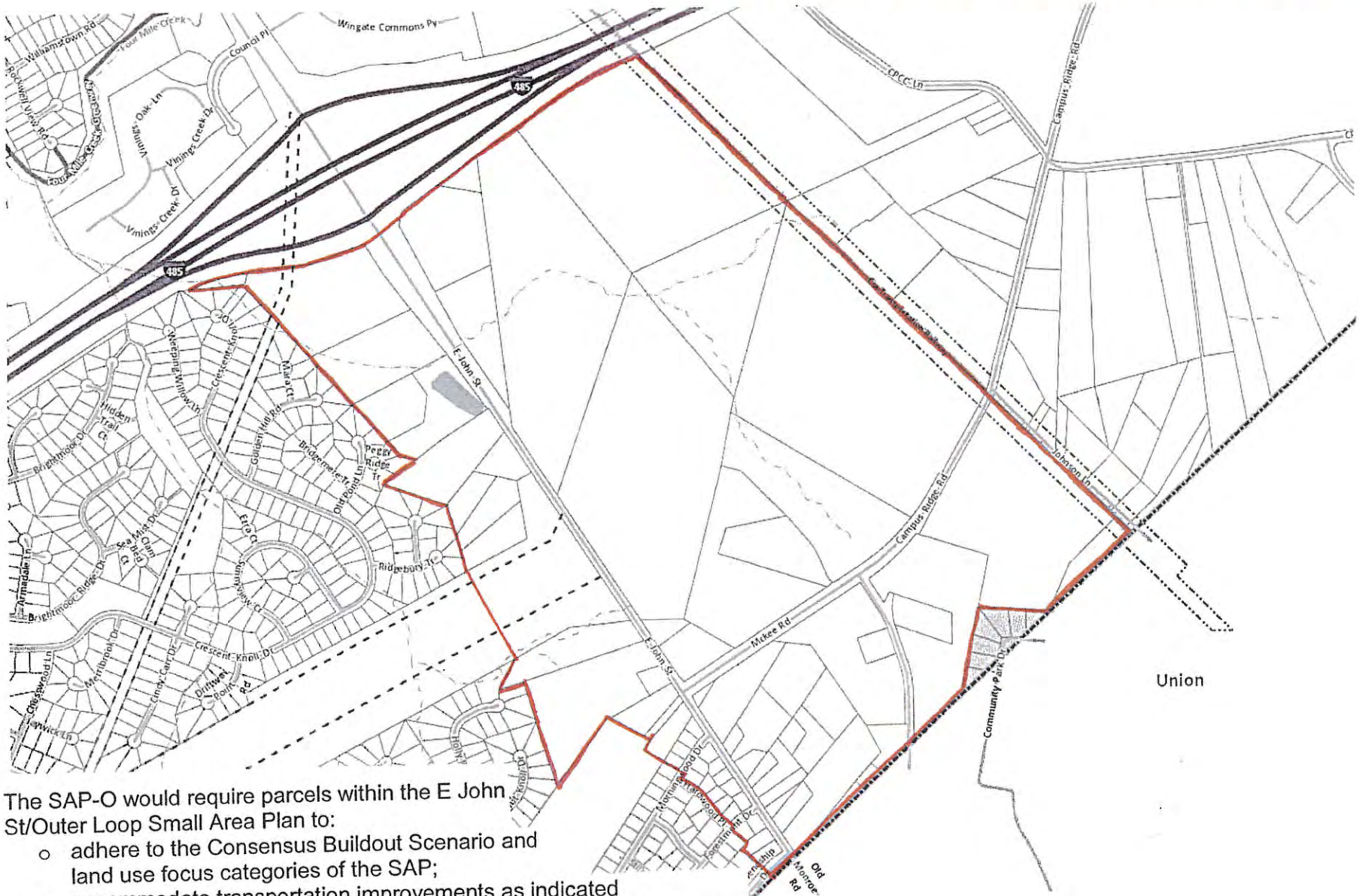
E John St/Outer Loop Small Area Plan

Adopted 1-9-17

See pages 172 through 207 of the Matthews Land Use Plan



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- accommodate transportation improvements as indicated in the Conceptual Streets and Pedestrian Networks in the SAP; and
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Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Zoning Motions 2018-1 and 2018-2, Creation of Small Area Plan Overlay (SAP-O) District Text and Map

DATE: May 9, 2018
FROM: Kathi Ingrish

Background/Issue:

- Three Small Area Plans – the Monroe Road Corridor, The Family Entertainment District, and the E John St/Outer Loop Area -- have been completed and adopted by the Board of Commissioners since the UDO was enacted.
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- This proposed new zoning overlay district text has used the Highway NC51 zoning overlay section of the UDO as a template so as to be consistent in format to what is already in the UDO.

Proposal/Solution:

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Financial Impact:

None

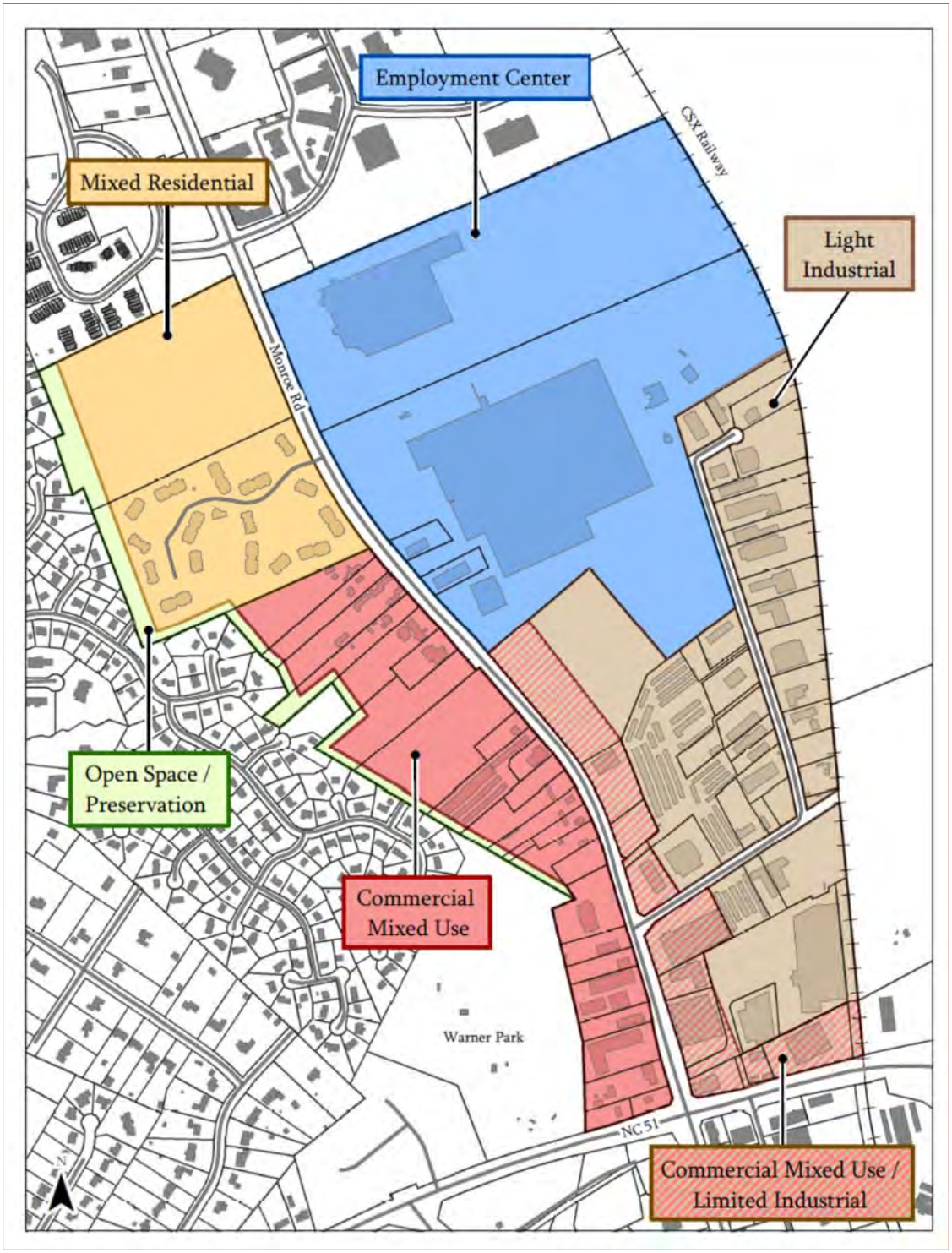
Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Schedule public hearings for Zoning Motion 2018-1 (Text amendment) and Zoning Motion 2018-2 (Map amendment) for June 11, 2018.

Land Use Plan



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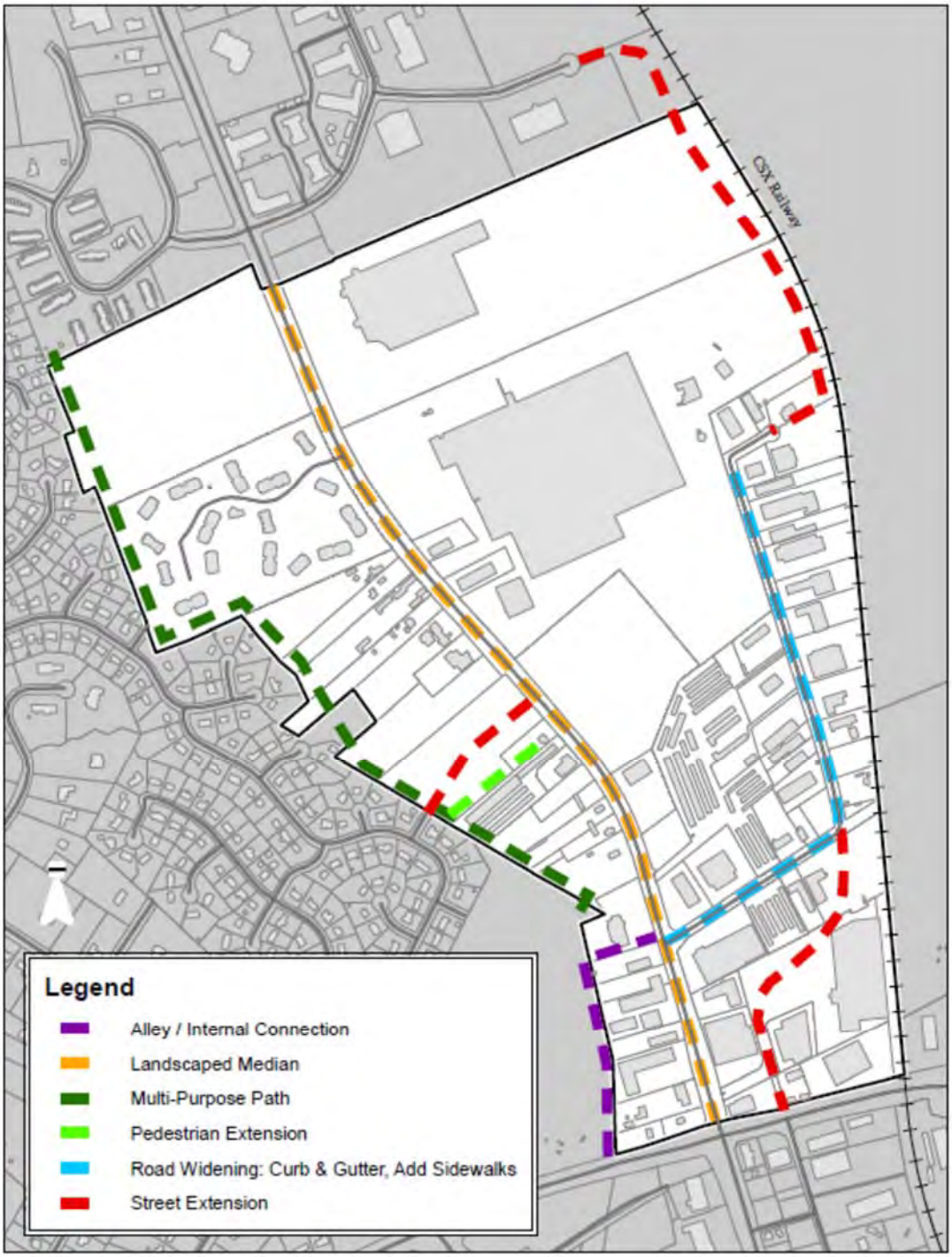

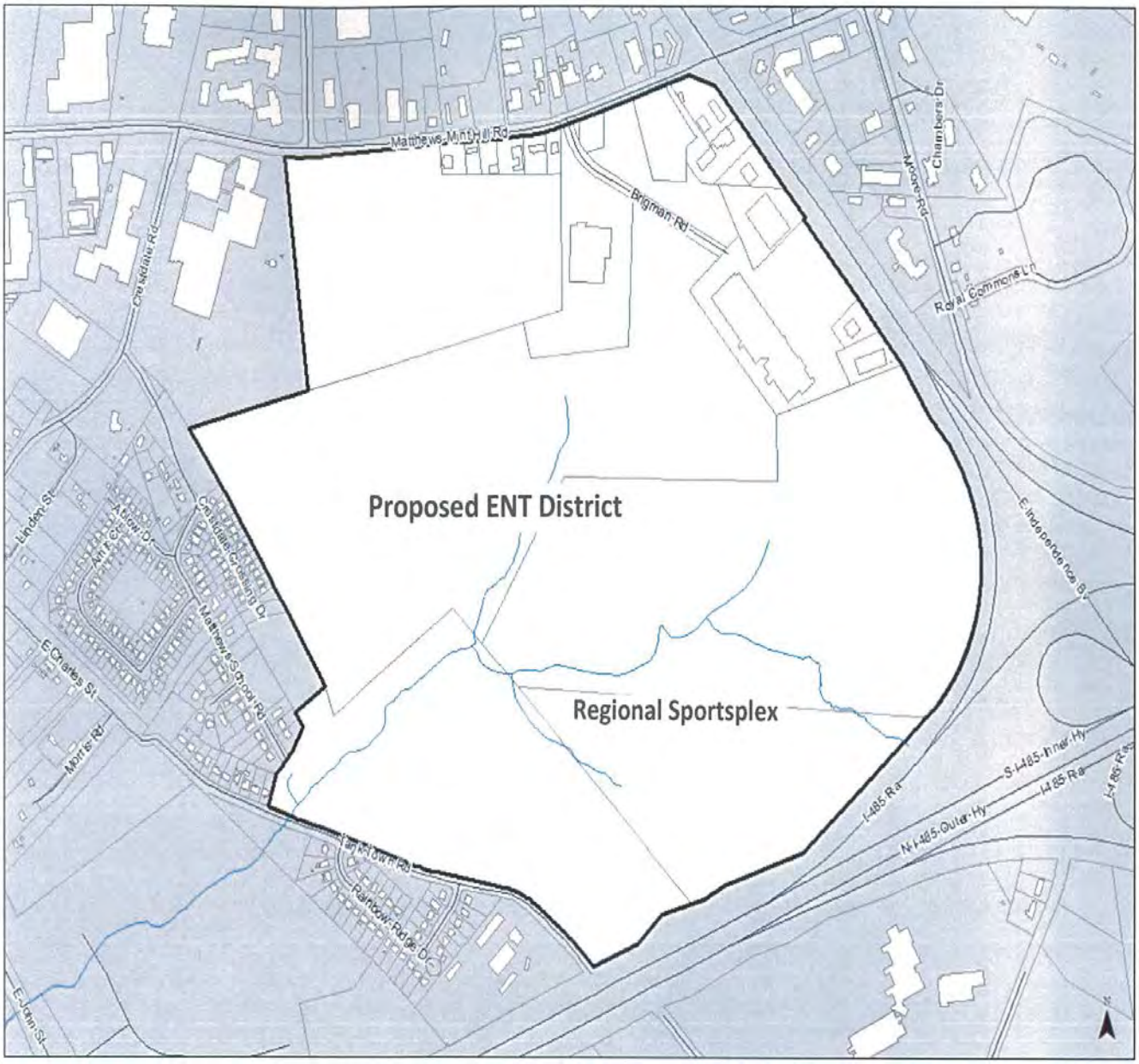
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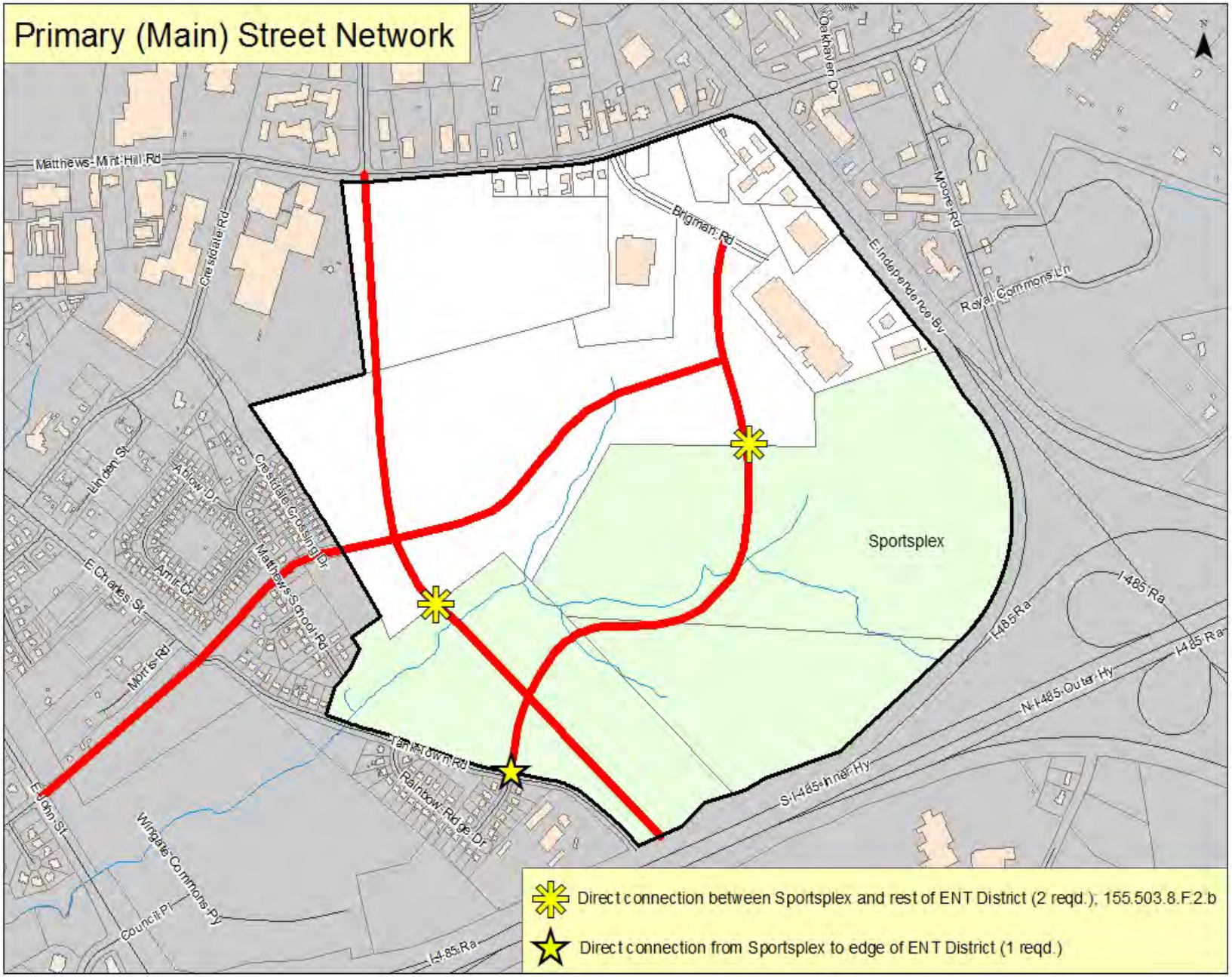
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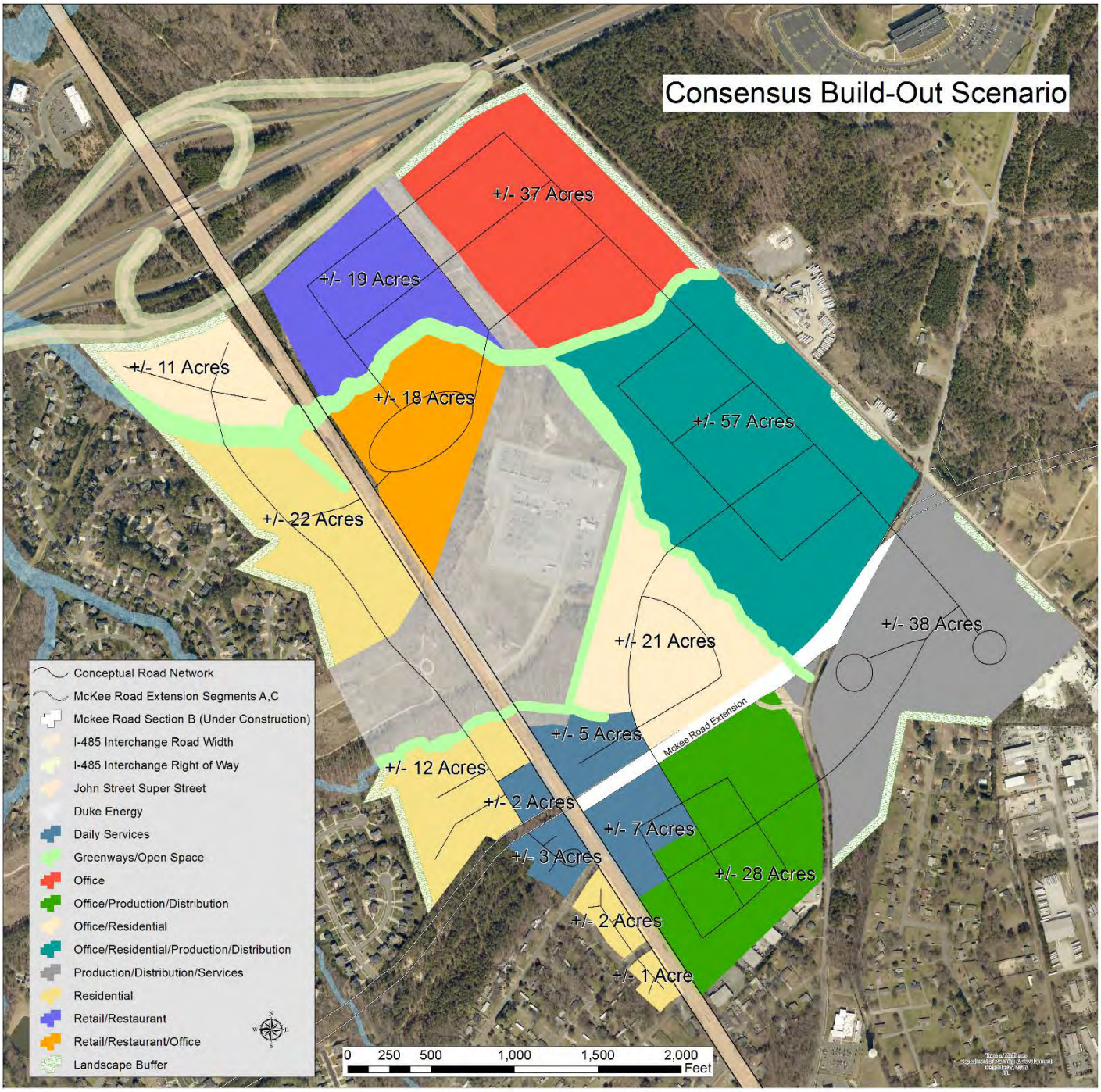
Direct connection from Sportsplex to edge of ENT District (1 reqd.)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+/- 3 Acres
+/- 28 Acres
+/- 2 Acres
+/- 1 Acre
Conceptual Road Network
McKee Road Extension Segments A,C
Mckee Road Section B (Under Construction)
I-485 Interchange Road Width
I-485 Interchange Right of Way
John Street Super Street
Duke Energy
Daily Services
Greenways/Open Space
Office
Office/Production/Distribution
Office/Residential
Office/Residential/Production/Distribution
Production/Distribution/Services
Residential
Retail/Restaurant
Retail/Restaurant/Office
Landscape Buffer
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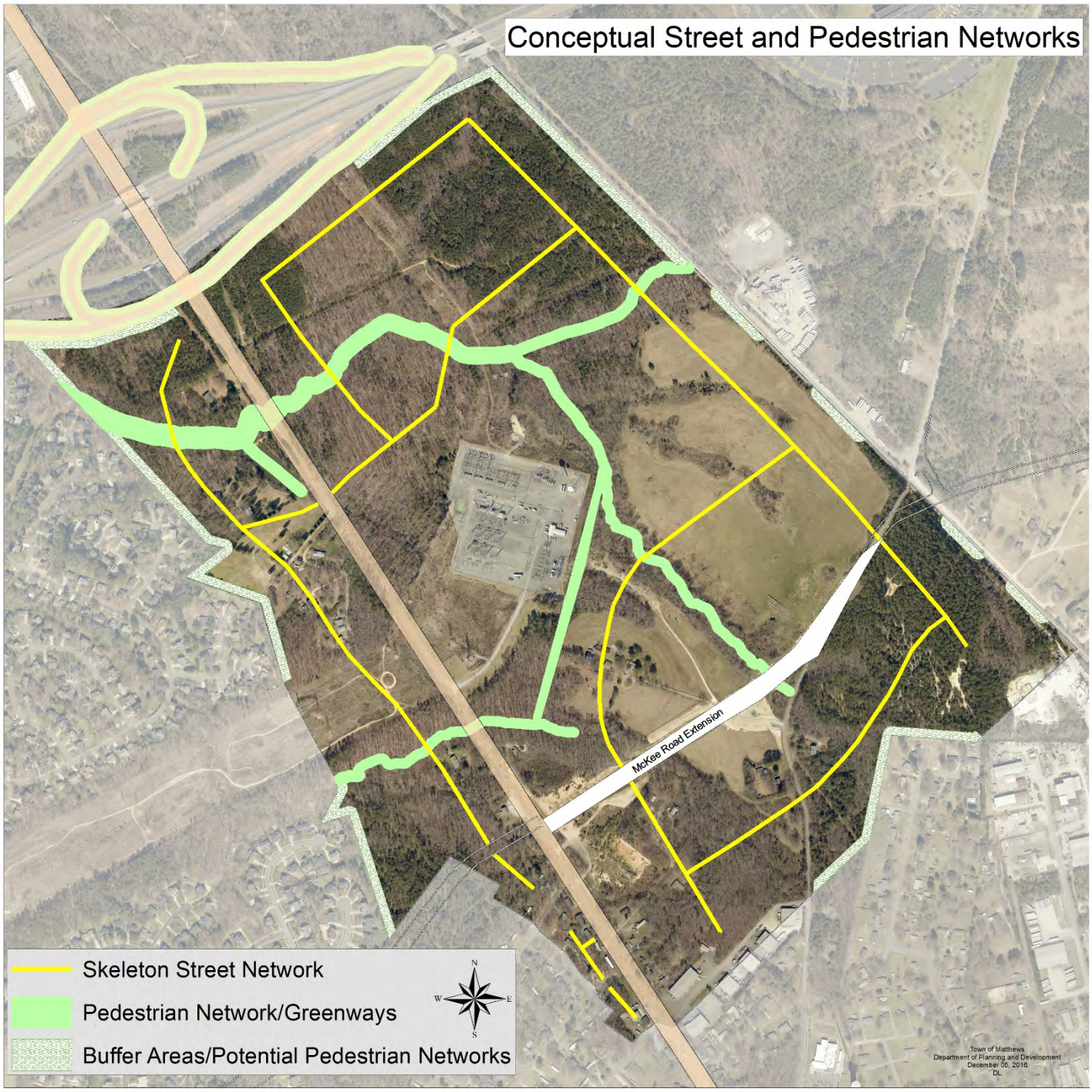
Feet

Below is a map visualizing the conceptual pedestrian and skeleton street networks that are discussed in this section. Concept to show all portions of study area will become accessible in the future. (updated map below 12-23-16)



Town of Matthews
Planning and Development

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Agenda Item: Zoning Motions 2018-1 and 2018-2, Creation of Small Area Plan Overlay (SAP-O) District Text and Map

DATE: June 6, 2018
FROM: Kathi Ingrish

Background/Issue:

- Three Small Area Plans – the Monroe Road Corridor (2014), The Family Entertainment District (2014), and the E John St/Outer Loop Area (2017) -- have been completed and adopted by the Board of Commissioners as shown by dates listed here.
- Each Small Area Plan gives specific and unique development concepts for a certain small segment of the Matthews jurisdiction.
- A Small Area Plan is a policy directive, but is not a requirement to be specifically followed. If development is proposed in one of these studied areas that can meet existing zoning requirements without completely meeting the goals of the Small Area Plan, it may be possible for that development to proceed today. This recently occurred when an extended stay hotel began construction within the Entertainment Small Area Plan which was not designed to match the goals and policies of the Small Area Plan so that it could mesh well with future development around it.
- Matthews already has two zoning overlay districts – 1) the Downtown Overlay initially created in 1988, revised and expanded in 1997 and again with the UDO in 2014; and 2) the Highway 51 Overlay, adopted in 1991 and reformatted with the UDO in 2014.
- This proposed new zoning overlay district text, Motion 2018-1, has used the Highway NC51 zoning overlay section of the UDO as a template so as to be consistent in format to what is already in the UDO.

Proposal/Solution:

- A new zoning overlay district may be adopted into the UDO to better connect critical aspects of each Small Area Plan into the Town's regulatory provisions. This will require two steps/motions: 1) adoption of the text that will be added within the UDO, which is Motion 2018-1; and 2) adoption of boundaries on the zoning map that identify the land parcels where the overlay district will be applied, which is Motion 2018-2.
- As drafted, the proposed new text would apply to the same parcels as each of the adopted Small Area Plans covered.
- The SAP-O would require parcels within the <u>Monroe Road Small Area Plan</u> to:
    - match the zoning categories/land uses as listed in the SAP;
    - accommodate transportation improvements as indicated in the SAP; and
    - adhere to the Action Items (policies) listed in the SAP.
- The SAP-O would require parcels within the <u>Entertainment District Small Area Plan</u> to:
    - rezone to ENT zoning district;
    - accommodate the Primary (Main) Street Network as indicated in the SAP;
    - accommodate the future light rail alignment; and
    - include explanation how the development would meet the adopted Policy Statement of 2-23-15.
- The SAP-O would require parcels within the <u>E John St/Outer Loop Small Area Plan</u> to:
    - adhere to the Consensus Buildout Scenario and land use focus categories of the SAP;
    - accommodate transportation improvements as indicated in the Conceptual Streets and Pedestrian Networks in the SAP; and
    - adhere to the Action Items (policies) listed in the SAP.

Financial Impact:
Will increase consistency of development proposals in each designated area to adopted plans.

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Hold public hearings for Zoning Motion 2018-1 (Text amendment) and Zoning Motion 2018-2 (Map amendment) and consider public comments.

6/6/2018
2018-2

Small Area Plan Overlay

Val Herbst <vherbst13@yahoo.com> 6/5/2018 9:08 PM
To planning@matthewsnc.com

To the Planning Board:

Regarding the proposed Small Area Plan Overlay, please do not vote to put this into place. It will adversely impact Brightmoor and other residents. I have lived in Brightmoor since 1990 and have also been a licensed Real Estate Broker since 1992.

Brightmoor is a nice, family community, and it should stay that way. We do not need any development 100' behind us. The subdivision has 2 entrances that end in cul-de-sacs for a reason. Any opening up of the neighborhood to entry by non-residents can bring in undesirables, possible crime, and our property values will most likely plummet.

Please rethink this. 100' is less than the width of 2 houses!

Thank you,

Valerie Herbst
Broker In Charge: NC, SC
Home Office: 704-841-2249
Cell Phone: 704-507-5738
Fax 704-849-8192
E-Mail: vherbst13@yahoo.com

Feedback

6/4/2018
2018-2

lmalfieri@yahoo.com 6/4/2018 1:27 PM

Zoning Motion 2018-2

To planning@matthewsnc.com

Dear Sir or Madam,

As a local taxpayer and homeowner in Brightmoor in Matthews, I am highly concerned about this latest plan.

Our local roads are congested enough as it is with enormous amounts of traffic and I am incredibly upset that housing is being planned next to the long time established Brightmoor neighborhood.

This is unacceptable to homeowners in Brightmoor and both self-serving and short-sided on your part.

Please seriously reconsider this bad idea.

Michael & Lisa Alfieri

6/4/2018
2018-2

FROM THE DESK OF

JIM DEDMON

June 3, 2018

Town of Matthews
Planning

To whom it may concern

I am writing in regards to the Small Area Plan E. John St. and its affect on the Brightmoore neighborhood. I feel the buffers are too small, and will not insulate the neighborhood appropriately. I also do not wish for connectors to the neighborhood be installed since while this concept sounds warm and fuzzy for shopping, etc. it also provides easy access for after bar hours patrons to walk into our family oriented neighborhood and do whatever there drunken hearts may desire. Nor do I wish for any neighbor to suddenly have a public walking trail just outside their window. I would reference the "buffer" along parts of the mcalpine greenway that literally are non existent between users and homeowners at various points along its trail.

I also feel this project needs to be adjusted accordingly to the current flow of traffic that exists. One of the major property owners, Lat Purser is known for building strip malls and as such would be detrimental to the property values of Brightmoore. The increased density, even with the McKee Road ext. would still create a gridlocked two lane road from Providence Rd. all the way to E. John. The additional traffic from Windsor Run has yet to be felt, but add to that a possible apartment community proposed on Morningwood and you have a prescription for gridlock around Brightmoore.

I personally suspect that much of the four lane expansion of E. John is not so much about traffic control but more in order to facilitate the development of property adjacent to Brightmoore and the profit of those developers, owners and possibly some commissioners who work in the construction field.

Most importantly I don't trust the leadership of our town and the implementation of this project due to the interrelationships that exist between commissioners and land owners, developers, architects. The conflict of interest in this project between commissioners who accepted donations during their campaigns from developers, former chairman of the EDAC who bought property while serving, commissioners who would benefit financially whether through working relationships or other commissions, should be considered unethical and also a conflict of interest.

Anyone who has lived in the Matthews area over the years could be aware of these self serving relationships that have seen certain people profit from the town of Matthews. Whether an architect, realtor, developer, a former chamber president who is turning the town into Mathbrews, NC , all of these relationships breed an air of distrust and profit for some at the expense of what was " our small town feel". I realize this town is growing but many would say it needs to slow down, and we have seen that this can be done by towns such as Cornelius to good effect. I for one agree that the developers who have given so much to our commissioners and mayors re election campaigns, need to be slowed down. I would also say that any commissioner who has accepted

contributions from those developers or lawyers to be elected to the positions they currently hold, should abstain from any vote where this design is concerned due to a conflict of interest.

I also feel that the Town of Matthews sending letters regarding this meeting only to those directly affected by this project, and not to all of Brightmoore which could be affected negatively, is another lack of transparency and gives the impression the town did this to avoid oposition. This entire project is in total opposition to the wishes expressed by the majority of Matthews citizens who voiced their opinions and wishes in the last town survey. Once again, the commissioners and their cronies are ignoring the citizens of the town of Matthews.

Jim Dedmon

5/30/2018
2018-2

Comments for Zoning Motion 2018-2

Morgan Lehnhardt <morgan.lehnhardt@gmail.com>
To planning@matthewsnc.com

5/29/2018 9:54 PM

As a Brightmoor resident with TWO sides of my lot bordering the “study space” for the East John Street/Outer Loop Small Area Plan, I am unequivocally opposed to developing the land adjacent to the Brightmoor neighborhood. I only found out about this plan a few days ago and since then I have been distraught thinking about the effect any development would have on my family and our day-to-day life. (Why residents weren’t officially notified years ago when this planning began is a separate issue.)

The plan itself begins with the statement “The land area around E John Street…is one of the last large mostly vacant sectors within the Town of Matthews”; so why can’t that be celebrated and conserved instead of ruined? Matthews is supposedly a Tree City USA, but the trees all keep getting chopped down just so MORE people can flock to an already overcrowded Charlotte, causing even MORE traffic, and removing any remaining small-town feel that Matthews had. Can we not leave a single inch anywhere undeveloped?

One of the major reasons we bought our house was the quiet, private back yard. Out front is a charming suburban neighborhood with mature trees and friendly neighbors, but out back is an introvert’s dream. It backs up to a wooded area on one side and a nice grassy field with nothing but horses on the other side - meaning no houses or neighbors behind us. We can go into our back yard and not feel like we’re in a subdivision. We can’t even see either of our next door neighbors’ houses from our deck – it’s exactly what we wanted. And you’re planning to take that away.

With that said, assuming that development does eventually move forward some day, my main concern is the buffer between my home and whatever is built on the other side of it. My understanding is that the proposed “landscape buffers”, which are supposed to protect our current privacy and property values, would be 20 feet of undetermined landscaping. A twenty-foot unspecified buffer is a laughable replacement for a natural wooded area and a serene horse field. I highly doubt my property would be worth the same; I know we wouldn’t have been nearly as excited about it when we were house hunting. Granted, the 20-foot figure I heard may not be accurate. Regardless of the size, my main concern is whether or not the potential buffer would actually preserve the feel our current back yard has – the feeling of nature and seclusion. Would the buffer block any and all development from our view, including the view from our second floor windows which we always have open due our beautiful current view of trees, grass, and horses? Would it block the noise from potential cars driving along the new roads, and/or families in their new yards? Anything short of this is insufficient.

Another concern is the inconsistency of the buffers within the maps in the published Small Area Plan (https://matthewsnc.gov/files/documents/EJohnSAPFinal1318094355012017AM.pdf). On the Consensus Build-Out Scenario map the areas are simply labeled “landscape buffer”, yet a few pages down on the Conceptual Street and Pedestrian Networks map they are instead referred to as “buffer areas/potential pedestrian networks”. A landscape buffer and a pedestrian walkway are complete opposites; one attempts to protect our current privacy and the other completely removes it. So which is it? Would we be getting a buffer or the exact opposite of a buffer - a direct route for strangers to constantly walk the perimeter of our once-secluded yard?

It should be no surprise that we absolutely do NOT want pedestrians on the edges of our back yard. It’s bad enough if this development actually takes place and we lose the peaceful, natural surroundings that were a huge reason we bought our house, but to then install “pedestrian networks” along the edges of our property would completely negate the point of the buffer and would instead eliminate ANY privacy we have in our own yard. I am confident that many other homeowners bordering the “study space” likely bought those homes for the same reason we bought ours, and they would also like to maintain their current privacy rather than suddenly find themselves living along a walking path. If in the future this project reaches that point, I implore anyone involved in the buffer design to truly consider the desires of the residents bordering this area and not open up our yards and homes to foot traffic, noise pollution, or views of buildings/parking lots.

Feedback

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

May 25, 2018

RE: Zoning Motion 2018-2, Proposal to Create New SAP-O Small Area Plan Overlay Districts on the Monroe Road Corridor Small Area Plan, The Entertainment Small Area Plan, and the E John St/Outer Loop Small Area Plan Boundaries

Dear Property Owner,

The Town of Matthews is proposing a new zoning overlay district to be called the **Small Area Plan Overlay**, or **SAP-O**. This is intended to be applied to sections of the municipality where a special future land use study – called a Small Area Plan – has been completed and adopted by the Matthews Board of Commissioners. At this time there are three adopted Small Area Plans which have been added as Appendices to the Matthews Land Use Plan.

The written explanation to create this new zoning overlay district is listed as Zoning Motion 2018-1. The proposal to create boundaries for the new SAP-O overlay district on the three existing Small Area Plan sections of Town is Zoning Motion 2018-2.

A zoning overlay district is a category which is laid on top of parcels of land that are already zoned various ways. For example, we have a Downtown Overlay zoning category today which is applied to properties in the center core of the historic downtown, to newly developed properties along N Trade St in what is now called the North End area, and to older homes on W John Street that have been converted to office uses. Individual properties within the downtown area have various underlying zoning designations – some are zoned for commercial uses, some for offices, some for homes, etc. The Downtown Overlay does not change that underlying zoning, it simply adds provisions that are consistent for the downtown as a whole to protect and enhance the character of the downtown area.

Mecklenburg County tax records identify you as a property owner within one of the three Small Area Plan boundaries, or within 100' of one of these areas. Maps of the three adopted Small Area Plans are attached here. Zoning Motion 2018-2 proposes to place this new zoning overlay designation on all parcels of land within each of these illustrated areas.

Before any zoning change can be adopted, the Town will hold a public hearing on the proposal. The public hearing for Zoning Motions 2018-1 and 2018-2 will be on Monday June 11, 2018 at 7 PM in the Hood Rood at Matthews Town Hall, 232 Matthews Station Street, above the Matthews Library. You are invited to attend this hearing and speak in favor or opposition to the proposed new overlay district. You may also provide comments in writing prior to the hearing at planning@matthewsnc.com or to Matthews Planning & Development, 232 Matthews Station St, Matthews NC 28105. All written comments will be added to the Town *Pending Zoning Cases* webpage to allow anyone interested in it to view everything related to this request.

If you have questions, you may email them to planning@matthewsnc.com, or call 704-847-4411.

Sincerely,

Kathi Ingrish

Kathi Ingrish AICP
Planning Director

Mot 2018-2 po mail notice

Monroe Road Small Area Plan

Adopted 6-9-14

See pages 118 through 139 of the Matthews Land Use Plan

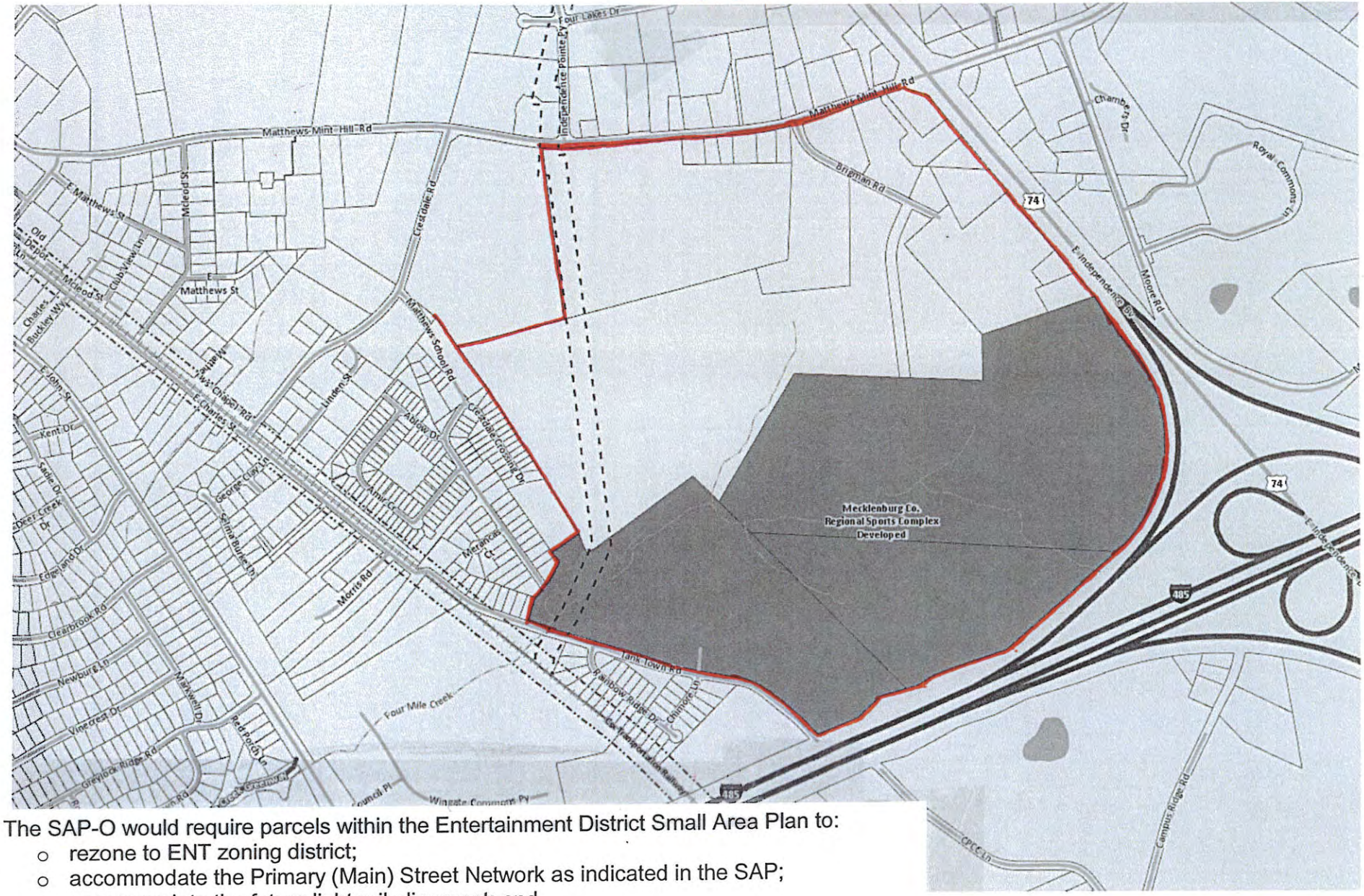
The SAP-O would require parcels within the Monroe Road Small Area Plan to:

- match the zoning categories/land uses as listed in the SAP;
- accommodate transportation improvements as indicated in the SAP; and
- adhere to the Action Items (policies) listed in the SAP.

Entertainment District Small Area Plan

Adopted 12-4-14

See pages 140 through 171 of the Matthews Land Use Plan



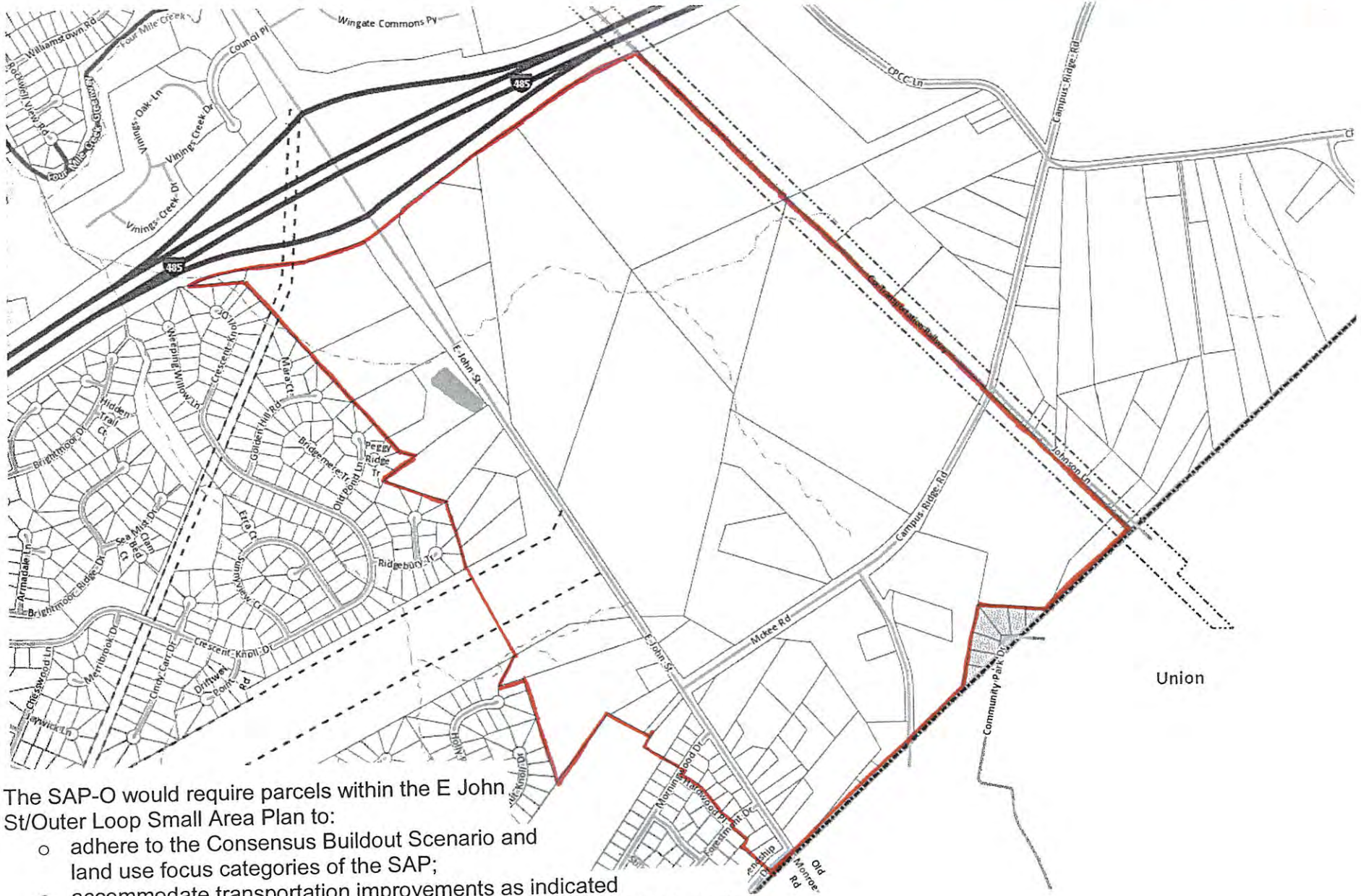
The SAP-O would require parcels within the Entertainment District Small Area Plan to:

- rezone to ENT zoning district;
- accommodate the Primary (Main) Street Network as indicated in the SAP;
- accommodate the future light rail alignment; and
- include explanation how the development would meet the adopted Policy Statement of 2-23-15.

E John St/Outer Loop Small Area Plan

Adopted 1-9-17

See pages 172 through 207 of the Matthews Land Use Plan



The SAP-O would require parcels within the E John St/Outer Loop Small Area Plan to:

- adhere to the Consensus Buildout Scenario and land use focus categories of the SAP;
- accommodate transportation improvements as indicated in the Conceptual Streets and Pedestrian Networks in the SAP; and
- adhere to the Action Items (policies) listed in the SAP.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Request to Continue Public Hearing for Application 2018-682, Rice Road Subdivision

DATE: July 5, 2018
FROM: Jay Camp

Background/Issue:

We have received a request to continue the Public Hearing for Application 2018-682 for 60 days. The applicant states that the extent of the stream on the site is greater than originally thought.

Proposal/Solution:
This is the second continuance request from the originally scheduled Public Hearing date of June 11th. The Board may choose to hold the Public Hearing or grant the additional 60-day continuance. 90 days is a considerable amount of time to delay holding a Public Hearing. The impact an extended rezoning process has on adjoining neighbors should be considered. The applicant may want to consider withdrawing the request and resubmitting at a later date.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Determine if it is appropriate to continue the Public Hearing to September 10th or ask the applicant if they wish to withdraw the rezoning application.

6/27/2018
2018-682

ROBINSON
BRADSHAW

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

June 27, 2018

VIA EMAIL

Mr. Jay Camp
Senior Planner - Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application No. 2018-682
Kinger Homes, LLC, Applicant

Dear Jay:

I hope this letter finds you well.

Jay, on behalf of the Applicant, Kinger Homes, LLC, I am writing to respectfully request the continuance of the Public Hearing on Rezoning Application No. 2018-682 from the Town Board of Commissioners' July 9, 2018 meeting to the Town Board of Commissioners' September 10, 2018 meeting. The Applicant is requesting this continuance of the Public Hearing because it just discovered the extent of a stream that runs through the site that impacts the Applicant's development plans for the site. The Applicant needs additional time to consider what options may be available for the development of the site.

We will attend the Town Board of Commissioners' meeting on July 9, 2018 to answer any questions regarding this request.

Jay, we appreciate your assistance on this matter and the consideration of this request by the Town Board of Commissioners.

Should you have any questions or comments, please do not hesitate to give me a call.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

John H. Carmichael

JHC1/lh

Town of Matthews North Carolina

DATE FILED 3-28-2018
APPLICATION NUMBER 2018-682
For office use only

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:

X 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): 193-532-05

Address of property: 2401 Rice Road

Location of property: North side of Rice Road, east of the intersection of Rice Road and Dylan Drive

Title to the property was acquired on May 20, 1997
and was recorded in the name of Sherry Rice Gorham and Kenneth A Rice, Jr.
whose mailing address is 210 Crossandra Avenue, Summerville, SC 29483 and 2158 High Pines Road, Rock Hill, SC 29732

The deed is recorded in Book 2699 at Page 363 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS

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

Application number
2018-682
For office use only

The Petitioner is requesting the rezoning of this site to accommodate the development of up to ~~45~~ 40 one-family detached dwelling units on the site.

Signature of property owner (must be original)

Sherry Rice Gorham
Print name of property owner

210 Crossandra Avenue
Property owner's mailing address

Summerville, SC 29483
Property owner's mailing address, continued

Property owner's mailing address, continued

704-618-2722 sherrygorham31@gmail.com
Property owner's phone number/email address

Signature of property owner (must be original)

Kenneth A Rice, Jr.
Print name of property owner

2158 High Pines Road
Property owner's mailing address

Rock Hill, SC 29732
Property owner's mailing address, continued

Property owner's mailing address, continued

704-794-8737 hope247@comporium.net
Property owner's phone number/email address

Signature of agent (if any)

John Carmichael, Robinson Bradshaw
Print name of agent

101 North Tryon Street, Suite 1900
Agent's mailing address

Charlotte, NC 28246
Agent's mailing address, continued

Agent's mailing address, continued

704-377-8341 jcarmichael@robinsonbradshaw.com
Agent's phone number/email address

KINGER HOMES, LLC

By:
Petitioner other than owner (if any)

Kinger Homes, LLC (c/o Paul Sagadin)
Print name of petitioner

1125 East Morehead Street, Suite 108
Petitioner's mailing address

Charlotte, NC 28204
Petitioner's mailing address, continued

Petitioner's mailing address, continued

704-572-7327 Paul@CustomHomesCarolina.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."

Application number
2018-682
For office use only

See Exhibit A Attached Hereto

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)

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PROPERTY OWNER NAME(S)

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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

Application number
2018-682
For office use only

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 March 28, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date April 9, 2018

Notices sent via mail to affected/adjacent property owners on or before May 26, 2018

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 June 11, 2018

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 June 26, 2018

Town Board of Commissioners approves or denies application July 9, 2018

2018-682

EXHIBIT A

Parcel No. 19353204

William Harold Hood
Martha Logan Hood
2339 Rice Road
Matthews, NC 28105

Parcel No. 19343227

Eric Darden
Marsha Fields-Darden
2007 Dylan Dr
Matthews, NC 28105

Parcel No. 19343229

Brandon R. Crumpton
Rosanny Crumpton
2145 Tommy Lane
Matthews, NC 28105

Parcel No. 19343230

Maria Gaines
2149 Tommy Lane
Matthews, NC 28105

Parcel No. 19343231

Angel Douglas
Terrence L. Douglas
2153 Tommy Lane
Matthews, NC 28105

Parcel No. 19353206

Enrica P. Seid
Robert J. Seid
2417 Rice Road
Matthews, NC 28105

2018-682

Parcel No. 19343201

Town of Matthews
232 Matthews Station St
Matthews, NC 28105

Parcel No. 19353347

Gerald L. Banks
Sylvia R. Banks
2447 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353346

Joseph P. Baker
Kristen D. Baker
Kristen W. Holliday
2441 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353345

Anthony Rainford
Beverly Rainford
2435 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353344

Cheryl W. Streeter
Eric T. Streeter
2429 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353343

James E. Galbreath
Phyllis B. Galbreath
2423 Alaqua Ct
Matthews, NC 28105

2018-682

Parcel No. 19353342

Kelle Clendenin Faw
McLean Luckenbach Faw
2417 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353341

Diana C. Agudelo
John William Agudelo
2407 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353340

Marlene Quinones
Vincent Quinones
2405 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353348

Gladys C. Lam, Trustee of The LAM
Living Trust, U/A dated June 9, 2016
2809 Ritz Lane
Matthews, NC 28105

Parcel No. 19353349

Moe M. Ho
2817 Ritz Lane
Matthews, NC 28105

Parcel No. 19353154

Matthews Commons Owners' Association Inc.
PO Box 18712
Charlotte, NC 28218

2018-682

Parcel No. 19353153

Albert F. Sortino
Linda A. Sortino
2525 Ashby Woods Drive
Matthews, NC 28105
Parcel No. 19353152

Colleen K. Crittenden
2521 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353151

CSHP One, L.P.
8665 East Hartford Drive
Suite 200
Scottsdale, AZ 85255

Parcel No. 19353150

Sarah L. Demaison
2513 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353149

Mai Tuyet Thi Nguyen
Thai Tri Tang
2509 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353148

Philip W. Bartscher
Virginia R. Bartscher
2505 Ashby Woods Drive
Matthews, NC 28105

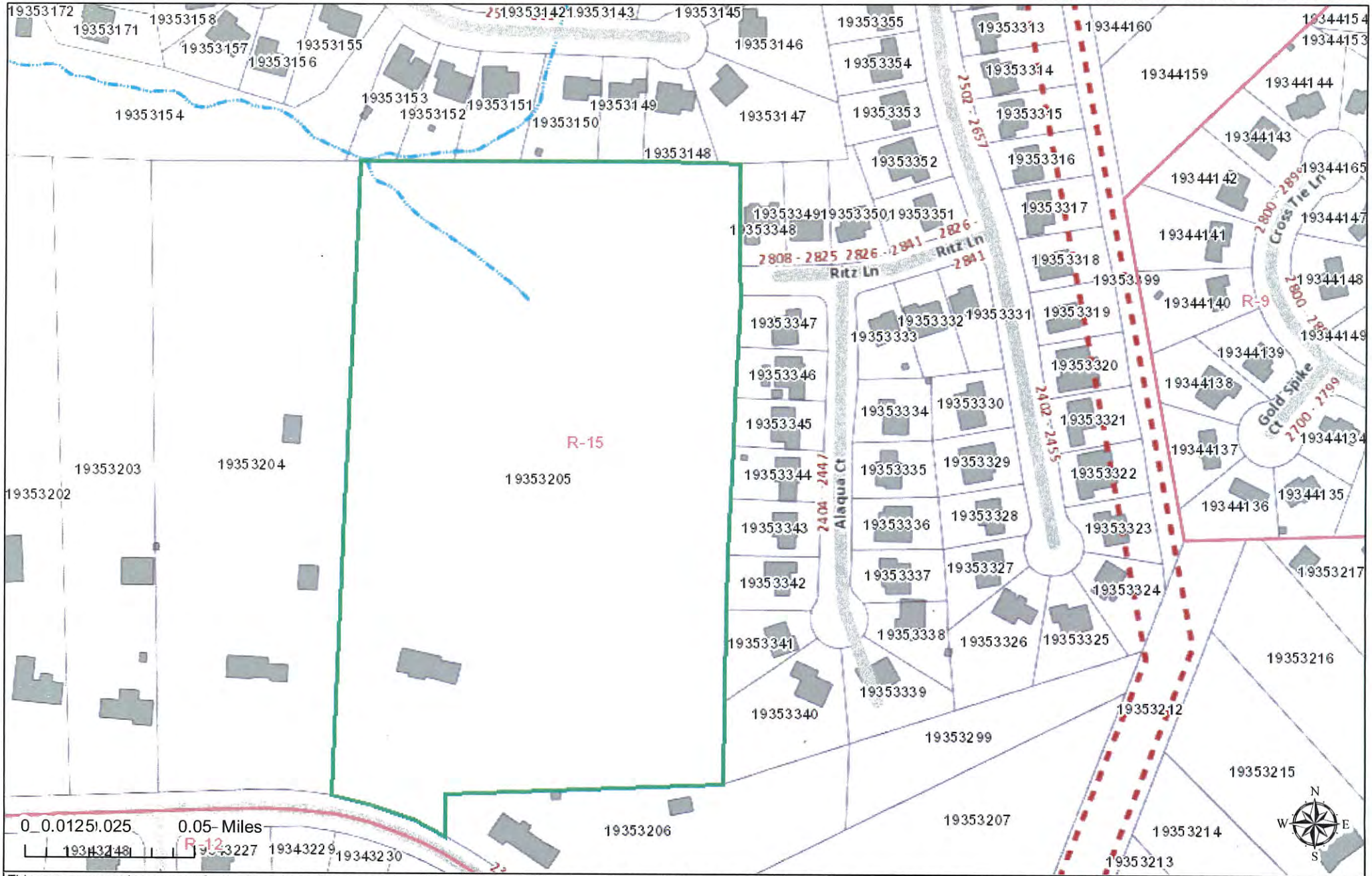
Parcel No. 19353147

Heera Adhikari
Om Kanta Adhikari
2501Ashby Woods Drive
Matthews, NC 28105

Polaris 3G Map – Mecklenburg County, North Carolina

2018-682

Date Printed: 2/14/2018 9:04:43 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2018-682

ROBINSON
BRADSHAW

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

March 28, 2018

BY HAND DELIVERY

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Kinger Homes, LLC Requesting the Rezoning of an Approximately 13.596 Acre Site Located on the North Side of Rice Road, East of the Intersection of Rice Road and Dylan Drive, From the R-15 Zoning District to the R-VS Zoning District (Tax Parcel No. 193-532-05)

Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification (the "Instructions"). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 13.596 acres and is located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive, and the site is designated as Tax Parcel No. 193-532-05. The site is currently zoned R-15 and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the R-VS zoning district to accommodate the development of a maximum of 40 one-family detached dwelling units on the site.

The Town of Matthews Land Use Plan 2012-2022 (the "Land Plan") provides land use policy guidance and recommendations for parcels of land located in the Town of Matthews. The site is located east of the Sam Newell Road Transitioning and Sensitive Area that is defined in the Land Plan. Although the Land Plan does not appear to make any specific land use

ROBINSON, BRADSHAW & HINSON, P.A. : robinsonbradshaw.com
Charlotte Office : 101 N. Tryon St., Ste. 1900, Charlotte, NC 28246 : 704.377.2536

2018-682

recommendations for the site, the Land Plan does contain policy statements and action items that appear to support the development proposed under this Rezoning Application. Set out below is a brief description of these policy statements and action items and how this proposed development furthers such policy statements and action items.

- This proposed residential community would add to and enhance the range and variety of housing styles available in the Town of Matthews as encouraged by the Land Plan. (See Policy # 1 on page 8 of the Land Plan and Strategy 1A on page 10 of the Land Plan). This proposed residential community would provide quality one-family detached dwelling units on lots smaller than the traditional 1/3 acre or larger lot generally found in the Town of Matthews. Smaller lots continue to increase in popularity, as residents seek to limit the amount of maintenance that is required for their lots.

- This proposed development would further the residential land use action item in the Land Plan to "provide a variety of housing styles, densities and locations" in the Town of Matthews. (See Action Item No. 1 on page 46 of the Land Plan).

- Although, as noted above, this site is located east of the Sam Newell Road Transitioning and Sensitive Area, the site is located to the east of the intersection of Rice Road and Sam Newell Road, and the Land Plan recommends for the Sam Newell Road Transitioning and Sensitive Area that the Town of Matthews consider alternative-style housing as infill development near the intersection of Rice Road and Sam Newell Road.

Jay, the Applicant and I look forward to working with you, Kathi and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON,
P.A.

John H. Carmichael

JHC1/lh

2018-682

ROBINSON
BRADSHAW

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

March 28, 2018

BY HAND DELIVERY

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Kinger Homes, LLC Requesting the Rezoning of an Approximately 13.596 Acre Site Located on the North Side of Rice Road, East of the Intersection of Rice Road and Dylan Drive, From the R-15 Zoning District to the R-VS Zoning District (Tax Parcel No. 193-532-05)

Dear Jay:

In connection with the above-captioned Rezoning Application (the "Application"), I am writing to convey the Applicant's thoughts as to how the residential community proposed under the Application meets the intent of Section 155.503.1 of the Town of Matthews Unified Development Ordinance (the "Ordinance"). More specifically, I am writing to convey how the site can accommodate the increased density, how the proposed residential community exhibits a thoughtful, imaginative use of the land and how it demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development.

In terms of the site accommodating the proposed density, the Applicant respectfully submits that the proposed residential community is a low to moderate density development, and that the site can accommodate the proposed density. The overall density of the proposed residential community is 2.94 dwelling units per acre. Additionally, the primary vehicular access point into and out of the site would be from Rice Road, and Rice Road provide easy access to Sam Newell Road and Idlewild Road.

Regarding whether or not the proposed residential community exhibits a thoughtful, imaginative use of the land, the Applicant has worked with the existing grades and contours of the site in designing the proposed development so as to limit the amount of grading and land disturbance, which will allow the Applicant to offer meaningful tree protection and open space areas on the site. These open space areas are located at the entrance into the site as well as in other locations as more particularly depicted on the Rezoning Plan. Also, I am advised by the

2018-682

Applicant's engineer that the proposed density of 40 dwelling units is not the maximum number of dwelling units that the site could accommodate under the R-VS zoning classification.

With respect to whether or not the proposed residential community demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development, the Applicant submits that the proposed residential community does in fact demonstrate appropriate land use relationships with adjoining parcels of land. This proposed residential community would contain one-family detached dwelling units, which is consistent with and complementary to the adjacent land uses, which are one-family detached dwelling units.

Second, since the entire site would be a single family residential community, the proposed development would have appropriate land use relationships within the site.

In closing, the Applicant is of the opinion that this proposed residential community would offer a unique housing opportunity in the Town of Matthews.

Jay, thank you for your assistance, and please do not hesitate to contact me with any questions or comments.

Sincerely,

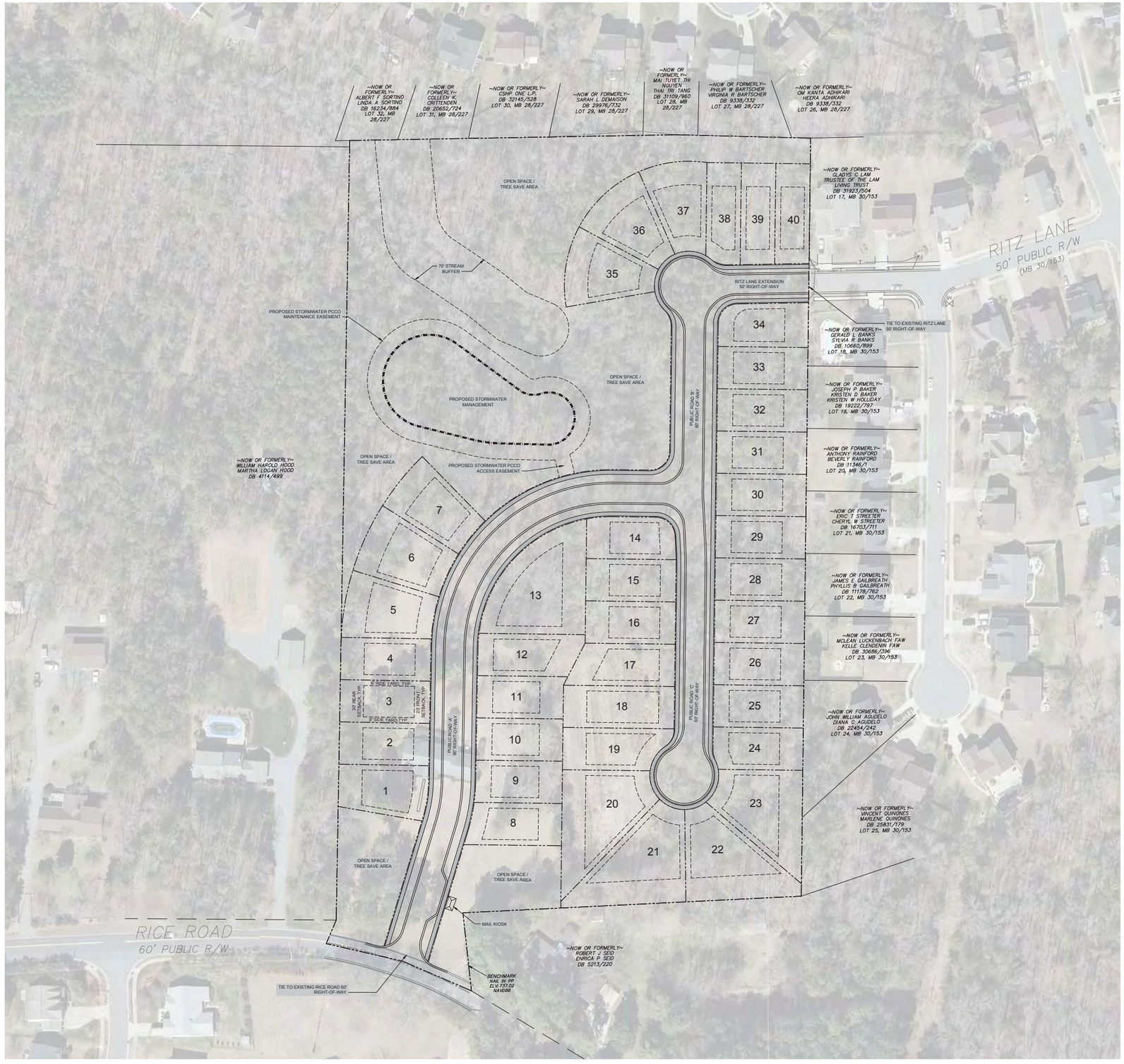
ROBINSON, BRADSHAW & HINSON, P.A.

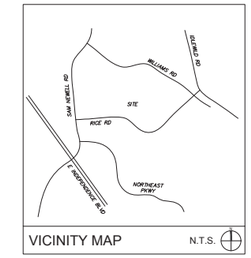
John H. Carmichael

JHC1/lh

CURRENT

2018-682
3/28/2018





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

DEVELOPMENT SUMMARY:

PARCEL TAX ID: 193-532-05
PARCEL SIZE: 13.596 ACRES

EXISTING ZONING: R-15 (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)
EXISTING USE: WOODED, VACANT

PROPOSED ZONING: R-VS (SINGLE FAMILY RESIDENTIAL; 4,500SF LOT MINIMUM)
PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE

TREE CANOPY AREA REQUIRED (8%): 1.24 ACRES
TREE CANOPY AREA PROVIDED (8% MIN%): 1.24 ACRES MIN

UNDISTURBED OPEN SPACE REQUIRED (17.5%): 2.37 ACRES
UNDISTURBED OPEN SPACE PROVIDED (17.5% MIN):2.37 ACRES MIN

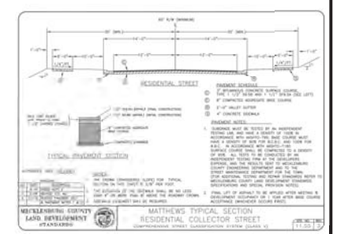
R-VS ZONING REQUIREMENTS:
MINIMUM LOT AREA: 4,500 SF
MINIMUM LOT WIDTH: 40'
MINIMUM LOT DEPTH: N/A

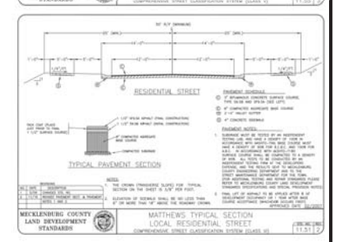
AVERAGE LOT SIZE PROVIDED:
115' x 54', 6,200SF

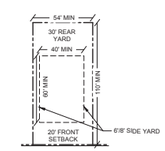
MINIMUM SETBACKS REQUIRED:
FRONT SETBACK: 20'
REAR YARD: 30'
SIDE YARD: 6' & 8'

MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 20'
REAR SETBACK: 30'
SIDE SETBACK: 6' & 8'

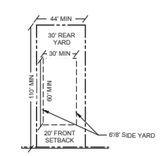
PROPOSED DEVELOPMENT
PROPOSED LOT TOTAL: 40
PROPOSED DENSITY: 2.94 DUA







TYPICAL LOT DETAIL (LOTS 1-34)



TYPICAL LOT DETAIL (LOTS 35-40)

bloc

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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stamp / seal:

BLOC DESIGN PLLC NORTH CAROLINA P-1007 C-390

NORTH CAROLINA PROFESSIONAL SEAL 35942 LANDSCAPE ARCHITECT WILLIAM S. LOCKHART III

03/28/2018

Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION
#TBD

PLAN NORTH N

TRUE NORTH N

SCALE: 1"= 50'
0 25' 50' 100'

DATE: 03/28/17	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00487.00	
SCALE: 1" = 50'	

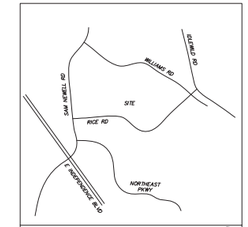
TITLE:
REZONING SITE PLAN

SHEET NO.:
RZ-1.0

S:\Projects\00487 Kinger Homes Rice Rd SF\Plans\Rezoning\00487 - Rezoning Plan - RZ-1.dwg, 3/28/2018 8:35:33 AM, andrew polonus, Bloc Design

CURRENT

2018-682
3/28/2018



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

ARCHITECTURAL ELEVATION EXAMPLES:

ALL ARCHITECTURAL ELEVATIONS DESIGNED BY DAN PUVAK

DEVELOPMENT STANDARDS:

MARCH 28, 2018

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Kinger Homes, LLC ("Applicant") for an approximately 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 193-532-05.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the R-VS zoning district shall govern the development and use of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may only be devoted to a residential community containing a maximum of 40 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

3. DIMENSIONAL STANDARDS

A. The development of the Site shall comply with the applicable dimensional standards of the R-VS zoning district set out in Table 155.604.4.B of the Ordinance.

B. Notwithstanding the terms of paragraph A above, the minimum lot area of Lots 1 through 34 shall be 4,500 square feet, and the minimum lot width of Lots 1 through 34 shall be 54 feet.

C. Notwithstanding the terms of paragraph A above, the minimum lot area of Lots 35 through 40 shall be 4,500 square feet, and the minimum lot width of Lots 35 through 40 shall be 44 feet.

D. The established setback may vary, so that the front building lines of the one-family detached dwelling units may be staggered at the option of Applicant.

E. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development and construction document phases.

4. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

5. STREETSCAPE TREATMENT

A. The streetscape treatment along the Site's public street frontages shall meet the requirements of the Ordinance.

6. TREE PRESERVATION AREAS

A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan.

7. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Site shall be 35 feet as measured under the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the one-family detached dwelling units to be constructed on the Site. Accordingly, each one-family detached dwelling unit to be constructed on the Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family detached dwelling unit to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a one-family detached dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.

D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone and cementitious siding.

E. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

8. SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

9. LIGHTING

A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

bloc

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com

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REVISIONS

NO.	DATE	DESCRIPTION

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NORTH CAROLINA
P-1007
C-390

NORTH CAROLINA
PROFESSIONAL
SEAL
35842
ENGINEER
WILLIAM
LOCKLIGHT
03/28/2018

Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION
#TBD

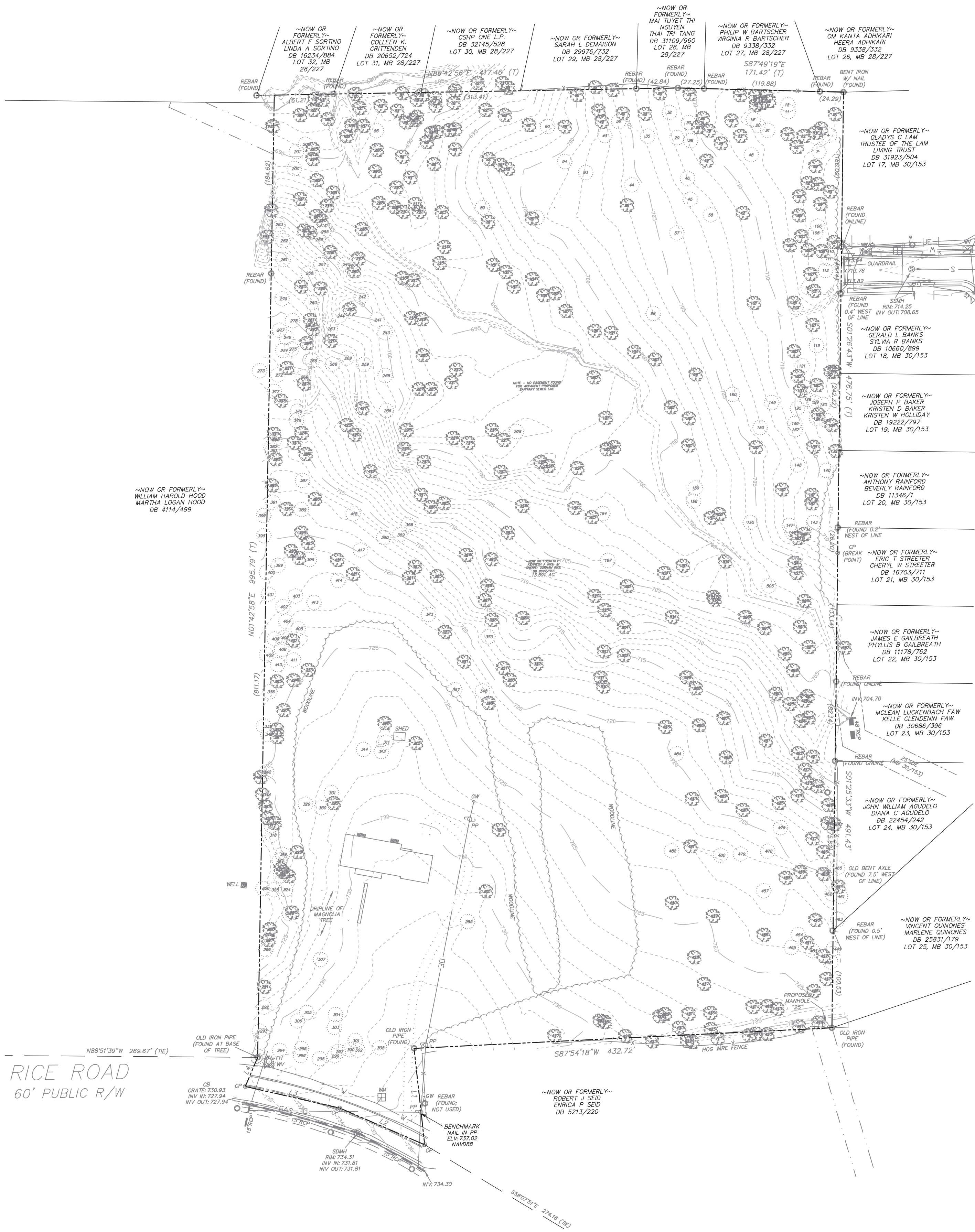
DATE: 03/28/17	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL

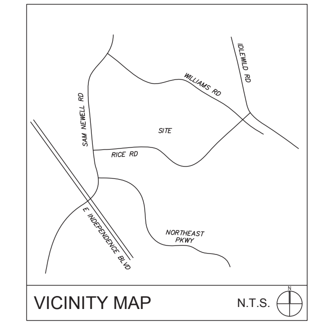
PROJECT NUMBER: 00487.00

SCALE: NTS

TITLE:
TECHNICAL DATA &
ARCHITECTURAL ELEVATIONS

SHEET NO.:
RZ-2.0





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

TOPOGRAPHIC SURVEY DATED MARCH 16, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

TREE TABLE	
NO.	DBH/TYPE
1	17"PINE
2	10"OAK
3	12"OAK
4	12"CEDAR
5	6/4"CEDAR
6	10"OAK
7	12"CEDAR
8	12"OAK
9	12"OAK
10	12"OAK
11	8"PINE
12	8"PINE
13	14"OAK
14	24"OAK
15	9"OAK
16	14"OAK
17	16"OAK
18	30"OAK
19	8"PINE
20	8"PINE
21	8"PINE
22	8"OAK
23	10"OAK
24	9"OAK
25	18"OAK
26	8"OAK
27	10"OAK
28	12"PINE
29	10"PINE
30	12"PINE
31	26"OAK
32	12"PINE
33	14"OAK*2
34	12"OAK
35	14"PINE
36	15"PINE
37	12"OAK
38	24"OAK
39	14/12"OAK
40	18"OAK
41	9"OAK
42	12"OAK
43	12"PINE
44	18"PINE
45	15"PINE
46	15"PINE
47	15"OAK
48	15"PINE
49	15"OAK
50	8"OAK
51	12"OAK
52	12"OAK
53	8"OAK
54	14"OAK*2
55	12"OAK
56	15"OAK-12"PINE
57	15"PINE
58	15"PINE
59	15"OAK
60	12"PINE
61	18"OAK
62	24"OAK
63	9"OAK
64	20"OAK
65	20"OAK
66	8"OAK
67	15"OAK
68	10"OAK
69	10"OAK
70	8"OAK
71	8"OAK
72	11"OAK
73	15"OAK
74	19"OAK
75	24"GUM
76	16"OAK
77	10"OAK
78	9"OAK
79	9"OAK
80	8"OAK
81	15"OAK
82	15"GUM
83	16"GUM
84	"OAK
85	14"PINE
86	16"OAK
87	15"OAK
88	15"OAK
89	15"PINE
90	22"OAK
91	15"OAK
92	15"PINE
93	15"PINE
94	15"PINE
95	15"OAK
96	15"OAK
97	15"OAK
98	17"PINE
99	15"OAK
100	15"PINE
101	24"OAK
102	12"OAK
103	15"OAK
104	10"OAK
105	9"CEDAR
106	9"CEDAR
107	18"OAK
108	6"OAK*2
109	8"OAK
110	8"CEDAR
111	8"CEDAR
112	9"CEDAR
113	8"OAK
114	9"PINE
115	9"OAK
116	10"OAK
117	11"PINE
118	15"OAK
119	9"PINE
120	11"OAK

TREE TABLE	
NO.	DBH/TYPE
120	11"OAK
121	11"PINE
122	15"OAK
123	8"OAK
124	10"PINE
125	14"OAK
126	8"OAK
127	10"OAK
128	8"PINE
129	8"PINE
130	11"PINE
131	8"OAK
132	8"PINE
133	10"PINE
134	9"OAK
135	11"PINE
136	11"PINE
137	11"PINE
138	16/11"OAK
139	18"OAK*2
140	10"PINE
141	10"OAK
142	14"OAK
143	8"PINE
144	8"OAK
145	14"OAK
146	9"PINE
147	9"PINE
148	15"PINE
149	15"PINE
150	15"PINE
151	18"OAK
152	20"OAK
153	12"OAK
154	9"OAK
155	15"PINE
156	18"OAK
157	24"OAK
158	15"PINE
159	15"PINE
160	22"OAK
161	22"OAK
162	20"OAK
163	24"OAK
164	28"PINE
165	26"OAK
166	26"OAK
167	17"PINE
168	26"OAK
169	26/20/11"OAK
170	30"OAK
171	20"OAK
172	36"OAK
173	26"OAK
174	26"OAK
175	15"OAK
176	15"OAK
177	18"OAK
178	28"OAK
179	20"OAK
180	28"OAK
181	18"OAK
182	22"OAK
183	22"OAK
184	17"OAK
185	8"OAK
186	12"OAK
187	8"OAK
188	9"OAK
189	20"OAK
190	20"OAK
191	17"GUM
192	17"GUM
193	28"OAK
194	10"OAK
195	22"OAK
196	12"OAK
197	14"OAK
198	22"OAK
199	11"GUM
200	20"PINE
201	12"PINE
202	9"PINE
203	16"GUM
204	12"OAK
205	15"OAK
206	15"OAK
207	22"GUM
208	22"OAK
209	20"OAK*2
210	20"OAK
211	15"POPLAR
212	30"OAK
213	15"OAK
214	26"OAK
215	22"OAK
216	26"OAK
217	26"OAK
218	36"OAK
219	20"OAK
220	26"OAK
221	20"OAK
222	20"OAK
223	24"OAK
224	17"GUM
225	24"GUM*2
226	24"GUM*2
227	18"OAK
228	15"PINE
229	20"GUM
230	20"GUM
231	20"OAK
232	22"OAK
233	22"GUM
234	15"OAK
235	16"GUM
236	15"PINE
237	22"OAK
238	17"PINE
239	15"PINE

TREE TABLE	
NO.	DBH/TYPE
240	15"PINE
241	15"PINE
242	12"PINE
243	15"GUM
244	15"PINE
245	12"PINE
246	14"GUM
247	14"GUM
248	12"GUM
249	11"OAK
250	11"OAK
251	24"GUM
252	12"OAK
253	14"OAK
254	8"PINE
255	8"PINE
256	10"OAK
257	10"PINE
258	12"PINE
259	9"OAK
260	12"PINE
261	9"OAK
262	11"OAK
263	15"PINE
264	14/8"GUM
265	12"PINE
266	14"PINE
267	15"OAK
268	12"PINE
269	12"PINE
270	12"OAK
271	22"GUM
272	12"PINE
273	8"PINE
274	12"PINE
275	9"PINE
276	12"PINE
277	11"PINE
278	11"PINE
279	8"PINE
280	11"OAK
281	20"PINE
282	20"PINE
283	15"PINE
284	12"GUM
285	30"CEDAR
286	11"PINE
287	8"GUM
288	12"GUM
289	14"PINE
290	22"OAK
291	18"OAK
292	17"PINE
293	8"PINE
294	20"PINE
295	18"PINE
296	12"PINE
297	12"PINE
298	15"PINE
299	15"PINE
300	15"PINE
301	14"PINE
302	12"CEDAR
303	18"PINE
304	15"PINE
305	15"PINE
306	15"PINE
307	22"PINE
308	22"PINE
309	26"OAK
310	24"OAK
311	18"PINE
312	18"HACKBERRY
313	18"PINE
314	15"CEDAR
315	8"OAK
316	8"OAK
317	12"PINE
318	12"PINE
319	12"PINE
320	14"PINE
321	9"OAK
322	14"OAK
323	16"PINE
324	15"PINE
325	15"PINE
326	11"PINE
327	10"OAK
328	12"OAK
329	16"PINE
330	22"PINE
331	22"PINE
332	12"OAK
333	12"OAK
334	20"OAK
335	11"OAK
336	10"PINE
337	9"OAK
338	10"OAK
339	8"PINE
340	15"PINE
341	8"OAK
342	15"PINE
343	10"OAK
344	11"OAK
345	11"OAK
346	12"OAK
347	22"PINE
348	24"PINE
349	14"OAK-11"PINE
350	15"OAK
351	15"OAK
352	20"OAK
353	28"GUM
354	20"GUM
355	22"GUM
356	22"GUM
357	18"GUM
358	14"PINE
359	18"PINE

TREE TABLE	
NO.	DBH/TYPE
360	16"PINE
361	18"GUM
362	17"GUM*2
363	24"GUM
364	22"GUM
365	24"GUM
366	18"OAK
367	30"OAK
368	30"OAK
369	36"OAK
370	14"PINE
371	15"OAK
372	15"OAK
373	14"PINE
374	12"OAK
375	9"PINE
376	9"PINE
377	10"PINE
378	11"OAK
379	16"GUM
380	11"PINE
381	11"PINE
382	8"PINE
383	8"OAK
384	10"OAK
385	16"GUM
386	8"OAK*2
387	12"PINE
388	26"OAK
389	9"PINE
390	8"OAK
391	12"PINE
392	12"PINE
393	20"PINE
394	12"OAK
395	14"OAK
396	9"PINE
397	8"OAK
398	6/4"OAK
399	12"PINE
400	16"PINE
401	16"PINE
402	8"PINE
403	9"PINE
404	10"PINE
405	12"PINE
406	10"PINE
407	10"PINE
408	12"PINE
409	10"PINE
410	9"PINE
411	10"PINE
412	4/6/8"HACKBERRY
413	17"PINE
414	14"PINE
415	15"OAK
416	22"OAK
417	19"PINE
418	17"PINE
419	24/20"POPLAR
420	18"OAK
421	22"POPLAR
422	22"POPLAR
423	30"OAK
424	22"OAK
425	12"OAK
426	12"OAK
427	26"OAK
428	11"OAK
429	11"OAK
430	14"OAK
431	20"OAK
432	15"OAK
433	18"OAK
434	20"OAK
435	17"OAK
436	14"OAK
437	22"OAK
438	28"OAK
439	40"OAK
440	28"OAK
441	18"OAK
442	18"OAK
443	8"OAK
444	9"OAK
445	20"OAK
446	12"OAK
447	9"OAK
448	9"CEDAR
449	11"PINE
450	8"OAK
451	11"OAK
452	11"OAK
453	12"PINE
454	12"PINE
455	12"PINE
456	10/12"OAK
457	17"PINE
458	11"OAK
459	18"OAK
460	14"OAK
461	22"PINE
462	15"CEDAR
463	20"PINE
464	16"OAK
465	14"PINE
466	15"OAK
467	10"OAK
468	10"OAK
469	20"OAK
470	8"OAK
471	20"OAK
472	18"OAK
473	14"OAK
474	18"OAK
475	16"OAK
476	15"PINE
477	12"OAK
478	17"PINE
479	24"PINE

TREE TABLE	
NO.	DBH/TYPE
480	24"PINE
481	18"OAK
482	16"PINE
483	17"OAK
484	12/9"CEDAR
485	22"OAK
486	15"OAK
487	15"OAK
488	17"OAK
489	17"OAK
490	20"OAK
491	24"OAK
492	16"OAK
493	22"OAK
494	17"OAK
495	15"OAK
496	18"OAK
497	18"OAK
498	14"OAK
499	18"OAK
500	18"OAK
501	8"OAK
502	15"HACKBERRY
503	20"OAK
504	22"GUM
505	42" MAGNOLIA
506	22"OAK
507	15"OAK
508	16"OAK
509	16"OAK
510	24"OAK
511	24"OAK
512	20"OAK
513	17"OAK
514	15"OAK
515	24"OAK
516	24"OAK
517	24"OAK
518	16"OAK
519	24"OAK*2
520	24"OAK

CURRENT
2018-682
3/28/2018

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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stamp / seal:

BLOC DESIGN, PLLC PROFESSIONAL LIMITED LIABILITY COMPANY P-1007 C-390 NORTH CAROLINA

FOR REFERENCE ONLY

Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION
#TBD

PLAN NORTH N TRUE NORTH N

SCALE: 1"= 50'
0 25' 50' 100'

DATE: 03/28/17	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00487.00	
SCALE: 1" = 50'	

TITLE:
SITE SURVEY

SHEET NO.:
RZ-3.0

COMMUNITY MEETING REPORT
Applicant: Kinger Homes, LLC
Rezoning Application No. 2018-682

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on May 4, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, May 17, 2018 at 6:30 PM in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting were Paul Sagadin and Shad Rafferty of the Applicant, Austin Coleman of Bloc Design and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Applicant's representatives.

John Carmichael then provided the agenda for the Community Meeting.

John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2018-682.

John Carmichael then provided the current schedule of events relating to this rezoning request. The Public Hearing is currently scheduled to be held on Monday, June 11, 2018 at 7:00 PM at the Matthews Town Hall. The Planning Board will consider this rezoning request at its meeting on Tuesday, June 26, 2018 at 7:00 PM at the Matthews Town Hall. The Town Board of Commissioners is currently scheduled to render a decision on this rezoning request on Monday, July 9, 2018 at 7:00 PM at the Matthews Town Hall.

John Carmichael stated that the site subject to this Rezoning Application contains approximately 13.596 acres and is located on the north side of Rice Road, between Sam Newell Road and Williams Road. John Carmichael shared tax maps of the site.

John Carmichael stated that, more specifically, the site is located next to Alaqua Court, and Ritz Lane dead-ends into the site.

John Carmichael then showed an aerial photograph of the site that shows the site, Ritz Lane and Alaqua Court.

John Carmichael stated that the site is currently zoned R-15. The Applicant is requesting that the site be rezoned from the R-15 zoning district to the R-VS zoning district to accommodate the development of up to 42 one-family detached homes on the site. John Carmichael then shared the current Rezoning Plan relating to this Rezoning Application. He stated that access into the site would be from Rice Road and Ritz Lane. As a result, someone could travel from Ritz Lane through the site to access Rice Road, and someone could travel from the site by way of Ritz Lane to access Williams Road. John Carmichael stated that Ritz Lane is a stub street, and the Town will require the extension of this street into the site upon the development of the site.

John Carmichael stated that tree save areas would be located at the entrance into the site from Rice Road, and on the middle portion of the site and the top of the site. John Carmichael stated that the detention pond would also be located in the northern portion of the site near the site's western boundary line. John Carmichael stated that a walking trail would be installed around the detention pond. John Carmichael stated that sidewalks and planting strips would be installed on both sides of the streets located within the site.

John Carmichael stated that new proposed Public Street C would stub at the southern boundary line of the site.

Paul Sagadin then addressed the meeting. Paul Sagadin stated that a maximum of 42 one-family detached homes are proposed for this site. Paul Sagadin stated that the average lot size would be 6,200 square feet. The minimum lot width would be 50 feet, the front setback would be 20 feet, the rear yard would be 30 feet and the side yards would be six feet and eight feet. The overall density would be 3.09 dwelling units per acre.

Paul Sagadin then shared photographs that are representative of the style, design and quality of the homes that would be built on the site. He stated that they are still working on the architectural design of the proposed homes and he is seeking feedback.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Paul Sagadin stated that there are no plans at this time to install a fence around the perimeter of the site. However, construction fencing would be installed.

- In response to a question about whether the Applicant can install a fence around the perimeter of the site, Paul Sagadin stated that he would look at this option.

- In response to a question, Paul Sagadin stated that the required rear yard would be 30 feet. A minimum of 30 feet would be located between the rear of a dwelling unit and the rear property line of a lot.

- An individual stated that his property is adjacent to lots 22 and 23, and that Public Road C stubs right at his property line. This individual stated that he did not like the fact that this street is proposed to stub at his property line. In response, Paul Sagadin stated that the Town is requiring this stub street. This individual then stated that there is going to be a fence there along his property line, he will demand it.

- An individual stated that there are too many homes proposed for this site. He is worried that there will be a house located eight feet or six feet from his property line.

- An individual stated that she loves the trees that are currently located on the site. She is concerned that there would be two new single-family homes located directly behind her lot.

- An individual stated that his property, which is located adjacent to the site, will not be developed as long as he is alive.

- An individual expressed the concern that this proposed development would connect to Ritz Lane. This individual is concerned about the additional traffic that would be put on Ritz Lane as a result of this proposed development. This individual stated that their quiet neighborhood will be impacted by this proposed development and the street connection to Ritz Lane. Paul Sagadin stated that the connection from the site to Ritz Lane would allow property owners in the adjacent development to access Rice Road through this site.

- An individual asked why the Applicant wants to put more homes on the site than would be allowed under the current R-15 zoning. This individual stated that he knows it is about money. He stated that he knows that it is about making more profits for the Applicant. This individual asked who owns Kinger Homes, and Paul Sagadin stated that Danesh Kinger is the owner of Kinger Homes.

- An individual asked why the Applicant needs an attorney to assist on this Rezoning Application unless the Applicant is doing something wrong. Paul Sagadin stated that the Applicant is doing nothing wrong here, and that they have engaged an attorney just to provide assistance on the rezoning process.

- An individual stated that he does not want 42 homes on a 13-acre site.

- Paul Sagadin stated that they are not trying to fool anyone with this rezoning request. He stated that the Applicant is being transparent here.

- An individual asked if Paul Sagadin had looked at the surrounding neighborhoods, and he indicated that he has looked at the surrounding neighborhoods. He stated that there are nice homes located in this area.

- An individual stated that the developer should put a neighborhood on the site similar to Jessica Park. He stated that Jessica Park is a nice neighborhood.

- An individual stated that the Applicant needs a contingency plan for this development, because the R-VS zoning district and 42 homes are not appropriate for this site.

- In response to a question, Paul Sagadin stated that the sales prices of these proposed homes would be from the upper $300,000s to the low $400,000s.

Shad Rafferty stated that due to the cost of the land, the homes would not sell for less than the high $300,000s. Shad Rafferty stated that these homes do not need to be full-brick homes to achieve these price points.

- In response to a question, Paul Sagadin stated that the size of the homes would range from approximately 2,600 to 2,800 square feet all the way up to approximately 3,400 square feet.

- An individual stated that along the eastern boundary line of the site, there are 14 new homes planned to be constructed next to eight existing homes immediately adjacent to the site.

- In response to a question, Paul Sagadin reiterated that the size of the homes would range from approximately 2,600 square feet to approximately 3,400 square feet.

- An individual stated that homes of that size will not fit on the proposed lots. Paul Sagadin stated that houses of this size would fit on the proposed lots.
- An individual stated that the Applicant could reduce the number of homes proposed for the site.
- An individual stated that he understands that the Applicant is paying $870,000 for the site.
- In response to a question, Paul Sagadin stated that there would be no individual mailboxes on the site. The site would be served by a mail kiosk.
- In response to a question, Paul Sagadin stated that Kinger Homes would not build these proposed homes. Kinger Homes would be an investor. Kinger Homes would engage a small local builder to build the proposed homes.
- In response to a question, Paul Sagadin stated that he is working with a builder named John Nichols.
- In response to a question, Paul Sagadin stated that the Applicant has not currently built any similar neighborhoods. The Applicant is new to the Carolinas. However, the Applicant is currently working on several projects. As a result, Paul Sagadin stated that he does not have any pictures of existing developments.
- In response to a question regarding the location of the storm water pond, Paul Sagadin stated that location is required by the topography of the site.
- An individual stated that he is concerned with flooding that would be caused by this development.
- An individual suggested that the Applicant develop a senior community on the site.
- In response to a question regarding the survey of the site, Paul Sagadin stated that he would be happy to share a copy of the survey with anyone who desires to see it.
- An individual stated that a huge concern is the street connection to Ritz Lane. John Carmichael stated that connecting to Ritz Lane is required by the Town of Matthews.
- An individual stated that this proposed development would add numerous cars in her neighborhood because of the connection to Ritz Lane.
- An individual asked Paul Sagadin if he has a Plan B for this site, and Paul Sagadin stated that he does not have a Plan B for this site at this time.
- An individual stated that placing 42 homes in an area that has 30 homes nearby is not appropriate.
- Paul Sagadin stated that the building pads would accommodate the proposed homes.
- In response to a question, Paul Sagadin showed where the entrance into the site from Rice Road would be located.
- An individual stated that he feels that the Applicant is proposing too much density for this 13 acre site.
- An individual stated that traffic on Rice Road is already bad. This proposed development would only worsen the situation. Additionally, this individual stated that Rice Road has a dangerous curve.

- An individual stated that she would like to see the trees kept on the site.
- An individual stated that there does not appear to be much space between the proposed homes.
- An individual stated that a 30 foot rear yard and a 20 foot setback are small.
- In response to a question, Paul Sagadin stated that there would be an entrance into the site from Rice Road and an entrance into the site from Ritz Lane.
- Paul Sagadin stated that each home would have a usable front porch.
- An individual stated that the proposed homes are attractive, but there is not a lot of land that would go with these homes.
- An individual asked if the Applicant had to build three homes immediately next to her property. Paul Sagadin stated that this individual's lot fans out at a cul-de-sac and is extremely wide.
- In response to a question, Paul Sagadin stated that the Applicant would not widen Rice Road in connection with this development. John Carmichael stated that a traffic impact analysis was not required to be performed by the Applicant in connection with this Rezoning Application.
- An individual stated that he supports new homes on the site, but not the amount of homes that are currently proposed.
- An individual suggested that the Applicant build a subdivision like Jessica Park.
- Another individual noted the dangerous curve in Rice Road.
- An individual asked if speed bumps would be constructed on Rice Road in connection with this project, and John Carmichael stated that speed bumps are not proposed to be constructed. Another individual stated that speed bumps on Rice Road would not be a good idea.
- An individual described the history of this site and the historic walking path. He stated that this site was deeded in 1624.
- In response to a question regarding a potential timeline, Paul Sagadin stated that they hope to get a decision on this Rezoning Application in July. Thereafter, they would hope to start the development of the site in 90 days, and it would take four to six months to develop the site. Thereafter, the construction of the homes could start.
- Paul Sagadin stated that it would take approximately five to six months to build a home and that the homes could be built in phases.
- An individual asked if Ritz Lane would be used for construction traffic. John Carmichael stated that they could add a note to the Rezoning Plan prohibiting construction traffic from using Ritz Lane to enter and exit the site.
- An individual stated that he did not like the R-VS zoning district, and he prefers that the site be developed under the R-15 zoning.
- In response to a question, Paul Sagadin stated that they have not acquired the site yet.
- An attendee reiterated his concern that the Applicant is proposing too much density for the site, and stated that he did not like the R-VS zoning district. He prefers that another zoning district, such as R-15, be utilized.

- In response to a question about the size of the back yards on the lots, Paul Sagadin stated that each lot would have a 30 foot rear yard, and each lot would have a width of approximately 50 feet.
- An individual stated that these homes would have small backyards.
- An individual asked if a buffer of trees could be located to the rear of the lots. Paul Sagadin stated that they would hope to save some trees along the rear of the lots, but they would have to look at that during the construction process.
- An individual stated that he prefers half-acre lots for this site.
- Shad Rafferty stated that the homes proposed for this site would be nice homes.
- An individual stated once again that he does not like the R-VS zoning district. He would even prefer the R-9 zoning district to the R-VS zoning district.
- In response to a question, Paul Sagadin reiterated that the rear yards would have a depth of 30 feet.
- An individual requested that the Applicant reduce the number of homes proposed for the site.
- Paul Sagadin stated that the price points of these proposed homes should help the values of existing homes in the area.

The meeting was adjourned.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 27th day of June, 2018

John H. Carmichael

John H. Carmichael, Agent for Kinger Homes, LLC

Exhibit A-1

Parcel No. 19353204

William Harold Hood
Martha Logan Hood
2339 Rice Road
Matthews, NC 28105

Parcel No. 19343227

Eric Darden
Marsha Fields-Darden
2007 Dylan Dr
Matthews, NC 28105

Parcel No. 19343228

Corey D. Edwards
Meredith A. Edwards
2011 Dylan Drive
Matthews, NC 28105

Parcel No. 19343229

Brandon R. Crumpton
Rosanny Crumpton
2145 Tommy Lane
Matthews, NC 28105

Parcel No. 19343230

Maria Gaines
2149 Tommy Lane
Matthews, NC 28105

Parcel No. 19343231

Angel Douglas
Terrence L. Douglas
2153 Tommy Lane
Matthews, NC 28105

Parcel No. 19343232

Tommie Rider Keller, III
2157 Tommy Lane
Matthews, NC 28105

Parcel No. 19353206

Enrica P. Seid
Robert J. Seid
2417 Rice Road
Matthews, NC 28105

Parcel No. 19343201

Town of Matthews
232 Matthews Station St
Matthews, NC 28105

Parcel No. 19353347

Gerald L. Banks
Sylvia R. Banks
2447 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353346

Joseph P. Baker
Kristen D. Baker
Kristen W. Holliday
2441 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353345

Anthony Rainford
Beverly Rainford
2435 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353344

Cheryl W. Streeter
Eric T. Streeter
2429 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353343

James E. Galbreath
Phyllis B. Galbreath
2423 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353342

Kelle Clendenin Faw
McLean Luckenbach Faw
2417 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353341

Diana C. Agudelo
John William Agudelo
2407 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353340

Marlene Quinones
Vincent Quinones
2405 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353339

Lorraine Brown
Nathanial Brown
2404 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353338

Marie Aurelus
2410 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353337

Maria Romero Alfaro
Roberto Alfaro
2418 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353336

Tammy S. Lawson
2424 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353335

Darryl T. Johnson
Theresa J. Johnson
2430 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353334

Jaime Torres
Taneika M. Torres
2438 Alaqua Ct
Matthews, NC 28105

Parcel No. 19353333

Edward M. Skunda
Linda R. Skunda
2826 Ritz Lane
Matthews, NC 28105

Parcel No. 19353348

Gladys C. Lam, Trustee of The LAM
Living Trust, U/A dated June 9, 2016
2809 Ritz Lane
Matthews, NC 28105

Parcel No. 19353349

Moe M. Ho
2817 Ritz Lane
Matthews, NC 28105

Parcel No. 19353350

Tracey Wilcox LLC
2409 Sandalwood Drive
Waxhaw, NC 28173

Parcel No. 19353351

Pain Tun Chin
2503 Windsor Chase Drive
Matthews, NC 28105

Parcel No. 19353352

Karen A. Kluge
Roy Kluge
2519 Windsor Chase Drive
Matthews, NC 28105

Parcel No. 19353154

Matthews Commons Owners' Association Inc.
PO Box 18712
Charlotte, NC 28218

Parcel No. 19353153

Albert F. Sortino
Linda A. Sortino
2525 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353152

Colleen K. Crittenden
2521 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353151

CSHP One, L.P.
8665 East Hartford Drive
Suite 200
Scottsdale, AZ 85255

Parcel No. 19353150

Sarah L. Demaison
2513 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353149

Mai Tuyet Thi Nguyen
Thai Tri Tang
2509 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353148

Philip W. Bartscher
Virginia R. Bartscher
2505 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353147

Heera Adhikari
Om Kanta Adhikari
2501Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353146

Brian G. Moore
Deborah E. Moore
2500 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353145

Sidney D. Evans
Karen Clark Evans
2504 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353144

Xiaoping Zheng
2508 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353143

Andrea L. Price
Jesse R. Price
2514 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353142

Peter E. Ogint
Sandra P. Ogint
2518 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353141

Lindsay Marie Marsh
Patrick James Shrewsbury
2526 Ashby Woods Drive
Matthews, NC 28105

Parcel No. 19353140

Ambata P. Singh
Gursharan Jagdev Singh
2536 Ashby Woods Drive
Matthews, NC 28105

6/27/2018
2018-682

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- **Rezoning Application No. 2018-682** filed by Kinger Homes, LLC to request the rezoning of an approximately 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district

Date and Time of Meeting: Thursday, May 17, 2018 at 6:30 p.m.

Place of Meeting: Morning Star Lutheran Church
Fellowship Hall
12509 Idlewild Road
Matthews, NC 28105

We are assisting Kinger Homes, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district. The purpose of this rezoning request is to accommodate the development of up to 40 one-family detached dwelling units on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Thursday, May 17, 2018 at 6:30 p.m. in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: May 4, 2018

EXHIBIT
A-2

10815276v1 26053.00012

6/27/2018
2018-682

Kinger Homes, LLC, Applicant
Rezoning Application No. 2018-682

Community Meeting Sign-in Sheet

Morning Star Lutheran Church
Fellowship Hall
12509 Idlewild Road
Matthews, NC 28105

Thursday, May 17, 2018

6:30 P.M.

EMJD619@gmail.com

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	GLADYS LAM	2809 RITZ LANE	704-821-1757	WLAMJR@CAROLINA.RR.COM
2.	ERIC DARDEN	2007 DYLAN DRIVE	704-517-8322	EMJD619@GMAIL.COM
3.	Martha Hood	2339 Rice Rd	704 8473389	mlhood@windstream.net
4.	RICKIE SEID	2417 Rice Rd	704 2364503	RICKIESEID@YAHOO.COM
5.	Jinny Barkscher	2505 Ashby Woods Dr	704-807 5089	jinnbar@ncagape.org
6.	Karen Banks	2447 Alagua Ct	980-253-9418	KBanks28@gmail.com
7.	Diana Agudelo	2407 Alagua Ct	203-5437380	Dagude63@AOL.com
8.	Marlene Quinones	2405 Alagua Ct	704-8477756	VMVGS@AOL.COM
9.	Joyce Reed	2116 Rice Rd	704-847-3035	lreed2@windstream.net
10.	Chris Cox	2108 Tommy Ln.	704-607-7397	chrisdcox@yahoo.com
11.	Jan Andrews	2158 Tommy Ln	704 839-9333	jaiiwii@gmail.com
12.	Kia Cauthen	2144 Tommy Ln	704-517-6522	Kmc0871@gmail.com

10840753v1

6/27/2018
2018-682

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
13.	TERRENCE DOUGLAS	2153 Tommy Ln.	980-245-6842	td-171@yahoo.com
14.	A Douglas	" "	704-492-3693	aldouglas08@gmail.com
15.	HAROLD HOOD	2339 RICE ROAD	704-847-3389	whhood@windstream.net
16.				
17.				
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6/27/2018
2018-682

Rezoning Application No. 2018-682

Kinger Homes, LLC, Applicant

Community Meeting

May 17, 2018

tabbies

EXHIBIT

C

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

I. Introduction of Team Members

II. Rezoning Schedule

III. Site/Existing Zoning/Rezoning Request

IV. Review of the Site Plan

V. Question, Answer and Comment Session

Rezoning Team

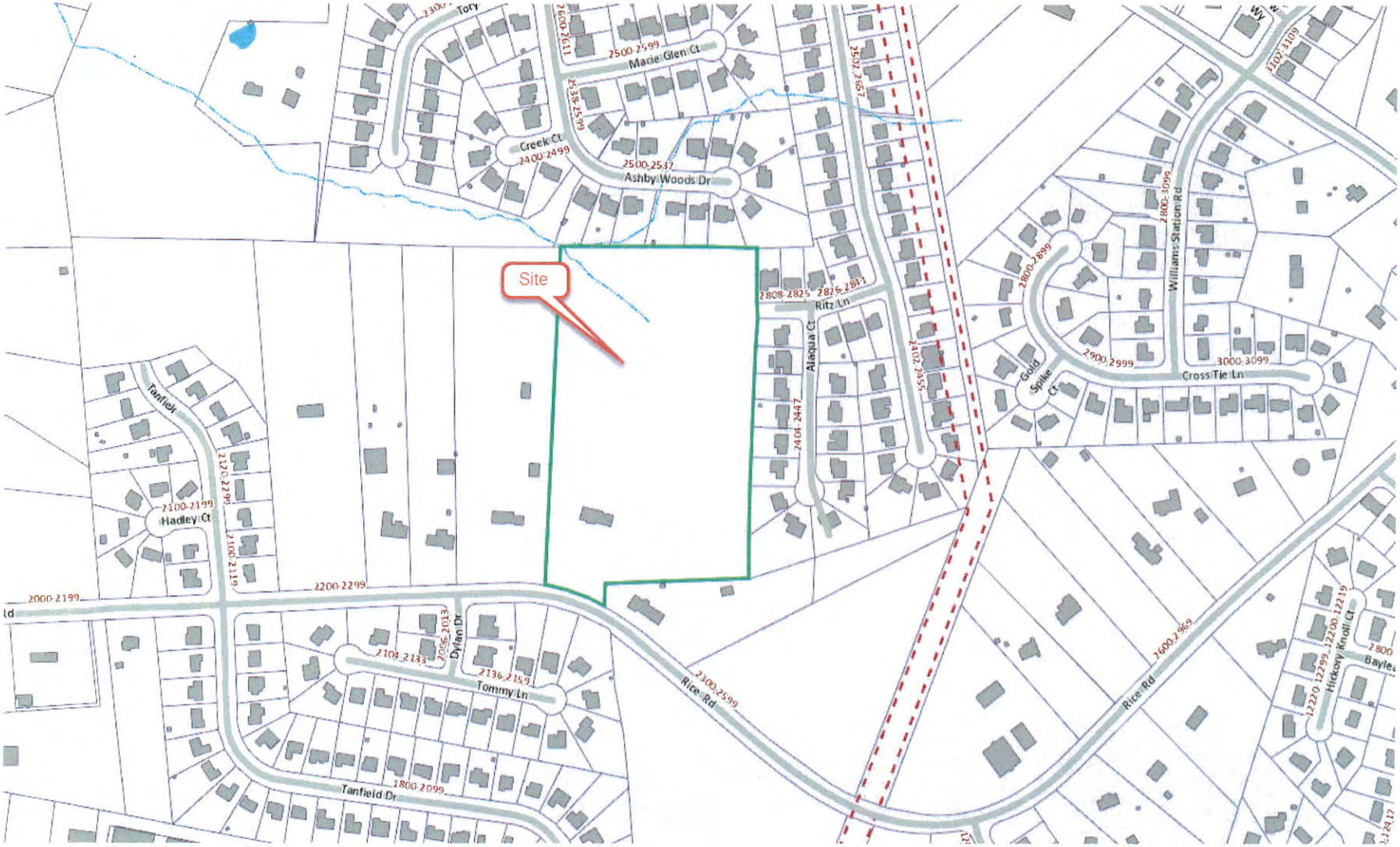
- Paul Sagadin
- Shad Rafferty
- Austin Coleman, Bloc Design
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

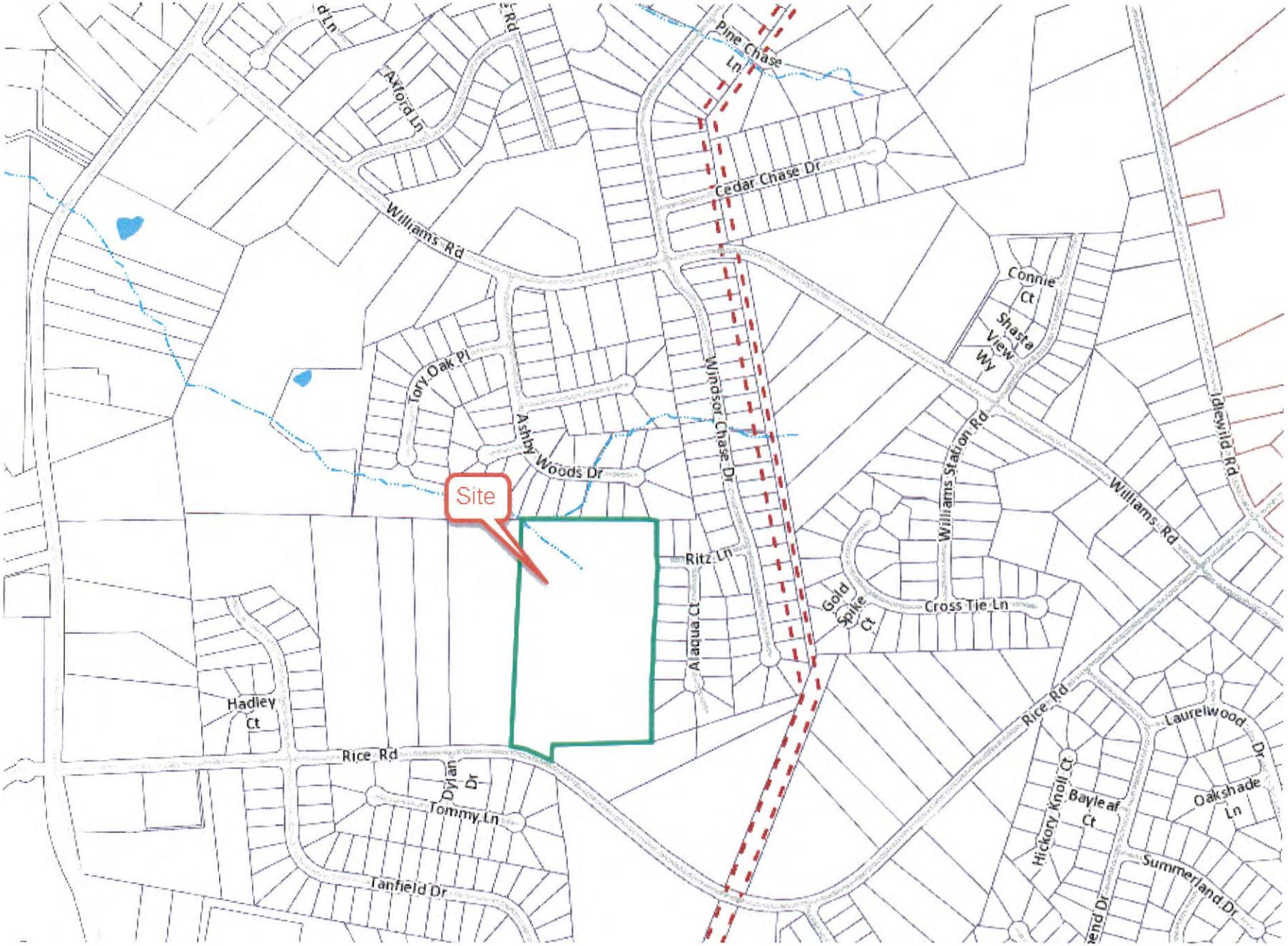
- Public Hearing: Monday, June 11, 2018 at 7:00 PM at the Matthews Town Hall
- Planning Board: Tuesday, June 26, 2018 at 7:00 PM at the Matthews Town Hall
- Town Board Decision: Monday, July 9, 2018 at 7:00 PM at the Matthews Town Hall

6/27/2018
2018-682

Site – 13.596 Acres

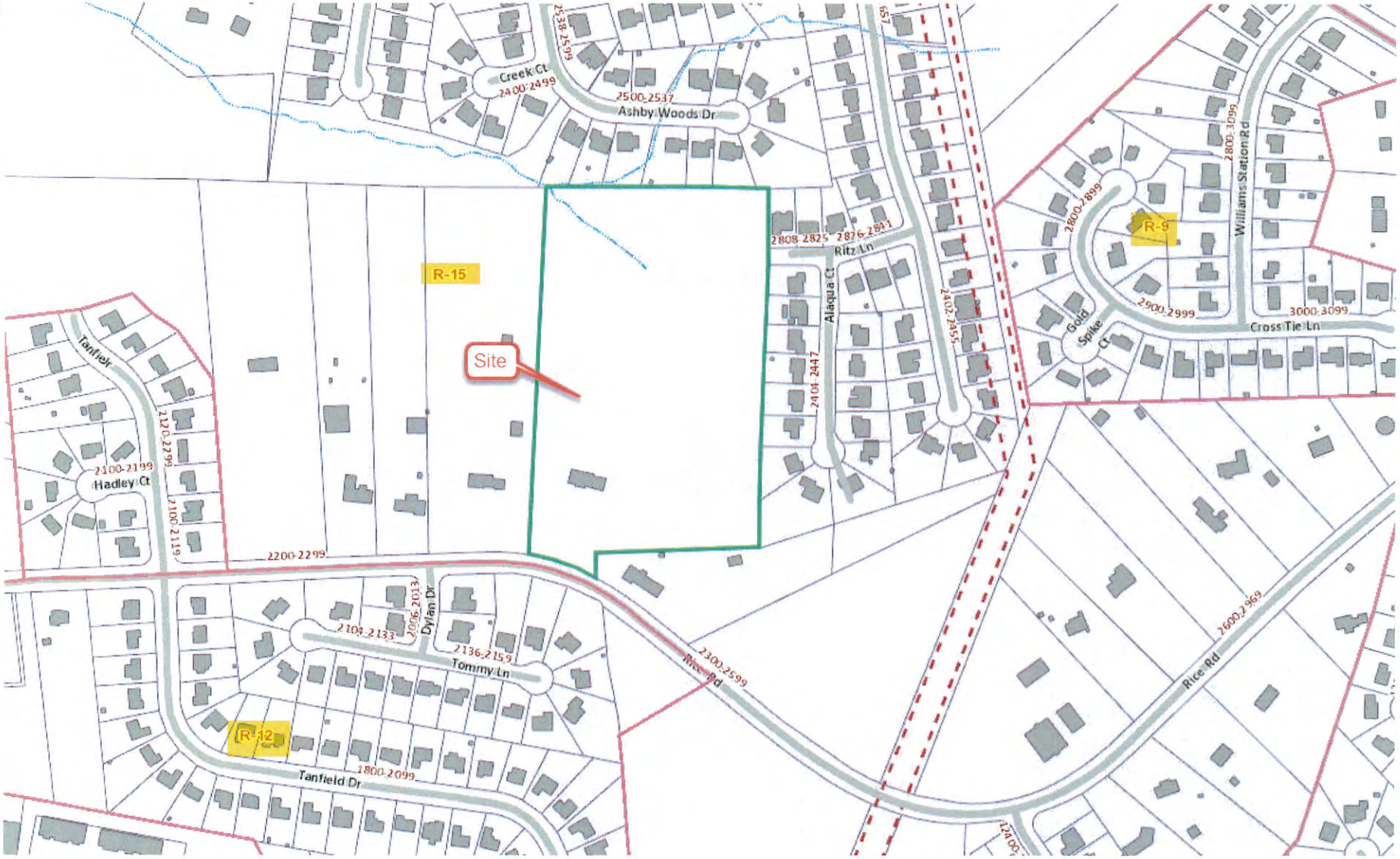


6/27/2018
2018-682



6/27/2018
2018-682

Existing Zoning



Rezoning Request

- Requesting that the site be rezoned from the R-15 zoning district to the R-VS zoning district to accommodate the development of up to 42 one-family detached homes on the site

Site Plan

6/27/2018
2018-682

bloc

Bloc Design
29215 Tryon Street, Suite 120
Charlotte NC 28203
phone 704.940.2883
www.bloc-nc.com

landscape architecture | planning | civil engineering

REVISIONS

Kinger Homes, LLC
Rice Road Single Family
Matthews, NC 28105

REZONING PETITION
#2018-682

SCALE 1"=50'

TITLE
REZONING SITE PLAN

RZ-1.0

6/27/2018
2018-682

6/27/2018
2018-682

ARCHITECTURAL ELEVATION EXAMPLES:

ALL ARCHITECTURAL ELEVATIONS DESIGNED BY DAN PUJAK

6/27/2018
2018-682

6/27/2018
2018-682

6/27/2018
2018-682

6/27/2018
2018-682

Questions and Comments

5/4/2018
2018-682

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- **Rezoning Application No. 2018-682** filed by Kinger Homes, LLC to request the rezoning of an approximately 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district

Date and Time of Meeting: Thursday, May 17, 2018 at 6:30 p.m.

Place of Meeting: Morning Star Lutheran Church
Fellowship Hall
12509 Idlewild Road
Matthews, NC 28105

We are assisting Kinger Homes, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 13.596 acre site located on the north side of Rice Road, east of the intersection of Rice Road and Dylan Drive (Tax Parcel No. 193-532-05), from the R-15 zoning district to the R-VS zoning district. The purpose of this rezoning request is to accommodate the development of up to 40 one-family detached dwelling units on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Thursday, May 17, 2018 at 6:30 p.m. in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: May 4, 2018

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Request to Defer Public Hearing for Application 2018-682, Rice Road Subdivision

DATE: June 6, 2018
FROM: Jay Camp

Background/Issue:

We have received a request to defer the Public Hearing for Application 2018-682. The applicant states that more time is required to address concerns from the community meeting and hold a new meeting with neighbors.

Proposal/Solution:
Since the Public Hearing has already been advertised, it should be opened and continued to July 9, 2018

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Open Public Hearing for Application 2018-682 and continue to July 9, 2018.

5/29/2018
2018-682

ROBINSON
BRADSHAW

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

May 29, 2018

VIA EMAIL

Mr. Jay Camp
Senior Planner - Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application No. 2018-682
Kinger Homes, LLC, Applicant

Dear Jay:

I hope this letter finds you well.

As you know, the Public Hearing on Rezoning Application No. 2018-682 is scheduled to be held on Monday, June 11, 2018. On behalf of the Applicant under Rezoning Application No. 2018-682, Kinger Homes, LLC, I hereby request that the Public Hearing on this Rezoning Application be deferred from the Town Board of Commissioners' June 11, 2018 meeting to its July 9, 2018 meeting.

The deferral of the Public Hearing is being requested so as to provide the Applicant with additional time to revise its Rezoning Plan and to hold another meeting with area residents.

Jay, we appreciate your assistance on this matter and the consideration of this request by the Town Board of Commissioners.

Should you have any questions or comments, please do not hesitate to give me a call.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

John Carmichael

John H. Carmichael

JHC1/lh

APPLICATION 2018-685 STAFF REPORT
PHILLIPS ROAD SUBDIVISION

Pre Public Hearing Staff Analysis · July 2018

Town of Matthews™ North Carolina

SUMMARY

Location

Corner of Highway 51 and Phillips Road

Ownership/Applicant

Barbara Henderson/ Gary Stephens, Front Porch Communities

Zoning

Existing: R-15 Proposed: R-VS

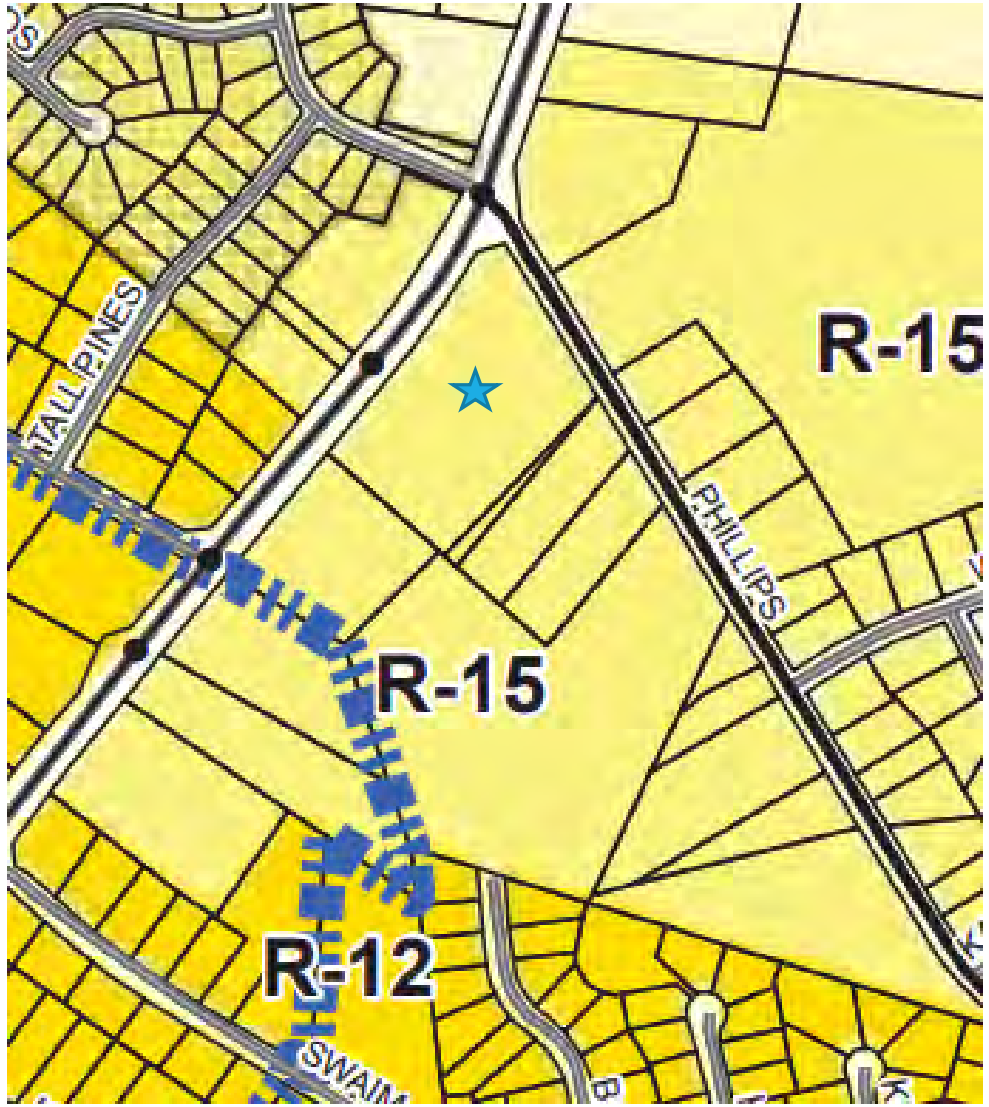
Use

Existing: Single Family Home

Proposed: 22 lot subdivision

Request Summary

The applicant proposes to construct a neighborhood using the R-VS zoning standards



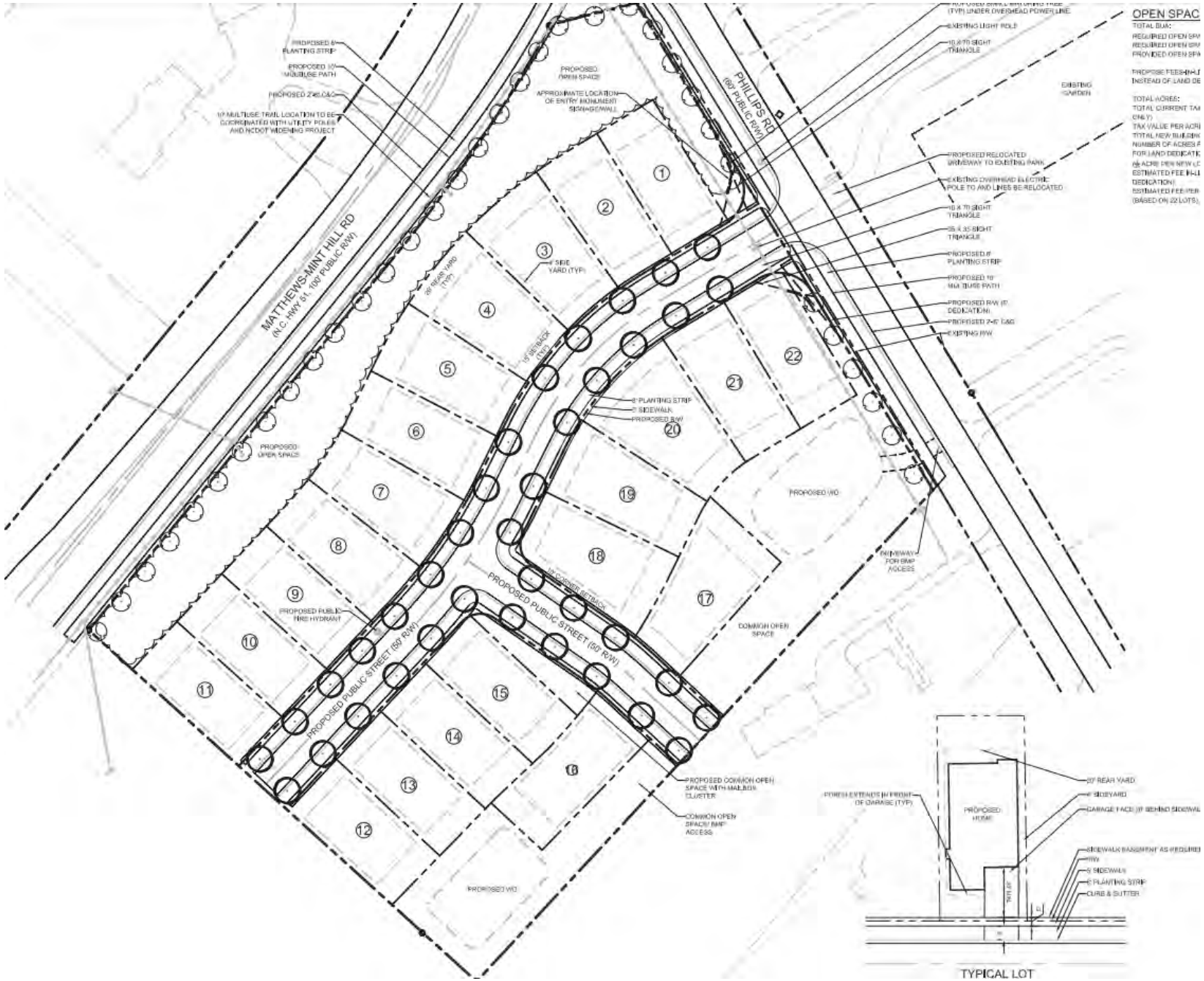
PROJECT AREA

EXISTING CONDITIONS

View Along Highway 51

View From Purser Hulsey Park Entrance on Phillips Road

PROPOSED SITE PLAN



AREA CONNECTIVITY POTENTIAL

PROPOSED HOME DESIGNS

This Plan Is A Preliminary Design. NOT Released For Construction.

N

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 22 single family homes.
2. A 10’ multiuse path with be constructed along both street frontages.
3. Homes to be constructed of primarily brick veneer or cementitious siding and stone. Vinyl is only permitted for windows, doors, and trim.
4. The front building line of the garage to be offset from the front porch per the included example lot layout.

Flexible Design Standards Request

1. Reduction of minimum front setback from 20’ to 15’.
2. Reduction from 6’ and 8’ side yards to 4’ side yards.
3. Rear yard reduction from 25’ to 20’.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

"Matthews created the Residential Varied Style district (R-VS) to accommodate demand for higher-density, single-family housing options. The R-VS district is an ideal development opportunity for land that presents environmental challenges for development, such as difficult terrain, unusual parcel shape and close proximity to heavily used roadways" – page 43 of Matthews Land Use Plan.

"R-VS infill and redevelopment opportunities are encouraged on established, residentially zoned land, so long as the development complements the existing character of its surroundings" –page 44 of the Matthews Land Use Plan.

Consistency

The project is composed of single family homes in a traditional suburban layout. While the lot sizes are smaller than surrounding developments, the community should blend in well with adjacent existing development.

FINANCIAL IMPACT ANALYSIS

Services Impact

The annual cost to provide solid waste service will be $3,850 annually for 22 new single family homes.

Current Tax Revenue and Per Acre Valuation

In 2017, Matthews tax revenue from the property was $2,400, or about $400 per acre

Forecasted Tax Revenue and Per Acre Valuation

Based on the proposed homes and values of existing housing stock in the neighborhood, tax revenues from the development are anticipated to be about $27,000, or about $4,500 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Planning Staff does not recommend the flexible design request for 4' side yards. A minimum of 5' side yards is the least that the Town has historically allowed. The front setback of only 15' is shallow and will leave little room for trees and vegetation in front yards. In general, the building envelopes appear too tight for this area. The proposal would benefit from increased front setbacks, side yards and rear yards.

2. Per code, the side yard of lot 15 should be increased to a minimum of 10'.

3. The applicant should show sight triangles at all intersections to ensure that the homes do not encroach into the 35x35 clear zone.

4. A pedestrian refuge should be considered to access Purser Hulsey Park.

5. Staff suggests flipping lots 16 and 17 with the common open space to create space between the rear yards of lots 14,15,18 and 19

Police

No concerns

Fire

No Concerns

Public Works

Request for 8' planting strips, multiuse path on both road frontages, ped refuge on Phillips Road.

Parks and Rec

No concerns.

CHARLOTTE MECKLENBURG SCHOOLS REPORT

Average Student Yield per Unit: 0.6073

Based on the site plan, dated May 2, 2018, this development may add 13 students to the schools in this area.

The following data is as of 20th Day of the 2017-18 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
BAIN ELEMENTARY[1]	48.5	39	931	749	124%	6	**125%**
MINT HILL MIDDLE	63	50	1195	948	126%	3	**126%**
BUTLER HIGH	109	98	2121	1907	111%	4	**111%**

1. The construction of a new 45-classroom elementary school is scheduled to begin in May 2021 to relieve Bain, Lebanon Road, and Piney Grove elementary schools (tentative date; location to be determined).

The total estimated capital cost of providing the additional school capacity for this new development is $491,000; calculated as follows:

Elementary School: **6** x $34,000 = $204,000

Middle School: **3** x $37,000 = $111,000

High School: **4** x $44,000 = $176,000

2018-685

Front Porch Communities, LLC

May 1, 2018

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

Re: Rezoning application filed by Front Porch Communities LLC to request rezoning of approximately 6.15 acres South of Hwy 51 and the west side of Phillips Rd, tax parcel 215-111-12, from the current R-15 Zoning District to the R-VS Zoning District

Dear Jay,

Thanks for meeting with us recently to discuss our potential project at the above referenced site. This letter is being submitted with the above captioned Rezoning Application pursuant to the requirements of paragraph 12 of the instructions for Filing an Application for a Change in the Zoning Classification (the 'instructions'). The subject site contains approximately 6.15 +/- acres and our requesting zoning change is that the site be rezoned to the R-VS zoning district to accommodate the development of a maximum of 24 one-family detached dwelling units.

This proposed residential community would add to and enhance the range and variety of housing styles available in the Town of Matthews as encouraged by the Town of Matthews Land Use Plan 2012-2022. A small community as currently designed with 22 lots, we would provide quality one-family detached dwelling units on lots smaller than the traditional 1/3+ acre generally found in the Town of Matthews. Quality homes on smaller lots are in great demand as aging buyers look for housing with less maintenance in the geographic region in which they have become comfortable. Our concept of architecturally interesting homes with a minimum of 80% of the homes having front porches at least 5' in depth, garage doors recessed behind the front porch or front plane of the home and the porches intentionally sitting closer to the sidewalk will combine to encourage residents to interact as they stroll the sidewalks and create a sense of community and security as neighbors interact. Our traditional design of garages entered from the street rather than an alley allow the residents to have a single-family dwelling and retain a small back yard, something many residents of the Town of Matthews still desire for entertaining or gardening. This alternative to the alley concept, which generally results in either detached garages and/or a loss of any rear yard, will offer highly desirable quality homes with attached garages and allow for a small but private back yard.

We look forward to working with you and the Town of Matthews to bring this housing product to the Town of Matthews. Should you have any questions or comments, please contact us.

Sincerely,
Gary Stephens
704-451-4279

6000 Fairview Rd Suite 110 Charlotte, NC 28210

Town of Matthews North Carolina

DATE FILED 5-1-18

APPLICATION NUMBER 2018-685

For office use only

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:

X 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): 215-111-12

Address of property: No registered address, vacant land

Location of property: Corner of Phillips Rd. & Matthews – Mint Hill Rd.

Title to the property was acquired on June 8th 1993
and was recorded in the name of Cochrane Properties, Inc. C/O Barbara Henderson, President
whose mailing address is 13232 Phillips Rd. Matthews, NC 28105

The deed is recorded in Book 7407 and Page 809 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS

Application number
2018-685
For office use only

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

The land has always been used for agriculture and the area has changed to predominantly residential. The R-VS zoning will provide density and allowing for the construction of product that will be attractive to empty-nesters who are looking for single-story living on small lots requiring minimal landscape upkeep.

Barbara Henderson

Signature of property owner (must be original)

Cochrane Properties, Inc. C/O Barbara Henderson

Print name of property owner

13232 Phillips Rd. Matthews, NC 28105

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

(704) 537-0212

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

Gary Stephens

Petitioner other than owner (if any)

Gary Stephens

Print name of petitioner

6000 Fairview Rd. Suite 110

Petitioner's mailing address

Charlotte, NC 28210

Petitioner's mailing address, continued

Petitioner's mailing address, continued

(704) 451-4279

Petitioner'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

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
2018-685
For office use only

See Attached List

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)

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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

Application number
2018-685
For office use only

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 May 1, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date May 14, 2018

Notices sent via mail to affected/adjacent property owners on or before June 25, 2018

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 July 9, 2018

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 July 24, 2018

Town Board of Commissioners approves or denies application August 13, 2018

2018-685

215-111-30 & 27

Joel Douglas Cochrane

13212 Phillips Rd.

Matthews, NC 28105

215-111-11

Robert James, Jr.

13232 Phillips Rd.

Matthews, NC 28105

215-111-10 & 13

James Butler Smith & Sadie Smith

13316 Phillips Rd.

Matthews, NC 28105

215-111-14

Carl Randolph & Susan Brightwell

2724 Kilmarnock Ct.

Matthews, NC 28105

215-163-10

Douglas Watson

13217 Phillips Rd.

Matthews, NC 28105

215-163-09

Ken E. Cochrane

13221 Phillips Rd.

Matthews, NC 28105

215-163-03

Carol C. Jenkins

1301 Phillips Rd.

Matthews, NC 28105

215-163-11

Mecklenburg County

600 E. 4th St.

Charlotte, NC 28202

192-331-08 & 80

Robert J. Henderson & Druscilla Henderson

2707 Matthews-Mint Hill Rd.

Matthews, NC 28105

193-331-07

Ralph N. Cochrane

2627 Matthews-Mint Hill Rd.

Matthews, NC 28105

193-331-50

Renee Angles

2519 Matthews-Mint Hill Rd.

Matthews, NC 28105

193-331-49

Robert M. Danner

2511 Matthews-Mint Hill Rd.

Matthews, NC 28105

2018-685

215-163-04

Doris J. Kirby

13301 Phillips Rd.

Matthews, NC 28105

193-331-48

Teresa Truons

2501 Matthews-Mint Hill Rd.

Matthews, NC 28105

193-333-19

Belai Hagos

13040 Phillips Rd.

Matthews, NC 28105

193-334-99

Millstone Ridge HOA

PO Box 11906

Charlotte, NC 28220

193-331-09

Paul O. Cochrane

2911 Matthews-Mint Hill Rd.

Matthews, NC 28105

215-163-09

Carlos Garcia

2924 Matthews-Mint Hill Rd.

Matthews, NC 28105

2018-685

No Trees Currently On Site
Legend
Tree Survey Not Required
Tree Survey Not Required
Google Earth
© 2018 Google
400 ft
N

2018-685

Polaris 3G Map – Mecklenburg County, North Carolina

Cochrane Properties

Date Printed: 5/1/2018 12:59:58 PM

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2018-685

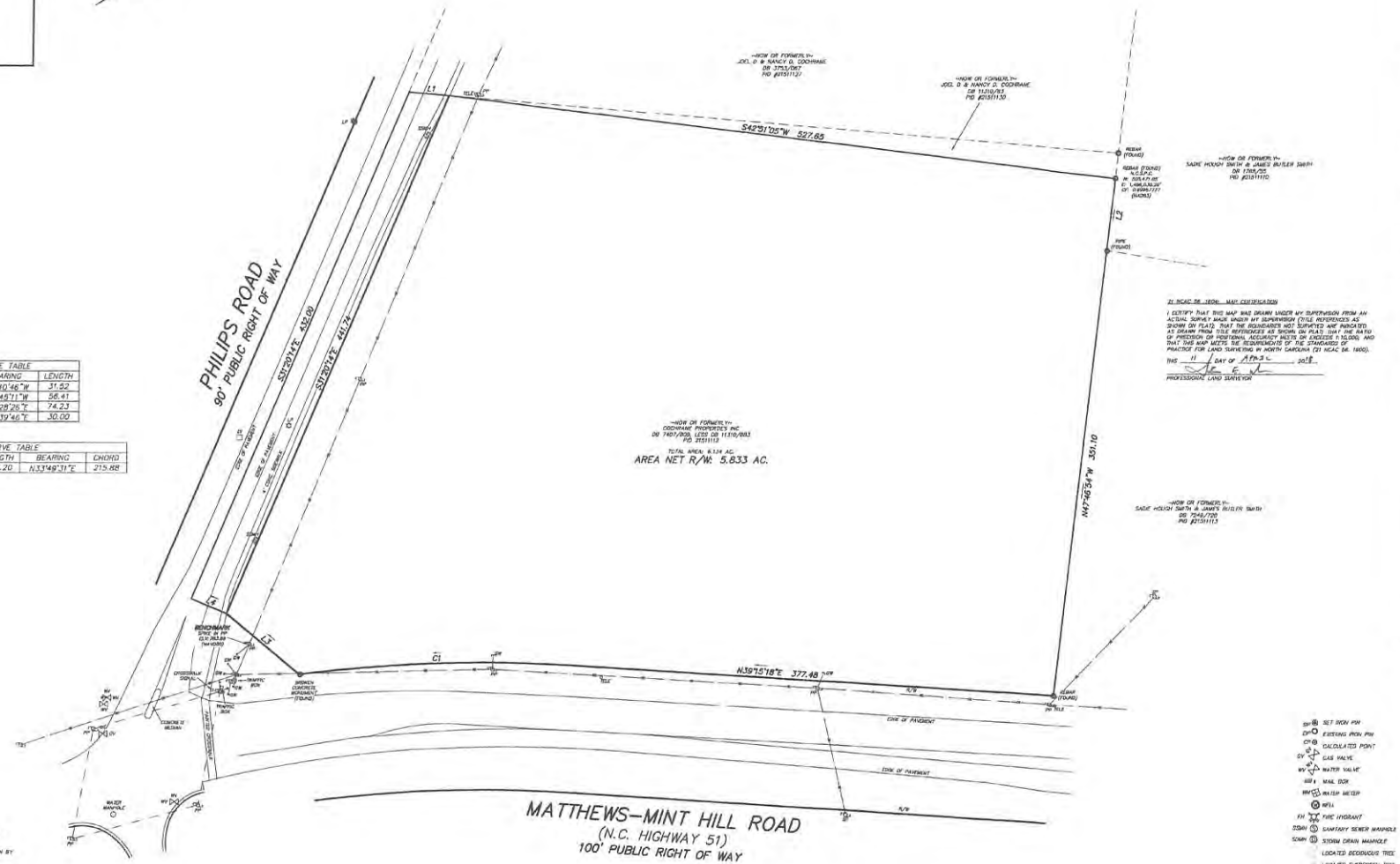
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

N.C. GRID (NAD83)

LEGEND:
CIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
AC = AIR CONDITIONING
PWR = POWER PAD
PM = POWER METER
PP = POWER POLE
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
WM = WATER METER
FES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE
D.I. = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
H = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB

LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°40'46"W	31.52
L2	N47°48'11"W	56.41
L3	N25°28'26"E	74.23
L4	N58°39'46"E	30.00

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1141.35	216.20	N33°49'31"E	215.88



NOTES:
1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: R-15
(SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER 31511112
4. DEED REFERENCED: DB 7487 PG 808.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710450500K WITH A DATE OF IDENTIFICATION OF 02/19/2014.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN, SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATED METHOD.
9. NO MONUMENT FOUND WITHIN 200'.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

~HOW OR FORMERLY~
JOEL D. & NANCY D. COCHRANE
DB 3753/067
PID #31511112

~HOW OR FORMERLY~
JOEL D. & NANCY D. COCHRANE
DB 11310/83
PID #31511130

~HOW OR FORMERLY~
SADIE HOUGH SMITH & JAMES BUTLER SMITH
DB 1765/55
PID #31511110

~HOW OR FORMERLY~
SADIE HOUGH SMITH & JAMES BUTLER SMITH
DB 7248/720
PID #31511113

~HOW OR FORMERLY~
COCHRANE PROPERTIES INC
DB 7407/808, LESS DB 11310/83
PID 31511113

21 NCAC 56 .1604: MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT). THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS 11 DAY OF APRIL 2018

PROFESSIONAL LAND SURVEYOR

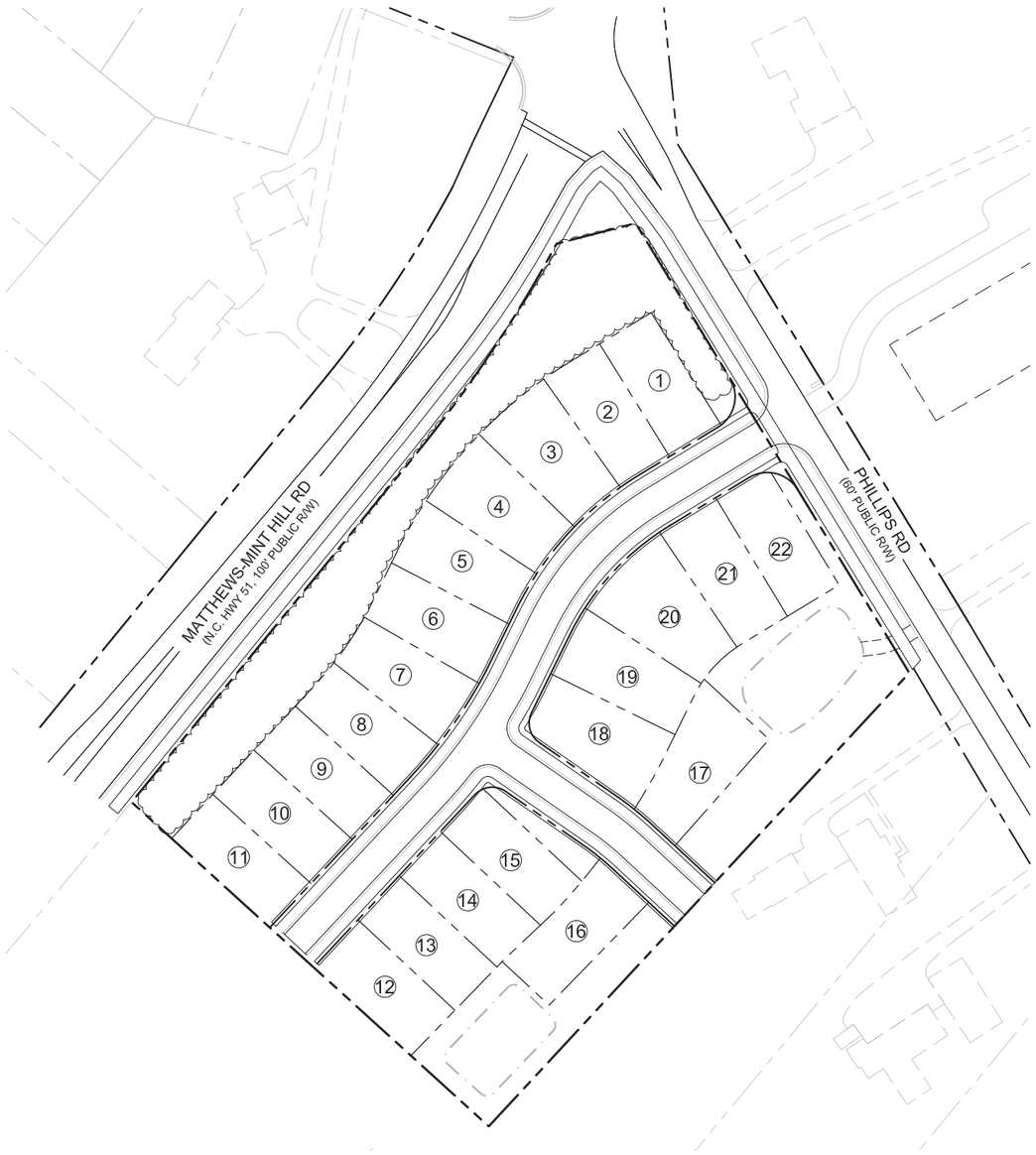
NORTH CAROLINA PROFESSIONAL SEAL L-4699 LAND SURVEYOR THOMAS E. WHITE

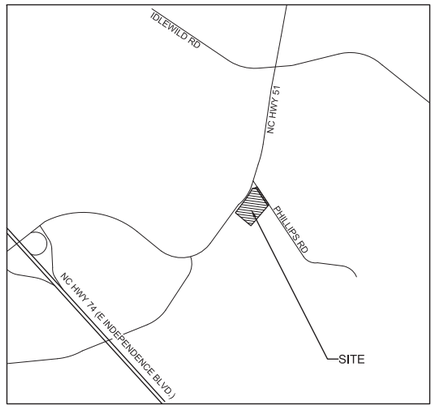
CAROLINA SURVEYORS, INC.
P.O. BOX 247 PINEVILLE, N.C. 28134-0247
THOMAS E. WHITE, NCPLS & NCPLS 704-889-7801
CERTIFICATE OF AUTHORIZATION NC L-1 SINCE 1988

DATE	REVISIONS:	SCALE: 1" = 40'
		2007\DAT\PHILIPS RD
		2007\PI\PHILIPS
		DRAWN BY: NB
		CHECKED BY: TW
		FIELD WORK: RN/DR
		APRIL 11, 2018

A SURVEY SHOWING
PHILIPS ROAD
(AT THE INTERSECTION OF MATTHEWS-MINT HILL ROAD)
SURVEYED FOR: SOUTHEAST CAPITAL, LLC
AREA: 6.134 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

CURRENT 6/27/2018
2018-685





SITE SUMMARY:

PROJECT NAME:	PHILLIPS ROAD SITE FRONT PORCH COMMUNITIES, LLC
STREET ADDRESS:	13112 PHILLIPS ROAD, MATTHEWS, NC 28105
PARCAL ID:	21511112
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
DESIGNER:	LANDWORKS DESIGN GROUP, PA LISA CAREY, PLA 7621 LITTLE AVE SUITE 111 CHARLOTTE, NC 28226 704-841-1604 EXT. 110

SHEET INDEX

Sheet Number	Sheet Title
RZ-0	COVER AND SHEET INDEX
RZ-1	EXISTING CONDITIONS
RZ-2	SITE PLAN & CONCEPT LANDSCAPE PLAN
RZ-3	SAMPLE ARCHITECTURE

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0' 60' 120' 240'

SCALE: 1"=60'

REVISIONS:

No.	Date	By	Description
1	6/27/18	SCJ	REVISIONS DUE TO STAFF COMMENTS

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITES, LLC
CHARLOTTE, NC

REZONING PETITION:
2018-685

COVER & SHEET INDEX

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-253 LANDWORKS DESIGN GROUP

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 MATTHEW D. LANGSTON

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	KKF
Checked By:	LHC
Date:	5/2/18
Project Number:	17076

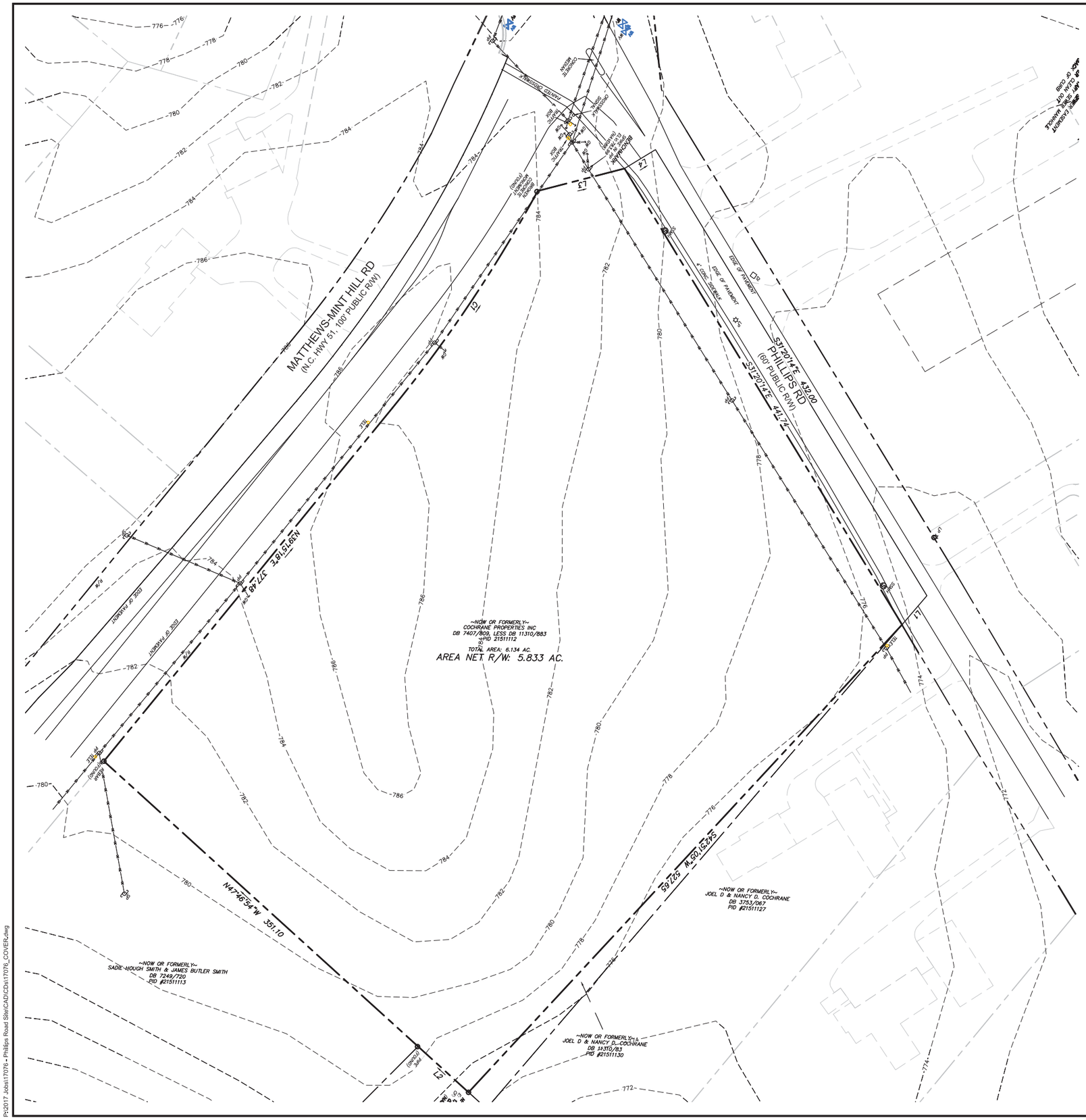
Sheet Number:

RZ-0

SHEET # 1 OF 4

P:\2017 Jobs\17076 - Phillips Road Site\CAD\CDs\17076_COVER.dwg

CURRENT 6/27/2018
2018-685



CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601
CERTIFICATE OF AUTHORIZATION NC:C-1242 SC:886

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: R-15 (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER 21511112.
4. DEED REFERENCE: DB 7407 PG 809.
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
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LINE TABLE

LINE	BEARING	LENGTH
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CURVE TABLE

CURVE	RADIUS	LENGTH	BEARING	CHORD
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EIP EXISTING IRON PIN
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GV GAS VALVE
WV WATER VALVE
MB MAIL BOX
WM WATER METER
WELL
FH FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
LOCATED DECIDUOUS TREE
LOCATED EVERGREEN TREE
LP LIGHT POLE
PP POWER POLE
BFP BACK FLOW PREVENTOR
GW GUY WIRE
CB CATCH BASIN
DI DROP INLET
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CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB

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REZONING PETITION:
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EXISTING CONDITIONS SURVEY

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-253 LANDWORKS DESIGN GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 MATTHEW D. LANGSTON

5-2-18

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager: MDL
Drawn By: KKF
Checked By: LHC
Date: 5/2/18
Project Number: 17076

Sheet Number:

RZ-1

SHEET # 2 OF 4

P:\2017 Jobs\17076 - Phillips Road Site\CAD\Cds\17076_COVER.dwg

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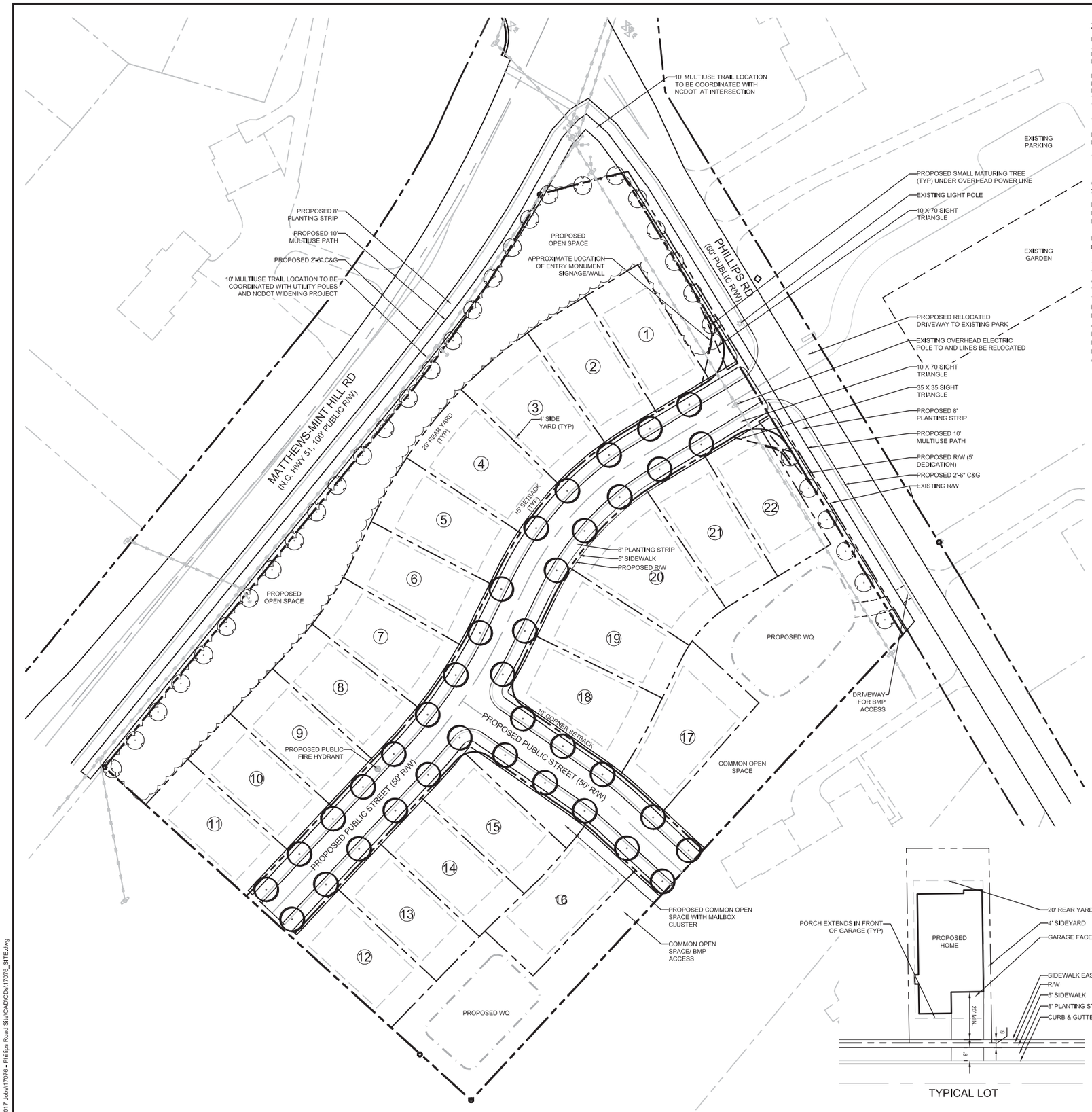


SITE DATA:

PARCEL ID:	21511112
ACREAGE:	±5.8 AC
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
LOT CRITERIA:	
MIN WIDTH:	50'
REQUIRED MIN AREA:	4,500 SF
*MIN SETBACK:	15' (20' GARAGE SETBACK)
*SIDE YARD:	4'
CORNER YARD:	10'
*REAR YARD:	20'
PROPOSED # UNITS:	22
PROPOSED DENSITY:	3.77 DUA +/-

*PROPOSED FLEXIBLE DESIGN STANDARDS REQUEST

OPEN SPACE:

TOTAL BUA:	111,468 S.F. (44.12%)
REQUIRED OPEN SPACE:	22 LOTS x $\frac{1}{22}$ ACRE = 1.01 ACRES
REQUIRED OPEN SPACE:	1.01 ACRES
PROVIDED OPEN SPACE:	± 1.01 ACRES

PROPOSE FEES-IN-LIEU FOR EACH NEW SINGLE-FAMILY LOT INSTEAD OF LAND DEDICATION FOR PUBLIC RECREATION

TOTAL ACRES:	±5.80
TOTAL CURRENT TAX VALUE ONLY)	$208,300.00 (LAND
TAX VALUE PER ACRE	$35,710.00
TOTAL NEW BUILDING LOTS*	22
NUMBER OF ACRES REQUIRED FOR LAND DEDICATION ($\frac{1}{22}$ ACRE PER NEW LOT)	0.62
ESTIMATED FEE IN-LIEU-OF DEDICATION)	$22,140 (LAND
ESTIMATED FEE PER LOT (BASED ON 22 LOTS)	$1,006

DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS.
   a) DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (UDO). THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE UDO DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF THE UDO.

   b) THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

2. PURPOSE
   a) THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SINGLE-FAMILY DETACHED HOME COMMUNITY BY SEEKING THE REZONING OF THE SITE TO THE R-VS DISTRICT.

3. PERMITTED USES
   a) USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE-FAMILY DETACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R-VS DISTRICT.

4. TRANSPORTATION
   a) THE SITE WILL HAVE ACCESS VIA A PUBLIC STREET TO PHILLIPS ROAD AND WILL PROVIDE ROAD STUB CONNECTIONS TOWARD THE SOUTHWEST AND SOUTHEAST FOR FUTURE CONNECTIVITY AS GENERALLY SHOWN ON THE SITE PLAN. NO LEFT TURN LANE IS REQUIRED PER NCDOT.

5. STREETSCAPE, BUFFERS, AND LANDSCAPING
   a) PETITIONER WILL COORDINATE WITH THE TOWN OF MATTHEWS AND NCDOT TO PROVIDE A NEW 10' WIDE MULTI-USE TRAIL ALONG THE HIGHWAY 51 AND PHILLIPS ROAD FRONTAGES AS GENERALLY DEPICTED ON THE SITE PLAN.

6. ARCHITECTURAL STANDARDS
   a) THE BUILDINGS FINISHES WILL INCLUDE BRICK, STONE AND/OR OTHER MASONRY PRODUCTS AND CEMENTITIOUS SIDING, WOOD OR OTHER SIMILAR DURABLE SIDING MATERIALS. PLASTIC OR METAL MATERIAL MAY BE USED FOR INCIDENTAL ARCHITECTURE DETAILS INCLUDING WINDOWS, DOORS, AND TRIM DETAILS. NO VINYL WILL BE USED AS SIDING MATERIAL.

7. BINDING EFFECT OF THE REZONING APPLICATION
   a) IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER, CURRENT, AND SUBSEQUENT OWNERS OF THE SIRE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

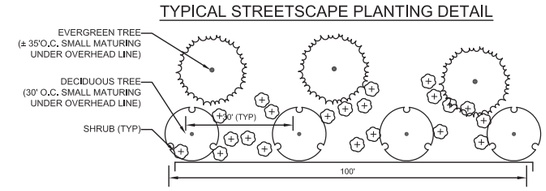
   b) ANY REFERENCE TO THE ORDINANCE OR UDO HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

PLANTING DATA:

STREETSCAPE PLANTING REQUIRED: *3 OR MORE SPECIES 300' > STREET LENGTH	LARGE MATURING (40' O.C. MIN.)
STREETSCAPE PLANTING PROPOSED:	
PROPOSED PUBLIC ROAD #1:	1125'/40' = 29 MATURING TREES
PROPOSED PUBLIC ROAD #2:	310'/40' = 8 MATURING TREES
PERIMETER PLANTING REQUIRED: MIN.)	SMALL MATURING TREES (30' O.C. (EXISTING OVERHEAD ELECTRICAL)
PERIMETER PLANTING PROPOSED:	
PHILLIPS ROAD:	445'/30' = 15 SMALL MATURING TREES
MATTHEWS-MINT HILL ROAD:	628'/30' = 21 SMALL MATURING TREES

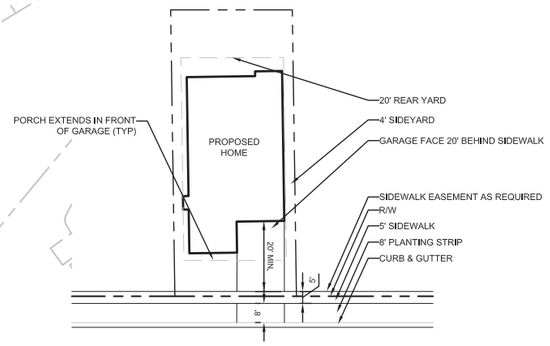
NOTE: PROGRESS WILL COMPLY WITH TOWN OF MATTHEWS LANDSCAPE REQUIREMENTS. FINAL TOWN APPROVED PLAN MAY VARY FROM PLANS.

TYPICAL STREETSCAPE PLANTING DETAIL



SHRUBS: 20 PER 100'
TREES: 5 PER 100'

NOTE:
EVERGREEN TREES ONLY FOR HWY 51
POSSIBLE BERM PROPOSED ALONG HWY 51



TYPICAL LOT

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REVISIONS:

No.	Date	By	Description
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Landworks Design Group, PA
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tel: 704-841-1604
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PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITES, LLC
CHARLOTTE, NC

REZONING PETITION:
2018-685

SITE PLAN & CONCEPT LANDSCAPE PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM C-253 LANDWORKS DESIGN GROUP, P.A.

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 MATTHEW D. LANGSTON

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	SCJ
Checked By:	LHC
Date:	5/2/18
Project Number:	17076

Sheet Number:

RZ-2

SHEET # 3 OF 4

P:\2017 Jobs\17076 - Phillips Road Site\CAD\CDs\17076_SITE.dwg

6/27/2018
CURRENT 2018-685

NOTE: THE IMAGES SHOWN HERE ARE REPRESENTATIVE OF THE ARCHITECTURAL STYLE AND MATERIALS OF THE HOMES PROPOSED FOR THIS DEVELOPMENT. THE PETITIONER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THE ARCHITECTURAL ELEVATIONS WITHIN THE ARCHITECTURAL STANDARDS PRESENTED IN THIS PETITION.

Southeast CAPITAL, LLC

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ARCHITECTUAL DRAWINGS

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL FIRM C-253 LANDWORKS DESIGN GROUP, P.A.

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SHEET # 4 OF 4

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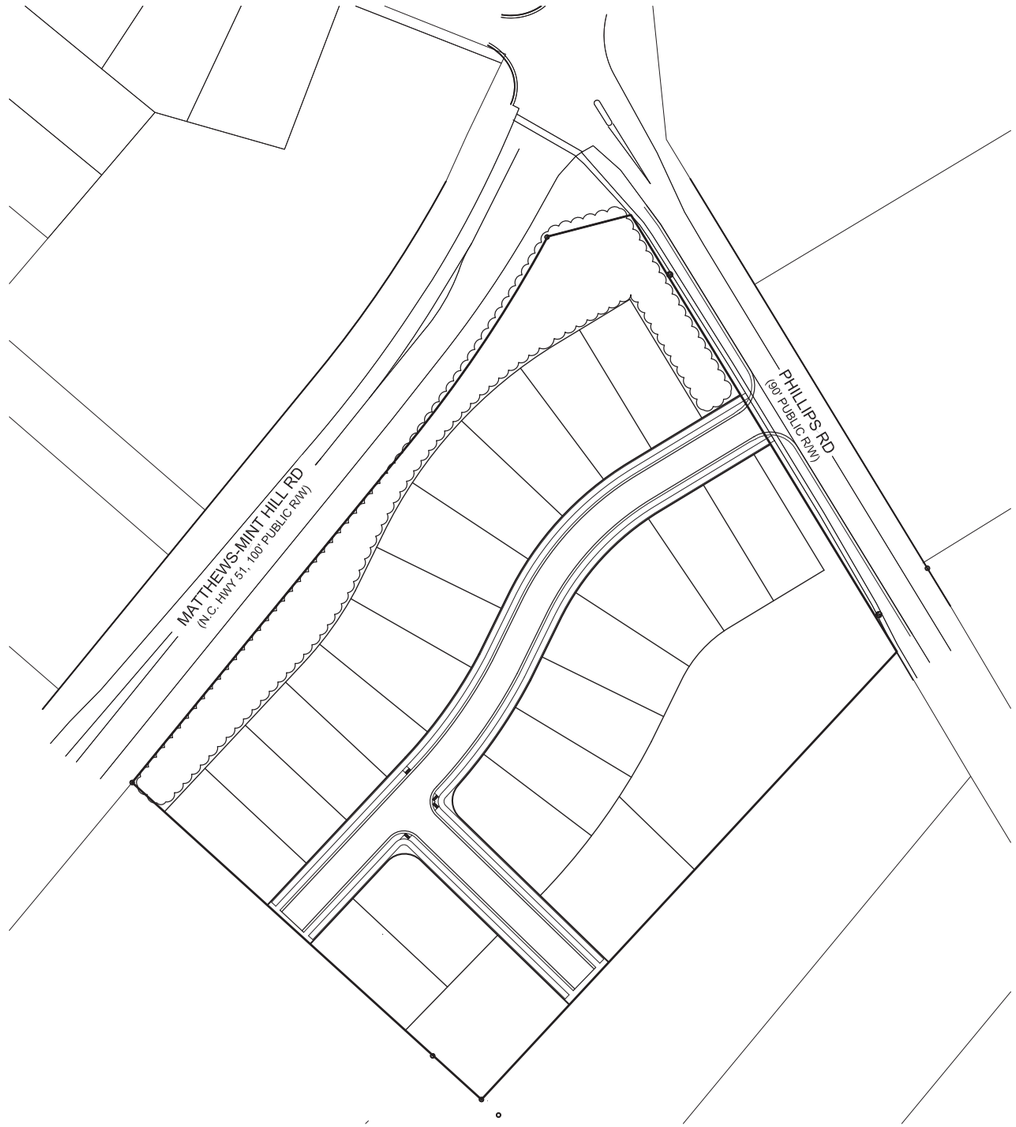

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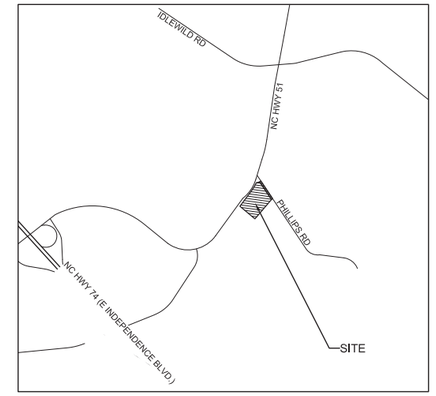

SITE SUMMARY:

PROJECT NAME:	PHILLIPS ROAD SITE FRONT PORCH COMMUNITIES, LLC
STREET ADDRESS:	13112 PHILLIPS ROAD, MATTHEWS, NC 28105
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EXISTING ZONING:	R-15
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DESIGNER:	LANDWORKS DESIGN GROUP, PA LISA CAREY, PLA 7621 LITTLE AVE SUITE 111 CHARLOTTE, NC 28226 704-841-1604 EXT. 110

SHEET INDEX	
Sheet Number	Sheet Title
L-100	COVER AND SHEET INDEX
L-101	EXISTING CONDITIONS
L-102	SITE PLAN & CONCEPT LANDSCAPE PLAN
L-103	STORM WATER CONCEPT PLAN

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COVER & SHEET INDEX

NORTH CAROLINA LANDSCAPE ARCHITECTURAL DESIGN GROUP P.A. C-253

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 957 MATTHEW D. LANGSTON

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Drawn By:	KKF
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SHEET # 1 OF 4

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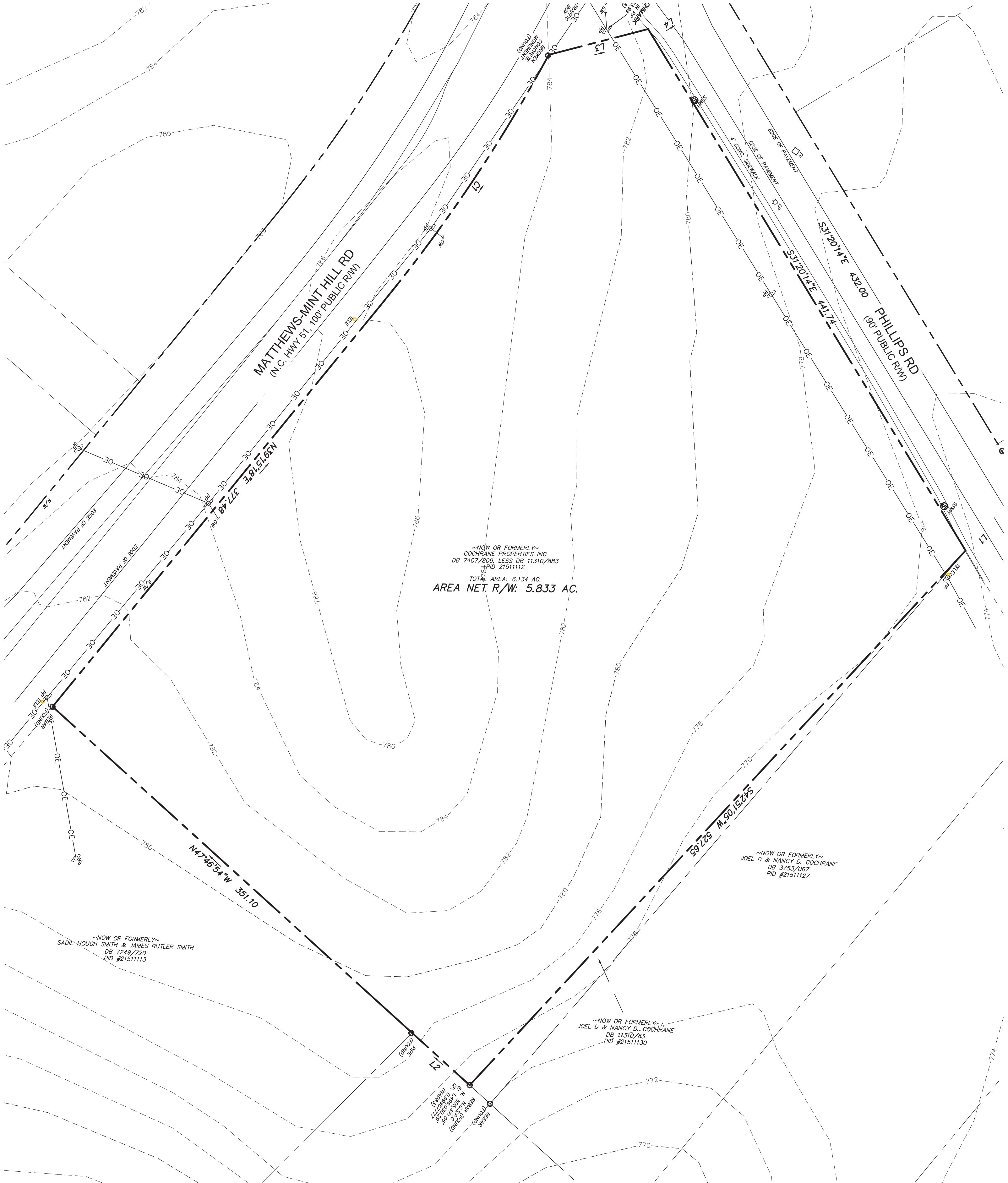

DEMOLITION NOTES

1. NO DEMOLITION IS TO OCCUR ON SITE UNTIL THE TO BE INCLUDED IN PRECONSTRUCTION MEETING IS HELD, WHICH SHALL INCLUDE THE MATTHEWS TOWN ENGINEER & LANDSCAPE MANAGER.
2. THE CONTRACTOR SHALL OBTAIN NECESSARY DEMOLITION PERMIT PRIOR TO ANY DEMOLITION.
3. THE CONTRACTOR SHALL NOTIFY ALL PERTINENT UTILITY COMPANIES AT LEAST 72 HOURS PRIOR TO ANY GRADING OR DEMOLITION WORK.
4. ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE AS REQUIRED BY LOCAL, STATE, AND FEDERAL LAWS.
5. PROTECT EXISTING STRUCTURES, PAVING, & OR UTILITIES WHICH ARE TO REMAIN.
6. SAW CUT EXISTING PAVING WHERE INDICATED TO BE REMOVED.
7. DURING CONSTRUCTION THE CONTRACTOR SHALL COORDINATE WITH PERTINENT UTILITY COMPANIES FOR RELOCATION AND/OR REPAIR, IF REQUIRED AND CAREFULLY MAINTAIN ALL ONSITE SERVICES TO BUILDINGS TO REMAIN.
8. SEE EROSION CONTROL PLAN FOR LIMITS OF DISTURBANCE, AND TREE PROTECTION.
9. INSTALL EROSION CONTROL MEASURES PRIOR TO DEMOLITION. SEE EROSION CONTROL PLANS FOR MEASURES AND CONSTRUCTION SEQUENCE.

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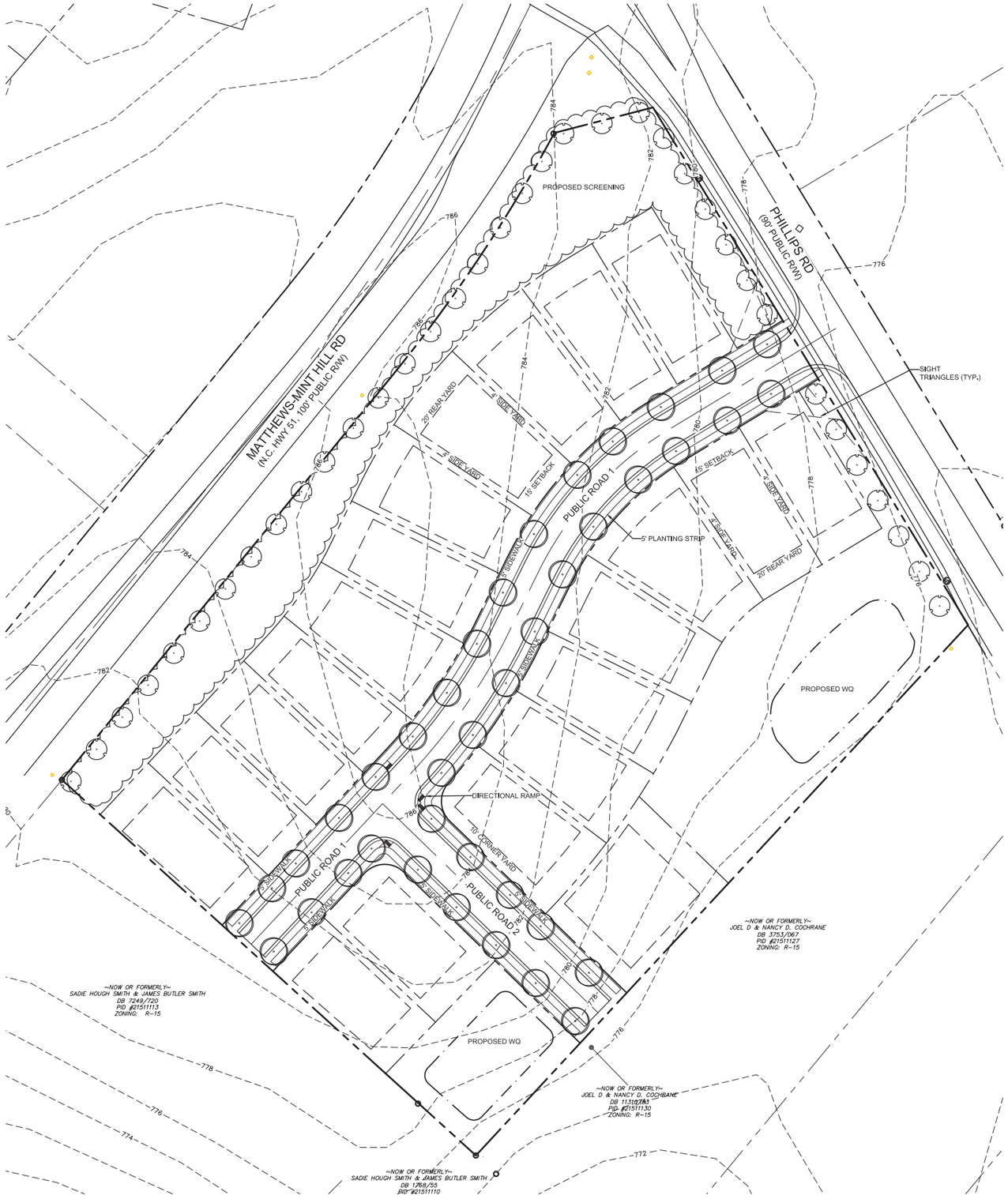
SHEET # 2 OF 4

P:\2017 Jobs\17076 - Phillips Road Site\CAD\CDs\17076_COVER.dwg



SUPERCEDED 5/2/2018
2018-685

SITE DATA:

PARCEL ID:	21511112
ACREAGE:	±5.8 AC
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
LOT CRITERIA:	
MIN WIDTH:	40'
REQUIRED MIN AREA:	4,500 SF
*MIN SETBACK:	15' (20' GARAGE SETBACK)
*SIDE YARD:	4'
CORNER YARD:	10'
*REAR YARD:	20'
PROPOSED # UNITS:	21
PROPOSED DENSITY:	3.7 DUA +/-

*PROPOSED DESIGN VARIANCES

PLANTING DATA:

STREETSCAPE PLANTING REQUIRED:	LARGE MATURING (40' O.C. MIN.)
*3 OR MORE SPECIES 300' > STREET LENGTH	
STREETSCAPE PLANTING PROPOSED:	
PROPOSED PUBLIC ROAD #1:	1125'/40' = 29 LARGE MATURING TREES
PROPOSED PUBLIC ROAD #2:	310'/40' = 8 LARGE MATURING TREES
PERIMETER PLANTING REQUIRED:	SMALL MATURING TREES (30' O.C. MIN.) (EXISTING OVERHEAD ELECTRICAL)
PERIMETER PLANTING PROPOSED:	
PHILLIPS ROAD:	445'/30' = 15 SMALL MATURING TREES
MATTHEWS-MINT HILL ROAD:	628'/30' = 21 SMALL MATURING TREES

OPEN SPACE:

REQUIRED OPEN SPACE:	21 LOTS x $\frac{1}{36}$ ACRE = 0.59 ACRES
PROVIDED OPEN SPACE:	±2.4 ACRES

PROPOSE FEES-IN-LIEU FOR EACH NEW SINGLE-FAMILY LOT INSTEAD OF LAND DEDICATION FOR PUBLIC RECREATION

TOTAL ACRES:	±5.82
TOTAL CURRENT TAX VALUE	$208,300.00 (LAND ONLY)
TAX VALUE PER ACRE	$35,729.00
TOTAL NEW BUILDING LOTS*	21
NUMBER OF ACRES REQUIRED FOR LAND DEDICATION ($\frac{1}{36}$ ACRE PER NEW LOT)	0.59
ESTIMATED FEE IN-LIEU-OF	$21,080.00 (LAND DEDICATION)
ESTIMATED FEE PER LOT (BASED ON 21 LOTS)	$1,004

PLANTING NOTES:

1. ALL TREES SHALL BE PLANTED PER DETAILS. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM THE ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
2. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE, AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND AMEND EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
3. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL THE INSPECTOR BEFORE PLANTING.
4. ADJUST TREE-PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES. PLANT 10' MIN. FROM ALL UNDERGROUND UTILITIES (SEWER, WATER, GAS, PHONE, AND ELECTRICAL LINES.) UNLESS DIRECTED OTHERWISE BY LANDSCAPE ARCHITECT.
5. ALL MULTI-STEM TREES MUST BE TREE-FORM, MAXIMUM 3-5 TRUNKS, AND MINIMUM 8 FEET TALL (UNLESS SHOWN OTHERWISE ON PLANT LIST).
6. ATTENTION LANDSCAPER: NOTIFY DESIGNER (LANDWORKS DESIGN GROUP) OF ANY SIGN, POWER LINE, OR OTHER CONFLICTS BEFORE PLANTING NEW TREES.
10. ALL DISTURBED AREAS THAT ARE NOT MULCHED SHALL BE GRASSED.
11. ALL TREES AND SHRUBS SHALL BE MULCHED WITH 3" DEPTH OF PREMIUM PINE STRAW UNLESS OTHERWISE NOTED.
12. PLANT SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. SUPPLEMENTAL PLANTINGS: TO BE DETERMINED/PROVIDED BY LANDSCAPE CONTRACTOR (N.I.C)

TOWN OF MATTHEWS LANDSCAPE NOTES:

1. ANY SUBSTITUTIONS IN PLANT SPECIES AND VARIEITES CITED IN THE ORIGINAL LANDSCAPE PLAN MUST BE APPROVED BY THE TOWN OF MATTHEWS PLANNING DIRECTOR BEFORE PLANTING.
2. PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A GRADING & OR CONSTRUCTION PERMIT, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD WITH THE TOWN OF MATTHEWS LANDSCAPE MANAGER AND TOWN ENGINEEER.
3. AT LEAST (1) DESIGNATED LANDSCAPE PROTECTION SUPERVISOR SHALL BE PRESENT ON DEVELOPMENT SITE AT ALL TIMES WHEN ACTIVITY COULD DAMAGE OR DISTURB SOIL AND ADJACENT LANDSCAPE ELEMENTS OCCORS INCLUDING BUT NOT LIMITED TO GRADING, EXCAVATION, TRENCHING, OR MOVING OF SOIL; REMOVAL, INSTALLATION, OR MAINTENANCE OF ALL LANDSCAPE ELEMENTS AND LANDSCAPE PROTECTION DEVICES; OR DELIVERY, TRANSPORTING AND PLACEMENT OF CONSTRUCTION MATERIALS AND EQUIPMENT ON SITE.
4. SITES SHALL BE INSPECTED AS NEEDED BY THE TOWN MANAGER AND OR PLANNING OFFICE TO ASSURE WORK IS CONFORMING TO THE APPROVED LANDSCAPE PLAN. THE LANDSCAPE PROTECTION SUPERVISOR SHALL BE IN FREQUENT COMMUNICATION WITH THE TOWN LANDSCAPE MANAGER AND PLANNING OFFICE DURING ALL LAND DISTURBANCE AND PLANTING ACTIVITIES.
5. TREES SHALL NOT BE GUYED OR STAKED, EXCEPT IN AN EXTREME SITUATION TO SALVAGE A DAMAGED TREE AFTER PLANTING. IF GUYING IS EMPLOYED, IT MUST BE REMOVED WITHIN 1 YEAR.

This Plan Is A Preliminary Design. NOT Released For Construction.

N

0' 40' 80' 160'

SCALE: 1"=40'

REVISIONS:

No.	Date	By	Description

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITIES, LLC
CHARLOTTE, NC

SITE PLAN & CONCEPT LANDSCAPE PLAN

NORTH CAROLINA C-253 LANDSCAPE ARCHITECTURE DESIGN GROUP, P.A.

NORTH CAROLINA 957 REGISTERED LANDSCAPE ARCHITECT MATTHEW D. LANGSTON

5-23-18

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	KKF
Checked By:	LHC
Date:	5/2/18
Project Number:	17076

Sheet Number:

L-102

SHEET # 3 OF 4

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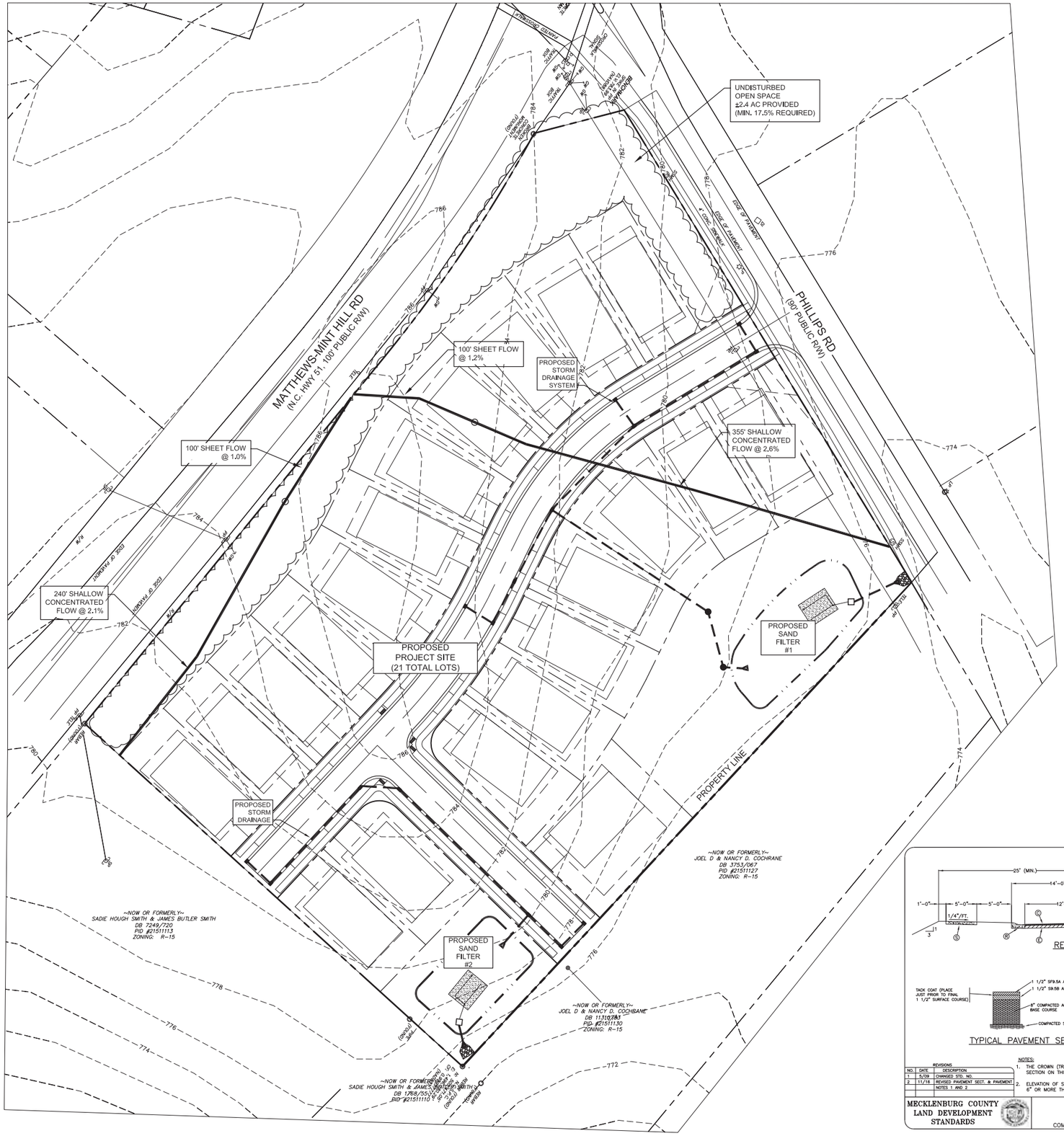
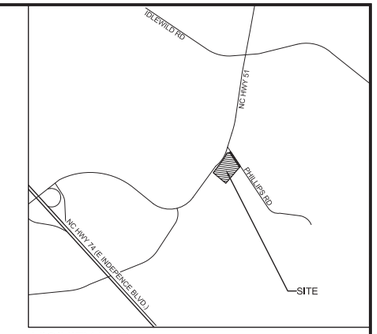
SUPERCEDED 5/2/2018
2018-685





VICINITY MAP
NOT TO SCALE

SITE SUMMARY:

PROJECT NAME:	PHILLIPS ROAD SITE FRONT PORCH COMMUNITIES, LLC
STREET ADDRESS:	13112 PHILLIPS ROAD, MATTHEWS, NC 28105
PARCEL ID:	21511112
EXISTING ZONING:	R-15
PROPOSED ZONING:	R-VS
PROP. DEVELOPMENT:	HIGH DENSITY
DESIGNER:	LANDWORKS DESIGN GROUP, PA LISA CAREY, PLA 7621 LITTLE AVE SUITE 111 CHARLOTTE, NC 28226 704-841-1604 EXT. 710

WATER QUALITY DATA

PCCO DISTRICT:	YADKIN CROOKED WATERSHED
PRE-DEVELOPED BUA:	0%
POST DEVELOPED BUA:	>24%
IMPERVIOUS AREA:	±40%
WQ VOLUME/ PEAK CONTROL REQUIREMENTS:	1-IN, 6-HR WATER QUALITY PROTECTION 1-YR, 24-HR CHANNEL PROTECTION VOLUME 10-YR, 6-HR PEAK ATTENUATION 25-YR, 6-HR PEAK ATTENUATION

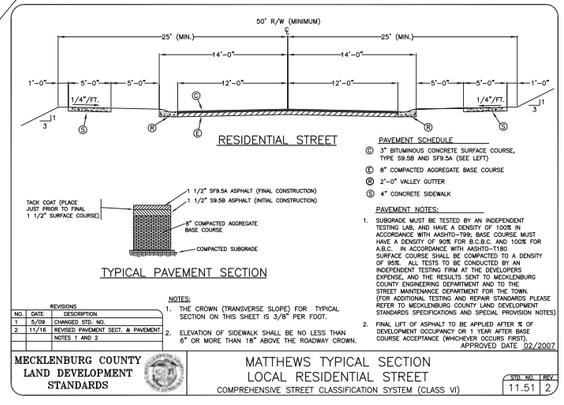
NOTES:

THIS WATER QUALITY MASTER PLAN FOR REFERENCE ONLY.

THERE ARE NO PERENNIAL OR INTERMITTENT STREAMS WITHIN THE PROPERTY BOUNDARY

THERE ARE NO DELINEATED WETLANDS WITH THE PROPERTY BOUNDARY

THERE ARE NO EXISTING STREAMS OR BUFFERS WITHIN PROPERTY BOUNDARY



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REVISIONS:

No.	Date	By	Description

Landworks Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-841-1604
fax: 704-841-1604

PHILLIPS ROAD SITE
MATTHEWS, NC
FRONT PORCH COMMUNITIES, LLC
CHARLOTTE, NC

STORM WATER CONCEPT PLAN

NORTH CAROLINA LANDSCAPE ARCHITECTURAL CORPORATE DESIGN GROUP, P.A. C-253

NORTH CAROLINA PROFESSIONAL SEAL 15611 ENGINEER STEVEN S. WILSON 5-2-18

CORPORATE CERTIFICATIONS
NC PE : C-2930 NC LA : C-253
SC ENG : NO. 3599 SC LA : NO. 211

Project Manager:	MDL
Drawn By:	SJH
Checked By:	LHC
Date:	5/2/18
Project Number:	17076

Sheet Number:

L-103

SHEET # 4 OF 4

P:\2017 Jobs\17076 - Phillips Road Site\CAD\CDs\17076_WQ.dwg

SUPERCEDED 5/2/2018
2018-685

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

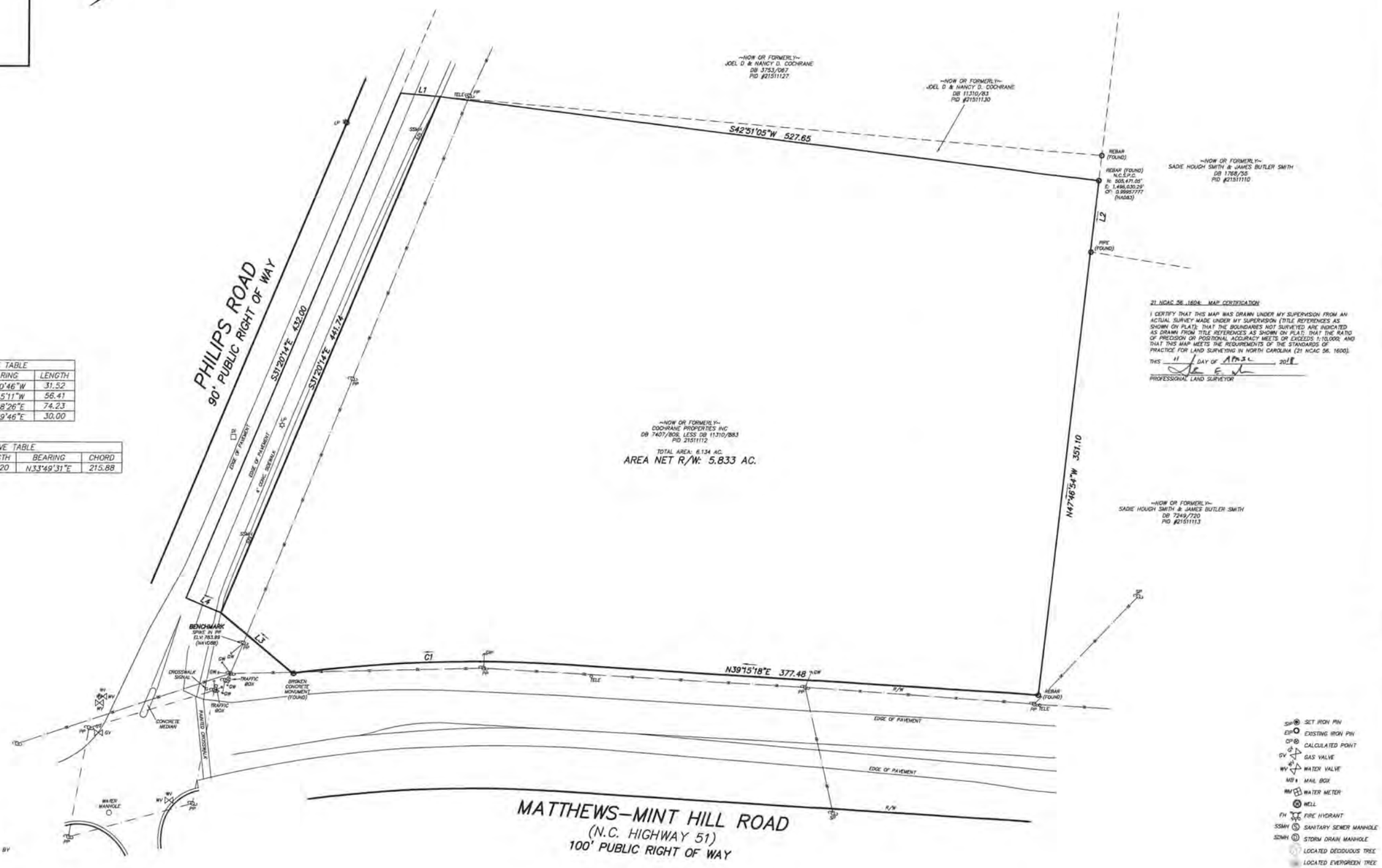
N.C. GRID (NAD83)

LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
R/W = RIGHT OF WAY
AC = AIR CONDITIONING
PMP = POWER PAD
PM = POWER METER
PP = POWER POLE
LP = LIGHT POLE
GM = GAS METER
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
WM = WATER METER
FES = FLARED END SECTION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
PVC = POLYVINYL CHLORIDE
DU = DESTINATION UNKNOWN
SDE = STORM DRAINAGE EASEMENT
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
YI = YARD INLET
DI = DROP INLET
SSE = SANITARY SEWER EASEMENT
SSMH = SANITARY SEWER MANHOLE
CO = SEWER CLEAN OUT
BC = BACK OF CURB

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°40'46"W	31.52
L2	N47°45'11"W	56.41
L3	N75°28'26"E	74.23
L4	N58°39'46"E	30.00

CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	1141.35	216.20	N33°49'31"E	215.88



21 NCAC 56 .1604: MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM TITLE REFERENCES AS SHOWN ON PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY MEETS OR EXCEEDS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

THIS 11 DAY OF APRIL 2018

PROFESSIONAL LAND SURVEYOR

NORTH CAROLINA PROFESSIONAL SEAL L-4589 LAND SURVEYOR THOMAS E. WHITE

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: R-15 (SETBACKS & ZONING MATTERS ARE SUBJECT TO INTERPRETATION BY LOCAL MUNICIPALITIES)
3. TAX PARCEL NUMBER 21511112.
4. DEED REFERENCE: DB 7407 PG 809.
5. BOUNDARY SURVEY ONLY THROUGH 'POINTS' AS SHOWN.
6. THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710459000K WITH A DATE OF IDENTIFICATION OF 02/19/2014.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN; SURVEY MADE WITHOUT THE BENEFIT OF A TITLE EXAMINATION.
8. AREA COMPUTED BY COORDINATED METHOD.
9. NO NGS MONUMENT FOUND WITHIN 2000'.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.

SIP SET IRON PIN
EIP EXISTING IRON PIN
CP CALCULATED POINT
GV GAS VALVE
WV WATER VALVE
MB MAIL BOX
WM WATER METER
WELL
FH FIRE HYDRANT
SSMH SANITARY SEWER MANHOLE
SDMH STORM DRAIN MANHOLE
LOCATED DECIDUOUS TREE
LOCATED EVERGREEN TREE
LP LIGHT POLE
PP POWER POLE
BFP BACK FLOW PREVENTOR
GW GUY WIRE
CB CATCH BASIN
DI DROP INLET

BOUNDARY LINE
TIE LINE
RIGHT OF WAY
ADJOINING LINE (NOT SURVEYED)
FENCE
STORM DRAIN PIPE
OVERHEAD ELECTRIC
SANITARY SEWER PIPE

DATE	REVISIONS:

SCALE: 1" = 40'
2007\BAT\PHILIPS RD
2007\F\PHILIPS
DRAWN BY: HB
CHECKED BY: TW
FIELD WORK: RN/GH
APRIL 11, 2018

CAROLINA SURVEYORS, INC
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
THOMAS E. WHITE, NCPLS & SCPLS 704-889-7601
CERTIFICATE OF AUTHORIZATION NCLC-1342 SC:888

A SURVEY SHOWING
PHILIPS ROAD
(AT THE INTERSECTION OF MATTHEWS-MINT HILL ROAD)
SURVEYED FOR: SOUTHEAST CAPITAL, LLC
AREA: 6.134 ACRES
TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

6/22/2018
2018-685

As required by the Matthews zoning statute, a Community Meeting was held on June 20th at 6:30 pm at the Matthews Community Center to present details on the proposed rezoning of the 6-acres at the corner of Phillips Rd. and Matthews Mint Hill Rd. A copy of the written notice and list of invitees is attached.

Also attached is a sign-in sheet with the signatures of the invitees that attended the meeting.

The meeting was conducted by the applicant, Gary Stephens. A power point slide presentation was shown to the group with site information, representative samples of home elevations as well as the proposed site plan.

There was no opposition to the size/style homes that are being proposed but there is concern about how the new residents will add to the traffic in the neighborhood.

The applicant sees no need to make changes to the application at this time.

Submitted by Gary E. Stephens

6/22/2018
2018-685

Front Porch Communities, LLC

June 4, 2018

Dear Homeowner,

We have recently submitted a zoning change request for a property near yours. This property, parcel #215-111-12 is on the corner of Phillips Rd and Hwy 51. We are requesting a zoning change to R-VS zoning designation allowing us to build up to 22 single family one story and story and a half homes on smaller lots. Our homes will be geared toward active adults/seniors who want a single family one story home with low maintenance and community lawn care. We are excited to bring a portfolio of homes with 2-car attached garages and southern architecture featuring large front porches, allowing homeowners to visit as neighbors walk the community sidewalk. In accordance with the procedures and requirements of the zoning process we will be holding a meeting for anyone who would like to come learn more about our project or to share your thoughts with us. The meeting will be held on June 20th at 6:30 pm at the Matthews Community Center in the Conference room at 100 E. McDowell Street in Matthews. Please also feel free to contact Gary Stephens at gstephens@secapllc.com or 704-451-4279.

Sincerely,

Gary Stephens

6000 Fairview Rd Suite 110 Charlotte, NC 28210

215-111-30 & 27
Joel Douglas Cochrane
13212 Phillips Rd.
Matthews, NC 28105

215-111-11
Robert James, Jr.
13232 Phillips Rd.
Matthews, NC 28105

215-111-10 & 13
James Butler Smith & Sadie Smith
13316 Phillips Rd.
Matthews, NC 28105

215-111-14
Carl Randolph & Susan Brightwell
2724 Kilmarnock Ct.
Matthews, NC 28105

215-163-10
Douglas Watson
13217 Phillips Rd.
Matthews, NC 28105

215-163-09
Ken E. Cochrane
13221 Phillips Rd.
Matthews, NC 28105

215-163-03
Carol C. Jenkins
1301 Phillips Rd.
Matthews, NC 28105

215-163-11
Mecklenburg County
600 E. 4th St.
Charlotte, NC 28202

192-331-08 & 80
Robert J. Henderson & Druscilla Henderson
2707 Matthews-Mint Hill Rd.
Matthews, NC 28105

193-331-07
Ralph N. Cochrane
2627 Matthews-Mint Hill Rd.
Matthews, NC 28105

193-331-50
Renee Angles
2519 Matthews-Mint Hill Rd.
Matthews, NC 28105

193-331-49
Robert M. Danner
2511 Matthews-Mint Hill Rd.
Matthews, NC 28105

6/22/2018
2018-685

215-163-04

Doris J. Kirby

13301 Phillips Rd.

Matthews, NC 28105

193-331-48

Teresa Truons

2501 Matthews-Mint Hill Rd.

Matthews, NC 28105

193-333-19

Belai Hagos

13040 Phillips Rd.

Matthews, NC 28105

193-334-99

Millstone Ridge HOA

PO Box 11906

Charlotte, NC 28220

193-331-09

Paul O. Cochrane

2911 Matthews-Mint Hill Rd.

Matthews, NC 28105

215-163-09

Carlos Garcia

2924 Matthews-Mint Hill Rd.

Matthews, NC 28105

6/22/2018
2018-685

Community Meeting as required by Matthews rezoning statute
For the zoning petition to rezone the property at the corner of Phillips Rd. & Matthews Mint Hill Rd.
June 20th, 2018

In attendance:

1. Monica Bass
2. Jane Burdecki
3. Jan Walters
4. Robin Mullis
5. Dan Burdecki
6. Connie Massetti
7. Trish Strunga
8. Pat Bailey
9. Mike Kessler
10. Yvonne Tenan

6/22/2018
2018-685

11. CHARLES F. McDEVITT

12. PEGGY ANTAL

13. Brian Antal

14. MICHAEL SMITH X site plan

15.

16.

17.

18.

19.

20.

APPLICATION 2018-687 STAFF REPORT
MECKLENBURG ABC BOARD

Pre Public Hearing Staff Analysis · July 2018

Town of Matthews™ North Carolina

SUMMARY

Location

1625 Windsor Square Drive

Ownership/Applicant

FGLW Properties/ Mecklenburg ABC Board (Represented by John Carmichael)

Zoning

Existing: B-1 (CD) Proposed: B-1 (CD) Change of Conditions

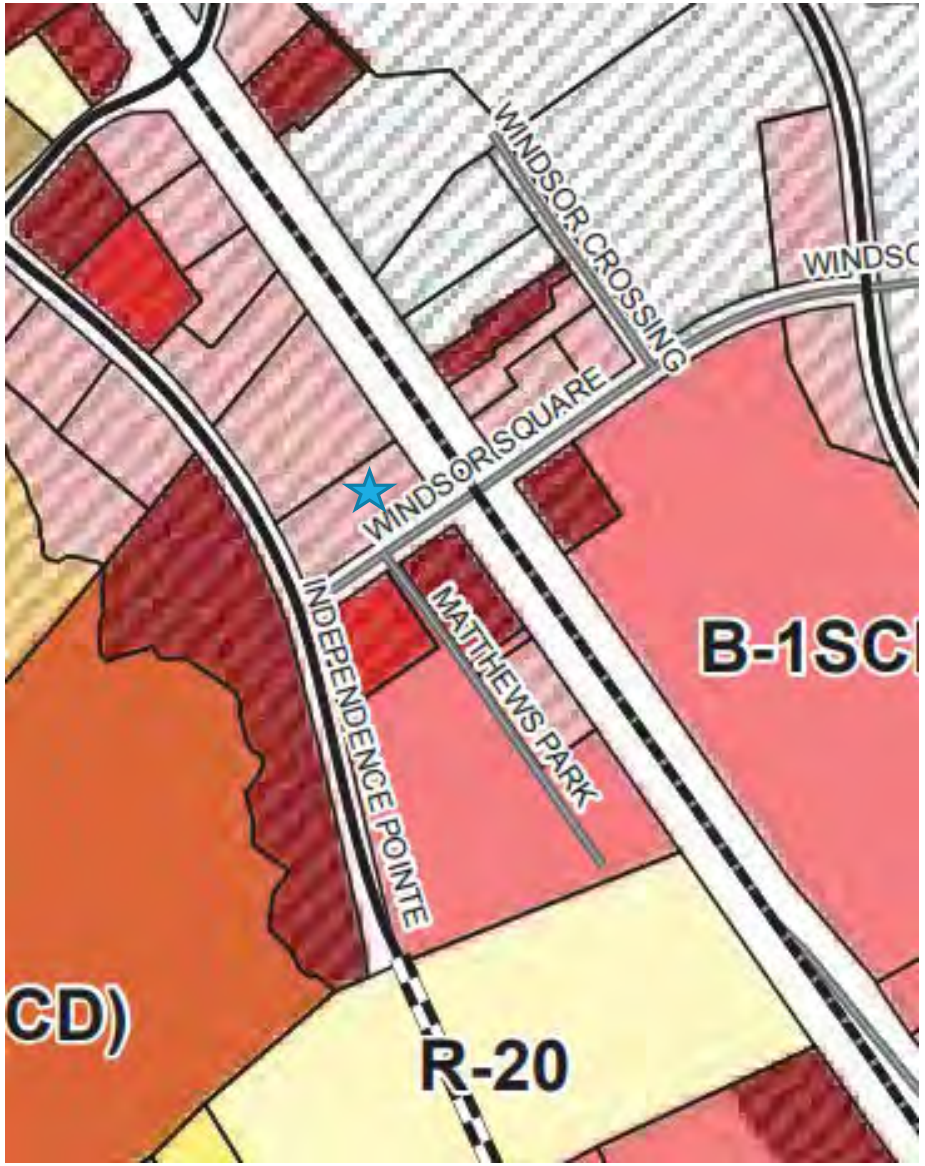
Use

Existing: Vacant Former Restaurant

Proposed: ABC Store

Request Summary

The applicant proposes to modify the zoning conditions at the site to allow for an ABC Store.

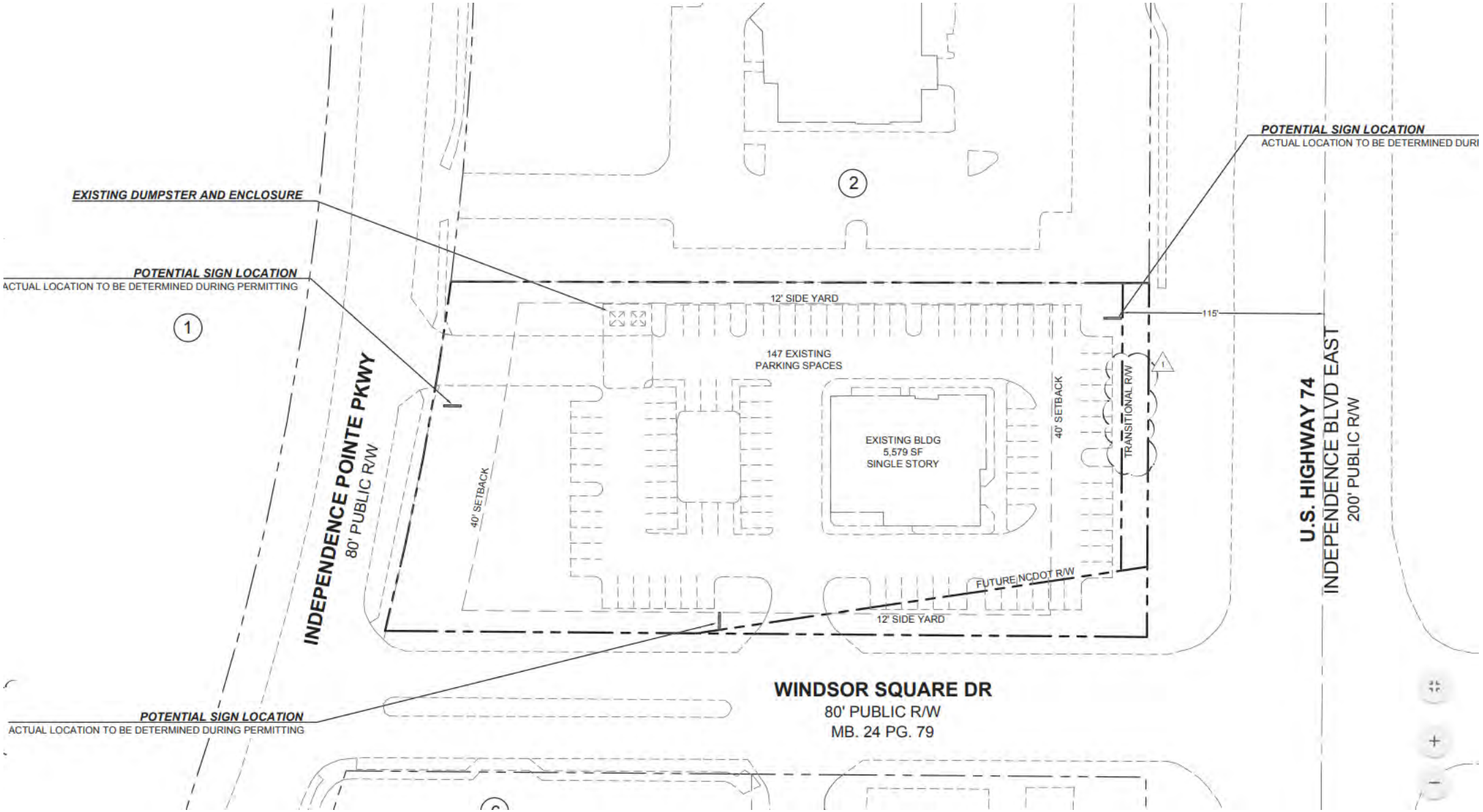


PROJECT AREA

CURRENT CONDITIONS

US 74 WIDENING PLAN

PROPOSED SITE PLAN



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Permitted uses limited to restaurants without drive though service and retail uses (including sales of alcohol).
2. The building may be expanded up to 6,500 square feet in total space. The structure is currently 5,579 square feet
3. The owner may modify the building to move the main entrance to the side or rear of the site.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

Retail uses are appropriate and expected along the US 74 corridor. The conversion from restaurant to ABC Store should yield less overall traffic to the site. Fortunately, the property is already accessed from the collector road system and does not rely on US 74 for direct access.

Consistency

The request is both consistent with nearby uses and with recommendations within the Land Use Plan

Due to zoning requirements, new developments must plan for and construct driveways on these alternate roadways and allow driveway closure along US-74 when road construction begins. The Town encourages primary access points to be located along the alternate roadways.

Land uses adjacent to US-74 intersections must deter significant increases in traffic and traffic patterns. Further development of impulse retail/commercial uses is discouraged at these locations. Non-residential, destination-oriented uses are most appropriate uses. Existing retail centers are ideal for redevelopment into mixed use centers.

See also: Independence Pointe Parkway Area; Northeast Parkway Area; US 74 / I-485 Interchange Area.

INDEPENDENCE BOULEVARD ACTION ITEMS:

1. *Encourage the completion of alternate collector roadways.*
2. *Prohibit development which is solely dependent on access along US-74.*
3. *Require developers to locate primary access driveways along alternate roadways.*
4. *Prohibit expansion of impulse/commercial land uses along US-74.*
5. *Promote non-residential, destination-based land uses along US-74.*
6. *Encourage redevelopment of existing retail centers into mixed use concepts.*

FINANCIAL IMPACT ANALYSIS

Services Impact

Solid waste service is not provided for commercial uses within the Town.

Current Tax Revenue

In 2017, Matthews tax revenue from the property was $6,600.

Forecasted Tax Revenue

The Mecklenburg ABC Board is a tax exempt government entity. Matthews tax revenue will be reduced by $6,600 annually as a result of rezoning.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. A note should be added that any façade changes that incorporate a loading dock will incorporate screening.

2. Transitional ROW is incorrectly measured on the site plan. 75' of transitional ROW is required from the edge of current ROW. The 40' front setback is then measured from the additional transitional ROW.

3. A note should be added that the Windsor Square Dr driveway may be relocated with Town/NCDOT approval if closure of existing driveway occurs due to construction.

Police

No concerns

Fire

No Concerns

Public Works

Owner should consider main entrance location along the side or rear of the structure where most parking will be located

Parks and Rec

No concerns

Town of Matthews North Carolina

DATE FILED 5-30-18
APPLICATION NUMBER 2018-687
For office use only

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

X A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-231-25

Address of property: 1625 Windsor Square Drive

Location of property: Northwest corner of the intersection of Windsor Square Drive and East Independence Blvd.

Title to the property was acquired on May 9, 2012
and was recorded in the name of FGLW Properties, LLC
whose mailing address is 5030 Woodmont Drive, SW, Roanoke, Virginia 24018

The deed is recorded in Book 27336 at Page 931 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-1 (CD)

Requested zoning classification: B-1 (CD)**
**Change of Conditions

Application number
2018-687
For office use only

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

The Petitioner is requesting a change of conditions to the existing conditional rezoning plan for the site to add retail sales (including an ABC Store) as a permitted use on the site.

FGLW PROPERTIES, LLC

By: Frank Fitton Galer

Signature of property owner (must be original)

Signature of property owner (must be original)

FGLW Properties, LLC (c/o Frank Galer)

Print name of property owner

Print name of property owner

5030 Woodmont Drive, SW

Property owner's mailing address

Property owner's mailing address

Roanoke, Virginia 24018

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

540-580-4606 ffgaler@gmail.com

Property owner's phone number/email address

Property owner's phone number/email address

THE MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD

By: Jason Hughes

Signature of agent (if any)

Petitioner other than owner (if any)

John Carmichael, Robinson Bradshaw

Print name of agent

The Mecklenburg County Alcoholic Beverage Control Board (c/o Jason Hughes)

Print name of petitioner

101 North Tryon Street, Suite 1900

Agent's mailing address

3333 North Tryon Street

Petitioner's mailing address

Charlotte, NC 28246

Agent's mailing address, continued

Charlotte, NC 28206

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

704-377-8341 jcarmichael@robinsonbradshaw.com

Agent's phone number/email address

jason.hughes@meckabc.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."

Application number
2018-687
For office use only

See Exhibit A Attached Hereto

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

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

Application number
2018-687
For office use only

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 MAY 30, 2018.

Town Board of Commissioners formally accepts application and sets Public Hearing date JUNE 11, 2018

Notices sent via mail to affected/adjacent property owners on or before JUNE 25, 2018.

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 JULY 9, 2018.

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 JULY 24, 2018.

Town Board of Commissioners approves or denies application AUGUST 13, 2018.

2018-681

Exhibit A—100' listing from tax parcel number 193-231-25

Parcel No. 19330310

Rebpat Leasing
PO Box 240525
Charlotte, NC 28224

Parcel No. 19330304

PMPJL, LLC
c/o Perry S. Brown
9811 West Tributary Lane
Boise, ID 83714

Parcel No. 19330311

Carroll Family Investments LTD
2340 Interstate 20 West Suite 100
Arlington, TX 76017

Parcel No. 19330203

S L & E Investments, LLC
Attn: Sami I. Nafisi
7935 Council PL Suite 200
Matthews, NC 28105

Parcel No. 19323123

LS Santa Fe, LLC
SS Santa Fe, LLC
c/o Deep River Partners
PO Box 49579
Greensboro, NC 27419

Parcel No. 19323135

Mecklenburg County
c/o Finance Department
600 E 4th Street, 11th Floor
Charlotte, NC 28202

Parcel No. 19323137

SNS Properties, LLC
9900 Matthews Park Drive
Matthews, NC 28105

Parcel No. 19323104

The Crossing Shopping Center Matthews, NC Limited Partnership
10250 Constellation Blvd Suite 2850
Los Angeles, CA 90067

Parcel No. 19323134

Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

Polaris 3G Map – Mecklenburg County, North Carolina

2018-687

Date Printed: 3/18/2018 9:21:46 PM

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2018-687

ROBINSON
BRADSHAW

JCarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

May 30, 2018

BY HAND DELIVERY

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by The Mecklenburg County Alcoholic Beverage Control Board (the "ABC Board" or "Applicant") requesting a change in conditions for an approximately 1.887 acre site located on the northwest corner of the intersection of Windsor Square Drive and U.S. Highway 74/E. Independence Blvd. (1625 Windsor Square Drive, Tax Parcel No. 193-231-25)

Dear Jay:

I hope this letter finds you well. We have been engaged by the ABC Board in connection with its request for a change in conditions for the parcel located at 1625 Windsor Square Drive. This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification (the "Instructions"). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 1.887 acres and is located on the northwest corner of the intersection of Windsor Square Drive and U.S. Highway 74/E. Independence Blvd.; the site is designated as Tax Parcel No. 193-231-25. The site is currently zoned B-1 (CD) and pursuant to this Rezoning Application, the Applicant is requesting a change in conditions to add retail sales as a permitted use in order to accommodate the operation of an ABC Store in the existing building on the site.

The Town of Matthews Land Use Plan 2012-2022 (the "Land Plan") provides land use policy guidance and recommendations for parcels of land located in the Town of Matthews. The site is located in the Independence Boulevard (US 74) Transitioning and Sensitive Area and borders the Independence Pointe Parkway Transitioning and Sensitive Area, both of which are defined in the Land Plan. Although the Land Plan does not appear to make any specific land use recommendations for the site, it does contain policy statements and action items that appear to

2018-687

support the use that the Applicant proposes in this Rezoning Application. Set out below is a brief description of these policy statements and action items and how this proposed development furthers such policy statements and action items.

- This proposed use would preserve the primary access point to the site from Windsor Square Drive, an alternative roadway to U.S. 74 (see Action Item #3 on page 76 of the Land Plan).

- Although the Land Plan disfavors "expansion of impulse retail/commercial uses" adjacent to U.S. 74 (See page 76 of the Land Plan; see also Action Item #4), placing this use in this location and in the existing commercial structure is consistent with the Land Plan's statement of the Town's desire to reverse the negative impacts of "the steady decline of retail establishments on the east side of Mecklenburg County" (see page 24 of the Land Plan) and its call for the reuse of existing commercial structures (see, *e.g.*, page 33 of the Land Plan calling for the reuse of big boxes).

Additionally, the site is located within a retail center, and the use would be consistent and compatible with the existing uses located in the retail center.

Jay, along with the ABC Board, we look forward to working with you, Kathi and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to contact us at your convenience.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

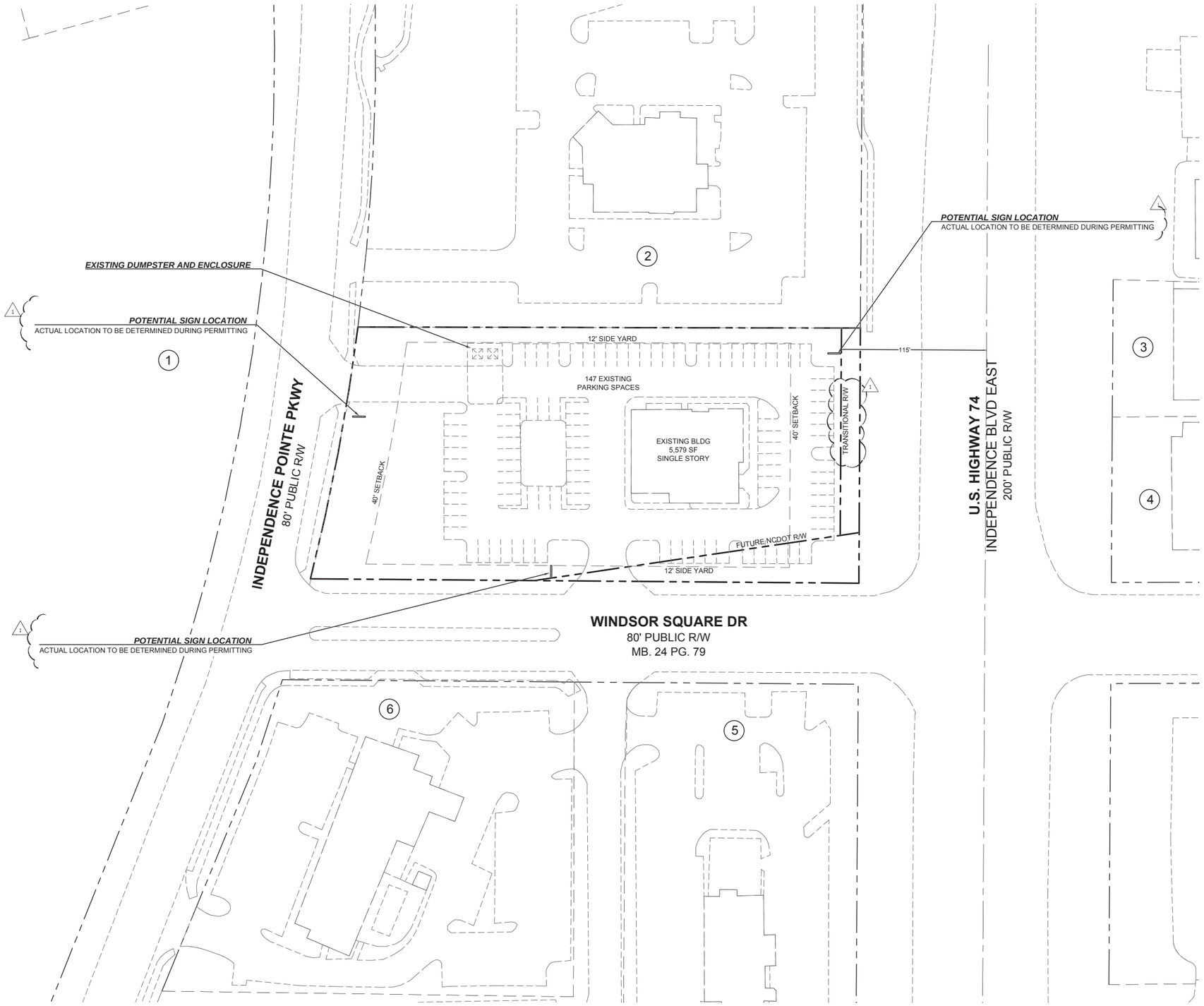
John H. Carmichael

John Carmichael

JHC

cc: Ty Shaffer

CURRENT 6/27/2018
2018-687



SITE DEVELOPMENT DATA

- **ACREAGE**: ± 1.887 ACRES
- **TAX PARCEL #**: 193-231-25.
- **EXISTING ZONING:** B-1 CD
- **PROPOSED ZONING:** B-1 CD
- **EXISTING USES:** VACANT
- **PROPOSED USES:** THE SITE MAY ONLY BE DEVOTED TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-1 ZONING DISTRICT:
  - RESTAURANT WITHOUT DRIVE-THROUGH OR DRIVE-IN SERVICE.
  - RETAIL SALES (INCLUDING, WITHOUT LIMITATION, ALCOHOLIC BEVERAGE SALES).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** ANY USES ON THE SITE SHALL BE LOCATED IN THE EXISTING SINGLE-STORY BUILDING CURRENTLY ON THE SITE AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- **MAXIMUM BUILDING HEIGHT:** THE MAXIMUM HEIGHT OF ANY BUILDING TO BE LOCATED ON THE SITE SHALL BE 40 FEET.
- **PARKING:**

  REQUIRED
  -ONE (1) SPACE PER 200 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR, PLUS
  -ONE (1) SPACE PER 300 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON ALL OTHER FLOORS,
  -PLUS ONE (1) SPACE PER EACH TWO (2) EMPLOYEES
  TOTAL= 30 SPACES
  PROVIDED
  147 SPACES

ADJACENT PROPERTY OWNERS

1. Parcel ID: 19323135 DB: 07656 PG:266
   MECKLENBURG COUNTY
   600 E 4TH ST 11TH FLOOR, CHARLOTTE, NC 28202
   ZONING: B-H (CD) USE: PARK
2. Parcel ID: 19323123 DB: 32458 PG:539
   SS SANTA FE LLC
   PO BOX 49579 C/O DEEP RIVER PARTNERS
   GREENSBORO, NC 27419
   ZONING: B-1(CD) USE: INSTITUTIONAL
3. Parcel ID: 19330304 DB: 25105 PG:347
   PMPJL LLC
   9811 W TRIBUTARY LN, BOISE, ID 83714
   ZONING: B-1(CD) USE: COMMERCIAL/RETAIL
4. Parcel ID: 19330311 DB: 30366 PG:883
   CARROLL FAMILY INVESTMENTS LTD
   2340 I-20 W SUITE 100, ARLINGTON, TX 76017
   ZONING: B-1(CD) USE: COMMERCIAL/RETAIL
5. Parcel ID: 19323134 DB: 06988 PG:015
   CHIC FIL A INC
   5200 BUFFINGTON RD, ATLANTA, GA 30349
   ZONING: B-H(CD) USE: RESTAURANT
6. Parcel ID: 19323137 DB: 29465 PG:466
   SNS PROPERTIES LLC
   9900 MATTHEWS PARK DR, MATTHEWS, NC 28105
   ZONING: B-3(CD) USE: HOTEL

VICINITY MAP

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

ABC STORE - WINDSOR SQUARE

MATTHEWS
MECKLENBURG COUNTY, NC

TECHNICAL DATA SHEET

PM	ChB
ENG	CTB
DRAWN BY	ChB
DATE	03/21/18

REVISIONS
1 - 06/27/18 STAFF COMMENTS

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PROJECT NUMBER
XXX.XXX.XXX

RZ100

P:\DIV\G\018.380\023 MATTHEWS ABC STORE - REZONING\018.380\023 ABC REZONING.DWG RZ100 6/25/2018 5:06:26 PM HP90LCTB CHASE

DEVELOPMENT STANDARDS

June 27, 2018

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by The Mecklenburg County Alcoholic Beverage Control Board (the "Applicant") for an approximately 1.887 acre site located on the northwest corner of the intersection of Windsor Square Dr. and U.S. Highway 74/E. Independence Blvd., which site is more particularly depicted on the Rezoning Plan and is further identified as Tax Parcel No. 193-231-25 (hereinafter referred to as the "Site").

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the B-1 zoning district shall govern the use and development of the Site.

C. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.

PERMITTED USES

A. The Site may only be devoted to the following uses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district:

-Restaurant without drive-through or drive-in service.

-Retail sales (including, without limitation, alcoholic beverage sales).

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. Any uses on the Site shall be located in the existing single-story building currently on the Site and more particularly depicted on the Rezoning Plan.

B. The Applicant may make architectural or other design changes to the exterior and interior of the existing building on the Site including, without limitation, changing the location of the primary entrance to the building and/or enlarging the building; provided, however, that the building shall not exceed 6,500 square feet of gross floor area.

DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance as applicable to the Site as it exists on the date of the Rezoning Application.

B. The Applicant shall maintain the 12 foot side yard on the northern boundary of the Site, as more particularly depicted on the Rezoning Plan.

C. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site more particularly depicted on the Rezoning Plan and as measured from the right-of-way as it exists on the date of the Rezoning Application.

D. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd. more particularly depicted on the Rezoning Plan and as measured from the right-of-way as it exists on the date of the Rezoning Application.

E. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy., as more particularly depicted on the Rezoning Plan.

TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation.

B. Vehicular parking shall be provided on the Site in accordance with the requirements set out in the Ordinance.

C. In the event that NCDOT widens U.S. Highway 74/E. Independence Blvd., the Applicant acknowledges that parking along the Site's frontage on U.S. Highway 74/E. Independence Blvd. and along the Site's frontage on Windsor Square Drive may be removed. This acknowledgment is made without prejudice to or waiver of the Applicant's or the property owner's rights to just compensation owing for the taking of any portion of the Site in connection with the widening of U.S. Highway 74/E. Independence Blvd.

STREETSCAPE TREATMENT

A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

ARCHITECTURAL STANDARDS

A. The maximum height of any building to be located on the Site shall be 40 feet.

SCREENING AND LANDSCAPING

A. Screening and landscaping shall conform to the requirements of the Ordinance.

SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

ABC STORE - WINDSOR SQUARE
MATTHEWS
MECKLENBURG COUNTY, NC

DEVELOPMENT NOTES

PM ChB
ENG CTB
DRAWN BY ChB
DATE 03/21/18

REVISIONS
1 - 06/27/18 STAFF COMMENTS

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PROJECT NUMBER
XXX.XXX.XXX

RZ101
Sheet 2 of 3

P:\DWG\018.380\023 MATTHEWS ABC STORE - REZONING\018.380\023 ABC REZONING.DWG RZ101 6/25/2018 5:06:44 PM HP90LCTB CHASE

CURRENT 6/27/2018
2018-687

NOTES

THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.

#5 REBAR SET IN CONCRETE AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREAS COMPUTED BY COORDINATE METHOD.

UNADJUSTED RATIO OF PRECISION: 1:19,757

SUBJECT TRACT ADDRESS: 1625 WINDSOR SQUARE DRIVE

SUBJECT TRACT DEED REFERENCE: DB 27336 PG 931, MB 31 PG 487

SUBJECT TAX PARCEL: 19323125

SUBJECT TRACT ZONED: B1 (CD) - NEIGHBORHOOD BUSINESS (CONDITIONAL)
(REZONING PETITION 350 BOB EVANS, DATED 8.9.99)

ZONING REQUIREMENTS:
BUILDING
MINIMUM SETBACK FRONT=40'
MINIMUM SETBACK SIDE=12'
MINIMUM SETBACK REAR=40'

THE NCGS COORDINATES WERE ESTABLISHED BY USING A LEICA MODEL GS14 (GNSS) AND THE NORTH CAROLINA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME NETWORK (RTN) UTILIZING THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION (CORS)

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

NO EVIDENCE OF CURRENT OF CONTEMPLATED RIGHT OF WAY OR ROADWAY DESIGN CHANGES FOUND

BURTON ENGINEERING ASSOCIATES HAS NO KNOWLEDGE OF FIELD DELINEATED WETLANDS ON SUBJECT TRACT

BURTON ENGINEERING ASSOCIATES IS NOT AN EXPERT IN DETERMINING THE SPECIES OF TREES SHOWN ON THIS PLAT AND MAY HAVE MISIDENTIFIED SOME TREES.

FLOOD CERTIFICATE

THE SUBJECT TRACT IS GRAPHICALLY LOCATED IN "OTHER AREAS ZONE X" AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/ FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 371045800K DATED FEBRUARY 19, 2014.

PARKING REQUIREMENTS:

PARKING TABULATION		
	SITE PLAN	AS-BUILT
REGULAR	91	91
HANDICAP	4	4
TOTAL	95	95

Tree Table	
Tree	Description
2183	TREE 6 HOLLY
2184	TREE 10 OAK
2185	TREE 12 OAK
2186	TREE ORNAMELTAL 4
2187	TREE ORNAMELTAL 4
2188	TREE ORNAMELTAL 2
2189	TREE ORNAMELTAL 2
2190	TREE ORNAMELTAL 5
2191	TREE ORNAMELTAL 5
2192	TREE ORNAMELTAL 5
2193	TREE ORNAMELTAL 5
2194	TREE ORNAMELTAL 5
2195	TREE MAPLE 9
2196	TREE MAPLE 9
2197	TREE MAPLE 9
2198	TREE MAPLE 6
2199	TREE MAPLE 6
2211	TREE 15 BIRCH
2218	TREE HOLLY
2220	TREE PINE 10

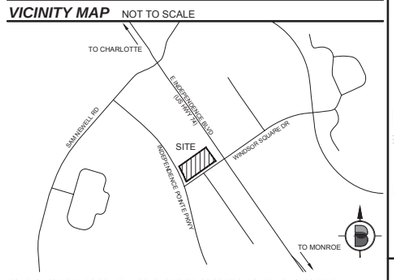
Tree Table	
Tree	Description
2221	TREE PINE 10 BROKEN
2231	TREE MAGNOLIA
2261	TREE CM
2358	TREE HOLLY 8
2359	TREE MAPLE 8
2360	TREE MAPLE 9
2361	TREE BIRCH MULTI
2362	TREE ORNAMENTAL 6
2363	TREE ORNAMENTAL 6
2364	TREE ORNAMENTAL 6
2365	TREE ORNAMENTAL DEAD 6
2415	TREE MAGNOLIA 9
2520	TREE 9
2521	TREE HOLLY 10
2522	TREE CHERRY 9
2524	TREE OAK 16
2525	TREE ORNAMENTAL 4
2526	TREE ORNAMENTAL 4
2527	TREE CHERRY 6
2528	TREE OAK 14

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 18-04914CH COMMITMENT DATE: MARCH 21, 2018 at 5:00 AM

#	BOOK/PAGE	DESCRIPTION	AFFECTS	SHOWN
1	---/---	EXCEPTION #1	NOT A MATTER OF SURVEY	
2	---/---	TAXES OF ASSESSMENT FOR 2018	NOT A MATTER OF SURVEY	
3	---/---	CURRENT SURVEY	YES	YES
4	---/---	SQUARE FOOTAGE/ACREAGE	YES	YES
5	31/487	PLAT	YES	YES
6	7255/22	R/W AGREEMENT TO ALLTEL CAROLINA INC.	YES	YES
7	10219/857	PRIVATE R/W TERMINATIED	NO	NO
	24/79	PLAT	YES	YES

NORTH ORIENTED TO
NC GRID NAD 83/2011

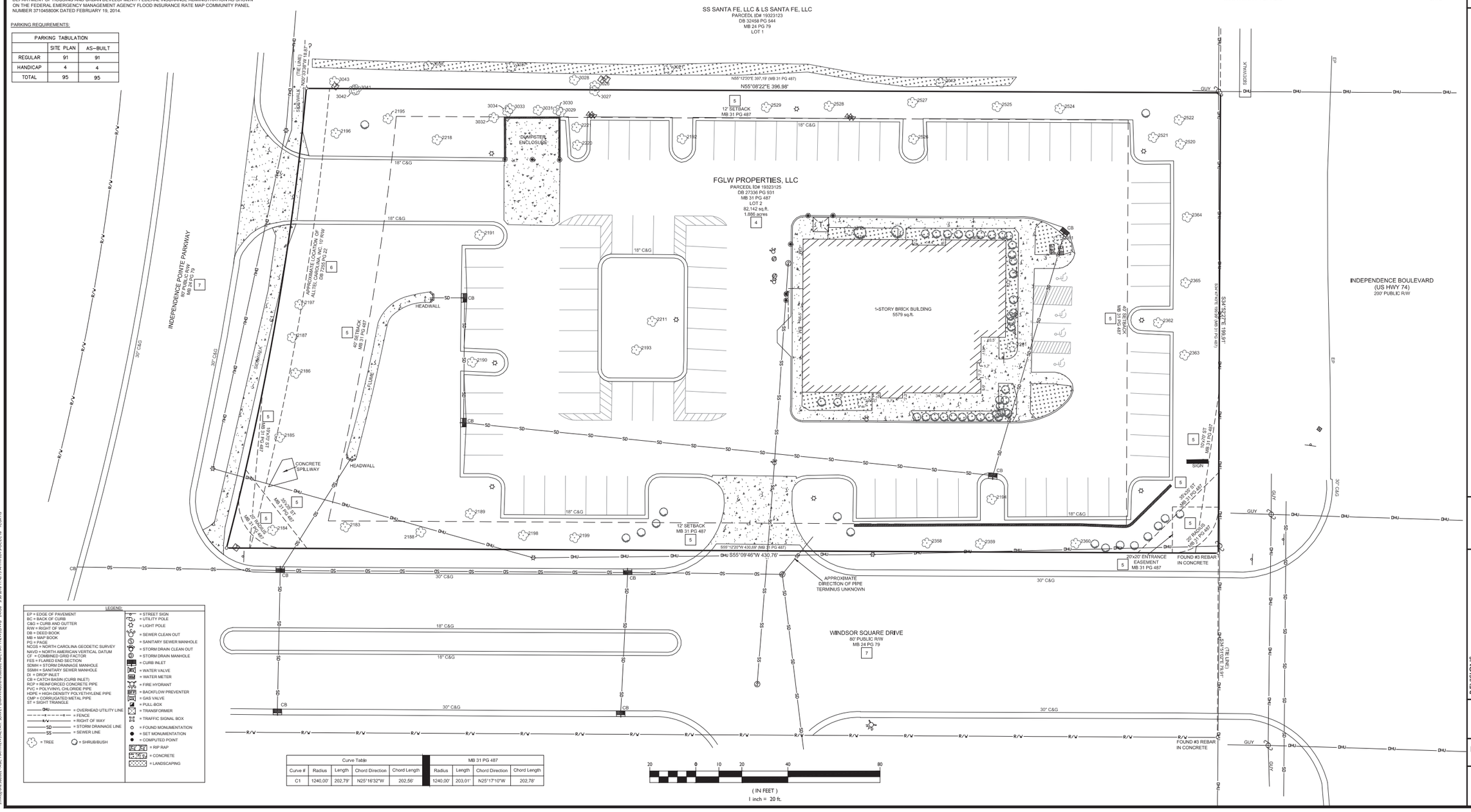
VICINITY MAP NOT TO SCALE



TO: "THE MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD", "CHICAGO TITLE INSURANCE COMPANY".

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON _____

CARY H WATTS, PLS #4202 DATE



LEGEND:

EP = EDGE OF PAVEMENT
BC = BACK OF CURB
C&G = CURB AND GUTTER
R/W = RIGHT OF WAY
DB = DEED BOOK
MB = MAP BOOK
PG = PAGE
NCGS = NORTH CAROLINA GEODETIC SURVEY
NAVD = NORTH AMERICAN VERTICAL DATUM
CF = COMBINED GRID FACTOR
FES = FLARED END SECTION
SDMH = STORM DRAINAGE MANHOLE
SSMH = SANITARY SEWER MANHOLE
DI = DROP INLET
CB = CATCH BASIN (CURB INLET)
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH-DENSITY POLYETHYLENE PIPE
CMP = CORRUGATED METAL PIPE
ST = SIGHT TRIANGLE

= OVERHEAD UTILITY LINE
= FENCE
= RIGHT OF WAY
= STORM DRAINAGE LINE
= SEWER LINE
= TREE
= SHRUB/BUSH
= STREET SIGN
= UTILITY POLE
= LIGHT POLE
= SEWER CLEAN OUT
= SANITARY SEWER MANHOLE
= STORM DRAIN CLEAN OUT
= STORM DRAIN MANHOLE
= CURB INLET
= WATER VALVE
= WATER METER
= FIRE HYDRANT
= BACKFLOW PREVENTER
= GAS VALVE
= PULL-BOX
= TRANSFORMER
= TRAFFIC SIGNAL BOX
= FOUND MONUMENTATION
= SET MONUMENTATION
= COMPUTED POINT
= RIP RAP
= CONCRETE
= LANDSCAPING

Curve Table					MB 31 PG 487			
Curve #	Radius	Length	Chord Direction	Chord Length	Radius	Length	Chord Direction	Chord Length
C1	1240.00'	202.79'	N25°16'32"W	202.56'	1240.00'	203.01'	N25°17'10"W	202.78'

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

PRELIMINARY PLAT
NOT FOR RECORDATION, SALES, OR CONVEYANCE.

ALTA/NSPS SURVEY OF 1625 WINDSOR SQUARE DRIVE

OWNER: FGLW PROPERTIES, LLC
LOCATED IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

CLIENT: MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD

3333 N. TRYON STREET, CHARLOTTE, NC 28206

PTC DRAWN BY
CHW CHECK BY
05/30/2018 DATE
05/21/18 - 5/25/18 SURVEY DATE

REVISIONS

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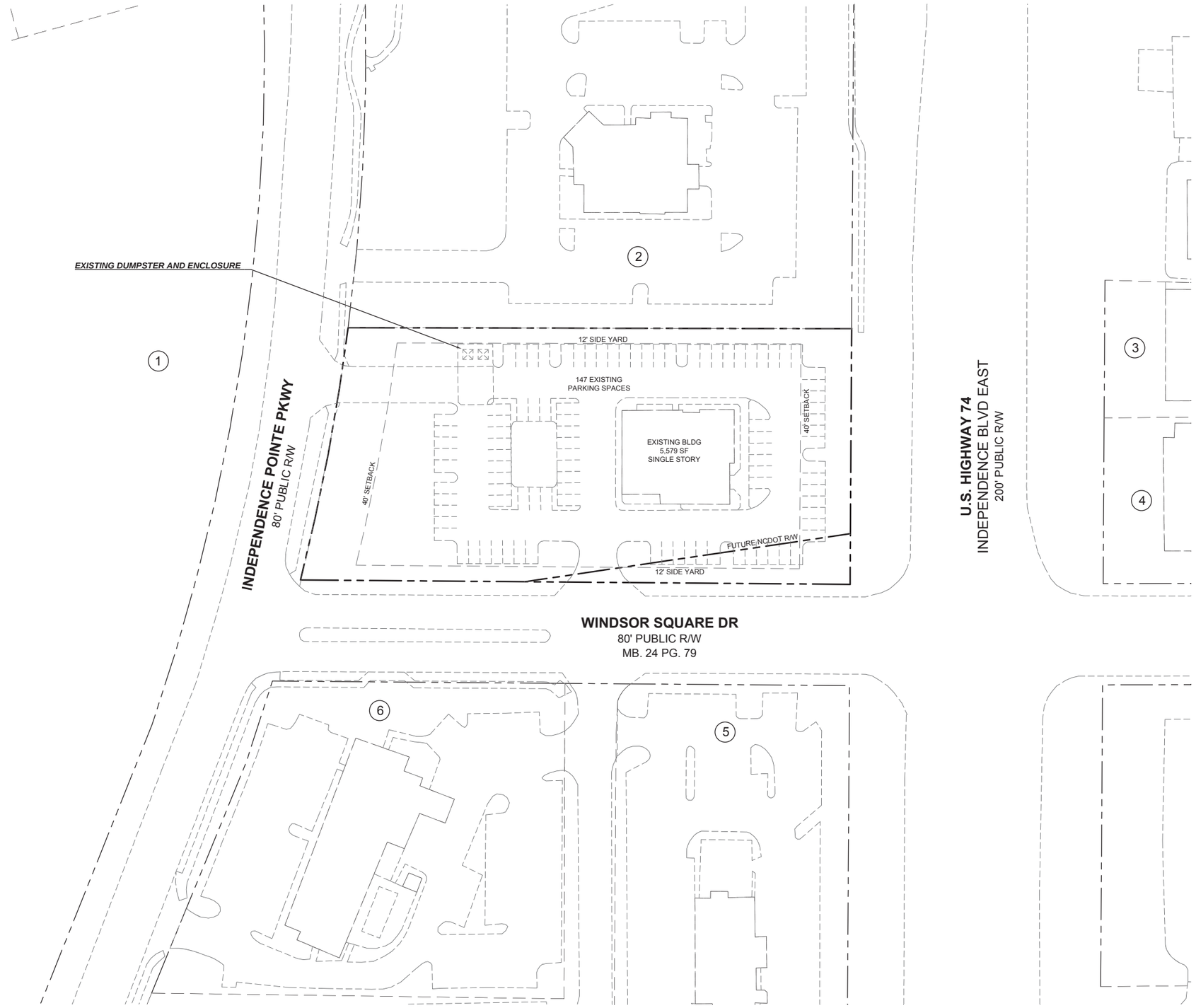
PROJECT NUMBER
018.380.002

Sheet 1 of 1

J:\018\018.380\02 - ABC MATTHEWS ALTA\1 SURVEY DRAWINGS\018.380\02 ABC MATTHEWS.DWG 24X36 5/30/2018 11:46:13 AM HWD:PLOTTED BY: TCLARTIS

SUPERCEDED 5/30/2018
2018-687



SITE DEVELOPMENT DATA

- **ACREAGE**: ± 1.887 ACRES
- **TAX PARCEL #**: 193-231-25.
- **EXISTING ZONING:** B-1 CD
- **PROPOSED ZONING:** B-1 CD
- **EXISTING USES:** VACANT
- **PROPOSED USES:** THE SITE MAY ONLY BE DEVOTED TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-1 ZONING DISTRICT:
  - RESTAURANT WITHOUT DRIVE-THROUGH OR DRIVE-IN SERVICE.
  - RETAIL SALES (INCLUDING, WITHOUT LIMITATION, ALCOHOLIC BEVERAGE SALES).
- **MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** ANY USES ON THE SITE SHALL BE LOCATED IN THE EXISTING SINGLE-STORY BUILDING CURRENTLY ON THE SITE AND MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.
- **MAXIMUM BUILDING HEIGHT:** THE MAXIMUM HEIGHT OF ANY BUILDING TO BE LOCATED ON THE SITE SHALL BE 40 FEET.
- **PARKING:**

  REQUIRED
  -ONE (1) SPACE PER 200 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON GROUND FLOOR, PLUS
  -ONE (1) SPACE PER 300 SQUARE FEET OF FLOOR AREA USED OR DESIGNED FOR SALES ON ALL OTHER FLOORS,
  -PLUS ONE (1) SPACE PER EACH TWO (2) EMPLOYEES
  TOTAL= 30 SPACES
  PROVIDED
  147 SPACES

ADJACENT PROPERTY OWNERS

1. Parcel ID: 19323135 DB: 07656 PG:266
   MECKLENBURG COUNTY
   600 E 4TH ST 11TH FLOOR, CHARLOTTE, NC 28202
   ZONING: B-H (CD) USE: PARK
2. Parcel ID: 19323123 DB: 32458 PG:539
   SS SANTA FE LLC
   PO BOX 49579 C/O DEEP RIVER PARTNERS
   GREENSBORO, NC 27419
   ZONING: B-1(CD) USE: INSTITUTIONAL
3. Parcel ID: 19330304 DB: 25105 PG:347
   PMPJL LLC
   9811 W TRIBUTARY LN, BOISE, ID 83714
   ZONING: B-1(CD) USE: COMMERCIAL/RETAIL
4. Parcel ID: 19330311 DB: 30366 PG:883
   CARROLL FAMILY INVESTMENTS LTD
   2340 I-20 W SUITE 100, ARLINGTON, TX 76017
   ZONING: B-1(CD) USE: COMMERCIAL/RETAIL
5. Parcel ID: 19323134 DB: 06988 PG:015
   CHIC FIL A INC
   5200 BUFFINGTON RD, ATLANTA, GA 30349
   ZONING: B-H(CD) USE: RESTAURANT
6. Parcel ID: 19323137 DB: 29465 PG:466
   SNS PROPERTIES LLC
   9900 MATTHEWS PARK DR, MATTHEWS, NC 28105
   ZONING: B-3(CD) USE: HOTEL

VICINITY MAP

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

ABC STORE - WINDSOR SQUARE

MATTHEWS
MECKLENBURG COUNTY, NC

TECHNICAL DATA SHEET

PM	ChB
ENG	CTB
DRAWN BY	ChB
DATE	03/21/18

REVISIONS

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

PROJECT NUMBER
XXX.XXX.XXX

RZ100

P:\DWG\018.380\023 MATTHEWS ABC STORE - REZONING\018.380\023 ABC REZONING.DWG RZ100 5/30/2018 8:54:03 AM HRQ.CTB CHASE

SUPERCEDED 5/30/2018
2018-687

DEVELOPMENT STANDARDS

May 30, 2018

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by The Mecklenburg County Alcoholic Beverage Control Board (the "Applicant") for an approximately 1.887 acre site located on the northwest corner of the intersection of Windsor Square Dr. and U.S. Highway 74/E. Independence Blvd., which site is more particularly depicted on the Rezoning Plan and is further identified as Tax Parcel No. 193-231-25 (hereinafter referred to as the "Site").

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the B-1 zoning district shall govern the use and development of the Site.

C. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 4 of the Ordinance. Minor alterations or changes to the Rezoning Plan and/or these Development Standards are subject to Section 155.401.5 of the Ordinance.

PERMITTED USES

A. The Site may only be devoted to the following uses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district:

1. Restaurant without drive-through or drive-in service.

2. Retail sales (including, without limitation, alcoholic beverage sales).

DEVELOPMENT LIMITATIONS/MAXIMUM GROSS FLOOR AREA

A. Any uses on the Site shall be located in the existing single-story building currently on the Site and more particularly depicted on the Rezoning Plan.

DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance as applicable to the Site as it exists on the date of the Rezoning Application.

B. The Applicant shall maintain the 12 foot side yard on the northern boundary of the Site, as more particularly depicted on the Rezoning Plan.

C. The Applicant shall maintain the 12 foot side yard on the southern boundary of the Site more particularly depicted on the Rezoning Plan and as measured from the right-of-way and/or the back of curb as it exists on the date of the Rezoning Application.

D. The Applicant shall maintain the 40 foot setback from U.S. Highway 74/E. Independence Blvd. more particularly depicted on the Rezoning Plan and as measured from the right-of-way and/or the back of curb as it exists on the date of the Rezoning Application.

E. The Applicant shall maintain the 40 foot setback from Independence Pointe Pkwy., as more particularly depicted on the Rezoning Plan.

TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Town of Matthews and/or the North Carolina Department of Transportation.

B. Vehicular parking shall be provided on the Site in accordance with the requirements set out in the Ordinance.

STREETSCAPE TREATMENT

A. The streetscape treatment along the Site's public street frontages shall comply with the requirements of the Ordinance.

ARCHITECTURAL STANDARDS

A. The maximum height of any building to be located on the Site shall be 40 feet.

SCREENING AND LANDSCAPING

A. Screening and landscaping shall conform to the requirements of the Ordinance.

SIGNS

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

ABC STORE - WINDSOR SQUARE
MATTHEWS
MECKLENBURG COUNTY, NC

DEVELOPMENT NOTES

ChB	PM
CTB	ENG
ChB	DRAWN BY
03/21/18	DATE

REVISIONS

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PROJECT NUMBER
XXX.XXX.XXX

RZ101

P:\DWG\018.380.023 MATTHEWS ABC STORE - REZONING\018.380.023 ABC REZONING.DWG RZ101 5/30/2018 8:37:03 AM HRQ.CTB CHASE

SUPERCEDED 5/30/2018
2018-687

NOTES

THE PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAY.

#5 REBAR SET IN CONCRETE AT ALL CORNERS UNLESS OTHERWISE NOTED.

AREAS COMPUTED BY COORDINATE METHOD.

UNADJUSTED RATIO OF PRECISION: 1:19,757

SUBJECT TRACT ADDRESS: 1625 WINDSOR SQUARE DRIVE

SUBJECT TRACT DEED REFERENCE: DB 27336 PG 931, MB 31 PG 487

SUBJECT TAX PARCEL: 19323125

SUBJECT TRACT ZONED: B1 (CD) - NEIGHBORHOOD BUSINESS (CONDITIONAL)
(REZONING PETITION 350 BOB EVANS, DATED 8.9.99)

ZONING REQUIREMENTS:
BUILDING
MINIMUM SETBACK FRONT=40'
MINIMUM SETBACK SIDE=12'
MINIMUM SETBACK REAR=40'

THE NCGS COORDINATES WERE ESTABLISHED BY USING A LEICA MODEL GS14 (GNSS) AND THE NORTH CAROLINA GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) REAL TIME NETWORK (RTN) UTILIZING THE NORTH CAROLINA CONTINUOUSLY OPERATING REFERENCE STATION (CORS)

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

NO EVIDENCE OF CURRENT OF CONTEMPLATED RIGHT OF WAY OR ROADWAY DESIGN CHANGES FOUND

BURTON ENGINEERING ASSOCIATES HAS NO KNOWLEDGE OF FIELD DELINEATED WETLANDS ON SUBJECT TRACT

BURTON ENGINEERING ASSOCIATES IS NOT AN EXPERT IN DETERMINING THE SPECIES OF TREES SHOWN ON THIS PLAT AND MAY HAVE MISIDENTIFIED SOME TREES.

FLOOD CERTIFICATE

THE SUBJECT TRACT IS GRAPHICALLY LOCATED IN "OTHER AREAS ZONE X" AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/ FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710458500K DATED FEBRUARY 19, 2014.

PARKING REQUIREMENTS:

PARKING TABULATION		
	SITE PLAN	AS-BUILT
REGULAR	91	91
HANDICAP	4	4
TOTAL	95	95

Tree Table	
Tree	Description
2183	TREE 6 HOLLY
2184	TREE 10 OAK
2185	TREE 12 OAK
2186	TREE ORNAMELTAL 4
2187	TREE ORNAMELTAL 4
2188	TREE ORNAMELTAL 2
2189	TREE ORNAMELTAL 2
2190	TREE ORNAMELTAL 5
2191	TREE ORNAMELTAL 5
2192	TREE ORNAMELTAL 5
2193	TREE ORNAMELTAL 5
2194	TREE ORNAMELTAL 5
2195	TREE MAPLE 9
2196	TREE MAPLE 9
2197	TREE MAPLE 9
2198	TREE MAPLE 6
2199	TREE MAPLE 6
2211	TREE 15 BIRCH
2218	TREE HOLLY
2220	TREE PINE 10

Tree Table	
Tree	Description
2221	TREE PINE 10 BROKEN
2231	TREE MAGNOLIA
2261	TREE CM
2358	TREE HOLLY 8
2359	TREE MAPLE 8
2360	TREE MAPLE 9
2361	TREE BIRCH MULTI
2362	TREE ORNAMENTAL 6
2363	TREE ORNAMENTAL 6
2364	TREE ORNAMENTAL 6
2365	TREE ORNAMENTAL DEAD 6
2415	TREE MAGNOLIA 9
2520	TREE 9
2521	TREE HOLLY 10
2522	TREE CHERRY 9
2524	TREE OAK 16
2525	TREE ORNAMENTAL 4
2526	TREE ORNAMENTAL 4
2527	TREE CHERRY 6
2528	TREE OAK 14

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 18-04914CH COMMITMENT DATE: MARCH 21, 2018 at 5:00 AM

#	BOOK/PAGE	DESCRIPTION	AFFECTS	SHOWN
1	---/---	EXCEPTION #1	NOT A MATTER OF SURVEY	
2	---/---	TAXES OF ASSESSMENT FOR 2018	NOT A MATTER OF SURVEY	
3	---/---	CURRENT SURVEY	YES	YES
4	---/---	SQUARE FOOTAGE/ACREAGE	YES	YES
5	31/487	PLAT	YES	YES
6	7255/22	R/W AGREEMENT TO ALLTEL CAROLINA INC.	YES	YES
7	10219/857	PRIVATE R/W TERMINATIED	NO	NO
	24/79	PLAT	YES	YES

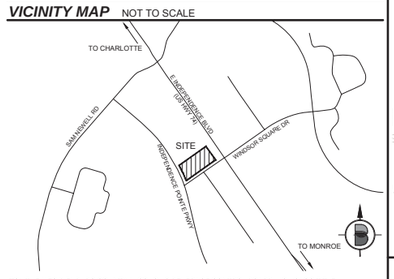
NORTH ORIENTED TO
NC GRID NAD 83/2011

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND LYING AND BEING SITUATED IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS, AS SHOWN ON A MAP TITLED "A REVISED RECORD PLAT SHOWING LOT 2, MATTHEWS PARK" AND RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE IN MAP BOOK 31, PAGE 487.

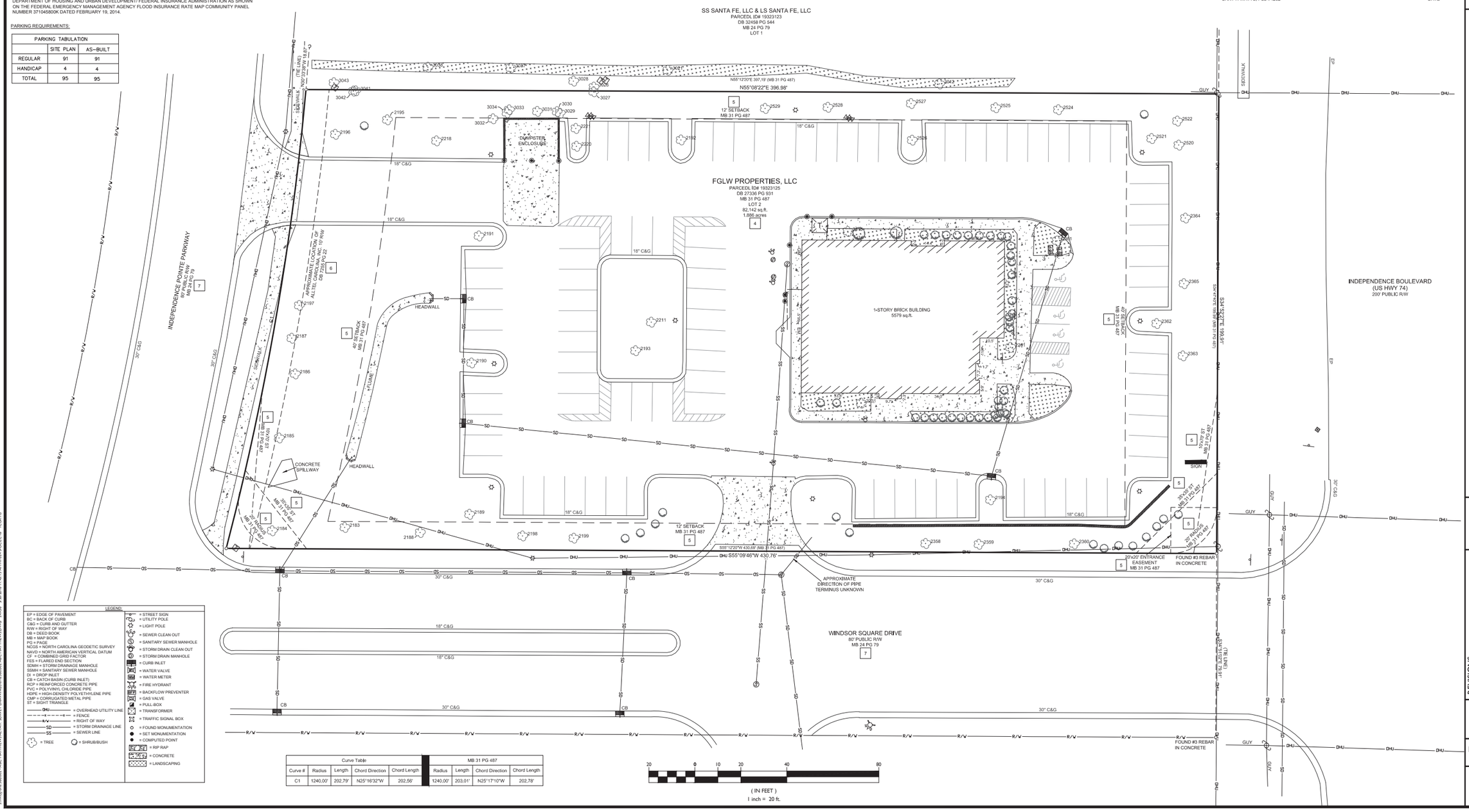
VICINITY MAP NOT TO SCALE



TO: "THE MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD", "CHICAGO TITLE INSURANCE COMPANY".

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON _____

CARY H WATTS, PLS #4202 DATE



LEGEND:

EP = EDGE OF PAVEMENT
BC = BACK OF CURB
C&G = CURB AND GUTTER
R/W = RIGHT OF WAY
DB = DEED BOOK
MB = MAP BOOK
PG = PAGE
NCGS = NORTH CAROLINA GEODETIC SURVEY
NAVD = NORTH AMERICAN VERTICAL DATUM
CF = COMBINED GRID FACTOR
FES = FLARED END SECTION
SDMH = STORM DRAINAGE MANHOLE
SSMH = SANITARY SEWER MANHOLE
DI = DROP INLET
CB = CATCH BASIN (CURB INLET)
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE PIPE
HDPE = HIGH-DENSITY POLYETHYLENE PIPE
CMP = CORRUGATED METAL PIPE
ST = SIGHT TRIANGLE

= OVERHEAD UTILITY LINE
= FENCE
= RIGHT OF WAY
= STORM DRAINAGE LINE
= SEWER LINE
= TREE
= SHRUB/BUSH
= STREET SIGN
= UTILITY POLE
= LIGHT POLE
= SEWER CLEAN OUT
= SANITARY SEWER MANHOLE
= STORM DRAIN CLEAN OUT
= STORM DRAIN MANHOLE
= CURB INLET
= WATER VALVE
= WATER METER
= FIRE HYDRANT
= BACKFLOW PREVENTER
= GAS VALVE
= PULL-BOX
= TRANSFORMER
= TRAFFIC SIGNAL BOX
= FOUND MONUMENTATION
= SET MONUMENTATION
= COMPUTED POINT
= RIP RAP
= CONCRETE
= LANDSCAPING

Curve Table					MB 31 PG 487			
Curve #	Radius	Length	Chord Direction	Chord Length	Radius	Length	Chord Direction	Chord Length
C1	1240.00'	202.79'	N25°16'32"W	202.56'	1240.00'	203.01'	N25°17'10"W	202.78'

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

BURTON ENGINEERING
5950 FAIRVIEW RD STE 100
CHARLOTTE NC 28210
(T) 704.553.8881
burtonengineering.com
FIRM #C-1157

PRELIMINARY PLAT
NOT FOR RECORDATION, SALES, OR CONVEYANCE.
NORTH CAROLINA PROFESSIONAL SEAL L-4202 CARY H. WATTS

ALTA/NSPS SURVEY OF 1625 WINDSOR SQUARE DRIVE

OWNER: FGLW PROPERTIES, LLC
LOCATED IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA

CLIENT: MECKLENBURG COUNTY ALCOHOLIC BEVERAGE CONTROL BOARD

3333 N. TRYON STREET, CHARLOTTE, NC 28206

PTC DRAWN BY
CHW CHECK BY
05/30/2018 DATE
05/21/18 - 5/25/18 SURVEY DATE

REVISIONS

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PROJECT NUMBER
018.380.002

Sheet 1 of 1

J:\018\018.380\02_ABC MATTHEWS ALTA\1 SURVEY DRAWINGS\018.380\02 ABC MATTHEWS.DWG 24X36 5/30/2018 11:46:13 AM HWD:PLOTTED BY: TCLARTIS

COMMUNITY MEETING REPORT
Applicant: The Mecklenburg County Alcoholic Beverage Control Board
Rezoning Application No. 2018-687

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on the attached Exhibit A by depositing such notice in the U.S. mail on June 7, 2018. A copy of the written notice is attached as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, June 20, 2018 at 6:00 PM in the Community Room at the Matthews Branch of the Charlotte-Mecklenburg Library, 230 Matthews Station Road, Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Applicant's representatives at the Community Meeting were Jason Hughes (CEO) and Mike Tully (CFO) of the Mecklenburg County ABC Board, Chase Burton of Burton Engineering, and Ty Shaffer of Robinson Bradshaw & Hinson, P.A. None of the invitees and no members of the public attended the Community Meeting (see Exhibit C).

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives remained at the meeting location until 6:45, at which time the meeting adjourned due to lack of attendance.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 21st day of June, 2018.

Ty Shaffer, Robinson Bradshaw & Hinson, P.A.
Agent for Applicant

10902718

6/21/2018
2018-687

200' listing from tax parcel number 193-231-25

Parcel No. 19330308

Los Tres Amigos, Inc.
116 E Woodlawn Road
Charlotte, NC 28217

Parcel No. 19330310

Rebpat Leasing
PO Box 240525
Charlotte, NC 28224

Parcel No. 19330304

PMPJL, LLC
c/o Perry S. Brown
9811 West Tributary Lane
Boise, ID 83714

Parcel No. 19330311

Carroll Family Investments LTD
2340 Interstate 20 West Suite 100
Arlington, TX 76017

Parcel No. 19330202A

SC Windsor Associates LP
340 Royal Poinciana Way #316
Palm Beach, FL 33480

Parcel No. 19330202B

SC Windsor Associates
c/o JC Penney Corporation, Inc.
6501 Legacy Drive
Plano, TX 75024

Parcel No. 19330203

S L & E Investments, LLC
Attn: Sami I. Nafisi
7935 Council PL Suite 200
Matthews, NC 28105

Parcel No. 19323123

LS Santa Fe, LLC
SS Santa Fe, LLC
c/o Deep River Partners
PO Box 49579
Greensboro, NC 27419

EXHIBIT
A

Parcel No. 19323135

Mecklenburg County
c/o Finance Department
600 E 4th Street, 11th Floor
Charlotte, NC 28202

Parcel No. 19323137

SNS Properties, LLC
9900 Matthews Park Drive
Matthews, NC 28105

Parcel No. 19323104

The Crossing Shopping Center
Matthews, NC Limited Partnership
10250 Constellation Blvd Suite 2850
Los Angeles, CA 90067

Parcel No. 19323134

Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

6/21/2018
2018-687

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – **Rezoning Petition No. 2018-687** filed by The Mecklenburg County Alcoholic Beverage Control Board for a change in conditions for an approximately 1.887 acre site located at 1625 Windsor Square Drive (Tax Parcel No. 193-231-25)

Date and Time of Meeting: Wednesday, June 20, 2018 at 6:00 p.m.

Place of Meeting: Community Room
Matthews Branch, Charlotte-Mecklenburg Library
230 Matthews Station St.
Matthews, NC 28105

We are assisting The Mecklenburg County Alcoholic Beverage Control Board ("ABC Board") in connection with a Rezoning Petition it has filed with the Town of Matthews requesting a change in conditions for an approximately 1.887 acre site located at1625 Windsor Square Drive (Tax Parcel No. 193-231-25). The purpose of this rezoning is to accommodate the operation of an ABC Store in the existing building on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Petition on Wednesday, June 20, 2018 at 6:00 p.m. in the Community Room at the Matthews Branch of the Charlotte-Mecklenburg Library located at 230 Matthews Station St. in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: June 7, 2018

10876062

EXHIBIT
B

6/21/2018
2018-687

EXHIBIT
J
tabbies

Community Meeting Sign-in-Sheet

The Mecklenburg County Alcoholic Beverage Control Board -- Rezoning Application No. 2018-687

Community Room, Matthews Branch, Charlotte-Mecklenburg Library,
230 Matthews Station Road, Matthews, North Carolina

Wednesday, June 20, 2018, 6:00 P.M.

	NAME	ADDRESS	TELEPHONE	E-MAIL ADDRESS
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				

6/7/2018
2018-687

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

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Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: June 7, 2018

200' listing from tax parcel number 193-231-25

Parcel No. 19330308

Los Tres Amigos, Inc.
116 E Woodlawn Road
Charlotte, NC 28217

Parcel No. 19330310

Rebpat Leasing
PO Box 240525
Charlotte, NC 28224

Parcel No. 19330304

PMPJL, LLC
c/o Perry S. Brown
9811 West Tributary Lane
Boise, ID 83714

Parcel No. 19330311

Carroll Family Investments LTD
2340 Interstate 20 West Suite 100
Arlington, TX 76017

Parcel No. 19330202A

SC Windsor Associates LP
340 Royal Poinciana Way #316
Palm Beach, FL 33480

Parcel No. 19330202B

SC Windsor Associates
c/o JC Penney Corporation, Inc.
6501 Legacy Drive
Plano, TX 75024

Parcel No. 19330203

S L & E Investments, LLC
Attn: Sami I. Nafisi
7935 Council PL Suite 200
Matthews, NC 28105

Parcel No. 19323123

LS Santa Fe, LLC
SS Santa Fe, LLC
c/o Deep River Partners
PO Box 49579
Greensboro, NC 27419

Parcel No. 19323135

Mecklenburg County
c/o Finance Department
600 E 4th Street, 11th Floor
Charlotte, NC 28202

Parcel No. 19323137

SNS Properties, LLC
9900 Matthews Park Drive
Matthews, NC 28105

Parcel No. 19323104

The Crossing Shopping Center
Matthews, NC Limited Partnership
10250 Constellation Blvd Suite 2850
Los Angeles, CA 90067

Parcel No. 19323134

Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

PLANNING BOARD REPORT
ON THEIR MEETING OF
MAY 22, 2018

FOR TOWN BOARD ACTION:

I. PUBLIC IMPROVEMENT VARIANCE – 3530 to 3538 Margaret Wallace Rd, Waive Meeting the Connectivity Index

Planning Board voted 6 to 1 to recommend approval of the reduced Connectivity Index from 1.25 to 1.0, due to the surrounding developed land and restricted shape of property for an alternative layout.

II. ZONING APPLICATION 2018-677 – 3530 to 3538 Margaret Wallace Rd, R-15 to R-VS

Planning Board voted on a 4 to 3 vote to recommend denial. Planning Board found this request not to be consistent with the Land Use Plan.

III. ZONING APPLICATION 2018-680 – Four Corners PH LLC, 3033 Sam Newell Rd, R-15 to R-VS

Planning Board voted 5 to 2 to recommend approval, and found it consistent with the Land Use Plan, with the condition that more detail on traffic impact be provided by the date of decision.

IV. ZONING APPLICATION 2018-681– C Choe, 2100 Block Tanfield Drive, R-15 to R-9(CD)

Planning Board unanimously recommended approval, finding it consistent with the Land Use Plan. The Board suggested the developer consider incorporating some single-story options into the development.

V. ZONING APPLICATION 2018-684 – Elizabeth Lane Elementary School, 1 Year Extension for Eight Mobile Units

Planning Board voted unanimously to recommend approval, finding it consistent with the Town goal to provide educational locations.

VI. PUBLIC IMPROVEMENT VARIANCE – Rice Road Park, Delay in Street Right-of-Way Improvements

Planning Board unanimously recommended approval to delay installation of widened pavement, curb and gutter with storm drainage, a 10' multi use path, street trees, and a second pedestrian entrance. The recommendation is conditioned on the funding for this second phase to be made available within 24 months.

MINUTES
PLANNING BOARD
TUESDAY, JUNE 26, 2018
7:00 PM
HOOD ROOM, MATTHEWS TOWN HALL

PRESENT: Chairman David Wieser; Vice-Chairman Kerry Lamson; Members Jana Reeve, Michael Ham, Mike Foster, Natasha Edwards, and Mike Rowan; Alternate Member Larry Whitley; Town Attorney Craig Buie; Planning and Development Director Kathi Ingrish; Senior Planners Jay Camp and Mary Jo Gollnitz; Senior Administrative Specialist/Deputy Town Clerk Shana Robertson.

ABSENT: Youth Voice Matheus Sadovsky and Peyton Gates

CALL TO ORDER

Chairman David Wieser called the meeting to order at 7:00 pm.

APPROVAL OF THE MINUTES

Mike Foster motioned to approve the minutes from the May 22, 2018 Planning Board meeting as submitted. The motion was seconded by Jana Reeve and unanimously approved.

Mr. Wieser said that the agenda order needed to be rearranged. Kerry Lamson made a motion to move item VII. PUBLIC IMPROVEMENT VARIANCE – 3530 – 3538 Margaret Wallace Rd, Connectivity Index and follow agenda item III. ZONING APPLICATION 2018-677 – LC Hardwood Floors Inc, 3530 – 3538 Margaret Wallace Rd, From R-15 to R-VS. Mike Rowan seconded the motion and it was unanimously approved.

ZONING APPLICATION 2018-677 – LC Hardwood Floors Inc, 3530 – 3538 Margaret Wallace Rd, From R-15 to R-VS

Senior Planner Jay Camp reviewed discussions from the June 11, 2018 public hearing. Mr. Camp said that the original proposal was for 36 townhome units and after the initial public hearing, the applicant requested a 60 day deferral. The applicant had discussions with Council members and staff leading to a redesigned site that included 22 detached single family homes. The development would include a single street with a cul-de-sac, traditional craftsman style homes with front porches, detached rear garages, single width driveways, and an uninterrupted streetscape. Mr. Camp said that since the public hearing the applicant had incorporated a playground and a walking trail that would go from the cul-de-sac to the front of the development. The applicant also added conditional notes that included the materials, design requirements, a commitment to the 10' multi-use path along Margaret Wallace Road, and the home designs. The NCDOT said that right and left turn lanes would not be required due to the number of units. Mr. Camp added that Margaret Wallace Road had a wide outside lane that the developer would continue along the front of the development. The lanes in the future could be restriped to add turn lanes if ever needed. Mr. Camp said that the applicant was also seeking a Public Improvement Variance that was associated with the rezoning.

Michael Ham asked what could be developed by right on the property. Mr. Camp said that this was a six acre flat site with no topographical difficulties that was currently zoned R-15. Eleven to thirteen detached single family homes could be built depending on street layout.

Mr. Lamson asked if a by right development would still face the same issue with one access off of Margaret Wallace and no ability of connections to existing neighborhoods and Mr. Camp said that it was likely that they would. Mr. Camp added that the lots on the Charlotte side were already subdivided, to the rear of the site was Crown Point Elementary that did not allow street connections, and the east side was adjacent to a church and a single family home. Mr. Lamson asked if the applicant had spoken to the church about adding an emergency access and Mr. Camp said that he was unaware of any discussions.

Mr. Ham asked what the distance was from the access point to the traffic signal and Mr. Camp said that he did not know the exact distance but it was less than 500 feet. Mr. Ham said that traffic backed up often at that light.

Natasha Edwards asked how many homes existed currently on the site and what was the conditions of those homes. Mr. Camp said there were four homes on the parcel that were nonconforming to the Town's Unified Development Ordinance and he did not know the conditions of the homes.

Mr. Lamson asked if there were floor plans available and Mr. Camp said that typically floor plans were not included in the rezoning process. Mr. Lamson said that he wanted to know if master bedrooms were available on the main floor so the homes could be utilized for senior living.

William Bodnar of Drafting & Design, 10100 Park Cedar Drive, Charlotte, NC 28210 addressed Mr. Lamson's question about floorplans by saying that there was not a master downstairs but that some homes would have an option of a guest suite with closet and bathroom located on the first floor. Mr. Bodnar passed out floorplans for the Board to review (Exhibit #1 hereby referenced and made a part of these minutes). Mr. Lamson asked what size the homes would be and Mr. Brodner said that they would range from 1,700 to 2,100 square feet. Mr. Brodnar added that the applicant was wanting to build something that was affordable and the units would include three bedrooms with the option to add a forth bedroom. Mr. Lamson asked what the price point would be and Mr. Bodnar said that he was not sure and was there representing the developer as he was not available to make the meeting.

Mr. Ham said that he was confused because during the first public hearing the price point was around $250,000 and during the last public hearing he heard a different price of $350,000. Mr. Ham said that $350,000 was not affordable.

Matthew Marinna, a real estate agent working with the owner, said that the price of the homes will be between $300-350,000. He said that a similar neighboring development in Mint Hill that was within the same price range and had 17 homes sold before breaking ground. Mr. Marinna added that both developments have similar home styles and lot sizes.

Mr. Foster asked about the single wide driveway and the two car garage space. He clarified that the driveway widened around the garage.

Larry Whitley asked if they would all be detached garages and Mr. Bodnar said that they would all be two car detached garages with only pull down stairs for storage. He added that no additional heated square feet would be added in the form of a garage apartment.

Mr. Ham asked how the storm water would be handled. Mitch Latham, Latham-Walters Engineering, Inc., 16507-A Northcross Drive, Huntersville, NC 28078 reviewed the sand filter storm drain. Mr. Ham asked if the system would handle a 25 year storm and Mr. Latham said that preliminaries had been submitted to Mecklenburg County Land Use and Environmental Services Agency for review.

Mr. Lamson asked about added treescape. Mr. Bodnar said that they have to provide 8% tree save and the PCO requires 17.5% so they would need to plant trees to meet the requirement and would be adding extensive plantings along Margaret Wallace.

Ms. Edwards asked how the two level homes fit in with the surrounding ranch style homes. Mr. Bodnar said that the majority of the existing homes in the area were older ranch style homes and the goal with this development was to get more square footage into a smaller footprint.

Mr. Camp said that there was a question at the public hearing about a window over the garage. Mr. Bornar said that had been considered and they agreed that those could be added. Mr. Camp said that they may want to add that onto the site plan.

Mr. Ham said that Matthews was an older community and seniors don't enjoy walking upstairs. Mr. Ham said that the developer may want to rethink putting the master bedroom on the ground floor.

Mr. Lamson asked who the target market was for the development and Mr. Marinna said that young professionals were who he was seeing moving into the area.

Ms. Edwards asked if there was a school study available. Mr. Camp said there would be six new students generated at Crown Point Elementary putting it at 98% capacity, three new at Mint Hill Middle putting it at 126% capacity, and four new students at Butler putting the school at 111% capacity.

Mr. Lamson asked if the statistics giving the percent of capacity was using all proposals that were submitted and pending or approved only. Mr. Camp said that the calculations were provided by Charlotte Mecklenburg Schools and they give what is being developed but not what is proposed, that proposed development is calculated by staff. Mr. Ham asked if those numbers were counting developments that had been approved but not yet constructed and Mr. Camp said that the count given was using the twentieth day of school from 2017-18 school year. He added that any homes that had been built or approved since that date would not be included in the count.

Ms. Reeve asked about the R-VS zoning and why the owner could not build the by right development. Mr. Camp reviewed the R-VS within the Town's Land Use Plan and the buildout study staff had been researching in the community. Mr. Camp added that environmental regulations over the last 12 years also required developers to follow more requirements like storm water and tree save. Mr. Camp said that twenty years ago more structures could have been built on R-15 than today. Ms. Reeve asked what staff felt about the project and Mr. Camp said that this application provided a smaller lot and studies by the National Association of Realtors showed that people were running away from lawn maintenance and he felt the design presented gave an attractive streetscape if executed correctly.

Mr. Lamson said that he was disappointed with the product presented and the significant change in price point. He added that he was also concerned with the lack of turn lanes, traffic, and the lack of another access for safety.

Mr. Wieser said that before a recommended motion, the Board would hear the request for the Public Improvement Variance.

PUBLIC IMPROVEMENT VARIANCE – 3530 – 3538 Margaret Wallace Rd, Connectivity Index

Mr. Camp said that in 2014 the Town adopted the Unified Development Ordinance. This instituted in the public improvement standards a connectivity index. Mr. Camp said that it was an uncomplicated way of insuring a street network was built out during land development. He added that this would prevent cul-de-sacs backing up to undeveloped land and gave better connectivity for safety. Mr. Camp reviewed links and nodes calculation and said that the development had a ratio of 1 where R-VS had a minimum requirement ratio of 1.3 and due to the presence of adjacent development with no stub street opportunities, the ratio would be reduced to 1.25. The Public Improvement Variance would be to reduce the connectivity index from the 1.25 to 1.0 ratio.

Mr. Wieser asked what was proposed at the end of the road for turnaround and Mr. Camp said that a cul-de-sac was proposed.

Mr. Rowan asked what the width of the street was and Mr. Camp said that the applicant was showing a 50 foot right of way.

Mr. Ham recommend denial of the Public Improvement Variance- 3530-3538 Margaret Wallace Road as it does not meet the minimum requirements for the development purpose. Mr. Ham said the development was on a high traffic road and left turns out of the neighborhood would cause safety risks. There was no second to the motion.

Mr. Rowan recommended approval of Public Improvement Variance- 3530-3538 Margaret Wallace Road due to the restrictions of the land and neighboring properties. Ms. Reeve seconded the motion and the motion to recommend approval passed six to one with Mr. Ham in opposition.

Ms. Reeve motioned to recommend approval for 2018-677 – LC Hardwood Floors Inc, 3530 – 3538 Margaret Wallace Rd, from R-15 to R-VS as it was consistent with the current zoning, and the development complied with the vision of the Town of Matthews. Ms. Reeve said that she was not concerned with the traffic from the development. Mr. Rowan seconded the motion. Mr. Wieser, Ms. Reeve, and Mr. Rowan voted in favor with Mr. Ham, Mr. Lamson, Mr. Foster, and Ms. Edwards opposed. The motion to recommend approval did not pass.

Mr. Ham made a motion to recommend disapproval of zoning application 2018-677 as it was it was not consistent with the Land Use Plan and not reasonable to the community. Mr. Ham said that in the past two and a half years the Town had approved more than a thousand units of housing that were priced $350,000 and above. He said that there was an adequate inventory of homes of this type and it did not meet the Town's needs for workforce housing

or reasonably priced housing and it added more traffic to already congested roads. Mr. Lamson seconded the motion and the motion passed four to three with Mr. Ham, Mr. Lamson, Mr. Foster, and Ms. Edwards voting in favor and Mr. Wieser, Ms. Reeve, and Mr. Rowan opposed.

ZONING APPLICATION 2018-680 – Four Corners P1 LLC, 3033 Sam Newell Rd, From R-15 to R-VS

Mr. Camp gave an overview of the project and discussions during the public hearing for the members of Planning Board that were not in attendance of the June 11, 2018 meeting. Mr. Camp said that the development would be the second phase of the previously approved 4 Corners development. There would be two access points, one from Sam Newell and one from Lakeview Circle with a mix of alley load and front facing garages, have on-street parking on public streets, and add a berm along Sam Newell Road. Mr. Camp said that road improvements would be coordinated with the first phase development and home design would be similar to phase one with a few new elevations added.

Mr. Lamson asked about the traffic analysis and the reason that it was not needed. Mr. Camp said that fifty units was the threshold for a traffic study and the development was forty units. Mr. Lamson said that he would recommend a traffic study be done before Town Council decision because Sam Newell was a significant road. Mr. Lamson said that in the report he would like to know the rating for Sam Newell and movement activity such as access, through traffic between the two developments and safe pedestrian crossing.

Mr. Ham asked the school count was available and if it would be in addition to the percentages already given. He also asked what could be constructed by right on the property. Mr. Camp said that the property was 12 acres and 24 to 25 homes could be built. He added that the school report showed an addition of eleven new students generated at Crown Point Elementary putting it at 99% capacity, six new students at Mint Hill Middle putting it at 127% capacity, and seven new students at Butler High School putting the school at 112% capacity.

Ms. Edwards asked if NCDOT ever added stoplights for pedestrian traffic. Mr. Camp explained to the Board that pedestrian refuges had been added as conditions in recent rezoning such as Matthews Corners. He said that the NCDOT had been allowing the Town to make recommendations on pedestrian crossings. He added that greenway connections would be added under the bridge but may not solve pedestrians crossing on the street.

Mr. Wieser said that he also had concerns about the pedestrian crossings being that the two phases would share amenities. He said that something needed to be added that allowed for safe crossing.

Mr. Rowan asked when the Circumferential road would be built and Mr. Camp said there was a small piece that would be constructed during the US-74 widening project but the rest was unfunded at this time.

Mr. Lamson asked about the alley served properties and their designs. Mr. Camp said that the project had single alley with a 30 foot easement and was 16 feet with a one foot concrete bay on each side along the alley. The developer would provide a public access easement that would allow safety and public service access.

Mr. Lamson asked what the property setbacks were and how much space was allowed between alley homes. Mr. Camp said that the side yards were 6 feet on one side and 8 feet on the other so there would be 14 feet between homes.

Mr. Foster asked if staff could keep a record of items that have been approved and their impact on the school systems. He added that he does not think that the Board is getting a clear picture of how these developments are impacting the school systems. Mr. Camp said that he thinks that would be a great idea and he knows that Davidson has been keeping a similar record.

Mr. Ham asked what the price point was on the homes in the development and Adam Fiorenza with Fiorenza Properties, 301 Fieldbrook Place, Charlotte, NC 28209 said the homes would be listed for $315,000 to $425,000 and would have between 1,800 to 3,400 square feet. Mr. Ham asked why the applicant was not developing phase one before developing the second phase to determine the market demand. Mr. Fiorenza said that he approached this as one overall project. He said they had worked hard to come up with a great product that was a good scale and with the donation of the 4.5 acers of land, certifications with the wildlife certification program, and building

improvements to the greenway they were creating a beautiful community and giving back to the Town. Mr. Fiorenza said that he had done prior research on the area and felt that he knew what the market demands were. Mr. Ham said that he was concerned that they were approving something before the first phase was complete and had additional concerns about shared amenities and pedestrian crossing. Mr. Fiorenza said that original site plan did have a clubhouse on the back side but that had been removed. The applicant had been working with the North Carolina Wildlife Federation to implement a greenway system and outdoor features to the development. Mr. Fiorenza said that he agreed there would still be some crossing of the street but not as much if there was a clubhouse or other such amenity and he was all for safe connectivity. He said their challenge is the future widening of Sam Newell and its part in the Circumferential road. He said that he had spoken to NCDOT and received feedback and would implement the NCDOT wishes.

Mr. Ham said that he is concerned about all the development and the stresses that it puts on the roads and school system.

Mr. Rowan said that he liked the road improvements and asked how many more phases. Mr. Fiorenza said that he had no others plans at that point.

Mr. Lamson asked if the homes on both sides were the same and Mr. Fiorenza said that they would have 14 to 16 home plans with some having the master on the main level.

Mr. Foster said that he had a concern with people crossing the street with the clubhouse element but now knowing that there was not a clubhouse he did not feel there would be a reason for a lot of pedestrian crossings.

Mr. Fiorenza said the amenities would include a park for children and they were working and investing in the North Carolina Wildlife Federation certification programs. They were incorporating a natural amphitheater, walking trails, greenways, fire pit, and grilling areas. Mr. Ham asked if there was going to be a playground area added on the other side of Sam Newell and Mr. Fiorenza said there was not. Mr. Ham said that children may still want to cross the street.

Mr. Lamson asked Mr. Fiorenza about a traffic study and Mr. Fiorenza said that he could get information before the next meeting.

Ms. Edwards said that she appreciates the natural elements and greenways systems but her concerns were the school impacts and the pedestrian crossings on a busy road.

Mr. Foster recommended approval of 2018-680 because it was reasonable and consistent with the Matthews Land Use Plan subject to the information found in the traffic study. Mr. Rowan seconded the motion and the motion passed five to two with Ms. Edwards and Mr. Ham in opposition.

Mr. Ham said that he was opposed because of traffic crossing and impact on the school systems. Ms. Edwards said that she agreed.

ZONING APPLICATION 2018-681 – C Choe, 2100 Block Tanfield Drive, From R-15 to R-9(CD)

Mr. Camp said the request was to change the property from R-15 to R-9. The property was located to the rear of Tanfield Drive and the east of Rice Road. The applicant was proposing eleven lots at the end of the stub street. The new development had a similar layout to the current neighborhood with 9,000 square foot lots, same side yard, same front setbacks, and same rear yards as what was currently in place at the front of Tanfield Drive. The applicant was proposing a fire truck turnaround that would be adjacent to common space and a storm water facility. Mr. Camp said there was a question at the public hearing about adding street trees to the existing homes and Town staff did analyze the request but it was found to be problematic mainly because some of the established homes had plantings and the width of the planting strips on the existing lots were only four to five feet wide. New elevations were introduced at the public hearing by the applicant and could be added to the conditional rezoning.

Mr. Lamson asked what the conditions were that the applicant had requested. Mr. Camp said that the conditions included the elevations of the homes, the building materials, columns, dormers, among others listed on the proposed site plan. Mr. Lamson asked why the developer was not just rezoning to a straight R-9. Mr. Camp explained that without conditions there would be no discussions on what the developer built. The Town typically asked for conditions so that discussions could be had and commitments could be in place. Mr. Camp reviewed the site plan and the listed conditions for the Board members.

Mr. Ham asked if the elevations were the same for zoning application 2018-682 on Rice Road and Mr. Camp said that they were as it was the same developer working on both projects. Mr. Ham clarified that the by right was not much different than what was being requested and said that the price point of $200 to $300,000 seemed to be high.

Mr. Lamson asked about the storm water and grade of the property and if it would also accommodate the established properties. Mr. Camp said he would need to have the applicant answer about the storm water but did say that due to the grade there was a proposed pump station for sanitary sewer.

Mr. Ham asked what the tree save was and Mr. Camp said that it was 17%.

Mr. Foster asked if the road would remain a dead-end and Mr. Camp said there was still some undeveloped land and the road could continue in the future and connect to Williams Road.

Andrew Polonus with Bloc Design said that the storm water would be treating the new development as well as any natural run off from the existing neighborhood.

Mr. Ham said that during the public hearing a statement was made about only constructing two story home but a willingness to construct one story homes if the market would support. Mr. Polonus said that they would take it into consideration, as long as there was a consumer need.

The applicant said that they were going to pay $7,000 to the Town prior to the first Certificate of Occupancy so trees could be planted in the general vicinity of the property.

Mr. Ham said that this community was least impactful but there was still an issue of impact on the schools and that ongoing issue still needed to be addressed.

Mr. Lamson recommend approval of zoning application 2018-681 as the development was consistent with the existing neighborhood and the Matthews Land Use Plan. Mr. Ham seconded the motion and recommended looking at constructing some single story homes in that neighborhood. The motion to recommend approval was unanimously approved.

Mr. Foster said that he agreed that the school impact issue was a big one along with the impact on sewer systems and roads. He added that the Planning Board was guided by rules and regulations. He added that the Board of Commissioners needed to give some guidance on the long term and did not know if at some point a moratorium would be needed. Mr. Ham agreed and believed that a moratorium should be looked at on projects above a certain size.

Ms. Reeve agree with concerns about schools but felt that most to all school systems were more reactive than proactive. She felt that the schools would need to be beyond capacity before CMS would build and the Board cannot control what CMS does. She said it was not what was right but the Board needed to be realistic about this issue. Mr. Ham said that not counting developments that have been approved, the impact could now be over a 200% capacity. Ms. Reeve pointed out that even if the Board denied everything that came through, a by right development would still have an impact on the school system.

ZONING APPLICATION 2018-684 – Elizabeth Lane Elementary School, 121 Elizabeth Lane, R/I(CD) Change of Conditions for Extension of Time for 8 Mobile Units

Senior Planner Mary Jo Gollnitz reviewed the request from CMS for a sunset continuation for eight mobile units on the Elizabeth Lane Elementary School campus. Ms. Gollnitz said that the request was brought before the Board last year for a two year continuation and the Board insisted that only one year be granted. Other conditions requested by the Board of Commissioners during last year's zoning application was a traffic improvement study and a review of the school's safety issues. Information was received and showed that an off duty officer should be available for directing traffic in the mornings and afternoons. CMS will fund this position for the next year and there would be no other changes for the morning procedures. Ms. Gollnitz reviewed the queuing study with the Planning Board members for the afternoon procedure that showed a reversal in the queuing order. Other safety enhancements included visitors enter the main office to gain access to the newly gated mobile units. Town Council asked for information on what was planned for the surplus land and Superintendent Wilcox was still reviewing that request and the future of the property.

Mr. Ham asked how much the student population had increased and if there were future increases, would there be need for an updated queuing plan every year. Ms. Gollnitz said that there was a new school planned for 2021 that would alleviate some of the overcrowding. Assistant Principal Trisha Stewart of Elizabeth Lane Elementary said that she was not sure how much the population had increased but knew that there were currently 1,058 students enrolled at Elizabeth Lane. Ms. Stewart added that the population at Elizabeth Lane would be reduced with the addition of Lansdowne Elementary but not significantly enough to reduce the need for the mobile classrooms.

Mr. Lamson said that for the past two years he had asked for information on the age of the portable units, how long that the units had been in place, any maintenance issues, and if there were filtrations for the air system adding that he has never gotten answers. Mr. Lamson said that he wants to get that information and he wanted to be sure the units were in good repair from a safety and quality standpoint. Mr. Lamson also wanted to know how old a unit needed to be before it was replaced. Ms. Gollnitz said that the units have to meet building standards and inspections for Mecklenburg County.

Mr. Rowan asked how many students were in a mobile unit. Ms. Stewart said there were 20 to 25 students in a unit which was the typical classroom size. Mr. Rowan asked if there was any information as to when additions would be made to the school and Ms. Stewart said that she was not privy to those discussions but that was not saying that conversations were not taking place. She added that when there were maintenance issues for the mobile classrooms, a work order was put in and CMS would come out to fix them right away. The mobile units could be locked down and the administrative team checks to make sure every morning and kept a log of that procedure. Ms. Stewart added that Superintendent Wilcox was performing safety assessments for all campuses to increase school security and suggestions would be made to each campus based on the assessed needs.

Mr. Ham made a motion to recommend approval of zoning application 2018-684 because it is consistent with the Matthews Land Use Plan and needed for the 2018-2019 school year. Ms. Reeve seconded and the motion was unanimously approved.

PUBLIC IMPROVEMENT VARIANCE – Town of Matthews, Rice Road Park, 2540 Rice Rd, Street Improvements

Ms. Gollnitz explained that the Town of Matthews Parks, Recreation & Cultural Resources was requesting a Public Improvement Variance to the Rice Road Park. Ms. Gollnitz explained that the Parks department received a grant in 2013 for the purchase of the property at 2540 Rice Road with the requirement that the park construction begin before January 2019. If construction does not begin prior to January 2019, the Town would need to refund the grant. Ms. Gollnitz reviewed the park design with the Planning Board members. The requested variance would be to replace the 5 foot sidewalk with a 10 foot multi-use path, add the second walking connection, the addition of curb and gutter, street trees, and the widening of the road. Ms. Gollnitz said that construction costs were very expensive and the funding was not available during the first phase of the park project for those improvements. Ms. Gollnitz added that the improvements would be completed in the second phase of the park development.

Mr. Lamson asked for clarification on what was included in the first phase of construction and Ms. Gollnitz said the entrance to the park, parking, internal sidewalk that would connect to the existing sidewalk on Rice Road, walking trails and playground. Parks, Recreation, and Cultural Resource Department Director Corey King said that the

feedback from the public during the design process was that a large sized development was not desirable. He said the park would consist of walking trails and a playground.

Mr. Ham asked when the second phase would be complete. Mr. King said that would be a budget approval request and it was his wish to request the funds for completion in the next fiscal year's budget. Mr. Ham said that the Board denied a Public Improvement request last year for a property directly across Rice Road from the Park. Mr. Ham felt that the public projects should not be treated any differently that the private projects. Mr. Ham asked that in lieu of currently proposed amenities, the public improvements could be constructed. Mr. King said that that was discussed but the reduction in some of the amenities would not cover the price of the request or the grant's required fulfilment. Mr. Ham said that if construction cost were high currently, would they not continue to rise. Mr. Ham added that he had a problem treating a government project differently than a developer that requested the same across the street. Mr. King said that across the street was residential and the park was a public space. There was no way for a park to recover the cost that a developer could recover with the sale of a product. Mr. King said they were committed to making the improvements but were asking to delay those until the second phase. Mr. Ham said that without a completion date he had concerns with the request.

Mr. Lamson asked if approved, an agreement to make the park's full completion a priority could be requested. Mr. King said that he would speak to the Town Manager and request that Rice Road Park be a high priority for next year's fiscal budget. Mr. Lamson said there needs to be an agreement by Council to make the completion a Town priority.

Ms. Reeve said that she felt that this request was different from the request from the developer as the developer said that the public improvements would cause a hardship. The Parks Department has to start construction before all the funds are available to keep from losing grant money andt the improvements would still be made at a later time. Mr. Ham said that needed to be a condition of the approval.

Mr. Lamson recommended approval of the Public Improvement Variance for the Town of Matthews Rice Road Park to allow the first phase of the park to be constructed in advance of widened pavement, curb and gutter with storm drainage, a 10' multi use path, street trees, and a second pedestrian entrance with a condition that funding for improvements to finish the project be made within twenty-four months. Mr. Ham seconded and it was unanimously approved.

ADJOURNMENT

Ms. Edwards motioned to adjourn and Mr. Rowan seconded. The motion passed unanimously and the meeting adjourned at 9:22 pm.

Respectfully submitted,

Shana Robertson
Senior Administrative Specialist/Deputy Town Clerk

DRAFT

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Deferral Request for Administrative Amendment: Lidl Architectural and Site Plan Changes.

DATE: July 5, 2018
FROM: Jay Camp

Background/Issue:

- Lidl seeks design changes to the approved building elevations from the April 2017 rezoning approval. The new elevations reflect a reduction in building square footage from 36,000 to 29,200.
- Planning Board reviewed the request and chose to refer the case to the Town Board for decision.
- The applicant requests a deferral of the decision until August 13, 2018

Proposal/Solution:

- The applicant has not provided updated building elevations. A deferral is appropriate due to lack of information.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Defer decision on Administrative Amendment to August 13, 2018

***Please note: We have been asked to provide possible language for motions both in favor of, and in opposition to, this Zoning Application. These 2 optional pages are enclosed here, with suggested language regarding this case's Consistency with adopted land use plans and policies, and whether it is Reasonable. Feel free to add or revise these statements to make them fit your Board's conclusions.*

DRAFT---FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____Lidl Architecture and Site Plan Changes_____

Matthews Board of Commissioners adopts the checked statement below:

A) ___ __ The requested zoning action, as most currently amended, is **approved,** and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE,** as follows:

CONSISTENT: **with Matthews Land Use Plan and despite the architectural changes, maintains the general appearance of the original zoning action.**

REASONABLE: The request only makes a modification to the architecture and store size while retaining the overall site layout and architectural theme thus the request is reasonable. The general look and feel of the site will remain unchanged from the original proposal.

OR

B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The changes to the site plan and building design adversely affect the overall design intent from the 2017 rezoning and are thus found to be inconsistent.

NOT REASONABLE: The rezoning is not reasonable and represents a reduction in the quality of the building that was committed to when the site was approved for rezoning from residential to non-residential use. The changes adversely impact the overall appearance of the building and are not representative of what was depicted to citizens, staff and Council.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date July 9, 2018

Town of Matthews North Carolina

Jay Camp <jcamp@matthewsnc.gov>

RE: Deadline Tomorrow

Brian Miller <bmiller@bohlereng.com> Wed, Jun 27, 2018 at 2:05 PM
To: Jay Camp <jcamp@matthewsnc.gov>
Cc: "ncc151064.1@nf.bohlereng.com" <ncc151064.1@nf.bohlereng.com>

Jay,

Will not be submitting today and will have to defer.

Next hearing date would be on August 13th correct?

Brian B. Miller, P.E.

Bohler Engineering NC, PLLC

Office: 980-272-3400

Cell: 919-357-5989

From: Brian Miller
Sent: Tuesday, June 26, 2018 10:55 AM
To: 'Jay Camp' <jcamp@matthewsnc.gov>
Cc: ncc151064.1@nf.bohlereng.com
Subject: RE: Deadline Tomorrow

Jay,

Thanks for the reminder. I'll know more from Lidl by mid day tomorrow and will keep you posted on if we will be resubmitting or deferring.

Brian B. Miller, P.E.

Bohler Engineering NC, PLLC

Office: 980-272-3400

Cell: 919-357-5989

From: Jay Camp [mailto:jcamp@matthewsnc.gov]
Sent: Tuesday, June 26, 2018 10:37 AM
To: Brian Miller <bmiller@bohlereng.com>
Subject: Deadline Tomorrow

Hi Brian,

I am emailing to remind you that the deadline for resubmission of the Lidl plans is tomorrow.

Thanks

Jay

--

Jay Camp, AICP
Senior Planner
Town of Matthews
232 Matthews Station St.
Matthews NC 28105
(704) 708-1226
jcamp@matthewsnc.gov

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Administrative Amendment Request: Lidl Architectural and Site Plan Changes.

DATE: June 5 2018
FROM: Jay Camp

Background/Issue:

- Lidl seeks design changes to the approved building elevations from the April 2017 rezoning approval. The new elevations reflect a reduction in building square footage from 36,000 to 29,200.
- Planning Board reviewed the request and chose to refer the case to the Town Board for decision.
- The applicant has revised the architecture based on input from staff and Council.

Proposal/Solution:

- Although updated building elevations are included, it is our understanding that additional changes to the design of the store may be planned and that the owner is agreeable to working with the Board on additional revisions.
- Council should discuss issues and concerns with the applicant so that a final set of revised building elevations can be submitted for the July 9th Council meeting.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:

Defer decision on Administrative Amendment to July 9, 2018

***Please note: We have been asked to provide possible language for motions both in favor of, and in opposition to, this Zoning Application. These 2 optional pages are enclosed here, with suggested language regarding this case's Consistency with adopted land use plans and policies, and whether it is Reasonable. Feel free to add or revise these statements to make them fit your Board's conclusions.*

DRAFT---FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____Lidl Architecture and Site Plan Changes_____

Matthews Board of Commissioners adopts the checked statement below:

A) ___ __ The requested zoning action, as most currently amended, is **approved,** and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE,** as follows:

CONSISTENT: **with Matthews Land Use Plan and despite the architectural changes, maintains the general appearance of the original zoning action.**

REASONABLE: The request only makes a modification to the architecture and store size while retaining the overall site layout and architectural theme thus the request is reasonable. The general look and feel of the site will remain unchanged from the original proposal.

OR

B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The changes to the site plan and building design adversely affect the overall design intent from the 2017 rezoning and are thus found to be inconsistent.

NOT REASONABLE: The rezoning is not reasonable and represents a reduction in the quality of the building that was committed to when the site was approved for rezoning from residential to non-residential use. The changes adversely impact the overall appearance of the building and are not representative of what was depicted to citizens, staff and Council.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date June 11, 2018

BOHLER ENGINEERING

1927 S. Tryon Street, Suite 310
Charlotte, NC 28203
PHONE 980.272.3400

Date: May 9th, 2018

To: Jay Camp, AICP, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Project: Lidl Matthews Grocery Store
4520 Margaret Wallace Road
Matthews, NC 28105

Subject: Zoning Administrative Amendment
Approved Rezoning - #2016-655

Dear Mr. Camp,

On behalf of our client Lidl US Operations, LLC we are requesting an administrative change to the previously approved Grocery store, rezoning petition #2016-655, located at 4520 Margaret Wallace Road in Matthews, NC. Following the rezoning and consequent permitting process, the owner has reduced the building size from ±36,000 SF to ±29,200 SF. The materials proposed for the building have been slightly modified but still meet the intent of the original elevations as approved. Those architectural modifications are generally described below:

- Front elevation incorporates aluminum storefront with EFIS fascia.
- Grey split faced block water table at building perimeter incorporated below storefront glazing.
- PVC Roof changed from vaulted profile to low-sloped
- Metal Equipment screen over loading area replaced with brick parapet
- Loading dock ramp reduced from 2 doors to 1 door.

The height of the building has also been reduced and is below the maximum building height stated in the currently approved rezoning.

Due to the smaller building, some minor site plan changes were necessitated as a result. The building location is still located along the road frontage of Idlewild Road with parking towards the rear and maintains the greenway and landscape elements from the approved rezoning along with the Town of Matthews sign easement to be dedicated at the intersection of Margaret Wallace Road and Idlewild Road. The parking count has been reduced to roughly 130 parking spaces from 160 parking spaces as previously depicted. A note was also added to the green space created as a result of the building shift to allow for the possibility of a stormwater control measure to be located in this area. As you may recall, Bohler Engineering and our client met with Jay Camp and Mary Jo Gollnitz on March 13, 2018 as well as councilman John Urban on March 15th, 2018 to present the proposed changes and received positive feedback. Should you have any questions or require additional information, please do not hesitate to contact this office at (980) 272-3400. Thank you.

Sincerely,

Brian Miller, P.E.
Bohler Engineering NC, PLLC

CURRENT 5/30/2018

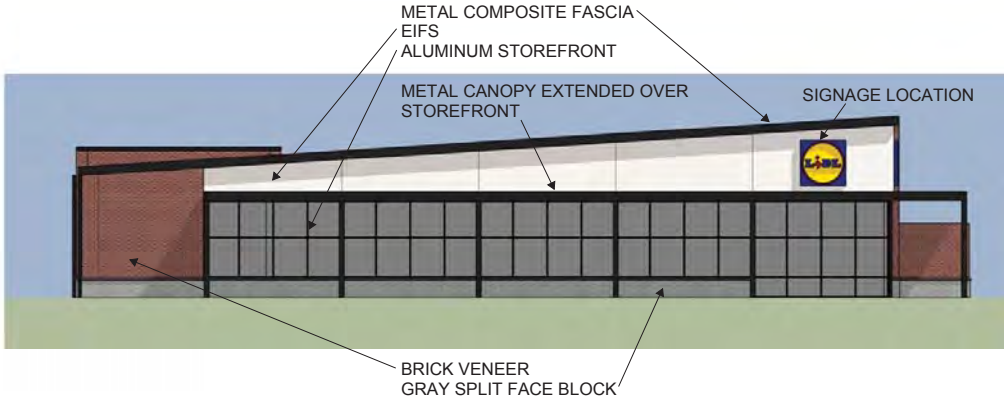
Gensler

Lidl Matthews, NC

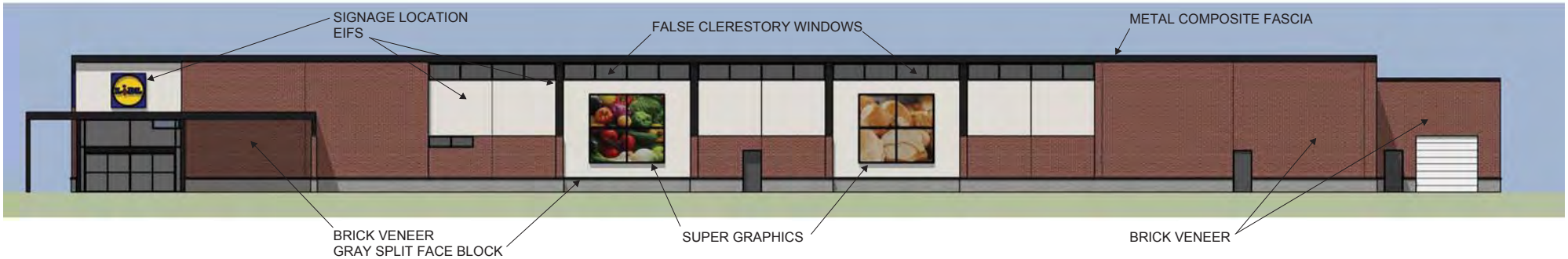
Margaret Wallace Road and Idlewild Road
Matthews, NC

05/30/18

CURRENT 5/30/2018



NON-GLAZED AREA: 1,252 SF.
BRICK AREA PROVIDED: 482 SF = 38.5%



NON-GLAZED AREA: 5,813 SF.
BRICK AREA PROVIDED: 2,459 SF = 50.4%

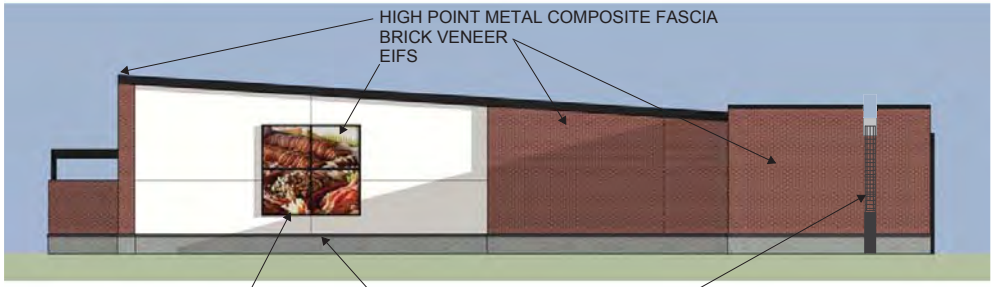
Gensler

Lidl Matthews, NC

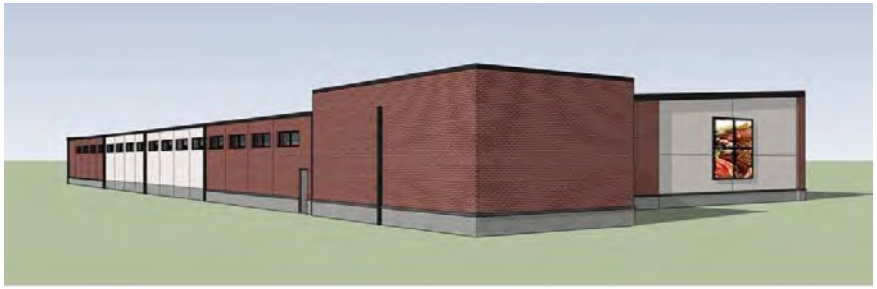
Margaret Wallace Road and Idlewild Road
Matthews, NC

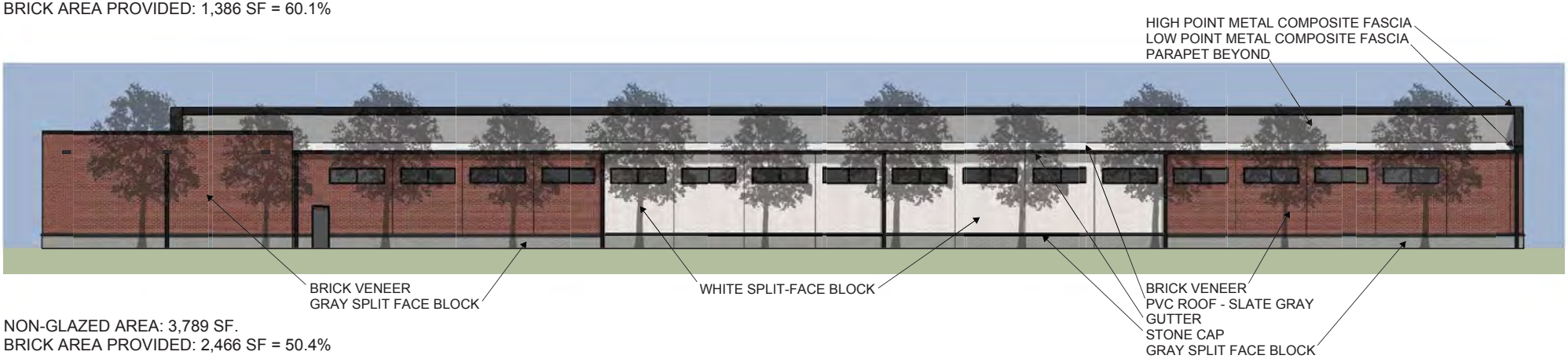
05/30/18

CURRENT 5/30/2018



NON-GLAZED AREA: 2,306 SF.
BRICK AREA PROVIDED: 1,386 SF = 60.1%



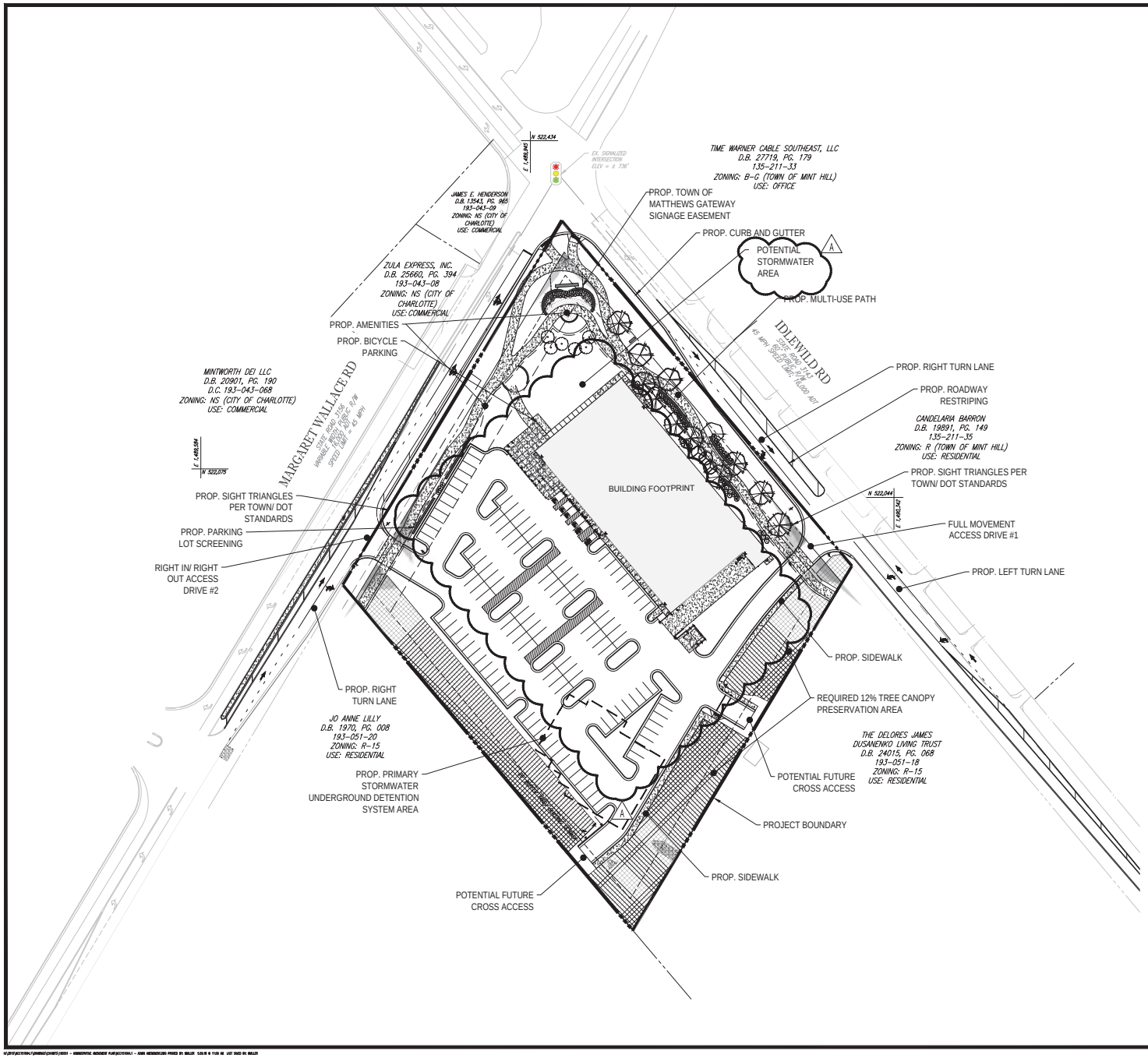


NON-GLAZED AREA: 3,789 SF.
BRICK AREA PROVIDED: 2,466 SF = 50.4%

Gensler

Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC
05/30/18



LOCATION MAP
COPYRIGHT 2003
DELORME STREET ATLAS 2004 PLUS USA
SCALE: 1"=2000'

BOHLER ENGINEERING NC, PLLC

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING CIVIL ENGINEERING LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

BOCA RATON/WEST PALM BEACH, FL
NORTHERN VIRGINIA
BALTIMORE, MD
PITTSBURGH, PA
CLEVELAND, OH
SOUTHEASTERN, PA
LAPTON/DELAWARE
HOUSTON, TX
NEW YORK METRO
CHICAGO, IL
RALEIGH, NC
CHARLOTTE, NC
TAMPA, FL
ORLANDO, FLORIDA
DALLAS, TX
WASHINGTON, DC

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REVISIONS

REV	DATE	COMMENT	BY
1	02/01/17	TOWN COMMENTS	KRG
2	03/24/17	PLANNING AND ZONING COMMISSION	KRG
3	04/03/17	REZONING RESUBMITTAL	KRG
4	04/14/17	FINAL REZONING SUBMITTAL	KRG
A	05/09/18	ADMINISTRATIVE AMENDMENT	BBM

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC151064
DRAWN BY:	RCB
CHECKED BY:	BBM
DATE:	5/9/2018
SCALE:	1"=50'-0"
CAD I.D.:	RZ-1

PROJECT:
ZONING AMENDMENT PLAN
FOR
LIDL US OPERATIONS, LLC

LOCATION OF SITE
4520 MARGARET WALLACE RD
MATTHEWS, NC 28105
TOWN OF MATTHEWS

BOHLER ENGINEERING NC, PLLC
NCBELS P-1733
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

REZONING PETITION NO. 2016-655

SITE DEVELOPMENT DATA:
-ACREAGE: ± 4.98 ACRES
-**TAX PARCEL #:** 19305119
-EXISTING ZONING: R-15
-PROPOSED ZONING: B-1(CD)
-**EXISTING USES:** RESIDENTIAL / OPEN SPACE
-**PROPOSED USE:** SEE DEVELOPMENT STANDARDS
-MAXIMUM BUILDING HEIGHT: 32'
-PARKING REQUIRED: 144 SPACES (4.00/1000)
-PARKING PROVIDED: TO MEET OR EXCEED CODE REQUIREMENTS
-**MAXIMUM BUILDING AREA:** 40,000 SF

DEVELOPMENT STANDARDS

GENERAL PROVISIONS
1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY LIDL US, LLC ("APPLICANT") FOR AN APPROXIMATELY 4.98 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF IDLEWILD ROAD AND MARGARET WALLACE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE").

2. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"). THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.

3. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

PERMITTED USES
1. THE SITE MAY BE DEVOTED ONLY TO THE FOLLOWING USES AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE B-1 ZONING DISTRICT:
   a) GENERAL AND PROFESSIONAL OFFICES.
   b) MEDICAL, DENTAL, OPTICAL OFFICES AND CLINICS.
   c) LABORATORY AND RESEARCH FACILITIES, MEDICAL, DENTAL OR OPTICAL.
   d) RETAIL SALES AND GENERAL MERCHANDISE, INCLUDING, WITHOUT LIMITATION, A GROCERY STORE THAT SELLS, AMONG OTHER THINGS, FOOD PRODUCTS AND ALCOHOLIC BEVERAGES.
   e) BANK, CREDIT UNION, AND SIMILAR FINANCIAL SERVICE.
   f) BARBER SHOP, BEAUTY SALON, NAIL SALON, AND SIMILAR PERSONAL SERVICE.
   g) OFFICE WITH DISPLAY OF SAMPLE MERCHANDISE TO WHOLESALERS AND RETAILERS WHEN THE SAMPLES ARE ONLY VISIBLE WITHIN THE BUILDING AND NO SALES, INVENTORY OR DELIVERY OF MERCHANDISE FROM BUILDING.
   h) BAKERY, RETAIL INCLUDING MANUFACTURING OF GOODS FOR SALE ON THE PREMISES ONLY.
   i) COMMERCIAL OR CATERING KITCHEN, WITHOUT ON-SITE CUSTOMER/CLIENT FOOD SERVICE.
   j) COPY, PRINTING AND PHOTO PROCESSING.
   k) FLORIST SHOP.
   l) MUSEUM OR ART GALLERY.
   m) SOLAR COLLECTOR INSTALLATION AS AN ACCESSORY USE, SUBJECT TO 155.506.48 OF THE ORDINANCE.

DEVELOPMENT LIMITATIONS
1. THE MAXIMUM SIZE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 40,000 SQUARE FEET OF GROSS FLOOR AREA.

DIMENSIONAL STANDARDS
1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE B-1 ZONING DISTRICT.

TRANSPORTATION AND PARKING
1. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

2. THE VEHICULAR ACCESS POINT INTO THE SITE FROM MARGARET WALLACE ROAD (DESIGNATED AS ACCESS DRIVE # 2 ON THE REZONING PLAN) SHALL BE RESTRICTED TO RIGHT-IN, RIGHT-OUT MOVEMENTS.

3. THE VEHICULAR ACCESS POINT INTO THE SITE FROM IDLEWILD ROAD (DESIGNATED AS ACCESS DRIVE # 1 ON THE REZONING PLAN) SHALL BE A FULL MOVEMENT VEHICULAR ACCESS POINT.

4. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, APPLICANT SHALL CONSTRUCT AND INSTALL A NORTHBOUND RIGHT TURN LANE ON MARGARET WALLACE ROAD AT ACCESS DRIVE # 2 AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, APPLICANT SHALL CONSTRUCT AND INSTALL AN EASTBOUND RIGHT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE #1 AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE, APPLICANT SHALL CONSTRUCT AND INSTALL A WESTBOUND LEFT TURN LANE ON IDLEWILD ROAD AT ACCESS DRIVE # 1 AS GENERALLY DEPICTED ON THE REZONING PLAN.

7. VEHICULAR PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

8. SUBJECT TO THE APPROVAL OF NCDOT, THE TOWN OF MATTHEWS AND ANY OTHER GOVERNMENTAL AGENCIES, APPLICANT SHALL INSTALL A PEDESTRIAN REFUGE ISLAND WITHIN MARGARET WALLACE ROAD IN CLOSE PROXIMITY TO THE SITE. THE EXACT LOCATION OF THE PEDESTRIAN REFUGE ISLAND SHALL BE DETERMINED DURING THE PERMITTING PROCESS. IN THE EVENT THAT APPLICANT CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL THE PEDESTRIAN REFUGE ISLAND, THEN APPLICANT SHALL HAVE NO OBLIGATION TO INSTALL THE PEDESTRIAN REFUGE ISLAND. PERMITS FOR THE DEVELOPMENT OF THE SITE OR THE CONSTRUCTION OF THE BUILDING TO BE LOCATED ON THE SITE AND A CERTIFICATE OF OCCUPANCY FOR SUCH BUILDING SHALL NOT BE WITHHELD OR DELAYED IN THE EVENT THAT APPLICANT CANNOT OBTAIN ALL APPROVALS AND PERMITS REQUIRED TO INSTALL THE PEDESTRIAN REFUGE ISLAND, OR IN THE EVENT THAT APPLICANT IS WAITING TO RECEIVE THE REQUIRED APPROVALS OR THE DENIAL OF SUCH APPROVALS FOR THE PEDESTRIAN REFUGE ISLAND AFTER HAVING APPLIED FOR SUCH APPROVALS. APPLICANT SHALL NOT BE REQUIRED TO UNDERTAKE ANY WIDENING OF MARGARET WALLACE ROAD TO ACCOMMODATE A PEDESTRIAN REFUGE ISLAND.

FUTURE VEHICULAR CONNECTIONS
1. AS GENERALLY DEPICTED ON THE REZONING PLAN, A POTENTIAL PRIVATE FUTURE VEHICULAR CONNECTION IS PROVIDED TO THE PARCEL OF LAND LOCATED TO THE SOUTH OF THE SITE, AND A POTENTIAL PRIVATE FUTURE VEHICULAR CONNECTION IS PROVIDED TO THE PARCEL OF LAND LOCATED TO THE EAST OF THE SITE (HEREINAFTER THE "VEHICULAR CONNECTIONS").

2. AS PART OF THE DEVELOPMENT CONTEMPLATED BY THIS REZONING PLAN, THE VEHICULAR CONNECTIONS SHALL BE INSTALLED BY APPLICANT TO THE COMMON PROPERTY LINES OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. EACH VEHICULAR CONNECTION SHALL BE OPENED UPON THE REDEVELOPMENT OF THE RELEVANT ADJACENT PARCEL OF LAND ONLY IN THE EVENT THAT (I) A VEHICULAR CONNECTION FROM THE RELEVANT ADJACENT PARCEL OF LAND TO THE SITE IS REQUIRED BY CONDITIONAL REZONING CONDITIONS, SUBDIVISION REQUIREMENTS OR OTHER REGULATORY REQUIREMENTS IMPOSED ON THE RELEVANT ADJACENT PARCEL OF LAND IN CONNECTION WITH THE REDEVELOPMENT THEREOF, AND (II) A RECIPROCAL CROSS-EASEMENT AGREEMENT BETWEEN THE OWNER OF THE SITE AND THE OWNER OF THE RELEVANT ADJACENT PARCEL OF LAND IS RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.

4. IT IS UNDERSTOOD THAT NO FINANCIAL PAYMENT SHALL BE DUE TO EITHER APPLICANT OR TO ANY OWNER OF AN ADJACENT PARCEL OF LAND FOR A VEHICULAR CONNECTION EXCEPT THAT IN THE EVENT THAT A VEHICULAR CONNECTION IS OPENED AS PROVIDED HEREIN, SUCH PARTIES SHALL AGREE TO BEAR THE COST OF THE MAINTENANCE AND REPAIR OF THOSE PORTIONS OF A VEHICULAR CONNECTION LOCATED ON THEIR RESPECTIVE PARCELS OF LAND PURSUANT TO A RECORDED RECIPROCAL CROSS-EASEMENT AGREEMENT.

5. ONCE A VEHICULAR CONNECTION IS OPEN, IT SHALL REMAIN OPEN TO THE PUBLIC FOR PEDESTRIANS AND VEHICLES BY WAY OF A PRIVATE DRIVEWAY CONNECTION.

STREETSCAPE TREATMENT AND SIDEWALKS
1. THE STREETSCAPE TREATMENT ALONG THE SITE'S PUBLIC STREET FRONTAGES SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

2. APPLICANT SHALL INSTALL A MINIMUM 10 FOOT WIDE MEANDERING MULTI-USE PATH ALONG THE SITE'S FRONTAGES ON MARGARET WALLACE ROAD AND IDLEWILD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. A SIDEWALK EASEMENT SHALL BE CONVEYED TO THE TOWN OF MATTHEWS AND/OR NCDOT FOR ANY PORTION OF THE MULTI-USE PATH LOCATED ON THE SITE AND OUTSIDE OF THE PUBLIC RIGHT OF WAY.

4. TWO OUTDOOR AMENITY AREAS SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON MARGARET WALLACE ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, AND EACH OUTDOOR AMENITY AREA IS DESIGNATED AS "AMENITIES" ON THE REZONING PLAN. THE SOUTHERNMOST OUTDOOR AMENITY AREA LOCATED NEAR THE ENTRANCE INTO THE BUILDING SHALL, AT A MINIMUM, CONTAIN LANDSCAPING, HARDSCAPE, KNEE WALLS AND TABLES AND CHAIRS. THE NORTHERNMOST OUTDOOR AMENITY AREA LOCATED NEAR THE INTERSECTION OF MARGARET WALLACE ROAD AND IDLEWILD ROAD SHALL, AT A MINIMUM, CONTAIN LANDSCAPING, HARDSCAPE, AND KNEE WALLS. THE ACTUAL DESIGN OF EACH AMENITY AREA MAY VARY FROM WHAT IS DEPICTED ON THE REZONING PLAN PROVIDED THAT THE ACTUAL DESIGN OF EACH AMENITY AREA MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON THE REZONING PLAN.

5. TREES AND SHRUBS SHALL BE INSTALLED ALONG THE IDLEWILD ROAD BUILDING EDGE AND AT THE CORNER OF THE SITE LOCATED AT THE INTERSECTION OF MARGARET WALLACE ROAD AND IDLEWILD ROAD AS GENERALLY DEPICTED AND DESCRIBED ON THE REZONING PLAN. LANDSCAPING SHALL INCLUDE A COMBINATION OF THE FOLLOWING: EVERGREEN FLOWING SHRUBS, SMALL FLOWERING ORNAMENTAL TREES (DECIDUOUS), SMALL EVERGREEN TREES, AND LARGE MATURING TREES (DECIDUOUS).

6. KNEE WALLS SHALL BE INSTALLED ALONG THE SITE'S STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN AND ON THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES.

7. INTERNAL SIDEWALKS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

ARCHITECTURAL STANDARDS
1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 32 FEET.

2. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF THE BUILDING. ACCORDINGLY, THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE BUILDING IS SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE BUILDING THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

A

3. THE PERMITTED PRIMARY EXTERIOR BUILDING MATERIALS FOR THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE BRICK, GLASS, PAINTED STUCCO, ALUMINUM COMPOSITE FASCIA TRIM, SPLIT FACED BLOCK AND TPO ROOF.

4. THE COLOR OF THE TPO ROOF SHALL BE SLATE GRAY.

5. AT LEAST 50 PERCENT OF THE EXTERIOR SURFACE AREA OF THE COMBINED OR AGGREGATED FACADES OF THE BUILDING BELOW THE ROOFLINE SHALL BE COMPOSED OF BRICK. "THE FACADES BELOW THE ROOFLINE" IS DEFINED AS THE ENTIRE EXTERIOR SURFACE AREA BELOW THE ROOFLINE EXCLUDING WINDOWS OR GLASS, DOORS AND TRIM, SO THAT WINDOWS OR GLASS, DOORS AND TRIM ARE NOT CONSIDERED WHEN CALCULATING THE MINIMUM PERCENTAGE OF BRICK REQUIRED.

6. VINYL MAY NOT BE USED AS AN EXTERIOR BUILDING MATERIAL. NOTWITHSTANDING THE FOREGOING, VINYL MAY BE UTILIZED ON SOFFITS AND TRIM.

7. THE ROOF ACCESS LADDER SHALL BE LOCATED ON THE EASTERN ELEVATION OF THE BUILDING IN THE LOCATION GENERALLY DEPICTED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE.

SCREENING
1. A COMBINATION WALL AND PLANTING SCREEN SHALL BE INSTALLED ALONG THE WESTERN EDGE OF THAT PORTION OF THE PARKING LOT ADJACENT TO MARGARET WALLACE ROAD THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

2. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES, WITH THREE SIDES BEING ENCLOSED BY OPAQUE WALLS AND ONE SIDE BEING ENCLOSED BY A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF THE BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL ALONG EACH SUCH SIDE.

3. TREE PRESERVATION AREAS WILL MEET THE INTENT OF THE ORDINANCE AND MAY OCCUR IN AREAS GENERALLY DEPICTED ON THE REZONING PLAN. NOTWITHSTANDING THE FOREGOING, APPLICANT RESERVES THE RIGHT TO PLANT TREES ON THE SITE IN LIEU OF RETAINING TREES AS PERMITTED UNDER THE ORDINANCE.

A

STORMWATER
1. THE PRIMARY STORM WATER MANAGEMENT FACILITIES SHALL BE LOCATED UNDERGROUND.

SIGNS
1. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

2. THE SIGNS DEPICTED ON THE CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE ARE ILLUSTRATIVE ONLY, AND ALL SIGNS INSTALLED ON THE SITE SHALL BE SEPARATELY PERMITTED.

3. UPON THE REQUEST OF THE TOWN OF MATTHEWS, APPLICANT SHALL CONVEY TO THE TOWN OF MATTHEWS AN EASEMENT TO CONSTRUCT, MAINTAIN, REPAIR AND REPLACE AS NEEDED A "WELCOME TO MATTHEWS" SIGN ON THE SITE IN THE AREA GENERALLY DEPICTED ON THE REZONING PLAN AND LABELED "TOWN OF MATTHEWS GATEWAY SIGNAGE EASEMENT." THE TOWN OF MATTHEWS SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH SIGN.

LIGHTING
1. OUTDOOR LIGHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE.

2. APPLICANT SHALL INSTALL FREESTANDING, PEDESTRIAN SCALE, DECORATIVE LIGHT FIXTURES ALONG THE MULTI-USE PATH TO BE INSTALLED ALONG THE SITE'S FRONTAGES ON MARGARET WALLACE ROAD AND IDLEWILD ROAD AS GENERALLY DEPICTED ON THE ATTACHED CONCEPTUAL ARCHITECTURAL PERSPECTIVES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE.

BINDING EFFECT OF THE REZONING APPLICATION
1. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

H:\2015\NCC151064.1\DRAWINGS\EXHIBITS\180501 - ADMINISTRATIVE AMENDMENT PLAN\NCC151064.1 - ADMIN AMENDMENT.DWG PRINTED BY: BMILLER 5.09.18 @ 11:56 AM LAST SAVED BY: BMILLER

BOHLER™
ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES
◆ UPSTATE NEW YORK ◆ SOUTHERN NEW JERSEY ◆ BALTIMORE, MD ◆ CHARLOTTE, NC
◆ NEW ENGLAND ◆ PHILADELPHIA, PA ◆ SOUTHERN MARYLAND ◆ ATLANTA, GA
◆ BOSTON, MA ◆ PITTSBURGH, PA ◆ NORTHERN VIRGINIA ◆ TAMPA, FL
◆ NEW YORK, NY ◆ LEHIGH VALLEY, PA ◆ CENTRAL VIRGINIA ◆ SOUTH FLORIDA
◆ NEW YORK METRO ◆ SOUTHEASTERN, PA ◆ RALEIGH, NC ◆ DALLAS, TX
◆ NORTHERN NEW JERSEY ◆ REHOBOTH BEACH, DE ◆ WASHINGTON, DC

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2018 BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY
1	02/01/17	TOWN COMMENTS	KRG
2	03/24/17	PLANNING AND ZONING COMMISSION	KRG
3	04/03/17	REZONING RESUBMITTAL	KRG
4	04/14/17	FINAL REZONING SUBMITTAL	KRG
A	05/08/18	ADMINISTRATIVE AMENDMENT	BBM

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: NCC151064
DRAWN BY: RCB
CHECKED BY: BBM
DATE: 5/9/2018
SCALE: AS SHOWN
CAD I.D.: RZ-2

PROJECT: ZONING AMENDMENT PLAN
FOR
LIDL US OPERATIONS, LLC
LOCATION OF SITE
MARGARET WALLACE ROAD AND IDLEWILD ROAD
TOWN OF MATTHEWS, NC

BOHLER™
ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-2

Approved Design

Requested Design Change

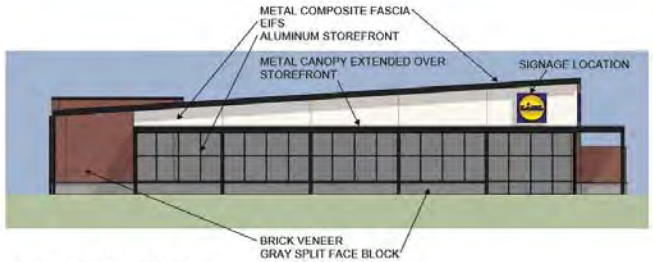
1 - Margaret Wallace Road Elevation

NON-GLAZED AREA: 575 SF.
BRICK AREA PROVIDED: 575 SF = 100%

Approved Design

2 - Parking Lot Elevation

NON-GLAZED AREA: 5,490 SF.
BRICK AREA PROVIDED: 2,773 SF = 50.5%



NON-GLAZED AREA: 1,252 SF.
BRICK AREA PROVIDED: 482 SF = 38.5%

Requested Design Change

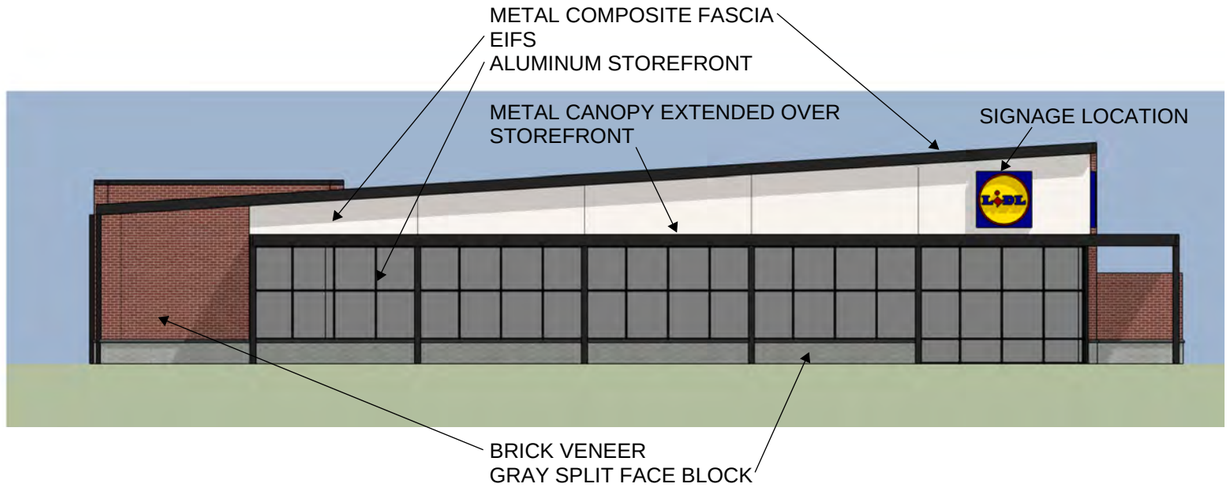
NON-GLAZED AREA: 5,813 SF.

Gensler

Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC

05/30/18



NON-GLAZED AREA: 1,252 SF.
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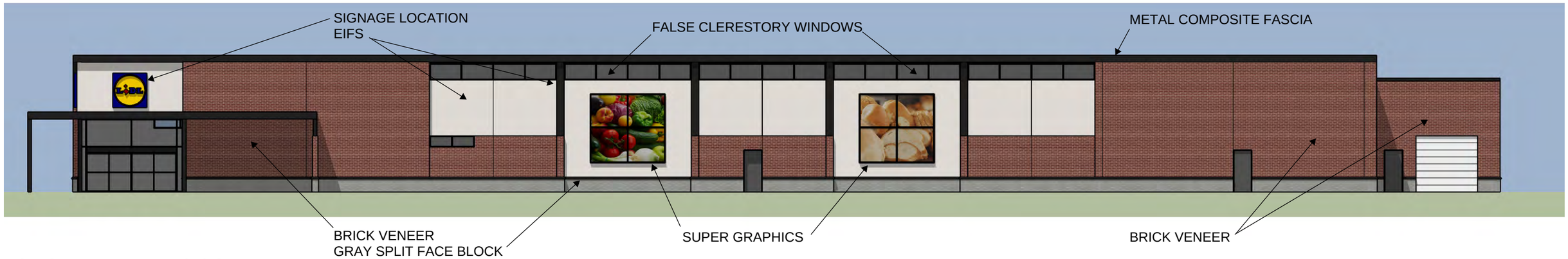


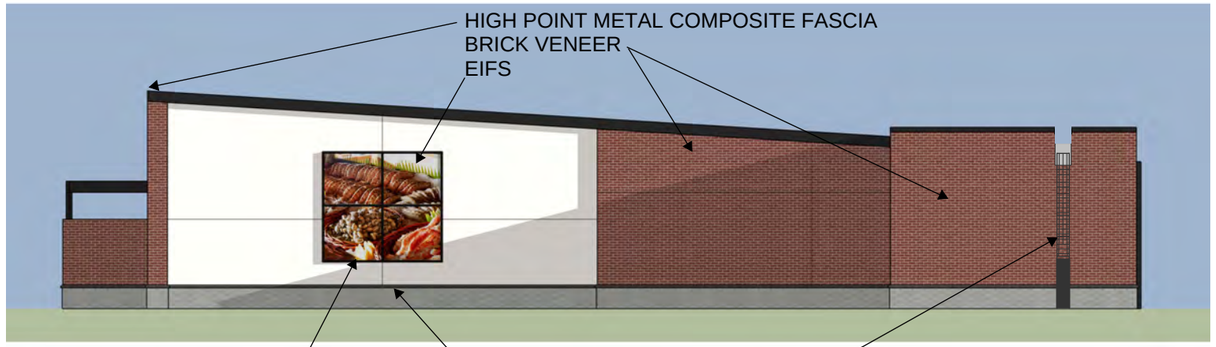
NON-GLAZED AREA: 5,813 SF.
BRICK AREA PROVIDED: 2,459 SF = 50.4%

Gensler

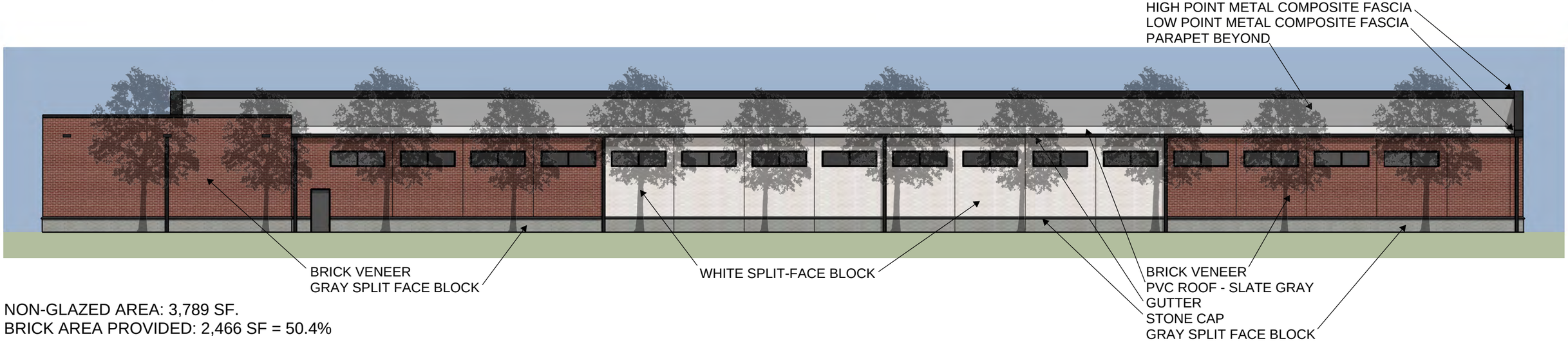
Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC

05/30/18



NON-GLAZED AREA: 2,306 SF.
BRICK AREA PROVIDED: 1,386 SF = 60.1%



NON-GLAZED AREA: 3,789 SF.
BRICK AREA PROVIDED: 2,466 SF = 50.4%

Gensler

Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC
05/30/18

SUPERCEDED 5/09/2018

Gensler

Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC
05/01/18

BOHLER ENGINEERING

SUPERCEDED 5/09/2018

Gensler

Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC
05/01/18

BOHLER ENGINEERING

LIDL

SUPERCEDED 5/09/2018

Gensler

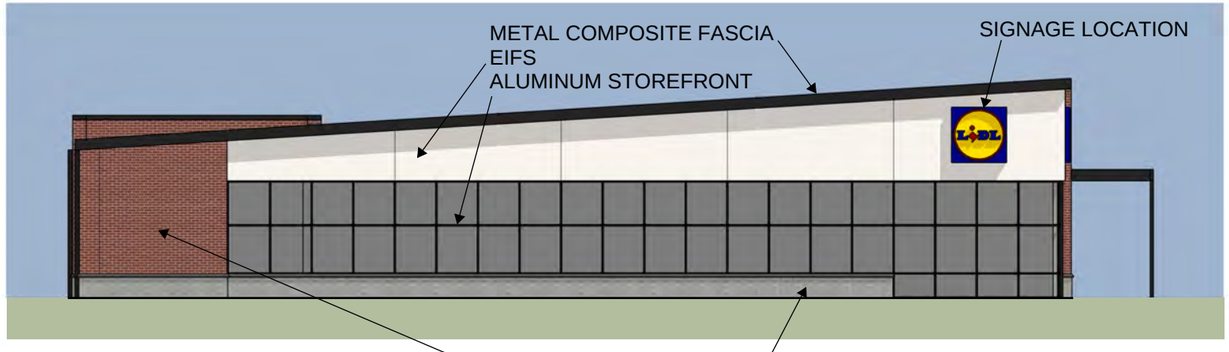
Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC
05/01/18

BOHLER ENGINEERING

LIDL

SUPERCEDED 5/09/2018



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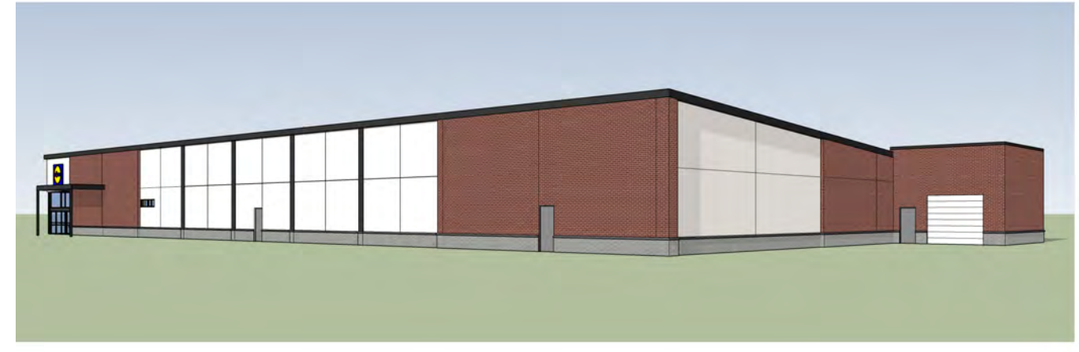
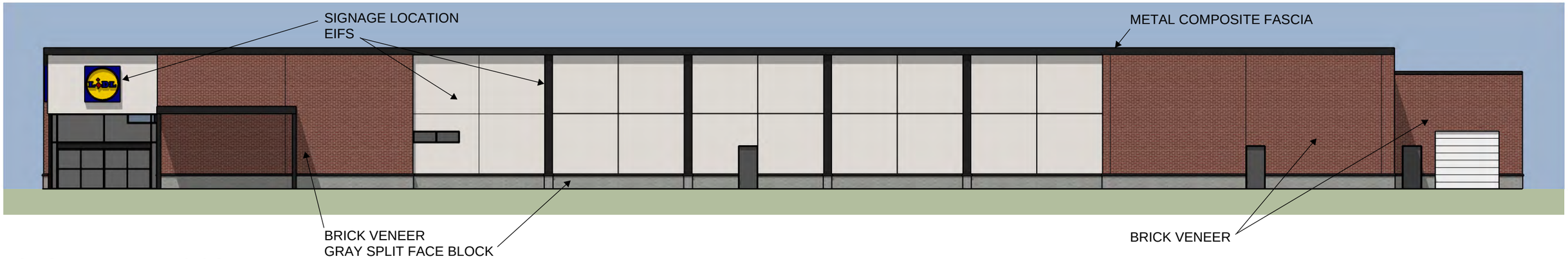




NON-GLAZED AREA: 5,813 SF.
BRICK AREA PROVIDED: 2,928 SF = 50.4%

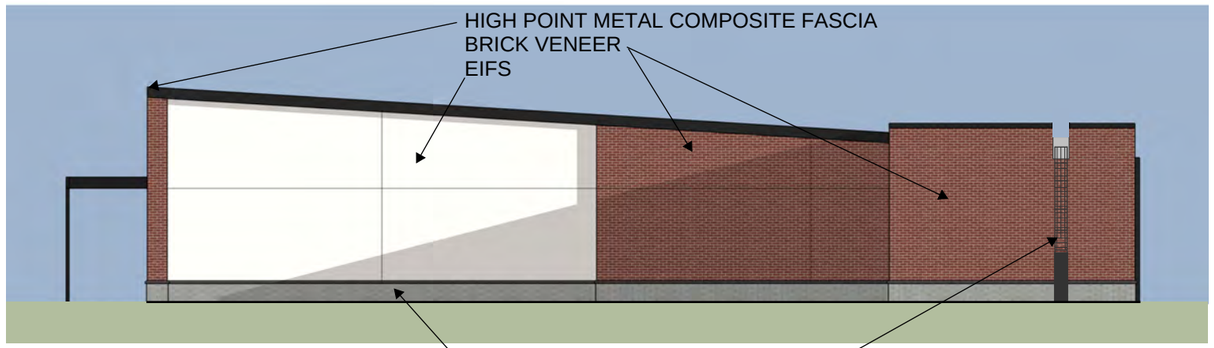
Gensler

Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC

05/01/18

SUPERCEDED 5/09/2018



NON-GLAZED AREA: 2,306 SF.
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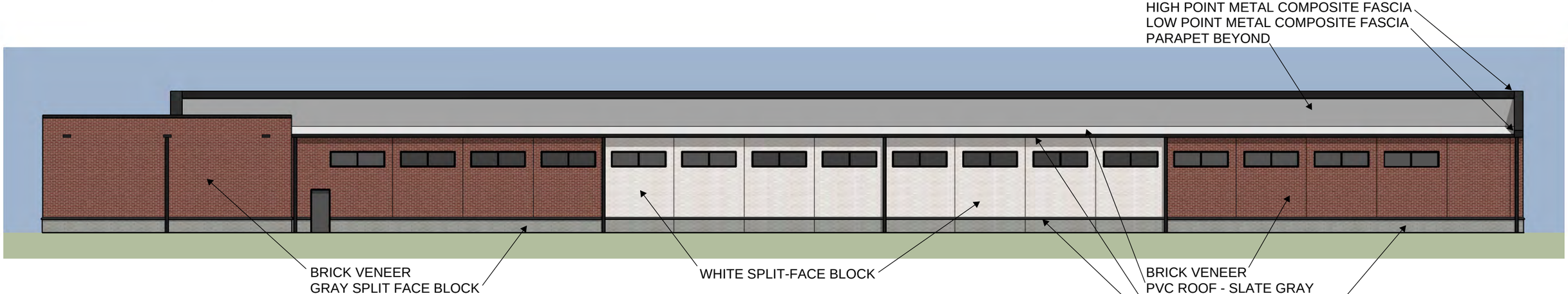


NON-GLAZED AREA: 3,789 SF.
BRICK AREA PROVIDED: 2,466 SF = 50.4%

Gensler

Lidl Matthews, NC

Margaret Wallace Road and Idlewild Road
Matthews, NC
05/01/18

Town of Matthews North Carolina

Jay Camp <jcamp@matthewsnc.gov>

RE: Deadline Tomorrow

Brian Miller <bmiller@bohlereng.com> Wed, Jun 27, 2018 at 2:05 PM
To: Jay Camp <jcamp@matthewsnc.gov>
Cc: "ncc151064.1@nf.bohlereng.com" <ncc151064.1@nf.bohlereng.com>

Jay,

Will not be submitting today and will have to defer.

Next hearing date would be on August 13th correct?

Brian B. Miller, P.E.

Bohler Engineering NC, PLLC

Office: 980-272-3400

Cell: 919-357-5989

From: Brian Miller
Sent: Tuesday, June 26, 2018 10:55 AM
To: 'Jay Camp' <jcamp@matthewsnc.gov>
Cc: ncc151064.1@nf.bohlereng.com
Subject: RE: Deadline Tomorrow

Jay,

Thanks for the reminder. I'll know more from Lidl by mid day tomorrow and will keep you posted on if we will be resubmitting or deferring.

Brian B. Miller, P.E.

Bohler Engineering NC, PLLC

Office: 980-272-3400

Cell: 919-357-5989

From: Jay Camp [mailto:jcamp@matthewsnc.gov]
Sent: Tuesday, June 26, 2018 10:37 AM
To: Brian Miller <bmiller@bohlereng.com>
Subject: Deadline Tomorrow

Hi Brian,

I am emailing to remind you that the deadline for resubmission of the Lidl plans is tomorrow.

Thanks

Jay

--

Jay Camp, AICP
Senior Planner
Town of Matthews
232 Matthews Station St.
Matthews NC 28105
(704) 708-1226
jcamp@matthewsnc.gov

Pursuant to North Carolina General Statutes Chapter 132, Public Records, this electronic mail message and any attachments hereto, as well as any electronic mail message(s) that may be sent in response to it may be considered public record and as such are subject to request and review.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

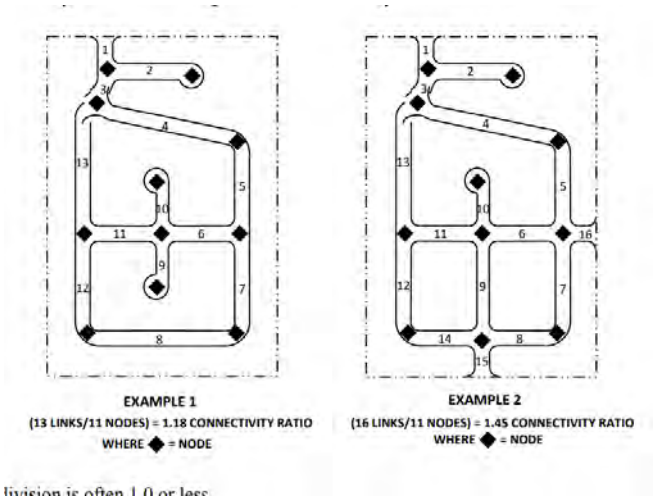
Agenda Item: Public Improvement Variance – Margaret Wallace Subdivision

DATE: July 5, 2018
FROM: Jay Camp

Background/Issue:

- Rezoning Application 2018-677 on Margaret Wallace Road is proposed as a 22-lot single family neighborhood. The applicant plans to construct a single street off of Margaret Wallace Road that terminates with a cul de sac.
- During staff review of the plans, it was determined that the layout of the site does not meet the Towns' connectivity index requirements.
- To create a more functional transportation system for the Town, a street connectivity index requirement was introduced when the UDO was adopted in 2014. In general, properties should provide "stub streets" to adjacent undeveloped properties and design development with a system of connected streets that avoid long dead end cul-de-sacs.

- This parcel of land is hemmed in on all three sides by existing development. To the west is an existing subdivision while Crown Point Elementary, a church and a large single-family residence are to the south and east respectively.



Proposal/Solution:

- The connectivity index creates a measurement for the number of street nodes (sections of street between intersections) and links (intersections of streets). The number of nodes is divided by the number of links to arrive at the index. In this case, R-VS requires a minimum index of 1.3. The development, with only one intersection and one street, has one node and one link for an index of 1.0. Due to the presence of adjacent development with no stub-outs, the required index for R-VS at this site is reduced to 1.25. The requested Public Improvement Variance is to reduce the connectivity index from 1.25 to 1.0

- Town staff agree that the developer has few options to meet the connectivity standards due to the shape of the lot and adjoining developed property.

- Although Planning Board voted 4-3 to deny the rezoning, it voted 6-1 to recommend approval of the connectivity index variance. The rezoning request cannot be approved unless this Public Improvement Variance is first approved.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Because this request must be considered prior to action on the related zoning action, staff recommends Town Board to approve this Public Improvement Variance.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Decision on Application 2018-677 Margaret Wallace Subdivision

DATE: July 5, 2018
FROM: Jay Camp

Background/Issue:

- On June 26th, Planning Board voted 4-3 to recommend denial of the rezoning request, citing traffic, school overcrowding and affordability as areas of concern.

- Following the Planning Board meeting, the applicant has submitted updated plans that show an elevation for the detached garage as well as a new house plan with a master bedroom on the first floor. One comment from Planning Board was a statement that master down homes are desirable for many residents.

- Since the Public Hearing, architectural notes and home elevations were added to the plans while a walking trail and playground were incorporated on the site plan.

- The PCO Concept Plan has not yet been approved.

Proposal/Solution:

- This proposal was first submitted as a 36-unit townhome development at 6 units per acre. The current density of the single-family proposal is now 3.7 units per acre.

- The home designs and layout will create a walkable, streetscape with homes that incorporate front porches and traditional designs.

- The smaller than average home sizes should be a more affordable price point than any recently constructed homes in Matthews.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Staff recommends approval of the rezoning request pending approval of the PCO Concept Plan.

DRAFT---FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____2018-677_____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) ___x __The requested zoning action, as most currently amended, is **approved,** and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE,** as follows:

CONSISTENT: **with Matthews Land Use Plan by allowing an R-VS single family development to be built in an area dominated by single family homes.**

REASONABLE: The rezoning creates new housing opportunities with homes that are on average smaller than the average new home in the Matthews area.

OR

B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the lower density, single family neighborhoods in the area and is not appropriate for this site. A lower density community of single family homes would be the most appropriate development of the site.

NOT REASONABLE: The rezoning is not reasonable and would cause additional congestion to area roads while overburdening the school system.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date: July 9, 2018

Town of Matthews North Carolina

DATE FILED 1-29-18

APPLICATION NUMBER 2018-677

For office use only

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:

[X] 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): 193-062-07

Address of property: 3530 (3534, 3538) Margaret Wallace Road Matthews, NC 28105

Location of property: South side of Margaret Wallace Road between Sam Newell Road and Olde Creek Trail

Title to the property was acquired on December 16, 2016
and was recorded in the name of LC Hardwood Floors, Inc.
whose mailing address is 1509 Turring Drive
Indian Trail, NC 28079

The deed is recorded in Book 31431 and Page 368 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS

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

Application number
2018-677
For office use only

Applicant is addressing need for Townhome Development within area of the proposed development.

Luiz Teixeira

Signature of property owner (must be original)

Signature of property owner (must be original)

Luiz Teixeira

Print name of property owner

Print name of property owner

1509 Turring Drive

Property owner's mailing address

Property owner's mailing address

Indian Trail, NC 28079

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

704-200-5082 lchardwoodfloors@yahoo.com

Property owner's phone number/email address

Property owner's phone number/email address

Signature of agent (if any)

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's phone number/email address

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."

Application number
2018-677
For office use only

SEE EXHIBIT A (ATTACHED AT END OF THIS DOCUMENT)
FOR PROPERTY OWNERS ADJACENT TO AND ACROSS STREET FROM SUBJECT PROPERTY PER ITEM #7

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

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

Application number
2018-677
For office use only

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 January 31, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date February 12, 2018

Notices sent via mail to affected/adjacent property owners on or before March 26, 2018

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 April 9, 2018

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 April 24, 2018

Town Board of Commissioners approves or denies application May 14, 2018

Exhibit A

Adjacent Property Owners List

Parcel ID: 193-063-01
Brian W. Long
3500 Margaret Wallace Road
Matthews, NC 28105

Parcel ID: 193-063-02
Gladys H. Burnette (Mrs. B R By ENT)
3516 Olde Creek Trail
Matthews, NC 28105

Parcel ID: 193-063-03
Julieta S. Medina
Maria J. Medina
3508 Olde Creek Trail
Matthews, NC 28105

Parcel ID: 193-063-04
Kristo Shuxho
Albana Lucka
3500 Olde Creek Trail
Matthews, NC 28105

Parcel ID: 193-063-05
Francisco J. Martinez-Palacios
Erika Chavez
3424 Olde Creek Trail
Matthews, NC 28105

Parcel ID: 193-063-06
Robert M. & Donna Morrow
3416 Olde Creek Trail
Matthews, NC 28105

Parcel ID: 193-063-07
Jeannette L. & Anthony A. Garcia
3408 Olde Creek Trail
Matthews, NC 28105

Parcel ID: 193-062-04
Charlotte-Mecklenburg Board of Education
Crown Point Elementary School (3335 Sam Newell Road)
P.O. Box 30035
Charlotte, NC 28230

Parcel ID: 193-062-05
Grady William & Nancy Aldridge
3425 Sam Newell Road
Matthews, NC 28105

Parcel ID: 193-062-06
Triston G. & Barbara C. Stegall
3541 Sam Newell Road
Matthews, NC 28105

Parcel ID: 193-062-09
Crown Point Covenant Church of God (3628 Margaret Wallace Road)
P.O. Box 23150
Charlotte, NC 28227

Parcel ID: 193-363-28
MNSF Charlotte, LLC (3502 Fortis Lane)
6836 Morrison Blvd, Suite 320
Charlotte, NC 28211

Parcel ID: 193-363-27
Duy T. Phan
Phuong Linh T. Nguyen
3506 Fortis Lane
Matthews, NC 28105

Parcel ID: 193-363-26
Ezequiel Reyes-Limon
Esmeralda Luna Morales
3510 Fortis Lane
Matthews, NC 28105

Parcel ID: 193-363-25
Wendell A. & Kathy R. Young
3514 Fortis Lane
Matthews, NC 28105

Parcel ID: 193-363-24
ERB Prime, LLC (3518 Fortis Lane)
401 Hawthorne Lane Suite 110-242
Charlotte, NC 28204

Parcel ID: 193-363-23
Michael W. & Judith L. Trest (3522 Fortis Lane)
3317 Bridgewick Lane
Waxhaw, NC 28173

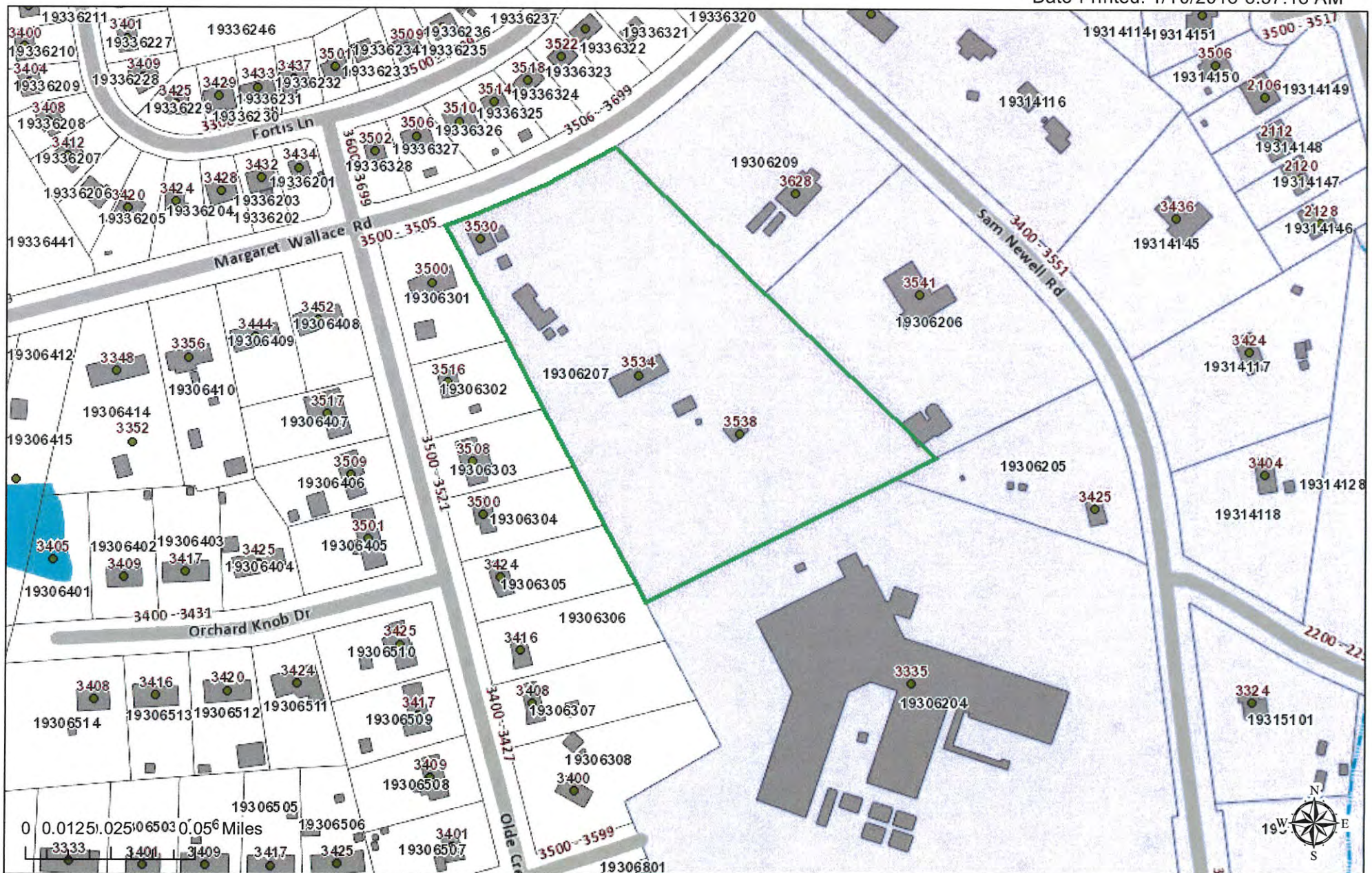
Parcel ID: 193-363-22
Justin B. Harward &
Meghan A. Mastalerz
3526 Fortis Lane
Matthews, NC 28105

2018-677
1/29/2018

Polaris 3G Map – Mecklenburg County, North Carolina

MARGARET WALLACE TOWNHOMES-REZONING REQUEST

Date Printed: 1/10/2018 8:57:18 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

CURRENT 6/27/2018
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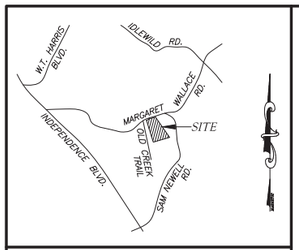
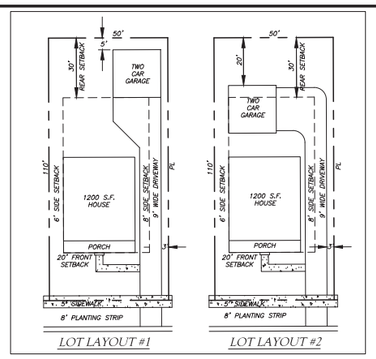
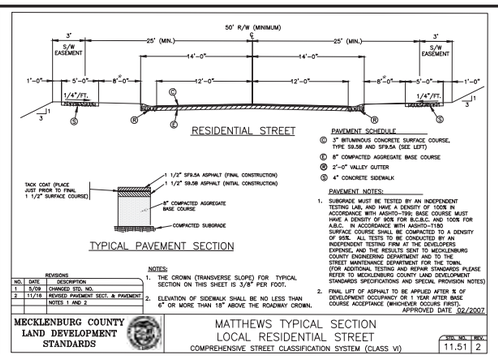


VICINITY MAP
N.T.S.



LOT LAYOUT #1 LOT LAYOUT #2

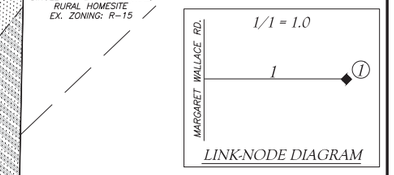


*STANDARDS REVISED TO SHOW 8' PLANTING STRIP

CONDITIONAL ZONING NOTES:

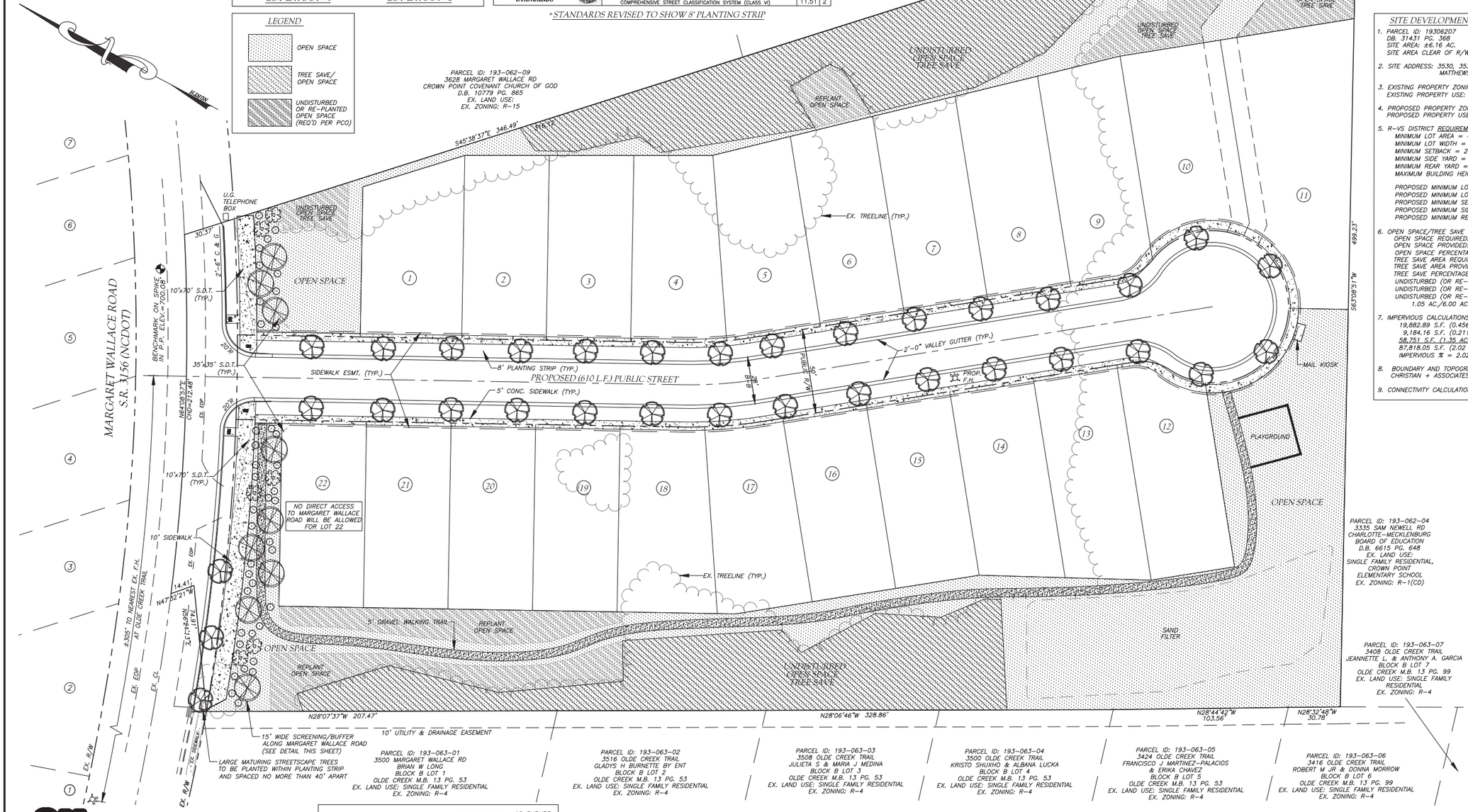
1. NO VINYL SIDING WILL BE USED FOR EXTERIOR WALL, BUT MAY BE UTILIZED FOR SOFFITS, WINDOWS AND TRIM.
2. STREETSCAPE LIGHTING SHALL BE PROVIDED AS PER SECTION 155.609 OF THE MATTHEWS UDO.
3. FLEXIBLE DESIGN FOR RV-S AS FOLLOWS:
   MINIMUM LOT SIZE: 5000 SF
   MINIMUM LOT WIDTH: 50'
   MINIMUM LOT SETBACK: 20'
   MINIMUM SIDE YARD: 8'/6'
   MINIMUM REAR YARD: 30'
   LINK/NODE RATIO: 1.0
4. MAXIMUM DENSITY: 22 SF HOMES (3.67 HOMES/ACRE)
5. SCREENING SHALL BE PROVIDED ALONG MARGARET WALLACE ROAD.

LEGEND
- OPEN SPACE
- TREE SAVE/ OPEN SPACE
- LARGE MATURING STREETSCAPE TREES



LINK-NODE DIAGRAM

LEGEND
- OPEN SPACE
- TREE SAVE/ OPEN SPACE
- UNDISTURBED OR RE-PLANTED OPEN SPACE (REQ'D PER PCO)



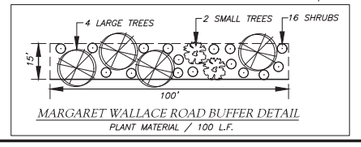
SITE DEVELOPMENT DATA:

1. PARCEL ID: 19306207
   DB. 31431 PG. 368
   SITE AREA: ±6.16 AC.
   SITE AREA CLEAR OF R/W: 6.00 AC.
2. SITE ADDRESS: 3530, 3534, 3538 MARGARET WALLACE ROAD
   MATTHEWS, NC 28105
3. EXISTING PROPERTY ZONING: R-15 (TOWN OF MATTHEWS)
   EXISTING PROPERTY USE: SINGLE FAMILY (RURAL HOMESITE)
4. PROPOSED PROPERTY ZONING: R-VS
   PROPOSED PROPERTY USE: 22 SINGLE FAMILY UNITS
5. R-VS DISTRICT REQUIREMENTS FOR SINGLE-FAMILY DETACHED:
   MINIMUM LOT AREA = 4,500 SINGLE FAMILY/D.U.
   MINIMUM LOT WIDTH = 40'
   MINIMUM SETBACK = 20'
   MINIMUM SIDE YARD = 8'/6'
   MINIMUM REAR YARD = 30'
   MAXIMUM BUILDING HEIGHT = 35'

   PROPOSED MINIMUM LOT AREA = 5,000 SF
   PROPOSED MINIMUM LOT WIDTH = 50'
   PROPOSED MINIMUM SETBACK = 20'
   PROPOSED MINIMUM SIDE YARD = 8'/6'
   PROPOSED MINIMUM REAR YARD = 30'
6. OPEN SPACE/TREE SAVE DATA:
   OPEN SPACE REQUIRED: 17.5%
   OPEN SPACE PROVIDED: 2.11 AC.
   OPEN SPACE PERCENTAGE: 2.11 AC./6.00 AC. X 100%= 35.17%
   TREE SAVE AREA REQUIRED: 8%
   TREE SAVE AREA PROVIDED: 0.68 AC.
   TREE SAVE PERCENTAGE: 0.68 AC./6.00 AC. X 100%= 11.3%
   UNDISTURBED (OR RE-PLANTED) OPEN SPACE REQUIRED: 17.5%
   UNDISTURBED (OR RE-PLANTED) OPEN SPACE PROVIDED: 1.05 AC.
   UNDISTURBED (OR RE-PLANTED) OPEN SPACE PERCENTAGE:
   1.05 AC./6.00 AC. X 100% = 17.5%
7. IMPERVIOUS CALCULATIONS:
   19,882.89 S.F. (0.456 AC.)= PROP. STREET
   9,184.16 S.F. (0.211 AC.)= PROP. SIDEWALK
   58,751 S.F. (1.35 AC.)= PROP. LOTS (22 LOTS @ 2670.5/LOT)
   87,818.05 S.F. (2.02 AC.)= TOTAL IMPERVIOUS
   IMPERVIOUS % = 2.02 AC./6.00 AC.= 33.6%
8. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY JACK R. CHRISTIAN + ASSOCIATES SURVEYING, CHARLOTTE, NC 28213.
9. CONNECTIVITY CALCULATION: 1 LINKS/1 NODES = 1

PROPERTY OWNERS:
(OPPOSITE SIDE OF STREET)

1. PARCEL ID: 193-363-28
   3502 FORTIS LANE
   MNSF CHARLOTTE, LLC
   LOT 1 M21-601
   D.B. 28800 PG. 500
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
2. PARCEL ID: 193-363-27
   3506 FORTIS LANE
   DUY T PHAN & PHUONG LINH T NGUYEN
   LOT 2 M23-114
   D.B. 27928 PG. 154
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
3. PARCEL ID: 193-363-26
   3510 FORTIS LANE
   EZEQUIEL REYES-LIMON
   ESMERALDA LUNA MORALES
   LOT 3 M23-114
   D.B. 30805 PG. 842
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
4. PARCEL ID: 193-363-25
   3514 FORTIS LANE
   WENDELL A & KATHY R YOUNG
   LOT 4 M21-601
   D.B. 09834 PG. 124
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
5. PARCEL ID: 193-363-24
   3518 FORTIS LANE
   ERB PRIME, LLC
   LOT 5 M21-601
   D.B. 31566 PG. 254
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
6. PARCEL ID: 193-363-23
   3522 FORTIS LANE
   MICHAEL W & JUDITH L TREST
   LOT 6 M21-592
   D.B. 19413 PG. 961
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
7. PARCEL ID: 193-363-22
   3526 FORTIS LANE
   JUSTIN B. HARWARD & MEGHAN A. MASTALERZ
   LOT 7 M21-592
   D.B. 30670 PG. 458
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4



MARGARET WALLACE ROAD BUFFER DETAIL
PLANT MATERIAL / 100 L.F.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

1725-RZ-SP-50.dwg

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17646 MITCHELL S. LATHAM 6/27/18

JUNE 27, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

CONDITIONAL REZONING SITE PLAN

REVISIONS

PROJECT NO.: 2017.25
SCALE: 1" = 30'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO:
RZ-1

CURRENT 6/27/2018
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DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS
   A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by LC Hardwood Floors, Inc for a six acre site located on Margaret Wallace Road southwest of Sam Newell Road. The Site is comprised of Tax Parcel 193-062-07 located at 3530 Margaret Wallace Road, Matthews, NC.
   B. The development and use of the site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Mattews Unififed Development Ordinance. The regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the site.
   C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are grpahic representations of the proposed development and site elevements, and, subject to the terms of these Development Standards and Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS
   A. The Site may only be devoted to a residential community containing a maximum of 22 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning distirct.

3. DIMENSIONAL STANDARDS
   A. Development of the Site shall comply with the dimensional standards of the R-VS zoning district as set out in Table 155.604.1 of the Ordinance and the dimensional stnadards set out in the Site Data table on the rezoning plan.
   B. The lot lines depicted on the Rezoning Plan are illustrative in nature and subject to minor alterations or modifications during the design development and construction document phases.

4. TRANSPORTATION
   A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point is subject to minor modifications required to accommodate the final site and construction plans and designs and to any adjustments required for approval by the Town of Mattews and/or NCDOT.
   B. Curb & gutter shall be installed along the property frontage of Margaret Wallace Road along with a 10' concrete multi-use sidewalk.
   C. Link-Node Ratio reduced to 1.0 due to size of property and adjacent property development.

5. STREETSCAPE TREATMENT
   A. The streetscape treatment along the Site's frontage on Margaret Wallace Road shall meet the requirements of the Ordinance.

6. ARCHITECTURAL STANDARDS (PROVIDED BY DRAFTING & DESIGN, INC.)
   A. All finished floors are to be 1'-6" minimum above the back of curb.
   B. Foundation walls on all four (4) sides are to be *Red Clay Brick (color per builder) - thin-set cultured stone veneer may be used as an accent (color per builder)
   C. All horizontal lap sideing to be of cementitious material - James Hardie or equal (color per builder)
   D. All board and batten siding to be of cementitious material-James Hardie or equal (color per builder)
   E. All shake siding to be of cementitious material - James Hardie or equal (color per buidler)
   F. All main roof & porch fascias to be aluminum wrapped and no less than 8" wide (nominal) or equal.
   G. All friezes to be Wood Composite Trim 6" wide (nominal) or equal.
   H. All window and door trim to be Wood Composite Trim 4" wide (minimum) with 5/4" cap (nominal) or equal.
   I. All columns to be wrapped in Wood Composite Trim (minimum) or equal.
   J. All corner trims to be Wood Composite Trim (6" wide (nominal) or equal.
   K. All main roof overhangs to be 12" wide minimum with vented vinyl soffit.
   L. All main roof pitches to be 8:12 slope and covered iwth 3 tab shingles (minimum)
   M. All porch roof pitches to be *4:12 slope and covered with 3 tap shingles (minimum)
   N. *When porch roof slope is below 4:12, standing seam metal roofing must be used (color per builder)
   O. All of these requirements apply to detached garages as well.
   P. Six (6) Lots will be reserved for Master Down Plans.

The 1722 Plan

Elevation "A"

Elevation "B"

SQUARE FOOTAGE
FIRST FLOOR 864 SQ. FT.
SECOND FLOOR 858 SQ. FT.
TOTAL HEATED 1722 SQ. FT.
OPTIONAL FIRST FLOOR 532 SQ. FT.
FULL PORCH 180 SQ. FT.
HALF PORCH 107 SQ. FT.
OPTIONAL FIREPLACE 10 SQ. FT.

The 1722 Plan

Elevation "A" w/ Guest Suite

The 1879 Plan

Elevation "A"

Elevation "B"

SQUARE FOOTAGE
FIRST FLOOR 1020 SQ. FT.
SECOND FLOOR 859 SQ. FT.
TOTAL HEATED 1879 SQ. FT.
OPTIONAL DORMER 41 SQ. FT.
FRONT PORCH 84 SQ. FT.

The 1879 Plan

Elevation "B" w/ Optional Dormer

2 Car Garage

FRONT ELEVATION

SQUARE FOOTAGE
2 CAR GARAGE 440 sq. ft

GARAGE FLOOR PLAN

All plans and specifications or pricing are estimates and are subject to change

The 1900 Plan

Elevation "A"

Elevation "B"

SQUARE FOOTAGE
FIRST FLOOR 963 SQ. FT.
SECOND FLOOR 937 SQ. FT.
TOTAL HEATED 1900 SQ. FT.
LOWER PORCH 64 SQ. FT.
OPT. UPPER PORCH 64 SQ. FT.
OPT. MASTER EXTENSION 33 SQ. FT.
OPT. BAY WINDOW 14 SQ. FT.
OPTIONAL FIREPLACE 10 SQ. FT.

The 1900 Plan

Elevation "A" w/Upper Porch

The 2058 Plan

Elevation "A"

Elevation "B"

SQUARE FOOTAGE
FIRST FLOOR 1050 SQ. FT.
SECOND FLOOR 1008 SQ. FT.
TOTAL HEATED 2058 SQ. FT.
OPT. FIRST FLOOR 1009 SQ. FT.
FULL PORCH 158 SQ. FT.
HALF PORCH 76 SQ. FT.
OPTIONAL FIREPLACE 10 SQ. FT.

The 2058 Plan

Elevation w/ Optional Guest Suite

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DEVELOPMENT STANDARDS

REVISIONS

PROJECT NO.: 2017.25
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1725-RZ-SP-SPEC.dwg

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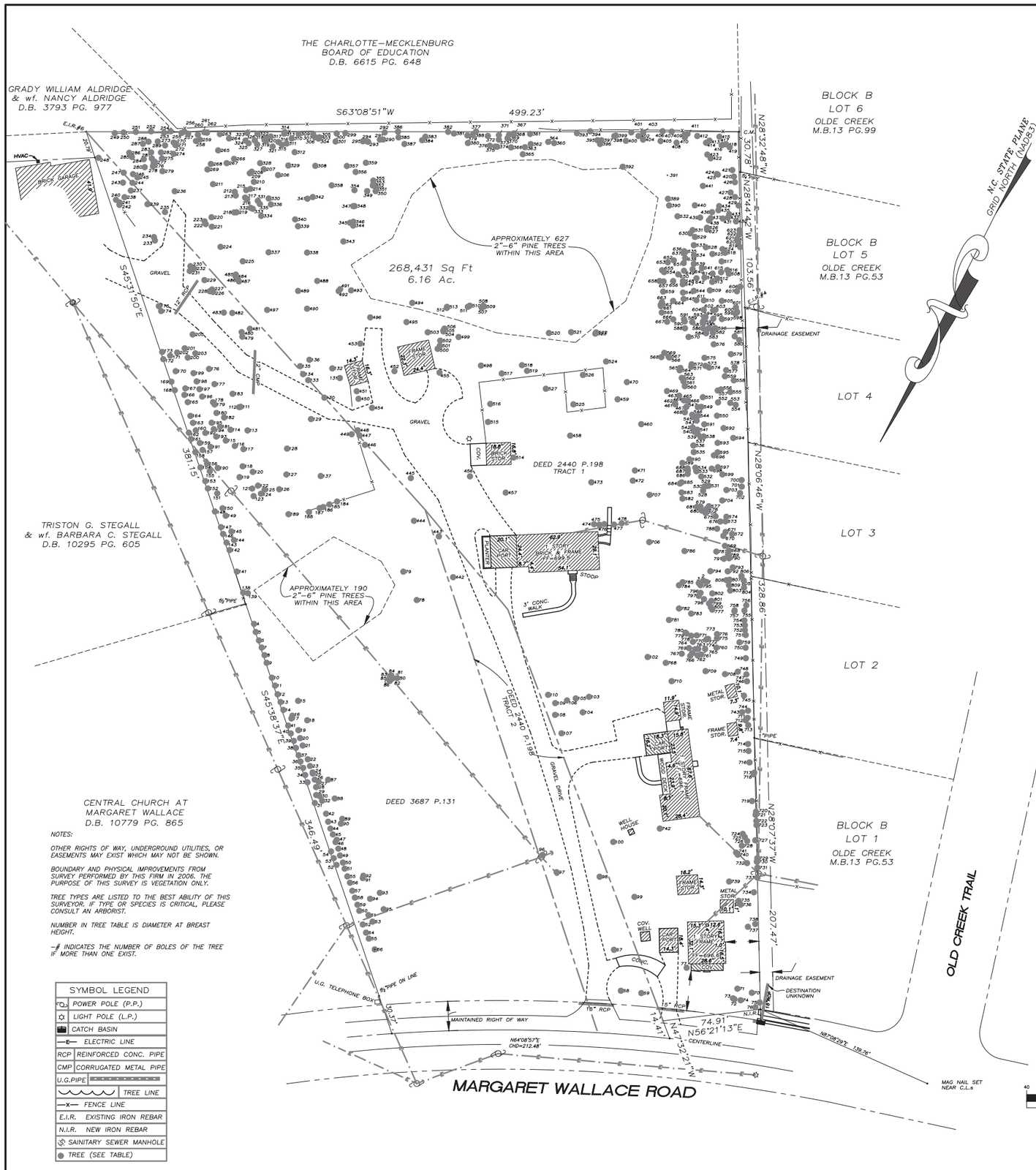
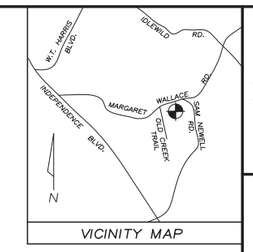


TREE TABLE

1	17 PINE	121	11 PINE	246	6 PINE	375	4 PINE	499	13 CHERRY
2	3 AMURENSIS	122	9 PINE	247	16 PINE	376	2 PINE	500	5 OAK
3	2 AMURENSIS	123	14 PINE	248	7 HARDWOOD	377	7 PINE	501	2 HARDWOOD
4	11 PINE	124	10 PINE	249	13 PINE	379	3 PINE	502	5 PINE
5	24 PINE	125	13 PINE	250	14 PINE	380	3 PINE	503	3 PINE
6	16 PINE	126	24 PINE	251	14 PINE	381	4 HARDWOOD	504	2 PINE
7	11 PINE	127	7 CEDAR	252	17 PINE	382	23 HARDWOOD	505	3 PINE
8	11 PINE	128	12 PINE	253	16 PINE	383	2 HARDWOOD	506	3 PINE
9	15 PINE	129	3 DOGWOOD	254	4 HARDWOOD	384	2 HARDWOOD	507	4–2 HARDWOOD
10	20–2 PINE	130	22 OAK	255	10 PINE	385	6 HARDWOOD	508	4–2 HARDWOOD
11	15 PINE	131	17 OAK	256	5 HARDWOOD	386	18 HARDWOOD	509	4 HARDWOOD
12	10 PINE	132	19 OAK	257	16 PINE	387	2 HARDWOOD	510	3 HARDWOOD
13	15 PINE	133	6 CEDAR	258	17 PINE	388	7 PINE	511	3 HARDWOOD
14	13 PINE	134	20 OAK	259	9 HARDWOOD	389	2 PINE	512	2 HARDWOOD
15	5 PINE	135	4 OAK	260	7 HARDWOOD	390	3 PINE	513	2 HARDWOOD
16	16 PINE	136	25 OAK	261	4 HARDWOOD	391	2–2 HARDWOOD	514	2–5 AMURENSIS
17	2 CEDAR	137	16 PINE	262	3 HARDWOOD	392	2–3 HARDWOOD	515	3 PINE
18	4 PINE	138	11 PINE	263	3 HARDWOOD	393	10 PINE	516	16–3 OAK
19	15 PINE	139	22 PINE	264	3–3 HARDWOOD	394	8 HARDWOOD	517	10 HARDWOOD
20	11 PINE	141	4 HARDWOOD	265	3 HARDWOOD	395	3 PINE	518	7 HARDWOOD
21	20 PINE	142	6 PINE	266	9 HARDWOOD	396	3 PINE	519	32 OAK
22	14 PINE	143	28 PINE	267	9 HARDWOOD	397	2 HARDWOOD	520	10 CHERRY
23	14 PINE	144	11 PINE	268	4 HARDWOOD	398	4 CEDAR	521	10 CHERRY
24	8 PINE	145	12 PINE	269	5 OAK	399	2 CEDAR	522	11 CHERRY
25	2 CEDAR	146	5 PINE	270	4 HARDWOOD	400	3 HARDWOOD	523	3 HARDWOOD
26	14 PINE	147	15 PINE	271	2 HARDWOOD	401	5–2 HARDWOOD	524	10 HARDWOOD
27	2 CHERRY	148	13 PINE	272	7 HARDWOOD	402	3 CEDAR	525	40 OAK
28	2 CEDAR	149	10 PINE	273	2 HARDWOOD	403	11 PINE	526	18 HARDWOOD
29	2 CEDAR	150	16 PINE	274	4 HARDWOOD	404	3 CEDAR	527	12 HARDWOOD
30	15 PINE	151	16 PINE	275	22 OAK	405	3 HARDWOOD	528	5 PINE
31	12 PINE	152	13 PINE	276	17 GUM	406	16 PINE	529	6 PINE
32	10 PINE	153	14 PINE	277	4 HARDWOOD	407	5 HARDWOOD	530	2 HARDWOOD
33	14 PINE	154	10 PINE	278	5 HARDWOOD	408	2 HARDWOOD	531	3–2 HARDWOOD
34	12 PINE	155	11 PINE	279	2 HARDWOOD	409	10 HARDWOOD	532	2 HARDWOOD
35	8 PINE	156	8 PINE	280	14 PINE	410	9 PINE	533	15 PINE
36	13 PINE	157	4 PINE	281	13 PINE	411	5 HARDWOOD	534	4 PINE
37	8 PINE	158	12–2 PINE	282	4 HARDWOOD	412	9 HARDWOOD	535	11 PINE
38	8 PINE	159	8–2 PINE	283	9 PINE	413	4 CEDAR	536	6 PINE
39	12 PINE	160	8 PINE	284	9 PINE	414	2 CEDAR	537	7 PINE
40	9 PINE	161	10 PINE	285	5 HARDWOOD	415	14 HARDWOOD	538	11 PINE
41	11 PINE	162	12 PINE	286	10 PINE	416	2 CEDAR	539	3 HARDWOOD
42	16 PINE	163	8 PINE	287	4 HARDWOOD	417	4 CEDAR	540	3 HARDWOOD
43	10 PINE	164	12 PINE	288	8 HARDWOOD	418	8 HARDWOOD	541	13 PINE
44	16 PINE	165	8–2 PINE	289	11 PINE	419	4–4 HARDWOOD	542	2 HARDWOOD
45	2 CEDAR	166	9 PINE	290	7 HARDWOOD	420	2 HARDWOOD	543	4 PINE
46	11–2 PINE	167	8 PINE	291	2 HARDWOOD	421	3 HARDWOOD	544	10 PINE
47	2 CEDAR	168	10–2 PINE	292	3 HARDWOOD	422	3 HARDWOOD	545	3 CEDAR
48	5 PINE	169	9 PINE	293	2 HARDWOOD	423	2 HARDWOOD	546	3 PINE
49	16 PINE	170	8 PINE	294	7 HARDWOOD	424	3 HARDWOOD	547	6 PINE
50	12 PINE	171	12 PINE	295	5 HARDWOOD	425	3 HARDWOOD	549	3 CEDAR
51	15 PINE	172	11 PINE	299	3–2 HARDWOOD	426	2 HARDWOOD	550	3 DOGWOOD
52	11 PINE	173	3–2 CREPE MYRTLE	300	8 HARDWOOD	427	9 HARDWOOD	551	4 AMURENSIS
53	8 PINE	174	12 PINE	301	3–4GREEN	428	17 PINE	552	5 HARDWOOD
54	12–2 PINE	175	22 OAK	303	9 HARDWOOD	429	16 PINE	553	6 CEDAR
55	10 PINE	176	12 PINE	304	2 HARDWOOD	430	5 CEDAR	554	2–2 HARDWOOD
56	10 PINE	177	7 PINE	305	3–2 HARDWOOD	431	4 CEDAR	555	3 CEDAR
57	12 PINE	178	5 PINE	306	7 HARDWOOD	432	3 CEDAR	556	3 HARDWOOD
58	13 PINE	179	10 PINE	307	9 HARDWOOD	433	2 HARDWOOD	557	20 HARDWOOD
59	5 PINE	180	7 PINE	308	2 HARDWOOD	434	17 PINE	558	2 HARDWOOD
60	15 PINE	181	5 PINE	309	4 HARDWOOD	435	4 HARDWOOD	559	3 HARDWOOD
61	3 OAK	182	6 PINE	310	5 HARDWOOD	436	2 HARDWOOD	560	6 CEDAR
62	15 PINE	183	5 CEDAR	311	3 HARDWOOD	437	3 CEDAR	561	6 CEDAR
63	2 PINE	184	6 HARDWOOD	312	8–2 HARDWOOD	438	2 CEDAR	562	8 PINE
64	11 PINE	185	5 CHERRY	313	5 HARDWOOD	439	2 HARDWOOD	563	4 PINE
65	15 PINE	186	5–2 CHERRY	314	2 HARDWOOD	440	2 HARDWOOD	564	10 PINE
66	3 CEDAR	187	13 HARDWOOD	315	5 HARDWOOD	441	2 HARDWOOD	565	2 CHERRY
67	24 CREPE MYRTLE	188	10 HARDWOOD	316	6 HARDWOOD	442	9–4 HARDWOOD	566	5 CHERRY
68	15 PECAN	189	2 HARDWOOD	317	6 PINE	443	10 WALNUT	567	3 HARDWOOD
69	11 PECAN	190	11 PINE	318	5 HARDWOOD	444	16 HICKORY	568	2 HARDWOOD
70	6–24 AMURENSIS	191	7 PINE	319	8 HARDWOOD	445	30 OAK	569	3 HARDWOOD
71	1–2 CHERRY	192	9 PINE	320	6 HARDWOOD	446	24 HARDWOOD	570	4 HARDWOOD
72	8–5 AMURENSIS	193	10 PINE	321	7 HARDWOOD	447	24 OAK	571	5 CEDAR
73	6–3 AMURENSIS	194	5 PINE	322	4 HARDWOOD	448	5 DOGWOOD	572	3 CEDAR
74	3 AMURENSIS	195	11 PINE	323	6 HARDWOOD	449	3 CHERRY	573	30 HARDWOOD
75	4 AMURENSIS	196	7 PINE	324	17 PINE	450	42 OAK	574	2 CEDAR
76	3 AMURENSIS	197	6 PINE	325	2 HARDWOOD	451	20 OAK	575	3 HARDWOOD
77	16 PECAN	198	7 PINE	326	9 HARDWOOD	452	40 OAK	576	3 HARDWOOD
78	7 HARDWOOD	199	9 PINE	327	7 PINE	453	10 DOGWOOD	577	2 HARDWOOD
79	6–2 HARDWOOD	200	10 PINE	328	3 HARDWOOD	454	6 DOGWOOD	578	2 HARDWOOD
80	5 CEDAR	201	12 PINE	329	25 HARDWOOD	455	12 HARDWOOD	579	2 CHERRY
81	5 CHERRY	202	8 PINE	330	6 HARDWOOD	456	20 OAK	580	9 PINE
82	5 CHERRY	203	11 PINE	331	10 PINE	457	17 MAPLE	581	5 HARDWOOD
83	3–3 CHERRY	205	4–2 CREPE MYRTLE	332	5 HARDWOOD	458	25 OAK	582	11 PINE
84	8 HARDWOOD	206	12 PINE	333	13 PINE	459	30 OAK	583	3 HARDWOOD
85	3 CEDAR	207	12 PINE	334	7 HARDWOOD	460	9 HARDWOOD	584	2 HARDWOOD
86	15 PINE	208	7 OAK	335	30REDN	461	7 PINE	585	3 PINE
87	2 CHERRY	209	3 HARDWOOD	336	2 HARDWOOD	462	3 CHERRY	586	4 PINE
88	3 OAK	210	13 PINE	337	11 HARDWOOD	463	4–2 AMURENSIS	587	4 CEDAR
89	4 CHERRY	211	9 HARDWOOD	338	16–2 HARDWOOD	464	12 PINE	588	15 PINE
90	3 CHERRY	212	6 HARDWOOD	339	18 HARDWOOD	465	10 PINE	589	2 HARDWOOD
91	4 OAK	213	4 HARDWOOD	340	8 HARDWOOD	466	5 PINE	590	2 HARDWOOD
92	4 CHERRY	214	5 OAK	341	2 HARDWOOD	467	3 CEDAR	591	8 PINE
93	3 PINE	215	3 HARDWOOD	342	15 HARDWOOD	468	3 HARDWOOD	592	2 PINE
94	2 CHERRY	216	14 PINE	343	3 HARDWOOD	469	5 CHERRY	593	3 CEDAR
95	2 PINE	217	4 HARDWOOD	344	25 OAK	470	15 OAK	594	3 CEDAR
96	10–4 CHERRY	218	14 PINE	345	3 HARDWOOD	471	2 PINE	595	7 PINE
97	5 HARDWOOD	219	8 HARDWOOD	346	2 CEDAR	472	4 PINE	596	2 CHERRY
98	20–6 CR. MYRTLE	220	15 PINE	347	8 PINE	473	2–7 CR. MYRTLE	597	6 PINE
99	24–2 PECAN	221	11 PINE	348	6 HARDWOOD	474	4–10 AMURENSIS	598	3 PINE
100	6–2 HARDWOOD	222	22 PINE	349	13 HARDWOOD	475	4–6 AMURENSIS	599	2 PINE
102	24 ELM	223	7 HARDWOOD	350	2 HARDWOOD	476	3–4 AMURENSIS	600	3 CEDAR
103	4–3 DOGWOOD	224	14 PINE	351	7 HARDWOOD	477	2–5 AMURENSIS	601	10 PINE
104	7–2 PEACH	225	11 PINE	352	4 CEDAR	478	2–3 AMURENSIS	602	10 PINE
105	2–2 AMURENSIS	226	11 PINE	353	7 HARDWOOD	479	3 CEDAR	603	2 CHERRY
106	2–4 AMURENSIS	227	4–2 CHERRY	354	2 HARDWOOD	480	20 OAK	604	10 PINE
107	6–4 CR. MYRTLE	228	4–2 OAK	355	8 HARDWOOD	481	6 OAK	605	5 PINE
108	6–4 CR. MYRTLE	229	4–2 HARDWOOD	356	13 PINE	482	14 PINE	606	14 HARDWOOD
109	2–4 CEDAR	230	17 PINE	357	11 PINE	483	6 OAK	607	3 CEDAR
110	20–16 CR. MYRTLE	231	5 HARDWOOD	358	13 PINE	484	10 PINE	608	4 CEDAR
111	4 CHERRY	232	2 HARDWOOD	359	8 HARDWOOD	485	3 OAK	609	4 CEDAR
112	15 PINE	233	19 PINE	360	3 PINE	486	14 PINE	610	13 PINE
113	9–2 PINE	234	7 CEDAR	361	4 HARDWOOD	487	9 HARDWOOD	611	3 HARDWOOD
114	21 PINE	235	2 CEDAR	362	5 PINE	488	24 OAK	612	2 PINE
115	12 PINE	236	5 HARDWOOD	363	3 PINE	489	9 HARDWOOD	613	11 PINE
116	11 PINE	237	16 PINE	364	3 PINE	490	4 DOGWOOD	614	10 PINE
117	9 PINE	238	7 PINE	365	3 PINE	491	9 HARDWOOD	615	3 PINE
118	9 PINE	239	4 HARDWOOD	366	3 PINE	492	2 CHERRY	616	5 PINE
119	10 PINE	240	20 PINE	367	3 PINE	493	2–2 AMURENSIS	617	2 HARDWOOD
120	10 PINE	241	5 HARDWOOD	368	2 PINE	494	3 HARDWOOD	618	2 HARDWOOD
		242	12 PINE	369	3 PINE	495	3 HARDWOOD	619	5 CEDAR
		243	10–2 HARDWOOD	370	2 HARDWOOD	496	2 PINE	620	3 CEDAR
		244	10 HARDWOOD	371	3 PINE	497	30 HARDWOOD	621	22 HARDWOOD
		245	12 PINE	372	2–2 HARDWOOD	498	12 HARDWOOD	622	5 CEDAR
				373	2 CEDAR			623	3 CEDAR
				374	3 CEDAR			624	2 HARDWOOD
625	7 PINE	728	3 AMURENSIS						
626	5 HARDWOOD	729	4 AMURENSIS						
627	5 CEDAR	730	4–4 AMURENSIS						
628	4 PINE	731	3 AMURENSIS						
629	24 PINE	732	36 HARDWOOD						
630	2 HARDWOOD	733	3 AMURENSIS						
631	3 HARDWOOD	734	4 AMURENSIS						
632	2 HARDWOOD	735	11 BEECH						
633	14 PINE	736	4 BEECH						
634	7 PINE	737	46 HARDWOOD						
635	4–2 CEDAR	738	3 HARDWOOD						
636	4 HARDWOOD	739	4–4 AMURENSIS						
637	15 PINE	740	2–2 AMURENSIS						
638	2 HARDWOOD	741	3 AMURENSIS						
639	11 PINE	742	13 AMURENSIS						
640	2 HARDWOOD	743	8–3 HARDWOOD						
641	2 CEDAR	744	14 PINE						
642	3 HARDWOOD	745	11 BEECH						
643	3–2 CEDAR	746	15 PINE						
644	4 PINE	747	18 PINE						
645	4 HARDWOOD	748	9–4 AMURENSIS						
646	2 HARDWOOD	749	16 PINE						
647	3 HARDWOOD	750	22 PINE						
648	3 HARDWOOD	751	9 PINE						
649	2 HARDWOOD	752	9 PINE						
650	3 HARDWOOD	753	17 PINE						
651	6 PINE	754	20 PINE						
652	4 HARDWOOD	755	8 PINE						
653	3–2 HARDWOOD	756	3 HARDWOOD						
654	15 PINE	757	3–4 AMURENSIS						
655	8 HARDWOOD	758	3 AMURENSIS						
656	11 PINE	759	3–4 AMURENSIS						
657	16 PINE	760	3–2 AMURENSIS						
658	2 HARDWOOD	761	3–2 AMURENSIS						
659	11 PINE	762	3 AMURENSIS						
661	5 HARDWOOD	763	10 PINE						
662	2 CHERRY	764	4 PINE						
663	6 HARDWOOD	765	11 PINE						
664	11 PINE	766	3–2 AMURENSIS						
665	5–2 CEDAR	767	4–3 AMURENSIS						
666	10 PINE	768	2 AMURENSIS						
667	2 HARDWOOD	769	10 PINE						
668	13 HARDWOOD	770	10 PINE						
669	3 HARDWOOD	771	7 PINE						
670	2 AMURENSIS	772	4 HARDWOOD						
671	6–2 AMURENSIS	773	6 PINE						
672	5 HARDWOOD	774	8 PINE						
673	4 AMURENSIS	775	3 AMURENSIS						
674	3 HARDWOOD	776	4–2 AMURENSIS						
675	2 AMURENSIS	777	5–2 AMURENSIS						
676	3–2 AMURENSIS	778	15 PINE						
677	9 PINE	779	4–2 AMURENSIS						
678	7–2 PINE	780	4–2 AMURENSIS						
679	7 PINE	781	4 HARDWOOD						
680	4 AMURENSIS	782	3–3 AMURENSIS						
681	5–2 AMURENSIS	783	3–3 AMURENSIS						
682	10 PINE	784	3 AMURENSIS						
683	11 PINE	785	9 HARDWOOD						
684	5–2 AMURENSIS	786	3 PINE						
685	13 PINE	787	3 AMURENSIS						
686	7 PINE	788	3 AMURENSIS						
687	3 HARDWOOD	789	4–3 AMURENSIS						
688	3 PINE	790	2 AMURENSIS						
689	2–2 AMURENSIS	791	2 AMURENSIS						
690	3 HARDWOOD	792	2 AMURENSIS						
691	7 PINE	793	7 HARDWOOD						
692	6 CEDAR	794	3 AMURENSIS						
693	3 HARDWOOD	795	3 AMURENSIS						
694	6 CEDAR	796	3 AMURENSIS						
695	10 PINE	797	4 AMURENSIS						
696	7 PINE	798	3 AMURENSIS						
697	5 PINE	799	3 AMURENSIS						
698	2 AMURENSIS	800	4 AMURENSIS						
699	5 AMURENSIS	801	2 AMURENSIS						
700	3 HARDWOOD	802	8 PINE						
701	26 HARDWOOD	803	4 AMURENSIS						
702	5 DOGWOOD	804	17 PINE						
703	2 HARDWOOD	805	24 PINE						
704	2 HARDWOOD	806	7 HARDWOOD						
705	3 HARDWOOD	807	4–2 AMURENSIS						
706	12 HARDWOOD	808	3 AMURENSIS						
707	18 HARDWOOD	809	2 AMURENSIS						
708	9 AMURENSIS								
709	2 AMURENSIS								
710	6–2 AMURENSIS								
711	6 HARDWOOD								
712	13 HARDWOOD								
713	21 PINE								
714	24–2 PINE								
715	9 PINE								
716	36 PINE								
717	6 AMURENSIS								
718	9 AMURENSIS								
719	2 AMURENSIS								
720	3 AMURENSIS								
721	3 AMURENSIS								
722	3 AMURENSIS								
723	3–3 AMURENSIS								
724	4–4 AMURENSIS								
725	7–2 HARDWOOD								
726	4 CHERRY								
727	3 AMURENSIS								



VICINITY MAP

NOTES:

OTHER RIGHTS OF WAY, UNDERGROUND UTILITIES, OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.

BOUNDARY AND PHYSICAL IMPROVEMENTS FROM SURVEY PERFORMED BY THIS FIRM IN 2006. THE PURPOSE OF THIS SURVEY IS VEGETATION ONLY.

TREE TYPES ARE LISTED TO THE BEST ABILITY OF THIS SURVEYOR. IF TYPE OR SPECIES IS CRITICAL, PLEASE CONSULT AN ARBORIST.

NUMBER IN TREE TABLE IS DIAMETER AT BREAST HEIGHT.

–# INDICATES THE NUMBER OF BOLES OF THE TREE IF MORE THAN ONE EXIST.

SYMBOL LEGEND	
	POWER POLE (P.P.)
	LIGHT POLE (L.P.)
	CATCH BASIN
—E—	ELECTRIC LINE
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
U.G.PIPE	
	TREE LINE
—X—	FENCE LINE
E.I.R.	EXISTING IRON REBAR
N.I.R.	NEW IRON REBAR
	SAINITARY SEWER MANHOLE
	TREE (SEE TABLE)

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DRN:	CHECKED BY:	DATE:	
TAC	AW	JANUARY 21st, 2018	
FB:	FILE NAME:	SCALE:	PAGE:
EDC	MARGWTREE	1"=40'	08-09-10

VEGETATION SURVEY
OF
LC HARDWOOD FLOORS INC. PROPERTY
#3530, #3534 & #3538 MARGARET WALLACE RD.
D.B. 31431 PG. 368, 6.16 Acres, 268,431 Sq. Ft.

TOWN OF MATTHEWS
MECKLENBURG COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4878 LAND SURVEYOR TIMOTHY A. CHRISTIAN

Tim Christian

JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-
PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

JUNE 27, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

CONDITIONAL REZONING VEGETATION SURVEY

REVISIONS

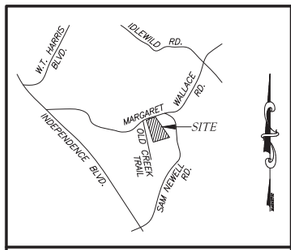
PROJECT NO.: 2017.25
SCALE: 1" = 40'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO:
RZ-3

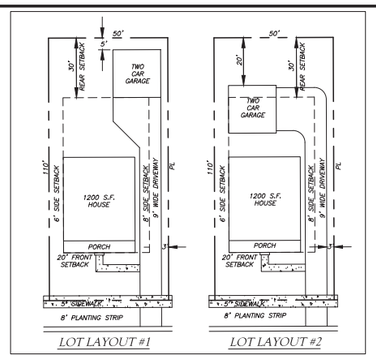
1725–RZ–Vegetation.dwg

SUPERCEDED

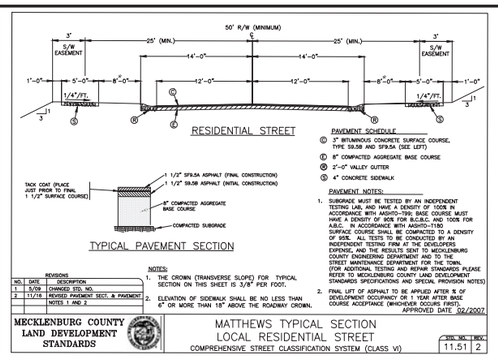
6/15/2018
2018-677



VICINITY MAP
N.T.S.



LOT LAYOUT #1 LOT LAYOUT #2



RESIDENTIAL STREET

TYPICAL PAVEMENT SECTION

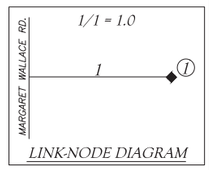
*STANDARDS REVISED TO SHOW 8' PLANTING STRIP

CONDITIONAL ZONING NOTES:

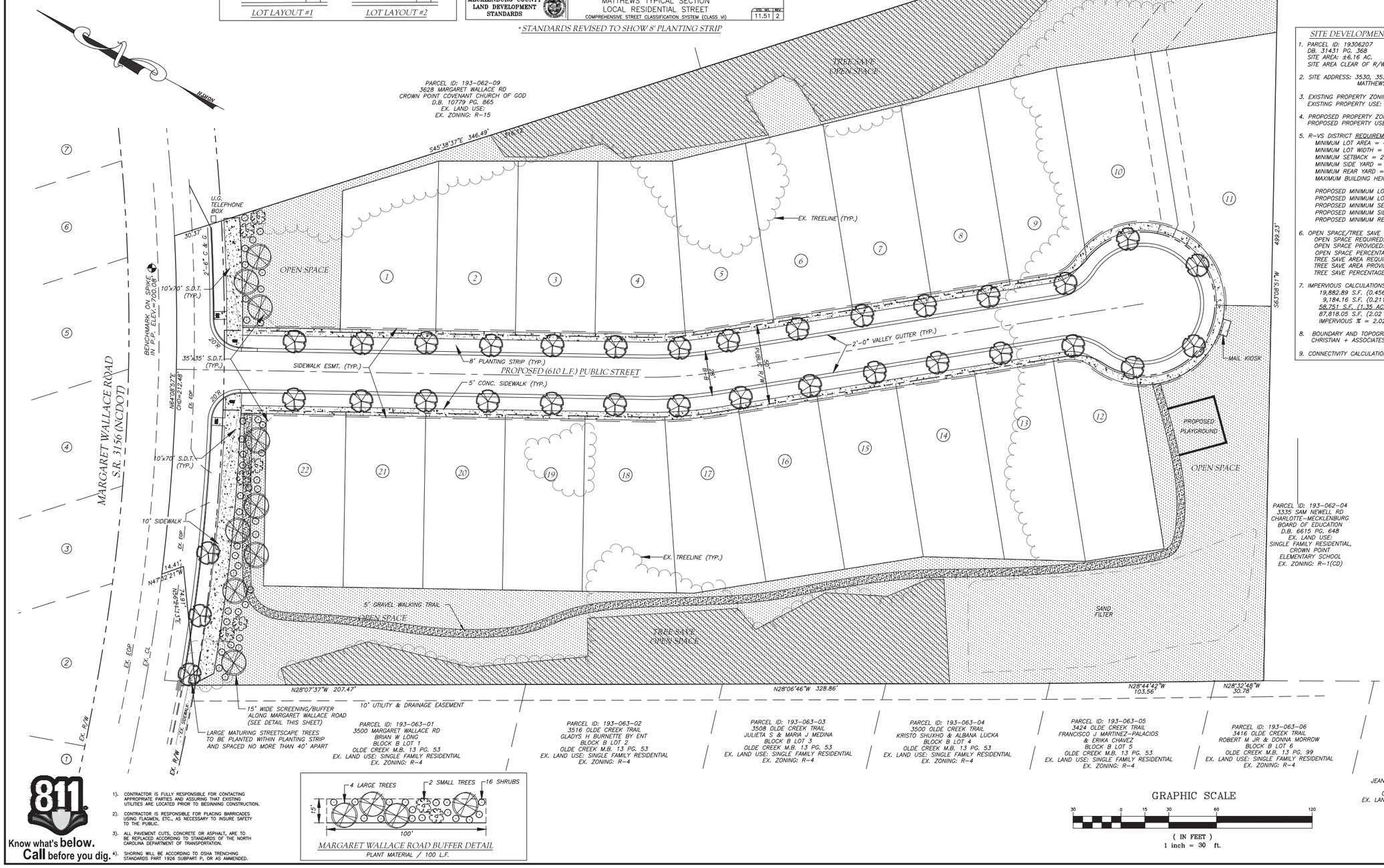
1. NO VINYL SIDING WILL BE USED FOR EXTERIOR WALL, BUT MAY BE UTILIZED FOR SOFFITS, WINDOWS AND TRIM.
2. STREETSCAPE LIGHTING SHALL BE PROVIDED AS PER SECTION 155.609 OF THE MATTHEWS UDO.
3. FLEXIBLE DESIGN FOR RV–S AS FOLLOWS:
   MINIMUM LOT SIZE: 5000 SF
   MINIMUM LOT WIDTH: 50'
   MINIMUM LOT SETBACK: 20'
   MINIMUM SIDE YARD: 8'/6'
   MINIMUM REAR YARD: 30'
   LINK/NODE RATIO: 1.0
4. MAXIMUM DENSITY: 22 SF HOMES (3.67 HOMES/ACRE)
5. SCREENING SHALL BE PROVIDED ALONG MARGARET WALLACE ROAD.

LEGEND

- OPEN SPACE
- TREE SAVE/ OPEN SPACE
- LARGE MATURING STREETSCAPE TREES



LINK-NODE DIAGRAM



SITE DEVELOPMENT DATA:

1. PARCEL ID: 19306207
   DB. 31431 PG. 368
   SITE AREA: ±6.16 AC.
   SITE AREA CLEAR OF R/W: 6.00 AC.
2. SITE ADDRESS: 3530, 3534, 3538 MARGARET WALLACE ROAD
   MATTHEWS, NC 28105
3. EXISTING PROPERTY ZONING: R–15 (TOWN OF MATTHEWS)
   EXISTING PROPERTY USE: SINGLE FAMILY (RURAL HOMESITE)
4. PROPOSED PROPERTY ZONING: R–VS
   PROPOSED PROPERTY USE: 22 SINGLE FAMILY UNITS
5. R–VS DISTRICT REQUIREMENTS FOR SINGLE–FAMILY DETACHED:
   MINIMUM LOT AREA = 4,500 SINGLE FAMILY/D.U.
   MINIMUM LOT WIDTH = 40'
   MINIMUM SETBACK = 20'
   MINIMUM SIDE YARD = 8'/6'
   MINIMUM REAR YARD = 30'
   MAXIMUM BUILDING HEIGHT = 35'

   PROPOSED MINIMUM LOT AREA = 5,000 SF
   PROPOSED MINIMUM LOT WIDTH = 50'
   PROPOSED MINIMUM SETBACK = 20'
   PROPOSED MINIMUM SIDE YARD = 8'/6'
   PROPOSED MINIMUM REAR YARD = 30'
6. OPEN SPACE/TREE SAVE DATA:
   OPEN SPACE REQUIRED: 17.5%
   OPEN SPACE PROVIDED: 2.11 AC.
   OPEN SPACE PERCENTAGE: 2.11 AC./6.00 AC. X 100%= 35.17%
   TREE SAVE AREA REQUIRED: 8%
   TREE SAVE AREA PROVIDED: 0.66 AC.
   TREE SAVE PERCENTAGE: 0.66 AC./6.00 AC. X 100%= 11.0%
7. IMPERVIOUS CALCULATIONS:
   19,882.89 S.F. (0.456 AC.)= PROP. STREET
   9,184.16 S.F. (0.211 AC.)= PROP. SIDEWALK
   58,751 S.F. (1.35 AC.)= PROP. LOTS (22 LOTS @ 2670.5/LOT)
   87,818.05 S.F. (2.02 AC.)= TOTAL IMPERVIOUS
   IMPERVIOUS % = 2.02 AC./6.00 AC.= 33.6%
8. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY JACK R. CHRISTIAN + ASSOCIATES SURVEYING, CHARLOTTE, NC 28213.
9. CONNECTIVITY CALCULATION: 1 LINKS/1 NODES = 1

PROPERTY OWNERS:
(OPPOSITE SIDE OF STREET)

1. PARCEL ID: 193–363–28
   3502 FORTIS LANE
   MNSF CHARLOTTE, LLC
   LOT 1 M21–601
   D.B. 28800 PG. 500
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R–4
2. PARCEL ID: 193–363–27
   3506 FORTIS LANE
   DUY T PHAN &
   PHUONG LINH T NGUYEN
   LOT 2 M23–114
   D.B. 27928 PG. 154
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R–4
3. PARCEL ID: 193–363–26
   3510 FORTIS LANE
   EZEQUIEL REYES–LIMON
   ESMERALDA LUNA MORALES
   LOT 3 M23–114
   D.B. 30805 PG. 842
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R–4
4. PARCEL ID: 193–363–25
   3514 FORTIS LANE
   WENDELL A & KATHY R YOUNG
   LOT 4 M21–601
   D.B. 09834 PG. 124
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R–4
5. PARCEL ID: 193–363–24
   3518 FORTIS LANE
   ERB PRIME, LLC
   LOT 5 M21–601
   D.B. 31566 PG. 254
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R–4
6. PARCEL ID: 193–363–23
   3522 FORTIS LANE
   MICHAEL W & JUDITH L TREST
   LOT 6 M21–592
   D.B. 19413 PG. 961
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R–4
7. PARCEL ID: 193–363–22
   3526 FORTIS LANE
   JUSTIN B. HARWARD &
   MEGHAN A. MASTALERZ
   LOT 7 M21–592
   D.B. 30670 PG. 458
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R–4

MARGARET WALLACE ROAD BUFFER DETAIL
PLANT MATERIAL / 100 L.F.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

1725–RZ–SP–50.dwg

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C–1815
16507–A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895–8484
FAX: (704) 237–4362

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 17646 MITCHELL S. LATHAM 6/15/18

MAY 30, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200–5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

CONDITIONAL REZONING SITE PLAN

REVISIONS

PROJECT NO.: 2017.25
SCALE: 1" = 30'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO:
RZ-1

SUPERCEDED 6/15/2018
2018-677

DEVELOPMENT STANDARDS:

1. *GENERAL PROVISIONS*
   - *A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by LC Hardwood Floors, Inc for a six acre site located on Margaret Wallace Road southwest of Sam Newell Road. The Site is comprised of Tax Parcel 193-062-07 located at 3530 Margaret Wallace Road, Matthews, NC.*
   - *B. The development and use of the site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Mattews Unifiifed Development Ordinance. The regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the site.*
   - *C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are grpahic representations of the proposed development and site elevements, and, subject to the terms of these Development Standards and Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.*

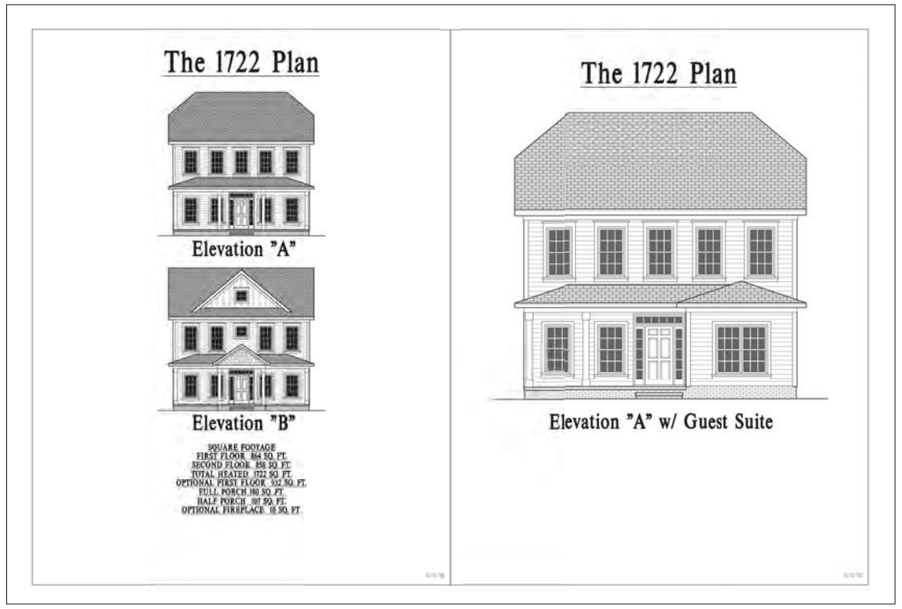
2. *PERMITTED USES/DEVELOPMENT LIMITATIONS*
   - *A. The Site may only be devoted to a residential community containing a maximum of 22 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning distirct.*

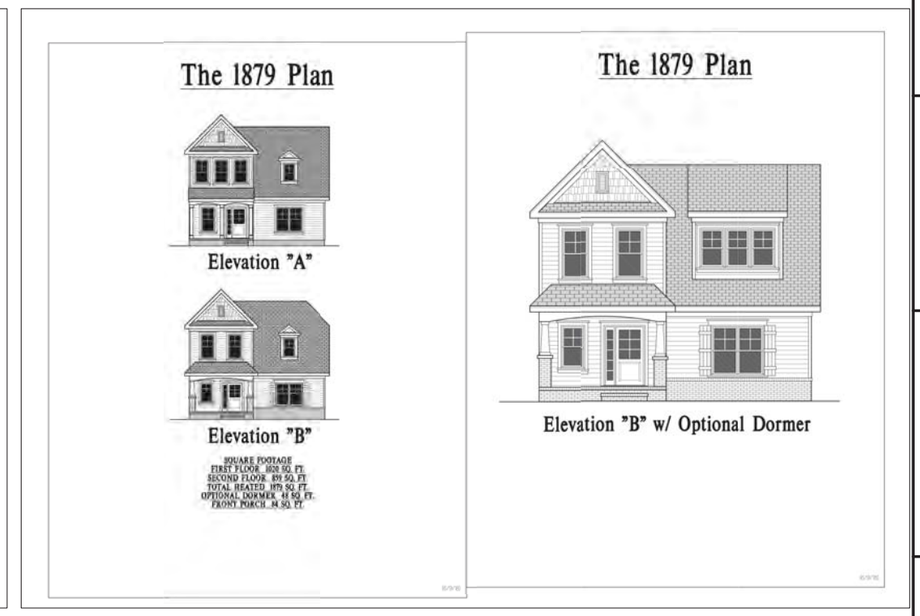
3. *DIMENSIONAL STANDARDS*
   - *A. Development of the Site shall comply with the dimensional standards of the R-VS zoning district as set out in Table 155.604.1 of the Ordinance and the dimensional stnadards set out in the Site Data table on the rezoning plan.*
   - *B. The lot lines depicted on the Rezoning Plan are illustrative in nature and subject to minor alterations or modifications during the design development and construction document phases.*

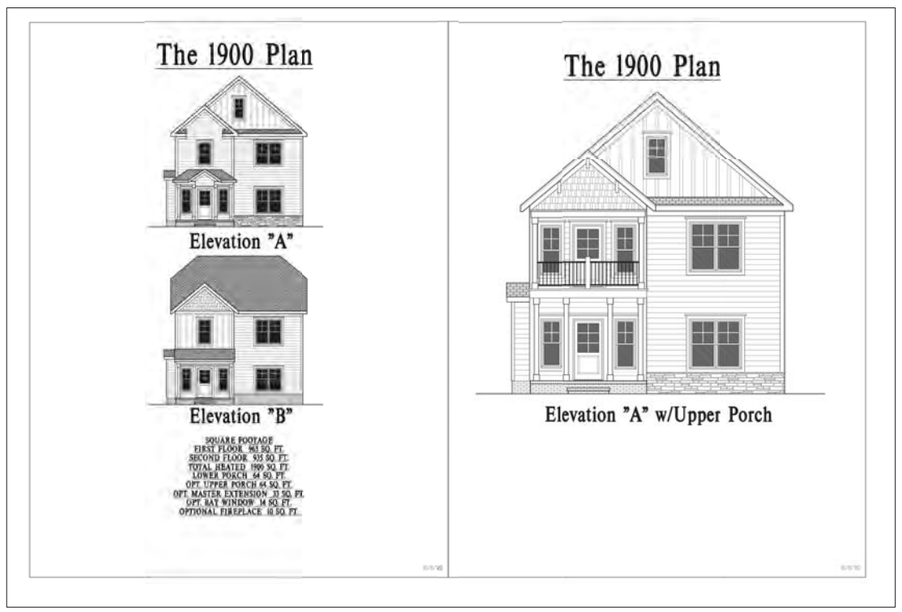
4. *TRANSPORTATION*
   - *A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point is subject to minor modifications required to accommodate the final site and construction plans and designs and to any adjustments required for approval by the Town of Mattews and/or NCDOT.*
   - *B. Curb & gutter shall be installed along the property frontage of Margaret Wallace Road along with a 10' concrete multi-use sidewalk.*
   - *C. Link-Node Ratio reduced to 1.0 due to size of property and adjacent property development.*

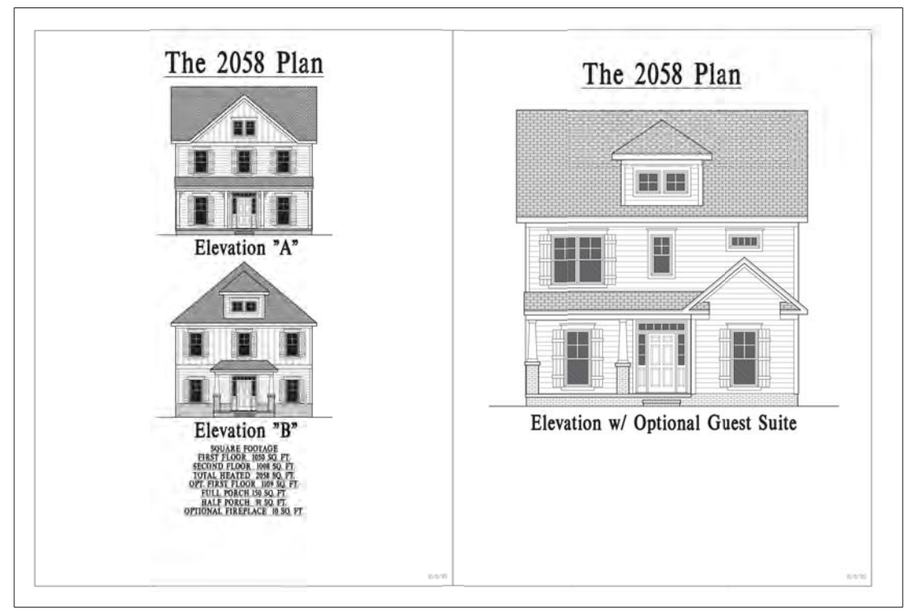
5. *STREETSCAPE TREATMENT*
   - *A. The streetscape treatment along the Site's frontage on Margaret Wallace Road shall meet the requirements of the Ordinance.*

6. *ARCHITECTURAL STANDARDS (PROVIDED BY DRAFTING & DESIGN, INC.)*
   - *A. All finished floors are to be 1'-6" minimum above the back of curb.*
   - *B. Foundation walls on all four (4) sides are to be *Red Clay Brick (color per builder) - thin-set cultured stone veneer may be used as an accent (color per builder)*
   - *C. All horizontal lap sideing to be of cementitious material - James Hardie or equal (color per builder)*
   - *D. All board and batten siding to be of cementitious material-James Hardie or equal (color per builder)*
   - *E. All shake siding to be of cementitious material - James Hardie or equal (color per buidler)*
   - *F. All main roof & porch fascias to be aluminum wrapped and no less than 8" wide (nominal) or equal.*
   - *G. All friezes to be MiraTec Trim 6" wide (nominal) or equal.*
   - *H. All window and door trim to be MiraTec Trim 4" wide (minimum) with /5/4" cap (nominal) or equal.*
   - *I. All columns to be wrapped in MiraTec Trim (minimum) or equal.*
   - *J. All corner trims to be MiraTec Trim (6" wide (nominal) or equal.*
   - *K. All main roof overhangs to be 12" wide minimum with vented vinyl soffit.*
   - *L. All main roof pitches to be 8:12 slope and covered iwth 3 tab shingles (minimum)*
   - *M. All porch roof pitches to be *4:12 slope and covered with 3 tap shingles (minimum)*
   - *N. *When porch roof slope is below 4:12, standing seam metal roofing must be used (color per builder)*
   - *O. All of these requirements apply to detached garages as well.*









LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

NORTH CAROLINA PROFESSIONAL SEAL 17646 ENGINEER MITCHELL S. LATHAM 6/15/18

MAY 30, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

CONDITIONAL REZONING
DEVELOPMENT STANDARDS

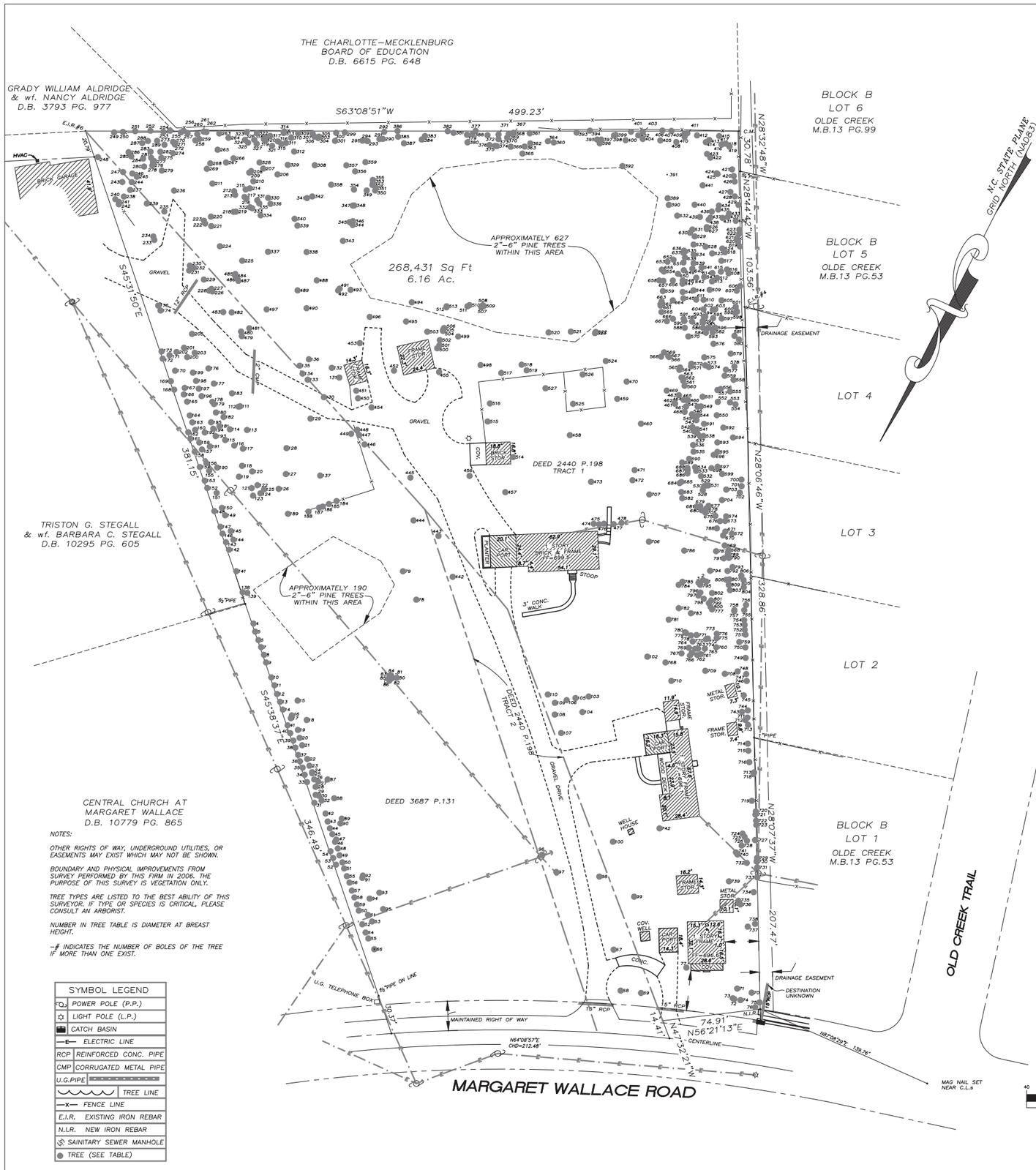
REVISIONS

PROJECT NO.: 2017.25
SCALE: 1" = 30'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO:
RZ-2

1725-RZ-SP-SPEC.dwg

SUPERCEDED 6/15/2018
2018-677



NOTES:

OTHER RIGHTS OF WAY, UNDERGROUND UTILITIES, OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.

BOUNDARY AND PHYSICAL IMPROVEMENTS FROM SURVEY PERFORMED BY THIS FIRM IN 2006. THE PURPOSE OF THIS SURVEY IS VEGETATION ONLY.

TREE TYPES ARE LISTED TO THE BEST ABILITY OF THIS SURVEYOR. IF TYPE OR SPECIES IS CRITICAL, PLEASE CONSULT AN ARBORIST.

NUMBER IN TREE TABLE IS DIAMETER AT BREAST HEIGHT.

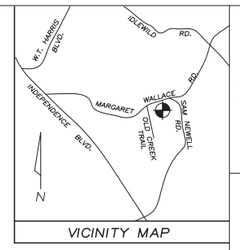
–# INDICATES THE NUMBER OF BOLES OF THE TREE IF MORE THAN ONE EXIST.

SYMBOL LEGEND	
	POWER POLE (P.P.)
	LIGHT POLE (L.P.)
	CATCH BASIN
—E—	ELECTRIC LINE
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
U.G.PIPE	
	TREE LINE
—X—	FENCE LINE
E.I.R.	EXISTING IRON REBAR
N.I.R.	NEW IRON REBAR
	SAINITARY SEWER MANHOLE
●	TREE (SEE TABLE)

TREE TABLE

1	17 PINE	121	11 PINE	246	6 PINE	375	4 PINE	499	13 CHERRY		
2	3 AMURENSIS	122	9 PINE	247	16 PINE	376	2 PINE	500	5 OAK		
3	2 AMURENSIS	123	14 PINE	248	7 HARDWOOD	377	7 PINE	501	2 HARDWOOD		
4	11 PINE	124	10 PINE	249	13 PINE	379	3 PINE	502	5 PINE		
5	24 PINE	125	13 PINE	250	14 PINE	380	3 PINE	503	3 PINE		
6	16 PINE	126	24 PINE	251	14 PINE	381	4 HARDWOOD	504	2 PINE		
7	11 PINE	127	7 CEDAR	252	17 PINE	382	23 HARDWOOD	505	3 PINE		
8	11 PINE	128	12 PINE	253	16 PINE	383	2 HARDWOOD	506	3 PINE		
9	15 PINE	129	3 DOGWOOD	254	4 HARDWOOD	384	2 HARDWOOD	507	4–2 HARDWOOD		
10	20–2 PINE	130	22 OAK	255	10 PINE	385	6 HARDWOOD	508	4–2 HARDWOOD		
11	15 PINE	131	17 OAK	256	5 HARDWOOD	386	18 HARDWOOD	509	4 HARDWOOD		
12	10 PINE	132	19 OAK	257	16 PINE	387	2 HARDWOOD	510	3 HARDWOOD		
13	15 PINE	133	6 CEDAR	258	17 PINE	388	7 PINE	511	3 HARDWOOD		
14	13 PINE	134	20 OAK	259	9 HARDWOOD	389	2 PINE	512	2 HARDWOOD		
15	5 PINE	135	4 OAK	260	7 HARDWOOD	390	3 PINE	513	2 HARDWOOD		
16	16 PINE	136	25 OAK	261	4 HARDWOOD	391	2–2 HARDWOOD	514	2–5 AMURENSIS		
17	2 CEDAR	137	16 PINE	262	3 HARDWOOD	392	2–3 HARDWOOD	515	3 PINE		
18	4 PINE	138	11 PINE	263	3 HARDWOOD	393	10 PINE	516	16–3 OAK		
19	15 PINE	139	22 PINE	264	3–3 HARDWOOD	394	8 HARDWOOD	517	10 HARDWOOD		
20	11 PINE	141	4 HARDWOOD	265	3 HARDWOOD	395	3 PINE	518	7 HARDWOOD		
21	20 PINE	142	6 PINE	266	9 HARDWOOD	396	3 PINE	519	32 OAK		
22	14 PINE	143	28 PINE	267	9 HARDWOOD	397	2 HARDWOOD	520	10 CHERRY		
23	14 PINE	144	11 PINE	268	4 HARDWOOD	398	4 CEDAR	521	10 CHERRY	625	7 PINE
24	8 PINE	145	12 PINE	269	5 OAK	399	2 CEDAR	522	11 CHERRY	626	5 HARDWOOD
25	2 CEDAR	146	5 PINE	270	4 HARDWOOD	400	3 HARDWOOD	523	3 HARDWOOD	627	5 CEDAR
26	14 PINE	147	15 PINE	271	2 HARDWOOD	401	5–2 HARDWOOD	524	10 HARDWOOD	628	4 PINE
27	2 CHERRY	148	13 PINE	272	7 HARDWOOD	402	3 CEDAR	525	40 OAK	629	24 PINE
28	2 CEDAR	149	10 PINE	273	2 HARDWOOD	403	11 PINE	526	18 HARDWOOD	630	2 HARDWOOD
29	2 CEDAR	150	16 PINE	274	4 HARDWOOD	404	3 CEDAR	527	12 HARDWOOD	631	3 HARDWOOD
30	15 PINE	151	16 PINE	275	22 OAK	405	3 HARDWOOD	528	5 PINE	632	2 HARDWOOD
31	12 PINE	152	13 PINE	276	17 GUM	406	16 PINE	529	6 PINE	633	14 PINE
32	10 PINE	153	14 PINE	277	4 HARDWOOD	407	5 HARDWOOD	530	2 HARDWOOD	634	7 PINE
33	14 PINE	154	10 PINE	278	5 HARDWOOD	408	2 HARDWOOD	531	3–2 HARDWOOD	635	4–2 CEDAR
34	12 PINE	155	11 PINE	279	2 HARDWOOD	409	10 HARDWOOD	532	2 HARDWOOD	636	4 HARDWOOD
35	8 PINE	156	8 PINE	280	14 PINE	410	9 PINE	533	15 PINE	637	15 PINE
36	13 PINE	157	4 PINE	281	13 PINE	411	5 HARDWOOD	534	4 PINE	638	2 HARDWOOD
37	8 PINE	158	12–2 PINE	282	4 HARDWOOD	412	9 HARDWOOD	535	11 PINE	639	11 PINE
38	8 PINE	159	8–2 PINE	283	9 PINE	413	4 CEDAR	536	6 PINE	640	2 HARDWOOD
39	12 PINE	160	8 PINE	284	9 PINE	414	2 CEDAR	537	7 PINE	641	2 CEDAR
40	9 PINE	161	10 PINE	285	5 HARDWOOD	415	14 HARDWOOD	538	11 PINE	642	3 HARDWOOD
41	11 PINE	162	12 PINE	286	10 PINE	416	2 CEDAR	539	3 HARDWOOD	643	3–2 CEDAR
42	16 PINE	163	8 PINE	287	4 HARDWOOD	417	4 CEDAR	540	3 HARDWOOD	644	4 PINE
43	10 PINE	164	12 PINE	288	8 HARDWOOD	418	8 HARDWOOD	541	13 PINE	645	4 HARDWOOD
44	16 PINE	165	8–2 PINE	289	11 PINE	419	4–4 HARDWOOD	542	2 HARDWOOD	646	2 HARDWOOD
45	2 CEDAR	166	9 PINE	290	7 HARDWOOD	420	2 HARDWOOD	543	4 PINE	647	3 HARDWOOD
46	11–2 PINE	167	8 PINE	291	2 HARDWOOD	421	3 HARDWOOD	544	10 PINE	648	3 HARDWOOD
47	2 CEDAR	168	10–2 PINE	292	3 HARDWOOD	422	3 HARDWOOD	545	3 CEDAR	649	2 HARDWOOD
48	5 PINE	169	9 PINE	293	2 HARDWOOD	423	2 HARDWOOD	546	3 PINE	650	3 HARDWOOD
49	16 PINE	170	8 PINE	294	7 HARDWOOD	424	3 HARDWOOD	547	6 PINE	651	6 PINE
50	12 PINE	171	12 PINE	295	5 HARDWOOD	425	2 HARDWOOD	549	3 CEDAR	652	4 HARDWOOD
51	15 PINE	172	11 PINE	299	3–2 HARDWOOD	426	2 HARDWOOD	550	3 DOGWOOD	653	3–2 HARDWOOD
52	11 PINE	173	3–2 CREPE MYRTLE	300	8 HARDWOOD	427	9 HARDWOOD	551	4 AMURENSIS	654	15 PINE
53	8 PINE	174	12 PINE	301	3–4GREEN	428	17 PINE	552	5 HARDWOOD	655	8 HARDWOOD
54	12–2 PINE	175	22 OAK	303	9 HARDWOOD	429	16 PINE	553	6 CEDAR	656	11 PINE
55	10 PINE	176	12 PINE	304	2 HARDWOOD	430	5 CEDAR	554	2–2 HARDWOOD	657	16 PINE
56	10 PINE	177	7 PINE	305	3–2 HARDWOOD	431	4 CEDAR	555	3 CEDAR	658	2 HARDWOOD
57	12 PINE	178	5 PINE	306	7 HARDWOOD	432	3 CEDAR	556	3 HARDWOOD	659	11 PINE
58	13 PINE	179	10 PINE	307	9 HARDWOOD	433	2 HARDWOOD	557	20 HARDWOOD	661	5 HARDWOOD
59	5 PINE	180	7 PINE	308	2 HARDWOOD	434	17 PINE	558	2 HARDWOOD	662	2 CHERRY
60	15 PINE	181	5 PINE	309	4 HARDWOOD	435	4 HARDWOOD	559	3 HARDWOOD	663	6 HARDWOOD
61	3 OAK	182	6 PINE	310	5 HARDWOOD	436	2 HARDWOOD	560	6 CEDAR	664	11 PINE
62	15 PINE	183	5 CEDAR	311	3 HARDWOOD	437	3 CEDAR	561	6 CEDAR	665	5–2 CEDAR
63	2 PINE	184	6 HARDWOOD	312	8–2 HARDWOOD	438	2 CEDAR	562	8 PINE	666	10 PINE
64	11 PINE	185	5 CHERRY	313	5 HARDWOOD	439	2 HARDWOOD	563	4 PINE	667	2 HARDWOOD
65	15 PINE	186	5–2 CHERRY	314	2 HARDWOOD	440	2 HARDWOOD	564	10 PINE	668	13 HARDWOOD
66	3 CEDAR	187	13 HARDWOOD	315	5 HARDWOOD	441	2 HARDWOOD	565	2 CHERRY	669	3 HARDWOOD
67	24 CREPE MYRTLE	188	10 HARDWOOD	316	6 HARDWOOD	442	9–4 HARDWOOD	566	5 CHERRY	670	2 AMURENSIS
68	15 PECAN	189	2 HARDWOOD	317	6 PINE	443	10 WALNUT	567	3 HARDWOOD	671	6–2 AMURENSIS
69	11 PECAN	190	11 PINE	318	5 HARDWOOD	444	16 HICKORY	568	2 HARDWOOD	672	5 HARDWOOD
70	6–24 AMURENSIS	191	7 PINE	319	8 HARDWOOD	445	30 OAK	569	3 HARDWOOD	673	4 AMURENSIS
71	1–2 CHERRY	192	9 PINE	320	6 HARDWOOD	446	24 HARDWOOD	570	4 HARDWOOD	674	3 HARDWOOD
72	8–5 AMURENSIS	193	10 PINE	321	7 HARDWOOD	447	24 OAK	571	5 CEDAR	675	2 AMURENSIS
73	6–3 AMURENSIS	194	5 PINE	322	4 HARDWOOD	448	5 DOGWOOD	572	3 CEDAR	676	3–2 AMURENSIS
74	3 AMURENSIS	195	11 PINE	323	6 HARDWOOD	449	3 CHERRY	573	30 HARDWOOD	677	9 PINE
75	4 AMURENSIS	196	7 PINE	324	17 PINE	450	42 OAK	574	2 CEDAR	678	7–2 PINE
76	3 AMURENSIS	197	6 PINE	325	2 HARDWOOD	451	20 OAK	575	3 HARDWOOD	679	7 PINE
77	16 PECAN	198	7 PINE	326	9 HARDWOOD	452	40 OAK	576	3 HARDWOOD	680	4 AMURENSIS
78	7 HARDWOOD	199	9 PINE	327	7 PINE	453	10 DOGWOOD	577	2 HARDWOOD	681	5–2 AMURENSIS
79	6–2 HARDWOOD	200	10 PINE	328	3 HARDWOOD	454	6 DOGWOOD	578	2 HARDWOOD	682	10 PINE
80	5 CEDAR	201	12 PINE	329	25 HARDWOOD	455	12 HARDWOOD	579	2 CHERRY	683	11 PINE
81	5 CHERRY	202	8 PINE	330	6 HARDWOOD	456	20 OAK	580	9 PINE	684	5–2 AMURENSIS
82	5 CHERRY	203	11 PINE	331	10 PINE	457	17 MAPLE	581	5 HARDWOOD	685	13 PINE
83	3–3 CHERRY	205	4–2 CREPE MYRTLE	332	5 HARDWOOD	458	25 OAK	582	11 PINE	686	7 PINE
84	8 HARDWOOD	206	12 PINE	333	13 PINE	459	30 OAK	583	3 HARDWOOD	687	3 HARDWOOD
85	3 CEDAR	207	12 PINE	334	7 HARDWOOD	460	9 HARDWOOD	584	2 HARDWOOD	688	3 PINE
86	15 PINE	208	7 OAK	335	30REDI	461	7 PINE	585	3 PINE	689	2–2 AMURENSIS
87	2 CHERRY	209	3 HARDWOOD	336	2 HARDWOOD	462	3 CHERRY	586	4 PINE	690	3 HARDWOOD
88	3 OAK	210	13 PINE	337	11 HARDWOOD	463	4–2 AMURENSIS	587	4 CEDAR	691	7 PINE
89	4 CHERRY	211	9 HARDWOOD	338	16–2 HARDWOOD	464	12 PINE	588	15 PINE	692	6 CEDAR
90	3 CHERRY	212	6 HARDWOOD	339	18 HARDWOOD	465	10 PINE	589	2 HARDWOOD	693	3 HARDWOOD
91	4 OAK	213	4 HARDWOOD	340	8 HARDWOOD	466	5 PINE	590	2 HARDWOOD	694	6 CEDAR
92	4 CHERRY	214	5 OAK	341	2 HARDWOOD	467	3 CEDAR	591	8 PINE	695	10 PINE
93	3 PINE	215	3 HARDWOOD	342	15 HARDWOOD	468	3 HARDWOOD	592	2 PINE	696	7 PINE
94	2 CHERRY	216	14 PINE	343	3 HARDWOOD	469	5 CHERRY	593	3 CEDAR	697	5 PINE
95	2 PINE	217	4 HARDWOOD	344	25 OAK	470	15 OAK	594	3 CEDAR	698	2 AMURENSIS
96	10–4 CHERRY	218	14 PINE	345	3 HARDWOOD	471	2 PINE	595	7 PINE	699	5 AMURENSIS
97	5 HARDWOOD	219	8 HARDWOOD	346	2 CEDAR	472	4 PINE	596	2 CHERRY	700	3 HARDWOOD
98	20–6 CR. MYRTLE	220	15 PINE	347	8 PINE	473	2–7 CR. MYRTLE	597	6 PINE	701	26 HARDWOOD
99	24–2 PECAN	221	11 PINE	348	6 HARDWOOD	474	4–10 AMURENSIS	598	3 PINE	702	5 DOGWOOD
100	6–2 HARDWOOD	222	22 PINE	349	13 HARDWOOD	475	4–6 AMURENSIS	599	2 PINE	703	2 HARDWOOD
102	24 ELM	223	7 HARDWOOD	350	2 HARDWOOD	476	3–4 AMURENSIS	600	3 CEDAR	704	2 HARDWOOD
103	4–3 DOGWOOD	224	14 PINE	351	7 HARDWOOD	477	2–5 AMURENSIS	601	10 PINE	705	3 HARDWOOD
104	7–2 PEACH	225	11 PINE	352	4 CEDAR	478	2–3 AMURENSIS	602	10 PINE	706	12 HARDWOOD
105	2–2 AMURENSIS	226	11 PINE	353	7 HARDWOOD	479	3 CEDAR	603	2 CHERRY	707	18 HARDWOOD
106	2–4 AMURENSIS	227	4–2 CHERRY	354	2 HARDWOOD	480	20 OAK	604	10 PINE	708	9 AMURENSIS
107	6–4 CR. MYRTLE	228	4–2 OAK	355	8 HARDWOOD	481	6 OAK	605	5 PINE	709	2 AMURENSIS
108	6–4 CR. MYRTLE	229	4–2 HARDWOOD	356	13 PINE	482	14 PINE	606	14 HARDWOOD	710	6–2 AMURENSIS
109	2–4 CEDAR	230	17 PINE	357	11 PINE	483	6 OAK	607	3 CEDAR	711	6 HARDWOOD
110	20–16 CR. MYRTLE	231	5 HARDWOOD	358	13 PINE	484	10 PINE	608	4 CEDAR	712	13 HARDWOOD
111	4 CHERRY	232	2 HARDWOOD	359	8 HARDWOOD	485	3 OAK	609	4 CEDAR	713	21 PINE
112	15 PINE	233	19 PINE	360	3 PINE	486	14 PINE	610	13 PINE	714	24–2 PINE
113	9–2 PINE	234	7 CEDAR	361	4 HARDWOOD	487	9 HARDWOOD	611	3 HARDWOOD	715	9 PINE
114	21 PINE	235	2 CEDAR	362	5 PINE	488	24 OAK	612	2 PINE	716	36 PINE
115	12 PINE	236	5 HARDWOOD	363	3 PINE	489	9 HARDWOOD	613	11 PINE	717	6 AMURENSIS
116	11 PINE	237	16 PINE	364	3 PINE	490	4 DOGWOOD	614	10 PINE	718	9 AMURENSIS
117	9 PINE	238	7 PINE	365	3 PINE	491	9 HARDWOOD	615	3 PINE	719	2 AMURENSIS
118	9 PINE	239	4 HARDWOOD	366	3 PINE	492	2 CHERRY	616	5 PINE	720	3 AMURENSIS
119	10 PINE	240	20 PINE	367	3 PINE	493	2–2 AMURENSIS	617	2 HARDWOOD	721	3 AMURENSIS
120	10 PINE	241	5 HARDWOOD	368	2 PINE	494	3 HARDWOOD	618	2 HARDWOOD	722	3 AMURENSIS
		242	12 PINE	369	3 PINE	495	3 HARDWOOD	619	5 CEDAR	723	3–1 AMURENSIS
		243	10–2 HARDWOOD	370	2 HARDWOOD	496	2 PINE	620	3 CEDAR	724	4–4 AMURENSIS
		244	10 HARDWOOD	371	3 PINE	497	30 HARDWOOD	621	22 HARDWOOD	725	7–2 HARDWOOD
		245	12 PINE	372	2–2 HARDWOOD	498	12 HARDWOOD	622	5 CEDAR	726	4 CHERRY
				373	2 CEDAR			623	3 CEDAR	727	3 AMURENSIS
				374	3 CEDAR			624	2 HARDWOOD		

728	3 AMURENSIS		
729	4 AMURENSIS		
730	4–4 AMURENSIS		
731	3 AMURENSIS		
732	36 HARDWOOD		
733	3 AMURENSIS		
734	4 AMURENSIS		
735	11 BEECH		
736	4 BEECH		
737	46 HARDWOOD		
738	3 HARDWOOD		
739	4–4 AMURENSIS		
740	2–2 AMURENSIS		
741	3 AMURENSIS		
742	13 AMURENSIS		
743	8–3 HARDWOOD		
744	14 PINE		
745	11 BEECH		
746	15 PINE		
747	18 PINE		
748	9–4 AMURENSIS		
749	16 PINE		
750	22 PINE		
751	9 PINE		
752	9 PINE		
753	17 PINE		
754	20 PINE		
755	8 PINE		
756	3 HARDWOOD		
757	3–4 AMURENSIS		
758	3 AMURENSIS		
759	3–4 AMURENSIS		
760	3–2 AMURENSIS		
761	3–2 AMURENSIS		
762	3 AMURENSIS		
763	10 PINE		
764	4 PINE		
765	11 PINE		
766	3–2 AMURENSIS		
767	4–3 AMURENSIS		
768	2 AMURENSIS		
769	10 PINE		
770	10 PINE		
771	7 PINE		
772	4 HARDWOOD		
773	6 PINE		
774	8 PINE		
775	3 AMURENSIS		
776	4–2 AMURENSIS		
777	5–2 AMURENSIS		
778	15 PINE		
779	4–2 AMURENSIS		
780	4–2 AMURENSIS		
781	4 HARDWOOD		
782	3–3 AMURENSIS		
783	3–3 AMURENSIS		
784	3 AMURENSIS		
785	9 HARDWOOD		
786	3 PINE		
787	3 AMURENSIS		
788	3 AMURENSIS		
789	4–3 AMURENSIS		
790	2 AMURENSIS		
791	2 AMURENSIS		
792	2 AMURENSIS		
793	7 HARDWOOD		
794	3 AMURENSIS		
795	3 AMURENSIS		
796	3 AMURENSIS		
797	4 AMURENSIS		
798	3 AMURENSIS		
799	3 AMURENSIS		
800	4 AMURENSIS		
801	2 AMURENSIS		
802	8 PINE		
803	4 AMURENSIS		
804	17 PINE		
805	24 PINE		
806	7 HARDWOOD		
807	4–2 AMURENSIS		
808	3 AMURENSIS		
809	2 AMURENSIS		



VICINITY MAP

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DRN:	CHECKED BY:	DATE:	
TAC	AW	JANUARY 21st, 2018	
FIB:	FILE NAME:	SCALE:	PAGE:
EDC	MARGWTREE	1"=40'	08-09-10

VEGETATION SURVEY
OF
LC HARDWOOD FLOORS INC. PROPERTY

#3530, #3534 & #3538 MARGARET WALLACE RD.
D.B. 31431 PG. 368, 6.16 Acres, 268,431 Sq. Ft.

TOWN OF MATTHEWS
MECKLENBURG COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4878 LAND SURVEYOR TIMOTHY A. CHRISTIAN

Tim Christian

JACK R. CHRISTIAN + ASSOCIATES
-SURVEYING-
PHONE (704) 596-2214 FAX (704) 596-2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

MAY 30, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

CONDITIONAL REZONING VEGETATION SURVEY

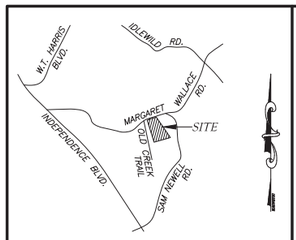
REVISIONS

PROJECT NO.: 2017.25
SCALE: 1" = 40'
DRAWN BY: PAB
CHECKED BY: MSL

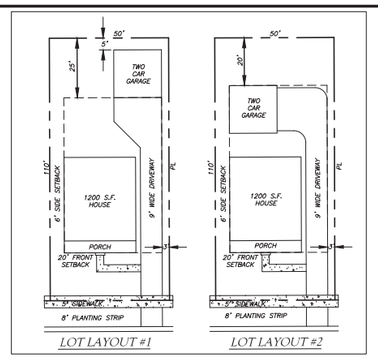
SHEET NO:
RZ-3

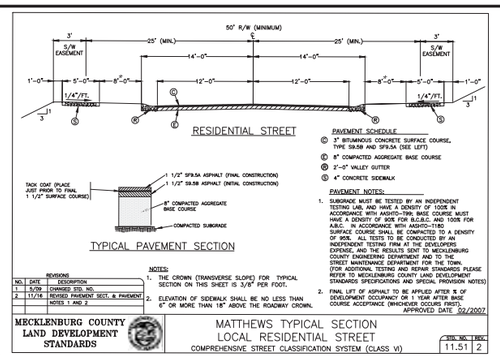
1725-RZ-Vegetation.dwg

SUPERCEDED 5/31/2018
2018-677



VICINITY MAP
N.T.S.





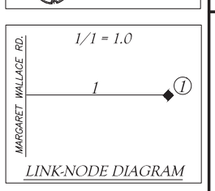
* STANDARDS REVISED TO SHOW 8' PLANTING STRIP

CONDITIONAL ZONING NOTES:

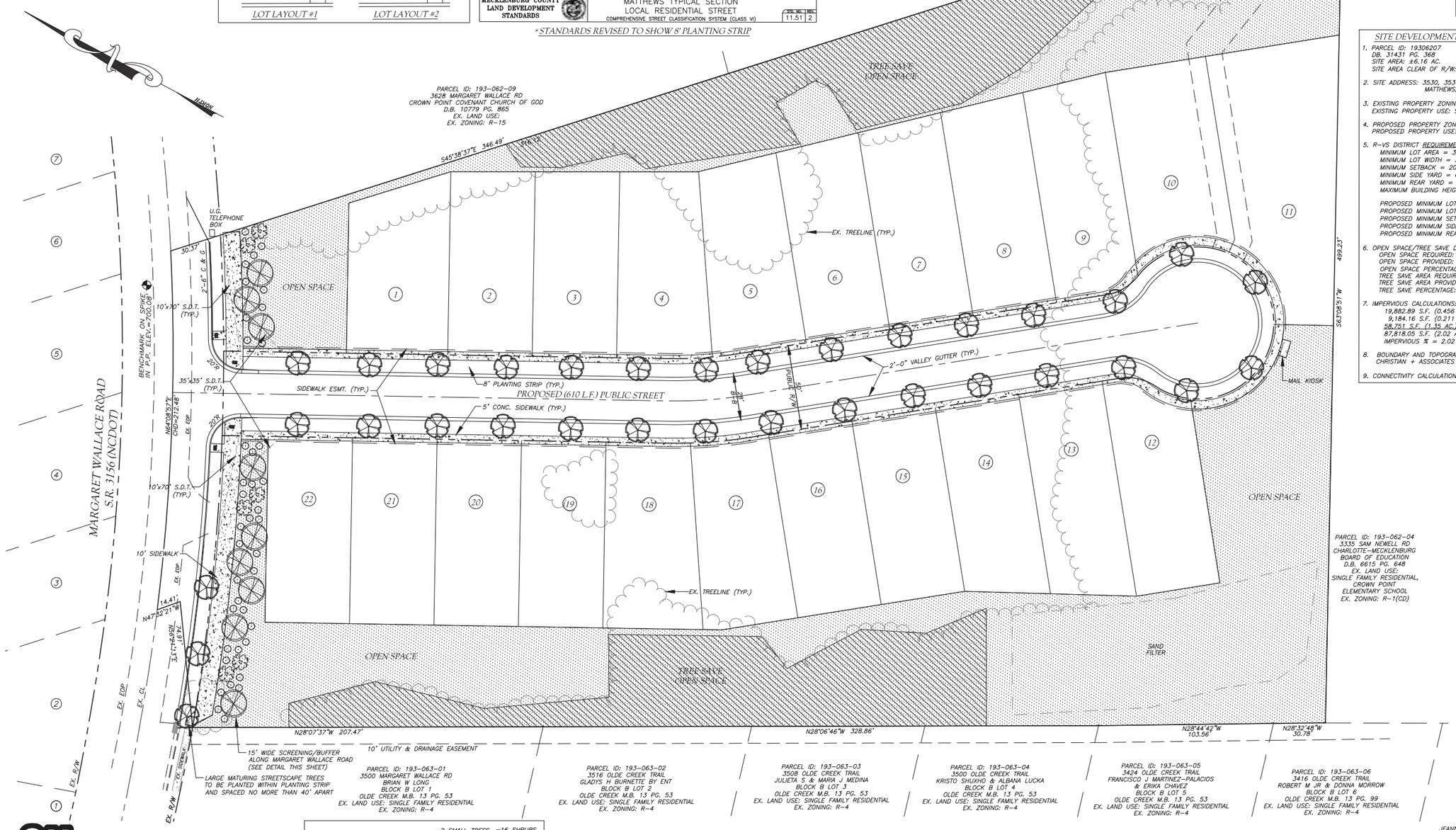
1. NO VINYL SIDING WILL BE USED FOR EXTERIOR WALL, BUT MAY BE UTILIZED FOR SOFFITS, WINDOWS AND TRIM.
2. STREETSCAPE LIGHTING SHALL BE PROVIDED AS PER SECTION 155.609 OF THE MATTHEWS UDO.
3. FLEXIBLE DESIGN FOR RV-S AS FOLLOWS:
   MINIMUM LOT SIZE: 5000 SF
   MINIMUM LOT WIDTH: 50'
   MINIMUM LOT SETBACK: 20'
   MINIMUM SIDE YARD: 6'
   MINIMUM REAR YARD: 10'
   LINK/NODE RATIO: 1.0
4. MAXIMUM DENSITY: 22 UNITS
5. SCREENING SHALL BE PROVIDED ALONG MARGARET WALLACE ROAD.

LEGEND

- OPEN SPACE
- TREE SAVE/ OPEN SPACE
- LARGE MATURING STREETSCAPE TREES



LINK-NODE DIAGRAM



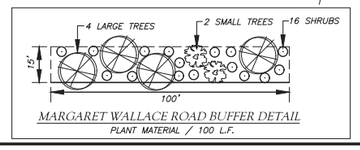
SITE DEVELOPMENT DATA:

1. PARCEL ID: 19306207
   DB. 31431 PG. 368
   SITE AREA: ±6.16 AC.
   SITE AREA CLEAR OF R/W: 6.00 AC.
2. SITE ADDRESS: 3530, 3534, 3538 MARGARET WALLACE ROAD
   MATTHEWS, NC 28105
3. EXISTING PROPERTY ZONING: R-15 (TOWN OF MATTHEWS)
   EXISTING PROPERTY USE: SINGLE FAMILY (RURAL HOMESITE)
4. PROPOSED PROPERTY ZONING: R-VS
   PROPOSED PROPERTY USE: 22 SINGLE FAMILY UNITS
5. R-VS DISTRICT REQUIREMENTS FOR SINGLE-FAMILY DETACHED:
   MINIMUM LOT AREA = 3,000 SINGLE FAMILY/D.U.
   MINIMUM LOT WIDTH = 30'
   MINIMUM SETBACK = 20'
   MINIMUM SIDE YARD = 6'
   MINIMUM REAR YARD = 25'
   MAXIMUM BUILDING HEIGHT = 35'

   PROPOSED MINIMUM LOT AREA = 5,000 SF
   PROPOSED MINIMUM LOT WIDTH = 50'
   PROPOSED MINIMUM SETBACK = 20'
   PROPOSED MINIMUM SIDE YARD = 6'
   PROPOSED MINIMUM REAR YARD = 10'
6. OPEN SPACE/TREE SAVE DATA:
   OPEN SPACE REQUIRED: 17.5%
   OPEN SPACE PROVIDED: 2.11 AC.
   OPEN SPACE PERCENTAGE: 2.11 AC./6.00 AC. X 100%= 35.17%
   TREE SAVE AREA REQUIRED: 8%
   TREE SAVE AREA PROVIDED: 0.690 AC.
   TREE SAVE PERCENTAGE: 0.690 AC./6.00 AC. X 100%= 11.5%
7. IMPERVIOUS CALCULATIONS:
   19,882.89 S.F. (0.456 AC.)= PROP. STREET
   9,184.16 S.F. (0.211 AC.)= PROP. SIDEWALK
   58,751 S.F. (1.35 AC.)= PROP. LOTS (22 LOTS @ 2670.5/LOT)
   87,818.05 S.F. (2.02 AC.)= TOTAL IMPERVIOUS
   IMPERVIOUS % = 2.02 AC./6.00 AC.= 33.6%
8. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY JACK R. CHRISTIAN + ASSOCIATES SURVEYING, CHARLOTTE, NC 28213.
9. CONNECTIVITY CALCULATION: 1 LINKS/1 NODES = 1

PROPERTY OWNERS:
(OPPOSITE SIDE OF STREET)

1. PARCEL ID: 193-363-28
   3502 FORTIS LANE
   MNSF CHARLOTTE, LLC
   LOT 1 M21-601
   D.B. 28800 PG. 500
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
2. PARCEL ID: 193-363-27
   3506 FORTIS LANE
   DUY T PHAN &
   PHUONG LINH T NGUYEN
   LOT 2 M23-114
   D.B. 27928 PG. 154
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
3. PARCEL ID: 193-363-26
   3510 FORTIS LANE
   EZEQUIEL REYES-LIMON
   ESMERALDA LUNA MORALES
   LOT 3 M23-114
   D.B. 30805 PG. 842
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
4. PARCEL ID: 193-363-25
   3514 FORTIS LANE
   WENDELL A & KATHY R YOUNG
   LOT 4 M21-601
   D.B. 09834 PG. 124
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
5. PARCEL ID: 193-363-24
   3518 FORTIS LANE
   ERB PRIME, LLC
   LOT 5 M21-601
   D.B. 31566 PG. 254
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
6. PARCEL ID: 193-363-23
   3522 FORTIS LANE
   MICHAEL W & JUDITH L TREST
   LOT 6 M21-592
   D.B. 19413 PG. 961
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
7. PARCEL ID: 193-363-22
   3526 FORTIS LANE
   JUSTIN B. HARWARD &
   MEGHAN A. MASTALERZ
   LOT 7 M21-592
   D.B. 30670 PG. 458
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4



MARGARET WALLACE ROAD BUFFER DETAIL
PLANT MATERIAL / 100 L.F.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

1725-RZ-SP-50.dwg

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

NORTH CAROLINA PROFESSIONAL SEAL 17646 ENGINEER MITCHELL S. LATHAM
6/20/18

MAY 30, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD DEVELOPMENT
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

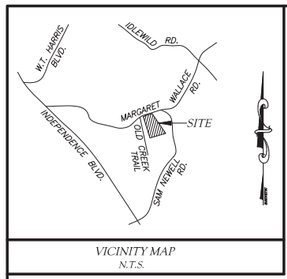
CONDITIONAL REZONING SITE PLAN

REVISIONS

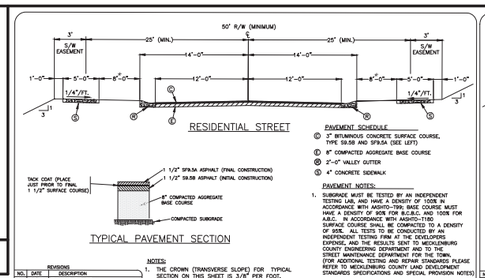
PROJECT NO. 2017.25
SCALE: 1" = 30'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO:
RZ-1

SUPERCEDED 2018-677 4/2/2018



VICINITY MAP
N.T.S.



PAVEMENT SCHEDULE
- (C) 3" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B AND SF9.5A (SEE LEFT)
- (B) 8" COMPACTED AGGREGATE BASE COURSE
- (G) 2'-0" VALLEY GUTTER
- (S) 4" CONCRETE SIDEWALK

PAVEMENT NOTES:
1. SUBGRADE MUST BE TESTED BY AN INDEPENDENT TESTING LAB, AND HAVE A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99. BASE COURSE MUST HAVE A DENSITY OF 90% FOR B.C.B.C. AND 100% FOR A.B.C. IN ACCORDANCE WITH AASHTO-T180 SURFACE COURSE SHALL BE COMPACTED TO A DENSITY OF 95%. ALL TESTS TO BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE, AND THE RESULTS SENT TO MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND TO THE STREET MAINTENANCE DEPARTMENT FOR THE TOWN. (FOR ADDITIONAL TESTING AND REPAIR STANDARDS PLEASE REFER TO MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS SPECIFICATIONS AND SPECIAL PROVISION NOTES)
2. FINAL LIFT OF ASPHALT TO BE APPLIED AFTER 9 OF DEVELOPMENT OCCUPANCY OR 1 YEAR AFTER BASE COURSE ACCEPTANCE (WHICHEVER OCCURS FIRST)

NOTES:
1. THE CROWN (TRANSVERSE SLOPE) FOR TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT.
2. ELEVATION OF SIDEWALK SHALL BE NO LESS THAN 6" OR MORE THAN 18" ABOVE THE ROADWAY CROWN.

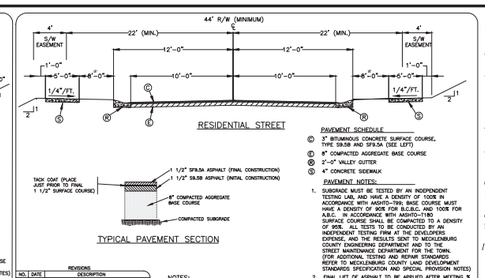
REVISIONS		
NO.	DATE	DESCRIPTION
1	5/09	CONNECT STD. NO.
2	11/16	REVISE PAVEMENT SECT. & PAVEMENT NOTES 1 AND 2

APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

MATTHEWS TYPICAL SECTION
LOCAL RESIDENTIAL STREET
COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI)

STD. NO. 11.51 REV. 2



PAVEMENT SCHEDULE
- (C) 3" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B AND SF9.5A (SEE LEFT)
- (B) 8" COMPACTED AGGREGATE BASE COURSE
- (G) 2'-0" VALLEY GUTTER
- (S) 4" CONCRETE SIDEWALK

PAVEMENT NOTES:
1. SUBGRADE MUST BE TESTED BY AN INDEPENDENT TESTING LAB, AND HAVE A DENSITY OF 100% IN ACCORDANCE WITH AASHTO-T99. BASE COURSE MUST HAVE A DENSITY OF 90% FOR B.C.B.C. AND 100% FOR A.B.C. IN ACCORDANCE WITH AASHTO-T180 SURFACE COURSE SHALL BE COMPACTED TO A DENSITY OF 95%. ALL TESTS TO BE CONDUCTED BY AN INDEPENDENT TESTING FIRM AT THE DEVELOPERS EXPENSE, AND THE RESULTS SENT TO MECKLENBURG COUNTY ENGINEERING DEPARTMENT AND TO THE STREET MAINTENANCE DEPARTMENT FOR THE TOWN. (FOR ADDITIONAL TESTING AND REPAIR STANDARDS REFER TO MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS SPECIFICATION AND SPECIAL PROVISION NOTES)
2. FINAL LIFT OF ASPHALT TO BE APPLIED AFTER MEETING 9 DEVELOPMENT OCCUPANCY OR 1 YEAR AFTER BASE COURSE ACCEPTANCE (WHICHEVER COMES FIRST)

NOTES:
1. THE CROWN (TRANSVERSE SLOPE) FOR TYPICAL SECTION ON THIS SHEET IS 3/8" PER FOOT.

REVISIONS		
NO.	DATE	DESCRIPTION
2	5/04	UNDER 9, CONS. TO SUBPERIMS
3	11/09	REVISED STDS.
4	11/16	REVISED TYP. PAVEMENT SECT. & PAVEMENT NOTES 1 & 2

APPROVED DATE: 02/2007

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

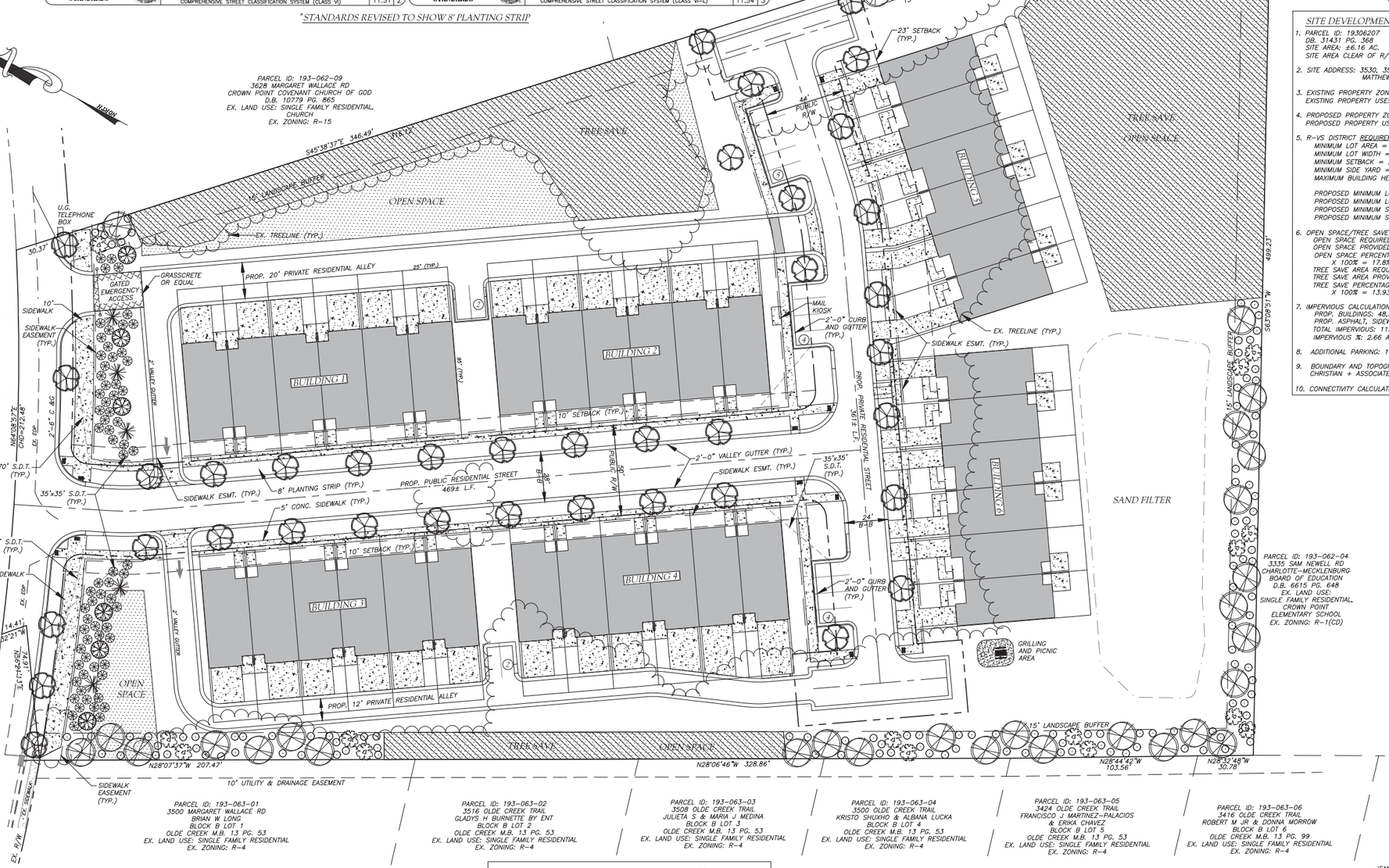
MATTHEWS TYPICAL SECTION
LOCAL LIMITED RESIDENTIAL STREET
COMPREHENSIVE STREET CLASSIFICATION SYSTEM (CLASS VI-L)

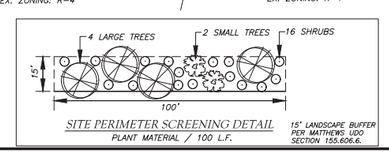
STD. NO. 11.54 REV. 3

*STANDARDS REVISED TO SHOW 8' PLANTING STRIP

CONDITIONAL ZONING NOTES:

1. NO VINYL SIDING WILL BE USED FOR EXTERIOR WALL, BUT MAY BE UTILIZED FOR SOFFITS, WINDOWS AND TRIM.
2. STREETSCAPE LIGHTING SHALL BE PROVIDED AS PER SECTION 155.609 OF THE MATTHEWS UDO.
3. FLEXIBLE DESIGN FOR RVS AS FOLLOWS:
   MINIMUM LOT SIZE: 2375 SF
   MINIMUM LOT WIDTH: 25'
   MINIMUM LOT SETBACK: 10'
   MINIMUM END UNIT SIDE YARD: 0'
4. GRILLING AND PICNIC AREA SHALL BE PROVIDED IN THE COMMON AREA.
5. WALKING TRAIL TO CROWNPOINT ELEMENTARY SHALL BE PROVIDED IF SO DESIRED BY THE TOWN OF MATTHEWS AND CHARLOTTE-MECKLENBURG SCHOOLS.
6. MAXIMUM DENSITY: 6 UNITS PER ACRE (36 TOTAL UNITS)
7. SCREENING SHALL BE PROVIDED ALONG MARGARET WALLACE ROAD AND AROUND PERIMETER OF SITE.
8. RIGHT TURN LANE SHALL BE PROVIDED PER NCDOT REVIEW.
9. ALLEYS WILL BE PLATTED AS PRIVATE ALLEY AND MAINTAINED AS PART OF COMMON AREA MAINTENANCE.
10. GARBAGE PICKUP SHALL BE CURBSIDE ROLLOUT TO STREET.



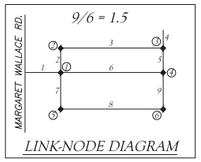


SITE PERIMETER SCREENING DETAIL
PLANT MATERIAL / 100 L.F.
15' LANDSCAPE BUFFER PER MATTHEWS UDO SECTION 155.606.6.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LEGEND

- OPEN SPACE
- TREE SAVE/ OPEN SPACE
- LARGE MATURING STREETSCAPE TREES



LINK-NODE DIAGRAM

SITE DEVELOPMENT DATA:

1. PARCEL ID: 19306207
   DB. 31431 PG. 368
   SITE AREA: ±6.16 AC.
   SITE AREA CLEAR OF R/W: 6.00 AC.
2. SITE ADDRESS: 3530, 3534, 3538 MARGARET WALLACE ROAD MATTHEWS, NC 28105
3. EXISTING PROPERTY ZONING: R-15 (TOWN OF MATTHEWS)
   EXISTING PROPERTY USE: SINGLE FAMILY (RURAL HOMESITE)
4. PROPOSED PROPERTY ZONING: R-VS
   PROPOSED PROPERTY USE: TOWNHOMES (36 UNITS - 6/AC.)
5. R-VS DISTRICT REQUIREMENTS FOR SINGLE-FAMILY ATTACHED:
   MINIMUM LOT AREA = 3,000 SINGLE FAMILY/D.U.
   MINIMUM LOT WIDTH = 30'/D.U.
   MINIMUM SETBACK = 20'
   MINIMUM SIDE YARD = 8'
   MAXIMUM BUILDING HEIGHT = 35'

   PROPOSED MINIMUM LOT AREA = 2,375 SINGLE FAMILY/D.U.
   PROPOSED MINIMUM LOT WIDTH = 25'/D.U.
   PROPOSED MINIMUM SETBACK = 10' & 23'
   PROPOSED MINIMUM SIDE YARD = 0'
6. OPEN SPACE/TREE SAVE DATA:
   OPEN SPACE REQUIRED: 17.5%
   OPEN SPACE PROVIDED: 1.07 AC.
   OPEN SPACE PERCENTAGE: 1.07 AC./6.00 AC.
   X 100% = 17.8%
   TREE SAVE AREA REQUIRED: 8%
   TREE SAVE AREA PROVIDED: 0.836 AC.
   TREE SAVE PERCENTAGE: 0.836 AC./6.00 AC.
   X 100% = 13.93%
7. IMPERVIOUS CALCULATIONS:
   PROP. BUILDINGS: 48,592 S.F.
   PROP. ASPHALT, SIDEWALKS, PARKING: 67,165 S.F.
   TOTAL IMPERVIOUS: 115,757 S.F. (2.65 AC.)
   IMPERVIOUS %: 2.66 AC./6.00 AC. = 44.29%
8. ADDITIONAL PARKING: 17 SPACES
9. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY JACK R. CHRISTIAN + ASSOCIATES SURVEYING, CHARLOTTE, NC 28213.
10. CONNECTIVITY CALCULATION: 9 LINKS/6 NODES = 1.5

PROPERTY OWNERS:
(OPPOSITE SIDE OF STREET)

1. PARCEL ID: 193-363-28
   3502 FORTIS LANE
   MNSF CHARLOTTE, LLC
   LOT 1 M21-601
   D.B. 28800 PG. 500
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
2. PARCEL ID: 193-363-27
   3506 FORTIS LANE
   DUY T PHAN & PHUONG LINH T NGUYEN
   LOT 2 M23-114
   D.B. 27928 PG. 154
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
3. PARCEL ID: 193-363-26
   3510 FORTIS LANE
   EZEQUIEL REYES-LIMON
   ESMERALDA LUNA MORALES
   LOT 3 M23-114
   D.B. 30805 PG. 842
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
4. PARCEL ID: 193-363-25
   3514 FORTIS LANE
   WENDELL A & KATHY R YOUNG
   LOT 4 M21-601
   D.B. 09834 PG. 124
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
5. PARCEL ID: 193-363-24
   3518 FORTIS LANE
   ERB PRIME, LLC
   LOT 5 M21-601
   D.B. 31566 PG. 254
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
6. PARCEL ID: 193-363-23
   3522 FORTIS LANE
   MICHAEL W & JUDITH L TREST
   LOT 6 M21-592
   D.B. 19413 PG. 961
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
7. PARCEL ID: 193-363-22
   3526 FORTIS LANE
   JUSTIN B. HARWARD & MEGHAN A. MASTALERZ
   LOT 7 M21-592
   D.B. 30670 PG. 458
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4

811 Know what's below. Call before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

1725-RZ-SP.dwg

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

NORTH CAROLINA PROFESSIONAL SEAL 17646 ENGINEER MITCHELL S. LATHAM
9/20/18

MARCH 20, 2018
DATE

LUIZ TEIXEIRA

LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD TOWNHOMES
3530 MARGARET WALLACE RD MATTHEWS, NC 28105

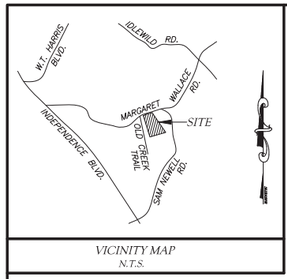
CONDITIONAL REZONING SITE PLAN

REVISIONS
1. 03/20/18 REV. PER MECKLENBURG COUNTY & TOWN OF MATTHEWS COMMENTS

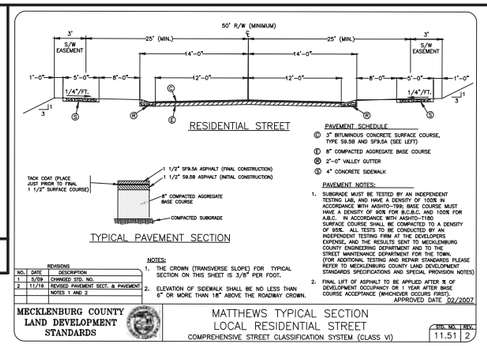
PROJECT NO.: 2017.25
SCALE: 1" = 30'
DRAWN BY: PAB
CHECKED BY: MSL

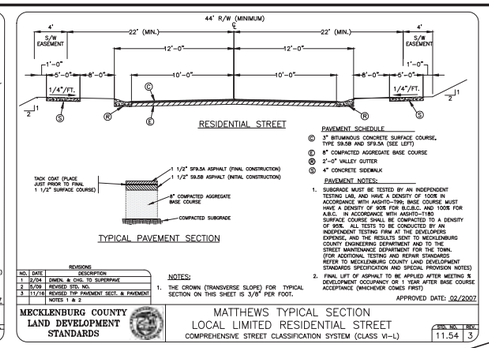
SHEET NO:
RZ-1

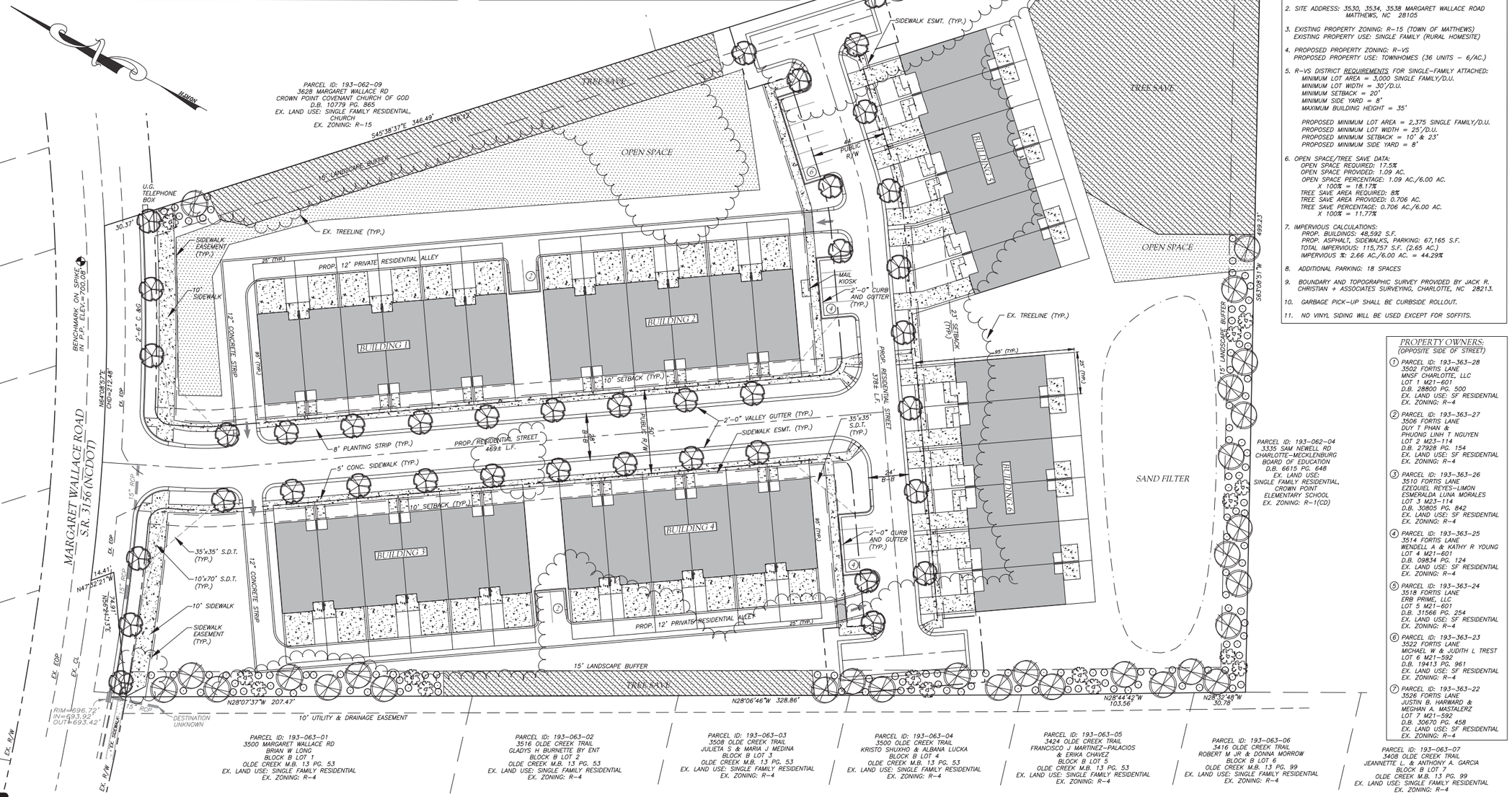
SUPERCEDED 2018-677
1/29/2018



VICINITY MAP
N.T.S.







LEGEND

- OPEN SPACE
- TREE SAVE/ OPEN SPACE
- LARGE MATURING STREETSCAPE TREES

SITE DATA:

1. PARCEL ID: 19306207
   DB. 31431 PG. 368
   SITE AREA: ±6.16 AC.
   SITE AREA CLEAR OF R/W: 6.00 AC.
2. SITE ADDRESS: 3530, 3534, 3538 MARGARET WALLACE ROAD MATTHEWS, NC 28105
3. EXISTING PROPERTY ZONING: R-15 (TOWN OF MATTHEWS)
   EXISTING PROPERTY USE: SINGLE FAMILY (RURAL HOMESITE)
4. PROPOSED PROPERTY ZONING: R-VS
   PROPOSED PROPERTY USE: TOWNHOMES (36 UNITS - 6/AC.)
5. R-VS DISTRICT REQUIREMENTS FOR SINGLE-FAMILY ATTACHED:
   MINIMUM LOT AREA = 3,000 SINGLE FAMILY/D.U.
   MINIMUM LOT WIDTH = 30'/D.U.
   MINIMUM SETBACK = 20'
   MINIMUM SIDE YARD = 8'
   MAXIMUM BUILDING HEIGHT = 35'
   PROPOSED MINIMUM LOT AREA = 2,375 SINGLE FAMILY/D.U.
   PROPOSED MINIMUM LOT WIDTH = 25'/D.U.
   PROPOSED MINIMUM SETBACK = 10' & 23'
   PROPOSED MINIMUM SIDE YARD = 8'
6. OPEN SPACE/TREE SAVE DATA:
   OPEN SPACE REQUIRED: 17.5%
   OPEN SPACE PROVIDED: 1.09 AC.
   OPEN SPACE PERCENTAGE: 1.09 AC./6.00 AC. X 100% = 18.17%
   TREE SAVE AREA REQUIRED: 8%
   TREE SAVE AREA PROVIDED: 0.706 AC.
   TREE SAVE PERCENTAGE: 0.706 AC./6.00 AC. X 100% = 11.77%
7. IMPERVIOUS CALCULATIONS:
   PROP. BUILDINGS: 48,592 S.F.
   PROP. ASPHALT, SIDEWALKS, PARKING: 67,165 S.F.
   TOTAL IMPERVIOUS: 115,757 S.F. (2.65 AC.)
   IMPERVIOUS %: 2.66 AC./6.00 AC. = 44.29%
8. ADDITIONAL PARKING: 18 SPACES
9. BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY JACK R. CHRISTIAN + ASSOCIATES SURVEYING, CHARLOTTE, NC 28213.
10. GARBAGE PICK-UP SHALL BE CURBSIDE ROLLOUT.
11. NO VINYL SIDING WILL BE USED EXCEPT FOR SOFFITS.

PROPERTY OWNERS:
(OPPOSITE SIDE OF STREET)

1. PARCEL ID: 193-363-28
   3502 FORTIS LANE
   MNSF CHARLOTTE, LLC
   LOT 1 M21-601
   D.B. 28800 PG. 500
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
2. PARCEL ID: 193-363-27
   3506 FORTIS LANE
   DUY T PHAN & PHUONG LINH T NGUYEN
   LOT 2 M23-114
   D.B. 27928 PG. 154
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
3. PARCEL ID: 193-363-26
   3510 FORTIS LANE
   EZEQUIEL REYES-LIMON
   ESMERALDA LUNA MORALES
   LOT 3 M23-114
   D.B. 30805 PG. 842
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
4. PARCEL ID: 193-363-25
   3514 FORTIS LANE
   WENDELL A & KATHY R YOUNG
   LOT 4 M21-601
   D.B. 09834 PG. 124
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
5. PARCEL ID: 193-363-24
   3518 FORTIS LANE
   ERB PRIME, LLC
   LOT 5 M21-601
   D.B. 31566 PG. 254
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
6. PARCEL ID: 193-363-23
   3522 FORTIS LANE
   MICHAEL W & JUDITH L TREST
   LOT 6 M21-592
   D.B. 19413 PG. 961
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4
7. PARCEL ID: 193-363-22
   3526 FORTIS LANE
   JUSTIN B. HARWARD & MEGHAN A. MASTALERZ
   LOT 7 M21-592
   D.B. 30670 PG. 458
   EX. LAND USE: SF RESIDENTIAL
   EX. ZONING: R-4

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

811 Know what's below. Call before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMMENDED.

1725-RZ-SP.dwg

LWE
LATHAM-WALTERS ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

NORTH CAROLINA PROFESSIONAL SEAL 17646 ENGINEER MITCHELL S. LATHAM
1/29/18

JANUARY 29, 2018
DATE

LUIZ TEIXEIRA
LC HARDWOOD FLOORS, INC.
1509 TURRING DRIVE
INDIAN TRAIL, NC 28079
(704) 200-5082
lchardwoodfloors@yahoo.com

MARGARET WALLACE ROAD TOWNHOMES
3530 MARAGARET WALLACE RD MATTHEWS, NC 28105

CONDITIONAL REZONING SITE PLAN

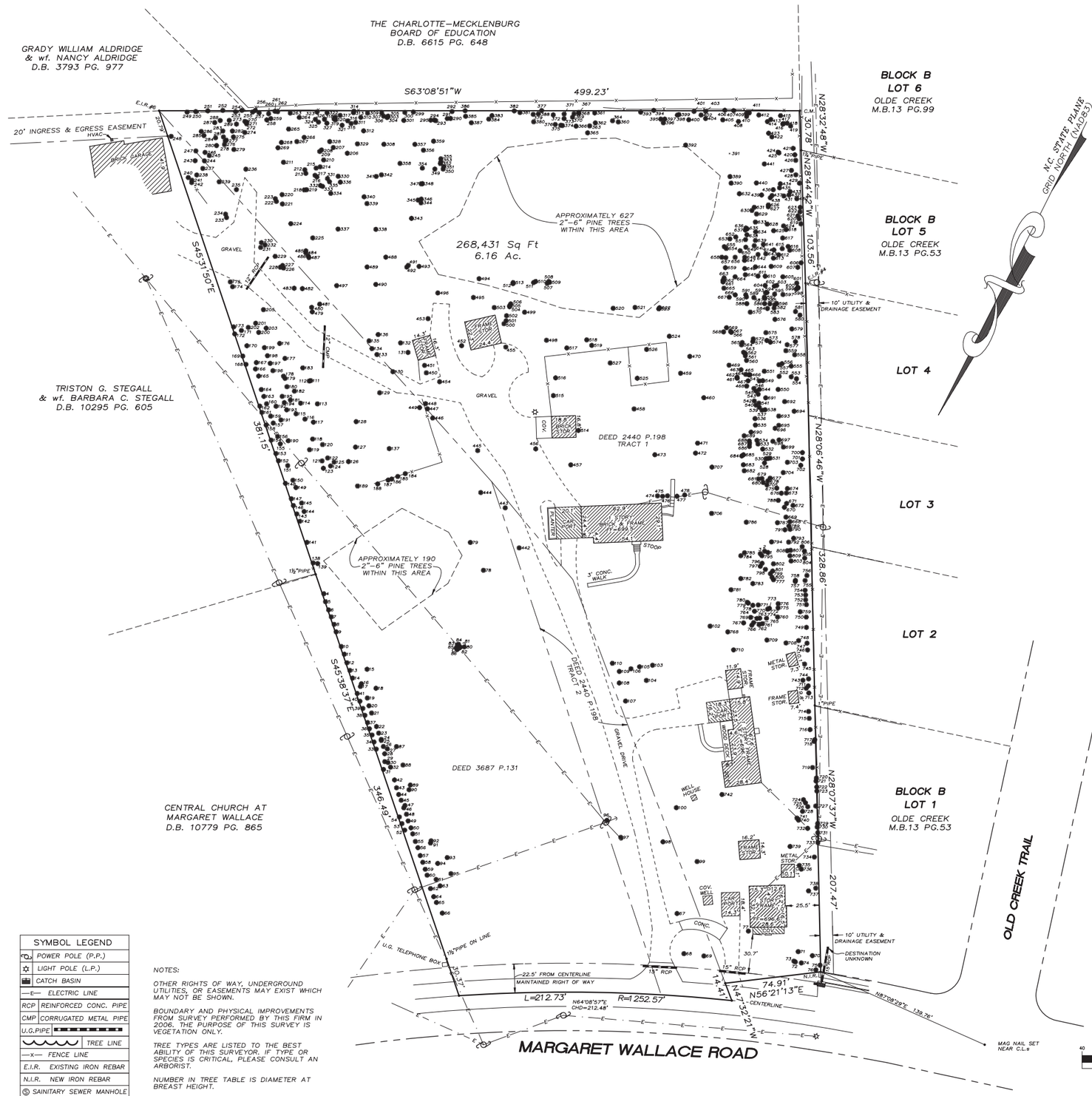
REVISIONS

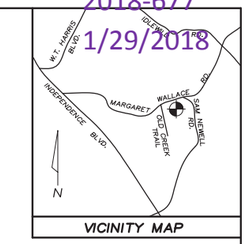
PROJECT NO.: 2017.25
SCALE: 1" = 30'
DRAWN BY: PAB
CHECKED BY: MSL

SHEET NO:
RZ-1

SUPERCEDED 2018-677

1/29/2018





VICINITY MAP

TREE TABLE

1	17 PINE	121	11 PINE	246	6 PINE	375	4 PINE	499	13 CHERRY
2	3 AMURENSIS	122	9 PINE	247	16 PINE	376	2 PINE	500	5 OAK
3	2 AMURENSIS	123	14 PINE	248	7 HARDWOOD	377	7 PINE	501	2 HARDWOOD
4	11 PINE	124	10 PINE	249	13 PINE	379	3 PINE	502	5 PINE
5	24 PINE	125	13 PINE	250	14 PINE	380	3 PINE	503	3 PINE
6	16 PINE	126	24 PINE	251	14 PINE	381	4 HARDWOOD	504	2 PINE
7	11 PINE	127	7 CEDAR	252	17 PINE	382	23 HARDWOOD	505	3 PINE
8	11 PINE	128	12 PINE	253	16 PINE	383	2 HARDWOOD	506	3 PINE
9	15 PINE	129	3 DOGWOOD	254	4 HARDWOOD	384	2 HARDWOOD	507	4–2 HARDWOOD
10	20–2 PINE	130	22 OAK	255	10 PINE	385	6 HARDWOOD	508	4–2 HARDWOOD
11	15 PINE	131	17 OAK	256	5 HARDWOOD	386	18 HARDWOOD	509	4 HARDWOOD
12	10 PINE	132	19 OAK	257	16 PINE	387	2 HARDWOOD	510	3 HARDWOOD
13	15 PINE	133	6 CEDAR	258	17 PINE	388	7 PINE	511	3 HARDWOOD
14	13 PINE	134	20 OAK	259	9 HARDWOOD	389	2 PINE	512	2 HARDWOOD
15	5 PINE	135	4 OAK	260	7 HARDWOOD	390	3 PINE	513	2 HARDWOOD
16	16 PINE	136	25 OAK	261	4 HARDWOOD	391	2–2 HARDWOOD	514	2–5 AMURENSIS
17	2 CEDAR	137	16 PINE	262	3 HARDWOOD	392	2–3 HARDWOOD	515	3 PINE
18	4 PINE	138	11 PINE	263	3 HARDWOOD	393	10 PINE	516	16–3 OAK
19	15 PINE	139	22 PINE	264	3–3 HARDWOOD	394	8 HARDWOOD	517	10 HARDWOOD
20	11 PINE	141	4 HARDWOOD	265	3 HARDWOOD	395	3 PINE	518	7 HARDWOOD
21	20 PINE	142	6 PINE	266	9 HARDWOOD	396	3 PINE	519	32 OAK
22	14 PINE	143	28 PINE	267	9 HARDWOOD	397	2 HARDWOOD	520	10 CHERRY
23	14 PINE	144	11 PINE	268	4 HARDWOOD	398	4 CEDAR	521	10 CHERRY
24	8 PINE	145	12 PINE	269	5 OAK	399	2 CEDAR	522	11 CHERRY
25	2 CEDAR	146	5 PINE	270	4 HARDWOOD	400	3 HARDWOOD	523	3 HARDWOOD
26	14 PINE	147	15 PINE	271	2 HARDWOOD	401	5–2 HARDWOOD	524	10 HARDWOOD
27	2 CHERRY	148	13 PINE	272	7 HARDWOOD	402	3 CEDAR	525	40 OAK
28	2 CEDAR	149	10 PINE	273	2 HARDWOOD	403	11 PINE	526	18 HARDWOOD
29	3 CEDAR	150	16 PINE	274	4 HARDWOOD	404	3 CEDAR	527	12 HARDWOOD
30	15 PINE	151	16 PINE	275	22 OAK	405	3 HARDWOOD	528	5 PINE
31	12 PINE	152	13 PINE	276	17 GUM	406	16 PINE	529	6 PINE
32	10 PINE	153	14 PINE	277	4 HARDWOOD	407	5 HARDWOOD	530	2 HARDWOOD
33	14 PINE	154	10 PINE	278	5 HARDWOOD	408	2 HARDWOOD	531	3–2 HARDWOOD
34	12 PINE	155	11 PINE	279	2 HARDWOOD	409	10 HARDWOOD	532	2 HARDWOOD
35	8 PINE	156	8 PINE	280	14 PINE	410	9 PINE	533	15 PINE
36	13 PINE	157	4 PINE	281	13 PINE	411	5 HARDWOOD	534	4 PINE
37	8 PINE	158	12–2 PINE	282	4 HARDWOOD	412	9 HARDWOOD	535	11 PINE
38	8 PINE	159	8–2 PINE	283	9 PINE	413	4 CEDAR	536	6 PINE
39	12 PINE	160	8 PINE	284	9 PINE	414	2 CEDAR	537	7 PINE
40	9 PINE	161	10 PINE	285	5 HARDWOOD	415	14 HARDWOOD	538	11 PINE
41	11 PINE	162	12 PINE	286	10 PINE	416	2 CEDAR	539	3 HARDWOOD
42	16 PINE	163	8 PINE	287	4 HARDWOOD	417	4 CEDAR	540	3 HARDWOOD
43	10 PINE	164	12 PINE	288	8 HARDWOOD	418	8 HARDWOOD	541	13 PINE
44	16 PINE	165	8–2 PINE	289	11 PINE	419	4–4 HARDWOOD	542	2 HARDWOOD
45	2 CEDAR	166	9 PINE	290	7 HARDWOOD	420	2 HARDWOOD	543	4 PINE
46	11–2 PINE	167	8 PINE	291	2 HARDWOOD	421	3 HARDWOOD	544	10 PINE
47	2 CEDAR	168	10–2 PINE	292	3 HARDWOOD	422	3 HARDWOOD	545	3 CEDAR
48	5 PINE	169	9 PINE	293	2 HARDWOOD	423	2 HARDWOOD	546	3 PINE
49	16 PINE	170	8 PINE	294	7 HARDWOOD	424	3 HARDWOOD	547	6 PINE
50	12 PINE	171	12 PINE	295	5 HARDWOOD	425	3 HARDWOOD	549	3 CEDAR
51	15 PINE	172	11 PINE	299	3–2 HARDWOOD	426	2 HARDWOOD	550	3 DOGWOOD
52	11 PINE	173	3–2 CREPE	300	8 HARDWOOD	427	9 HARDWOOD	551	4 AMURENSIS
53	8 PINE	MYRTLE		301	3–4GREEN	428	17 PINE	552	5 HARDWOOD
54	12–2 PINE	174	12 PINE	303	9 HARDWOOD	429	16 PINE	553	6 CEDAR
55	10 PINE	175	22 OAK	304	2 HARDWOOD	430	5 CEDAR	554	2–2 HARDWOOD
56	10 PINE	176	12 PINE	305	3–2 HARDWOOD	431	4 CEDAR	555	3 CEDAR
57	12 PINE	177	7 PINE	306	7 HARDWOOD	432	3 CEDAR	556	3 HARDWOOD
58	13 PINE	178	5 PINE	307	9 HARDWOOD	433	2 HARDWOOD	557	20 HARDWOOD
59	5 PINE	179	10 PINE	308	2 HARDWOOD	434	17 PINE	558	2 HARDWOOD
60	15 PINE	180	7 PINE	309	4 HARDWOOD	435	4 HARDWOOD	559	3 HARDWOOD
61	3 OAK	181	5 PINE	310	5 HARDWOOD	436	2 HARDWOOD	560	6 CEDAR
62	15 PINE	182	6 PINE	311	3 HARDWOOD	437	3 CEDAR	561	6 CEDAR
63	2 PINE	183	5 CEDAR	312	8–2 HARDWOOD	438	2 CEDAR	562	8 PINE
64	11 PINE	184	6 HARDWOOD	313	5 HARDWOOD	439	2 HARDWOOD	563	4 PINE
65	15 PINE	185	5 CHERRY	314	2 HARDWOOD	440	2 HARDWOOD	564	10 PINE
66	3 CEDAR	186	5–2 CHERRY	315	5 HARDWOOD	441	2 HARDWOOD	565	2 CHERRY
67	24 CREPE MYRTLE	187	13 HARDWOOD	316	6 HARDWOOD	442	9–4 HARDWOOD	566	5 CHERRY
68	15 PECAN	188	10 HARDWOOD	317	6 PINE	443	10 WALNUT	567	3 HARDWOOD
69	11 PECAN	189	2 HARDWOOD	318	5 HARDWOOD	444	16 HICKORY	568	2 HARDWOOD
70	6–24 AMURENSIS	190	11 PINE	319	8 HARDWOOD	445	30 OAK	569	3 HARDWOOD
71	3–2 CHERRY	191	7 PINE	320	6 HARDWOOD	446	24 HARDWOOD	570	4 HARDWOOD
72	8–5 AMURENSIS	192	9 PINE	321	7 HARDWOOD	447	24 OAK	571	5 CEDAR
73	6–3 AMURENSIS	193	10 PINE	322	4 HARDWOOD	448	5 DOGWOOD	572	3 CEDAR
74	3 AMURENSIS	194	5 PINE	323	6 HARDWOOD	449	3 CHERRY	573	30 HARDWOOD
75	4 AMURENSIS	195	11 PINE	324	17 PINE	450	42 OAK	574	2 CEDAR
76	3 AMURENSIS	196	7 PINE	325	2 HARDWOOD	451	20 OAK	575	3 HARDWOOD
77	16 PECAN	197	6 PINE	326	10 HARDWOOD	452	40 OAK	576	3 HARDWOOD
78	7 HARDWOOD	198	7 PINE	327	7 PINE	453	10 DOGWOOD	577	2 HARDWOOD
79	6–2 HARDWOOD	199	9 PINE	328	3 HARDWOOD	454	6 DOGWOOD	578	2 HARDWOOD
80	5 CEDAR	200	10 PINE	329	25 HARDWOOD	455	12 HARDWOOD	579	2 CHERRY
81	5 CHERRY	201	12 PINE	330	4 HARDWOOD	456	20 OAK	580	9 PINE
82	5 CHERRY	202	8 PINE	331	10 PINE	457	17 MAPLE	581	5 HARDWOOD
83	3–3 CHERRY	203	11 PINE	332	5 HARDWOOD	458	25 OAK	582	11 PINE
84	8 HARDWOOD	205	4–2 CREPE	333	13 PINE	459	30 OAK	583	3 HARDWOOD
85	3 CEDAR	MYRTLE		334	7 HARDWOOD	460	9 HARDWOOD	584	2 HARDWOOD
86	15 PINE	206	12 PINE	335	3GREEN	461	7 PINE	585	3 PINE
87	2 CHERRY	207	12 PINE	336	2 HARDWOOD	462	3 CHERRY	586	4 PINE
88	3 OAK	208	7 OAK	337	11 HARDWOOD	463	4–2 AMURENSIS	587	4 CEDAR
89	4 CHERRY	209	3 HARDWOOD	338	16–2 HARDWOOD	464	12 PINE	588	15 PINE
90	3 CHERRY	210	13 PINE	339	18 HARDWOOD	465	10 PINE	589	2 HARDWOOD
91	4 OAK	211	9 HARDWOOD	340	8 HARDWOOD	466	5 PINE	590	2 HARDWOOD
92	4 CHERRY	212	6 HARDWOOD	341	2 HARDWOOD	467	3 CEDAR	591	8 PINE
93	3 PINE	213	4 HARDWOOD	342	15 HARDWOOD	468	3 HARDWOOD	592	2 PINE
94	2 CHERRY	214	5 OAK	343	3 HARDWOOD	469	5 CHERRY	593	3 CEDAR
95	2 PINE	215	3 HARDWOOD	344	25 OAK	470	15 OAK	594	3 CEDAR
96	10–4 CHERRY	216	14 PINE	345	3 HARDWOOD	471	2 PINE	595	7 PINE
97	5 HARDWOOD	217	4 HARDWOOD	346	2 CEDAR	472	4 PINE	596	2 CHERRY
98	20–6 CR. MYRTLE	218	14 PINE	347	8 PINE	473	2–7 CR. MYRTLE	597	6 PINE
99	24–2 PECAN	219	8 HARDWOOD	348	6 HARDWOOD	474	4–10 AMURENSIS	598	3 PINE
100	6–2 HARDWOOD	220	15 PINE	349	13 HARDWOOD	475	4–6 AMURENSIS	599	2 PINE
102	24 ELM	221	11 PINE	350	2 HARDWOOD	476	3–4 AMURENSIS	600	3 CEDAR
103	4–3 DOGWOOD	222	22 PINE	351	7 HARDWOOD	477	2–5 AMURENSIS	601	10 PINE
104	7–2 PEACH	223	7 HARDWOOD	352	4 CEDAR	478	2–3 AMURENSIS	602	10 PINE
105	2–2 AMURENSIS	224	14 PINE	353	7 HARDWOOD	479	3 CEDAR	603	2 CHERRY
106	2–4 AMURENSIS	225	11 PINE	354	2 HARDWOOD	480	20 OAK	604	10 PINE
107	6–4 CR. MYRTLE	226	11 PINE	355	8 HARDWOOD	481	6 OAK	605	5 PINE
108	6–4 CR. MYRTLE	227	4–2 CHERRY	356	13 PINE	482	14 PINE	606	14 HARDWOOD
109	2–4 CEDAR	228	4–2 OAK	357	11 PINE	483	6 OAK	607	3 CEDAR
110	20–16 CR. MYRTLE	229	4–2 HARDWOOD	358	13 PINE	484	10 PINE	608	4 CEDAR
111	4 CHERRY	230	17 PINE	359	8 HARDWOOD	485	3 OAK	609	4 CEDAR
112	15 PINE	231	5 HARDWOOD	360	3 PINE	486	14 PINE	610	13 PINE
113	9–2 PINE	232	2 HARDWOOD	361	4 HARDWOOD	487	9 HARDWOOD	611	3 HARDWOOD
114	21 PINE	233	19 PINE	362	5 PINE	488	24 OAK	612	2 PINE
115	12 PINE	234	7 CEDAR	363	3 PINE	489	9 HARDWOOD	613	11 PINE
116	11 PINE	235	2 CEDAR	364	3 PINE	490	4 DOGWOOD	614	10 PINE
117	9 PINE	236	5 HARDWOOD	365	3 PINE	491	9 HARDWOOD	615	3 PINE
118	9 PINE	237	16 PINE	366	3 PINE	492	2 CHERRY	616	5 PINE
119	10 PINE	238	7 PINE	367	3 PINE	493	2–2 AMURENSIS	617	2 HARDWOOD
120	10 PINE	239	4 HARDWOOD	368	2 PINE	494	3 HARDWOOD	618	2 HARDWOOD
		240	20 PINE	369	3 PINE	495	3 HARDWOOD	619	5 CEDAR
		241	5 HARDWOOD	370	2 HARDWOOD	496	2 PINE	620	3 CEDAR
		242	12 PINE	371	3 PINE	497	30 HARDWOOD	621	22 HARDWOOD
		243	10–2 HARDWOOD	372	2–2 HARDWOOD	498	12 HARDWOOD	622	5 CEDAR
		244	10 HARDWOOD	373	2 CEDAR			623	3 CEDAR
		245	12 PINE	374	3 CEDAR			624	2 HARDWOOD

625	7 PINE	728	3 AMURENSIS
626	5 HARDWOOD	729	4 AMURENSIS
627	5 CEDAR	730	4–4 AMURENSIS
628	4 PINE	731	3 AMURENSIS
629	24 PINE	732	36 HARDWOOD
630	2 HARDWOOD	733	3 AMURENSIS
631	3 HARDWOOD	734	4 AMURENSIS
632	2 HARDWOOD	735	11 BEECH
633	14 PINE	736	4 BEECH
634	7 PINE	737	46 HARDWOOD
635	4–2 CEDAR	738	3 HARDWOOD
636	4 HARDWOOD	739	4–4 AMURENSIS
637	15 PINE	740	2–2 AMURENSIS
638	2 HARDWOOD	741	3 AMURENSIS
639	11 PINE	742	13 AMURENSIS
640	2 HARDWOOD	743	8–3 HARDWOOD
641	2 CEDAR	744	14 PINE
642	3 HARDWOOD	745	11 BEECH
643	3–2 CEDAR	746	15 PINE
644	4 PINE	747	18 PINE
645	4 HARDWOOD	748	9–4 AMURENSIS
646	2 HARDWOOD	749	16 PINE
647	3 HARDWOOD	750	22 PINE
648	3 HARDWOOD	751	9 PINE
649	2 HARDWOOD	752	9 PINE
650	3 HARDWOOD	753	17 PINE
651	6 PINE	754	20 PINE
652	4 HARDWOOD	755	8 PINE
653	3–2 HARDWOOD	756	3 HARDWOOD
654	15 PINE	757	3–4 AMURENSIS
655	8 HARDWOOD	758	3 AMURENSIS
656	11 PINE	759	3–4 AMURENSIS
657	16 PINE	760	3–2 AMURENSIS
658	2 HARDWOOD	761	3–2 AMURENSIS
659	11 PINE	762	3 AMURENSIS
661	5 HARDWOOD	763	10 PINE
662	2 CHERRY	764	4 PINE
663	6 HARDWOOD	765	11 PINE
664	11 PINE	766	3–2 AMURENSIS
665	5–2 CEDAR	767	4–3 AMURENSIS
666	10 PINE	768	2 AMURENSIS
667	2 HARDWOOD	769	10 PINE
668	13 HARDWOOD	770	10 PINE
669	3 HARDWOOD	771	7 PINE
670	2 AMURENSIS	772	4 HARDWOOD
671	6–2 AMURENSIS	773	6 PINE
672	5 HARDWOOD	774	8 PINE
673	4 AMURENSIS	775	3 AMURENSIS
674	3 HARDWOOD	776	4–2 AMURENSIS
675	2 AMURENSIS	777	5–2 AMURENSIS
676	3–2 AMURENSIS	778	15 PINE
677	9 PINE	779	4–2 AMURENSIS
678	7–2 PINE	780	4–2 AMURENSIS
679	7 PINE	781	4 HARDWOOD
680	4 AMURENSIS	782	3–3 AMURENSIS
681	5–2 AMURENSIS	783	3–3 AMURENSIS
682	10 PINE	784	3 AMURENSIS
683	11 PINE	785	9 HARDWOOD
684	5–2 AMURENSIS	786	3 PINE
685	13 PINE	787	3 AMURENSIS
686	7 PINE	788	3 AMURENSIS
687	3 HARDWOOD	789	4–3 AMURENSIS
688	3 PINE	790	2 AMURENSIS
689	2–2 AMURENSIS	791	2 AMURENSIS
690	3 HARDWOOD	792	2 AMURENSIS
691	7 PINE	793	7 HARDWOOD
692	6 CEDAR	794	3 AMURENSIS
693	3 HARDWOOD	795	3 AMURENSIS
694	6 CEDAR	796	3 AMURENSIS
695	10 PINE	797	4 AMURENSIS
696	7 PINE	798	3 AMURENSIS
697	5 PINE	799	3 AMURENSIS
698	2 AMURENSIS	800	4 AMURENSIS
699	5 AMURENSIS	801	2 AMURENSIS
700	3 HARDWOOD	802	8 PINE
701	26 HARDWOOD	803	4 AMURENSIS
702	5 DOGWOOD	804	17 PINE
703	2 HARDWOOD	805	24 PINE
704	2 HARDWOOD	806	7 HARDWOOD
705	3 HARDWOOD	807	4–2 AMURENSIS
706	12 HARDWOOD	808	3 AMURENSIS
707	18 HARDWOOD	809	2 AMURENSIS
708	9 AMURENSIS		
709	2 AMURENSIS		
710	6–2 AMURENSIS		
711	6 HARDWOOD		
712	13 HARDWOOD		
713	21 PINE		
714	24–2 PINE		
715	9 PINE		
716	36 PINE		
717	6 AMURENSIS		
718	9 AMURENSIS		
719	2 AMURENSIS		
720	3 AMURENSIS		
721	3 AMURENSIS		
722	3 AMURENSIS		
723	3–3 AMURENSIS		
724	4–4 AMURENSIS		
725	7–2 HARDWOOD		
726	4 CHERRY		
727	3 AMURENSIS		

SYMBOL LEGEND	
POWER POLE (P.P.)	
LIGHT POLE (L.P.)	
CATCH BASIN	
ELECTRIC LINE	
RCP	REINFORCED CONC. PIPE
CMP	CORRUGATED METAL PIPE
U.G.PIPE	
TREE LINE	
FENCE LINE	
E.I.R.	EXISTING IRON REBAR
N.I.R.	NEW IRON REBAR
SAINITARY SEWER MANHOLE	
TREE (SEE TABLE)	

NOTES:

OTHER RIGHTS OF WAY, UNDERGROUND UTILITIES, OR EASEMENTS MAY EXIST WHICH MAY NOT BE SHOWN.

BOUNDARY AND PHYSICAL IMPROVEMENTS FROM SURVEY PERFORMED BY THIS FIRM IN 2006. THE PURPOSE OF THIS SURVEY IS VEGETATION ONLY.

TREE TYPES ARE LISTED TO THE BEST ABILITY OF THIS SURVEYOR. IF TYPE OR SPECIES IS CRITICAL, PLEASE CONSULT AN ARBORIST.

NUMBER IN TREE TABLE IS DIAMETER AT BREAST HEIGHT.

–# INDICATES THE NUMBER OF BOLES OF THE TREE IF MORE THAN ONE EXIST.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DWN:	CHECKED BY:	DATE:	
TAC	AW	JANUARY 21st, 2018	
FB:	FILE NAME:	SCALE:	FILE:
EDC	MARGWTREE	1"=40'	08-09-10

VEGETATION SURVEY
OF
LC HARDWOOD FLOORS INC. PROPERTY

#3530, #3534 & #3538 MARGARET WALLACE RD.
D.B. 31431 PG. 368, 6.16 Acres, 268,431 Sq. Ft.

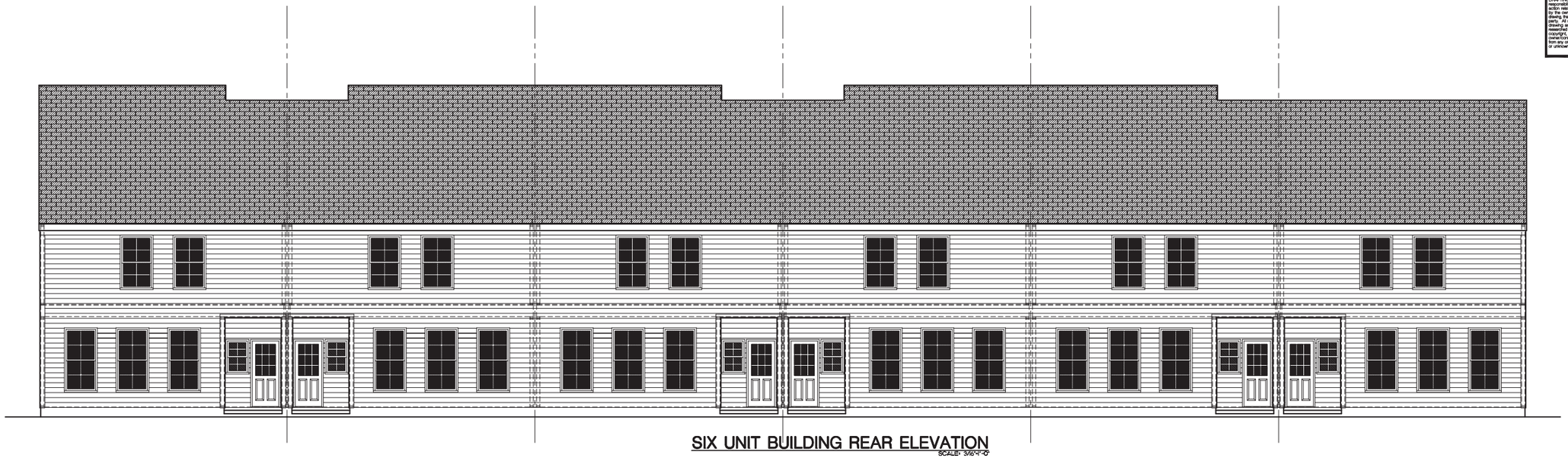
TOWN OF MATTHEWS
MECKLENBURG COUNTY NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL L-4876 LAND SURVEYOR JACK R. CHRISTIAN

Tim Christian

JACK R. CHRISTIAN + ASSOCIATES
–SURVEYING–
PHONE (704) 596–2214 FAX (704) 596–2338
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

SUPERCEDED 2018-677
1/29/2018



SIX UNIT BUILDING REAR ELEVATION
SCALE: 3/16"=1'-0"

SIX UNIT BUILDING FRONT ELEVATION
SCALE: 3/16"=1'-0"

NOTES

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Drafting & Design, Inc.
Charlotte, N.C.
704-542-8698

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CHARLOTTE

Project: BUILDING 2

Sheet Title: FRONT & REAR ELEVATIONS

DR. BY: J.B.

Date 01-25-18

REV:

Plotted: Date and Time

LT6UNIT-FE/RE

Sheet

A-1

BUILDING # 1

SUPERCEDED 2018-677
1/29/2018

SIX UNIT BUILDING REAR ELEVATION
SCALE: 3/16"=1'-0"

SIX UNIT BUILDING FRONT ELEVATION
SCALE: 3/16"=1'-0"

NOTES

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CHARLOTTE

Project: BUILDING 1

Sheet Title: FRONT & REAR ELEVATIONS

DR. BY: J.B.
Date 01-23-18
REV:

Plotted:
Date and Time

L76UNIT-FE/RE

Sheet
A-1

BUILDING # 1

Rezoning Application 2018-677
Community Input Meeting Summary

A Community Input Meeting was held at:

- Matthews Branch Public Library - Community Room
  230 Matthews Station Street
  Matthews, NC 28105
- March 14, 2018 at 6:00 p.m.

There were 6 residents in attendance.

A community meeting was held on March 14, 2018 at the Matthews Branch Public Library Community room for rezoning application 2018-677. The owner of the property, Luiz Teixeira, and Mitch Latham with Latham-Walters Engineering, Inc. conducted the meeting. Invitations were mailed to all residents within 200' of the property. A mailing list is included as Exhibit A (2 notifications were returned as undeliverable and are identified / included at end of this document).

Mitch Latham gave a brief introduction regarding the current request to rezone the property to R-VS in order to construct 36 Townhomes and opened the floor for comments and questions from the residents. Six residents were in attendance. The sign-in sheet is attached as Exhibit B. Below is a summary of the items discussed.

1. Sanitary Sewer - One resident was concerned as to how the property would be sewered as she had been contacted previously by someone attempting to obtain a sewer easement. Mitch Latham stated that an existing easement across the Stegall property (parcel 19306206) would be utilized for sewer.

2. Amenity Area – One resident asked what amenities would be provided for the site. The owner stated that he is planning to provide a picnic and grilling area on the site.

3. Price Point/Square Footage – One resident asked about the proposed square footage and price points for the project. The owner stated that the square footage is 2000 sf with a price point of $250,000.

4. Rent vs. Sell – One resident asked whether he was planning to rent or sell the units. The owner stated that his original intent was to rent the units, but he is now leaning toward selling the units.

5. School Capacity/Traffic Impacts – One resident asked if an impact statement had been prepared regarding the school system and the traffic. Mitch Latham stated that to his knowledge there had been no discussion with the Town regarding school impacts. For 36 units, the Town is not requiring a traffic impact study, but NCDOT will require a right-turn lane into the project. One resident voiced concern regarding impacts to traffic with the other development planned in the area.

Upon the conclusion of the meeting, residents were offered a comment paper to list any specific items of concern. One resident completed the form (Exhibit C) and stated the following concerns/recommendations.

i. Concerned about stress on our schools as they are currently over capacity.
ii. Traffic Concerns – current traffic problems
iii. Concern about rental of units – She would prefer that they be sold in order to ensure a stable community.

The meeting concluded at 7:30 p.m.

Respectfully submitted,

Luiz Teixeira

Luiz Teixeira
(Applicant / Property Owner)

2018-677
3/19/2018

NOTICE TO INTERESTED PARTIES OF
COMMUNITY INPUT MEETING

Subject:
Rezoning Application 2018-677 filed with the Town of Matthews regarding the property Located at 3530-3538 Margaret Wallace Road to allow the parcel to be rezoned from R-15 to R-VS and permit a change in use for Single-Family Townhomes to be built.

Date and Time of Meeting:
March 14, 2018
6:00-7:30 p.m.

Place of Meeting:
Matthews Branch Library – Community Room
230 Matthews Station Street
Matthews, NC 28105

Property Owner:
As a part of the rezoning process, you are invited to attend a Community Input Meeting for the proposed rezoning of the property listed above. This is an opportunity for you to learn about the pending zoning action before it is discussed at the Town of Matthews Public Hearing.
The applicant and his representative will hold this meeting to answer any questions regarding this rezoning proposal.
You are not required to attend this meeting, nor do you need to RSVP, but the Mecklenburg County Tax Records indicate that you are owner of a property that is located near this site and are therefore being notified in the event you can attend.

Sincerely,

Luiz Teixeira
Property Owner/Applicant

2018-677
3/19/2018

EXHIBIT A

+ 200' Adjacent Property Owners Mailing List

Defino Moxthe Ambrocio
Liliana Morales Vazquez
3434 Fortis Lane
Matthews, NC 28105

TAH Holdings, LP
(re: 9720 Manus Court property
Matthews, NC 28105)
1508 Brookhollow Drive
Santa Ana, CA 92705

Jose L. Vasquez
Linda A. Vasquez
3400 Olde Creek Trail
Matthews, NC 28105

Lal Pek Mawi
Lalhlun Mawii
3452 Margaret Wallace Road
Matthews, NC 28105

Krystal G. Winkler
3517 Olde Creek Trail
Matthews, NC 28105

Delores H. Toomey
3509 Olde Creek Trail
Matthews, NC 28105

Jose Gabriel Banjonero
Araceli Trejo Flores
3501 Olde Creek Trail
Matthews, NC 28105

Brian W. Long
3500 Margaret Wallace Road
Matthews, NC 28105

Gladys H. Burnette
(Mrs. B R By ENT)
3516 Olde Creek Trail
Matthews, NC 28105

Julieta S. Medina
Maria J. Medina
3508 Olde Creek Trail
Matthews, NC 28105

Kristo Shuxho
Albana Lucka
3500 Olde Creek Trail
Matthews, NC 28105

Francisco J. Martinez-Palacios
Erika Chavez
3424 Olde Creek Trail
Matthews, NC 28105

Robert M. & Donna Morrow
3416 Olde Creek Trail
Matthews, NC 28105

Jeannette L. & Anthony A. Garcia
3408 Olde Creek Trail
Matthews, NC 28105

Charlotte-Mecklenburg Board of Education
Crown Point Elementary School
(re: 3335 Sam Newell Road property)
P.O. Box 30035
Charlotte, NC 28230

Grady William & Nancy Aldridge
3425 Sam Newell Road
Matthews, NC 28105

Triston G. & Barbara C. Stegall
3541 Sam Newell Road
Matthews, NC 28105

Crown Point Covenant Church of God
(re: 3628 Margaret Wallace Road property)
P.O. Box 23150
Charlotte, NC 28227

MNSF Charlotte, LLC
(re: 3502 Fortis Lane property)
6836 Morrison Blvd, Suite 320
Charlotte, NC 28211

Duy T. Phan
Phuong Linh T. Nguyen
3506 Fortis Lane
Matthews, NC 28105

Ezequiel Reyes-Limon
Esmeralda Luna Morales
3510 Fortis Lane
Matthews, NC 28105

Wendell A. & Kathy R. Young
3514 Fortis Lane
Matthews, NC 28105

ERB Prime, LLC
(re: 3518 Fortis Lane property)
401 Hawthorne Lane Suite 110-242
Charlotte, NC 28204

Michael W. & Judith L. Trest
(re: 3522 Fortis Lane property)
3317 Bridgewick Lane
Waxhaw, NC 28173

Justin B. Harward &
Meghan A. Mastalerz
3526 Fortis Lane
Matthews, NC 28105

2018-677
3/19/2018

EXHIBIT B

COMMUNITY MEETING SIGN-IN SHEET REZONING APPLICATION: 2018-677

Property Address:	3530-3538 Margaret Wallace Road	**Meeting Date / Time:**	March 14, 2018 6:00-7:30 p.m.
Petitioner:	Luiz Teixeira, LC Hardwood Floors, Inc.	**Location:**	Matthews Branch Library Community Room 230 Matthews Station Street Matthews, NC 28105

Name	Address	Email	Phone
Nancy Aldridge	3425 Sam Newell Rd		704-537-2733
Beth St. Martin	2333 Lakeview Circle		704-320-6249
Phil St. Martin	2333 Lakeview Circle		704-226-6092
Terry St. Martin	2321 Lakeview Circle		704-517-6192
JEFF STEGALL	3541 SAM NEWELL		704-537-1526
Barbara Stegall	" "		704-537-1526

2018-677
3/19/2018

EXHIBIT C

Rezoning Application 2018-677
3530-3538 Margaret Wallace Road

Beth St. Martin

Community Input Meeting on March 14, 2018 6:00-7:30 p.m.

Please list below any comments or concerns you have with this application for rezoning-

Concerned about stress on our schools.
currently they are overcapacity
Traffic concerns - current traffic problems
Also concerned about Rental model
would prefer a for sale model for
a stable community.

2018-677
3/19/2018

LATHAM-WALTERS ENGINEERING, INC.
RESIDENTIAL & COMMERCIAL SITE DESIGN
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, NC 28078

CHARLOTTE
NC 282
22 FEB '18
PM 1 L

Hasler
02/22/2018
US POSTAGE

FIRST-CLASS MAIL
$00.47⁰

ZIP 28078
011D12811148

Michael W. & Judith L. Trest
(re: 3522 Fortis Lane property)
3317 Bridgewick Lane
Waxhaw, NC 28173

NIXIE 282 NFE 1 18I0002/23/18
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 28078508273 *2048-03022-22-41

28173-450817

LATHAM-WALTERS ENGINEERING, INC.
RESIDENTIAL & COMMERCIAL SITE DESIGN
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, NC 28078

CHARLOTTE
NC 282
21 FEB '18
PM 2 L

Hasler
02/22/2018
US POSTAGE

FIRST-CLASS MAIL
$00.47⁰

ZIP 28078
011D12811148

Crown Point Covenant Church of God
(re: 3628 Margaret Wallace Road property)
P.O. Box 23150
Charlotte, NC 28227

NIXIE 282 FE 1 0003/04/18
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 28078508273 *2148-02426-22-41

UTF
28227-027450

2018-677
2/22/2018

NOTICE TO INTERESTED PARTIES OF
COMMUNITY INPUT MEETING

Subject:
Rezoning Application 2018-677 filed with the Town of Matthews regarding the property Located at 3530-3538 Margaret Wallace Road to allow the parcel to be rezoned from R-15 to R-VS and permit a change in use for Single-Family Townhomes to be built.

Date and Time of Meeting:
March 14, 2018
6:00-7:30 p.m.

Place of Meeting:
Matthews Branch Library – Community Room
230 Matthews Station Street
Matthews, NC 28105

Property Owner:
As a part of the rezoning process, you are invited to attend a Community Input Meeting for the proposed rezoning of the property listed above. This is an opportunity for you to learn about the pending zoning action before it is discussed at the Town of Matthews Public Hearing.
The applicant and his representative will hold this meeting to answer any questions regarding this rezoning proposal.
You are not required to attend this meeting, nor do you need to RSVP, but the Mecklenburg County Tax Records indicate that you are owner of a property that is located near this site and are therefore being notified in the event you can attend.

Sincerely,

Luiz Teixeira
Property Owner/Applicant

APPLICATION 2018-677 STAFF REPORT
MARGARET WALLACE TOWNHOMES

Pre Public Hearing Staff Analysis · April 2018

Town of Matthews™ North Carolina

SUMMARY

Location

3530 Margaret Wallace Road

Ownership/Applicant

LC Hardwood Floors

Zoning

Existing: R-15 Proposed: R-VS

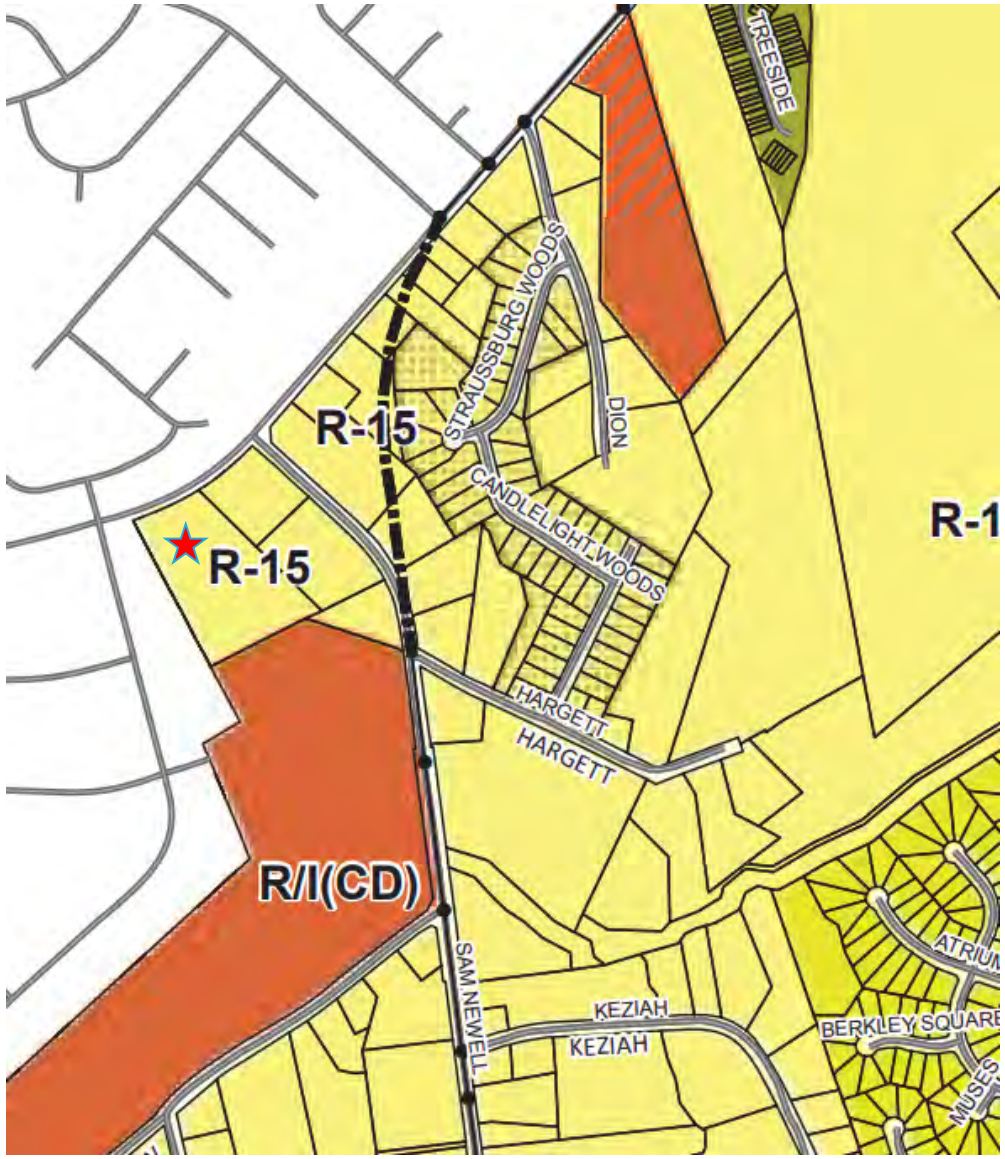
Use

Existing: Three Single Family Homes

Proposed: Up to 36 townhomes

Request Summary

The applicant proposes a townhome community with a mixture of public streets and private alleys.



PROJECT AREA

CURRENT CONDITIONS

SITE INFORMATION AND BACKGROUND

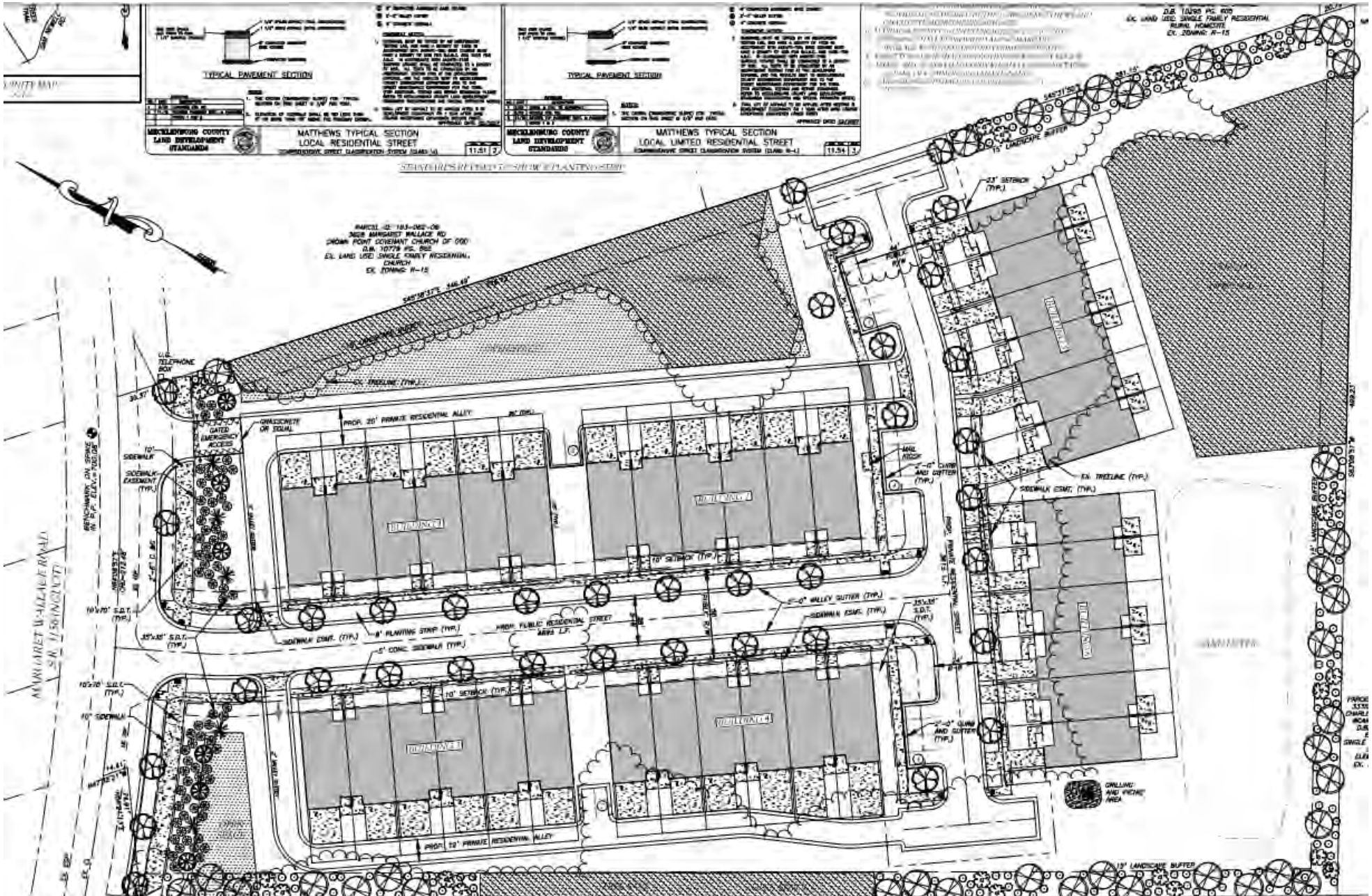
Site Summary

The property is currently legal nonconforming with 4 single family homes located on the same lot. The western boundary of the property adjoins the City of Charlotte while the southern boundary adjoins Crown Point Elementary.

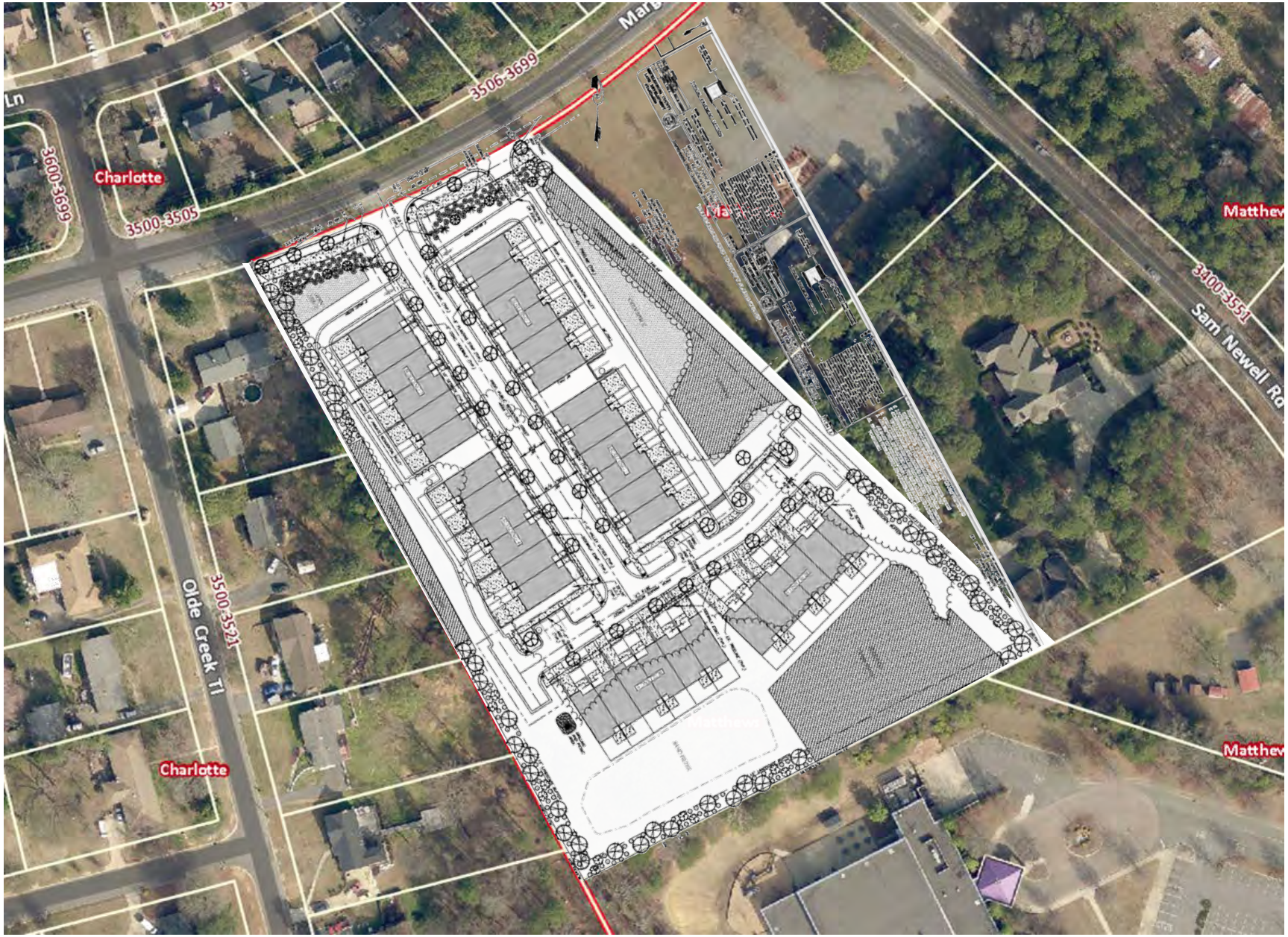
Previous Zoning Actions

None

PROPOSED SITE PLAN



PROPOSED SITE PLAN WITH ADJOINING PROPERTIES



PROPOSED TOWNHOME DESIGN

SIX UNIT BUILDING REAR ELEVATION

SIX UNIT BUILDING FRONT ELEVATION

PROPOSED TOWNHOME DESIGN

SIX UNIT BUILDING REAR ELEVATION

SUMMARY OF PROPOSED CONDITIONS AND FLEXIBLE DESIGN REQUEST

Conditions

1. Maximum of 36 townhomes
2. No vinyl siding except for soffits, windows and trim.
3. Right turn lane will be provided on Margaret Wallace Road.
4. A 10’ multiuse path is shown along Margaret Wallace Road.
5. An emergency fire access is provided as second point of ingress/egress.

Flexible Design Request

1. Reduction of minimum lot size from 3,000 square feet to 2,375 square feet
2. Reduction of minimum lot width from 30’ to 25’.
3. Reduction of minimum front setback from 20’ to 10’.

TREES, VEGETATION AND STORMWATER

Tree Save

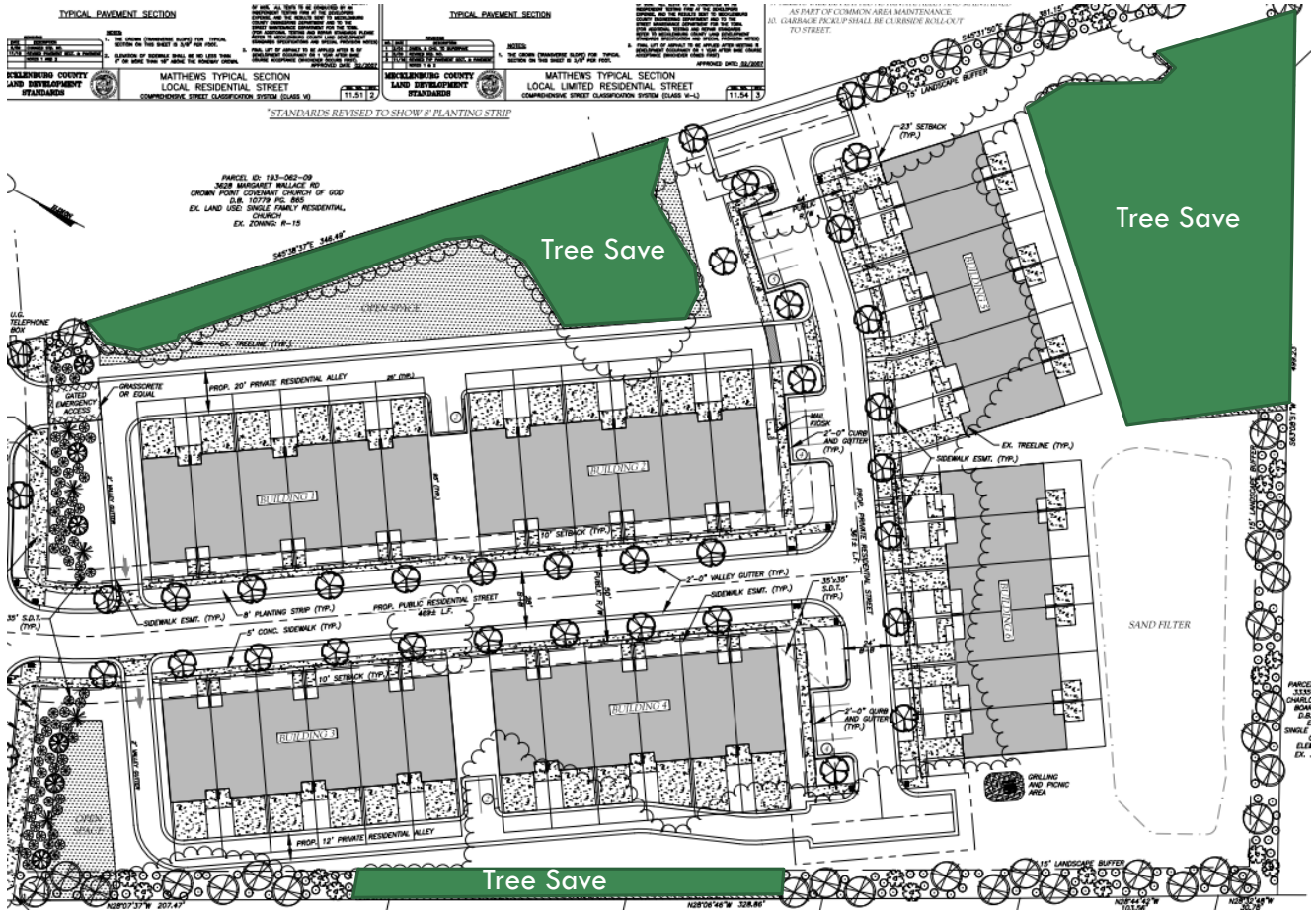
The R-VS District requires a minimum of 8% tree canopy preservation. This proposed development would achieve about 14% canopy preservation.

Stormwater Management and PCO

A sand filter is located at the rear of the property and will provide both detention and water quality measures.

Buffers

A mixture of existing vegetation and new landscaping will be provided to buffer the development from adjoining properties. These buffers are optional, as residential properties are not required to be screened from each other.



LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP does not make specific recommendations for this property. However, the area surrounding the site is composed entirely of single family homes with some institutional uses.

Consistency

The addition of townhomes to the site would not be consistent with the current development pattern in the area. An R-VS development consisting of single family homes would be a more appropriate use of the land.

155. 503.1. Residential Varied Style District (R-VS)

A. The Residential Varied Style District is established to create beneficial contemporary single-family housing opportunities at higher densities, configurations and styles not traditionally found in Matthews, such as zero-lot line homes, single-family attached including townhouses, patio homes, duplexes, pinwheel design, and similar styles. This district is primarily intended to be utilized in three situations: *i*) near the downtown as detailed in the Downtown Master Plan; *ii*) at specific sites identified by the Land Use Plan as exhibiting unique criteria offering an opportunity for an alternative to traditional detached single-family development; and *iii)* upon request when the proposed site can be demonstrated to accommodate the increased density, exhibits a thoughtful, imaginative use of the land, and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development. All development of land within the Residential – Varied Style – district shall comply with a site plan approved at the time of R-VS designation. The map symbol and short name for the Residential Varied Style District shall be "R-VS". **[formerly known as § 153.205]**

FINANCIAL IMPACT ANALYSIS

Services Impact

The cost to provide solid waste pickup for the site will be $6,300 annually.

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was $1083, about $180 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the size and style of the proposed homes, staff has assigned a tax value of about $125,000 on average for the homes using the Parkview townhome development nearby as a benchmark. This represents about $15,300 annually in tax revenue, or about $2,500 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. More information is needed for the townhome designs including all four sides of the architecture. Since the sides of some of the buildings face McKee Road, attention should be placed on the architecture for the end units in these areas.

2. A conditional note should be added that indicates the petitioner is dedicated additional right-of-way on McKee Road

Police

Under Review

Fire

The Matthews Fire Department agrees with the Fire Marshall's Office recommendation for an emergency access onto Margaret Wallace.

Public Works

Under Review

Parks and Rec

No concerns

CHARLOTTE MECKLENBURG SCHOOLS STUDENT GENERATION ESTIMATE

Average Student Yield per Unit: 0.1718

Based on the site plan, dated January 31, 2018, this development may add 8 students to the schools in this area.

The following data is as of 20th Day of the 2017-18 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
MATTHEWS ELEMENTARY	48.5	40	941	802	121%	4	**122%**
CRESTDALE MIDDLE	37.8	53	764	1071	71%	2	**72%**
BUTLER HIGH	109	98	2121	1907	111%	2	**111%**

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this proposal may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is $134,000; calculated as follows:

Elementary School: **4** x $20,000 = $80,000

High School: **2** x $27,000 = $54,000

Report From Charlotte-Mecklenburg Schools Planning Services

APPLICATION 2018-677 STAFF REPORT
MARGARET WALLACE SINGLE FAMILY HOMES

Pre Public Hearing Staff Analysis · UPDATED June 2018

Town of Matthews™ North Carolina

SUMMARY

Location

3530 Margaret Wallace Road

Ownership/Applicant

LC Hardwood Floors

Zoning

Existing: R-15 Proposed: R-VS

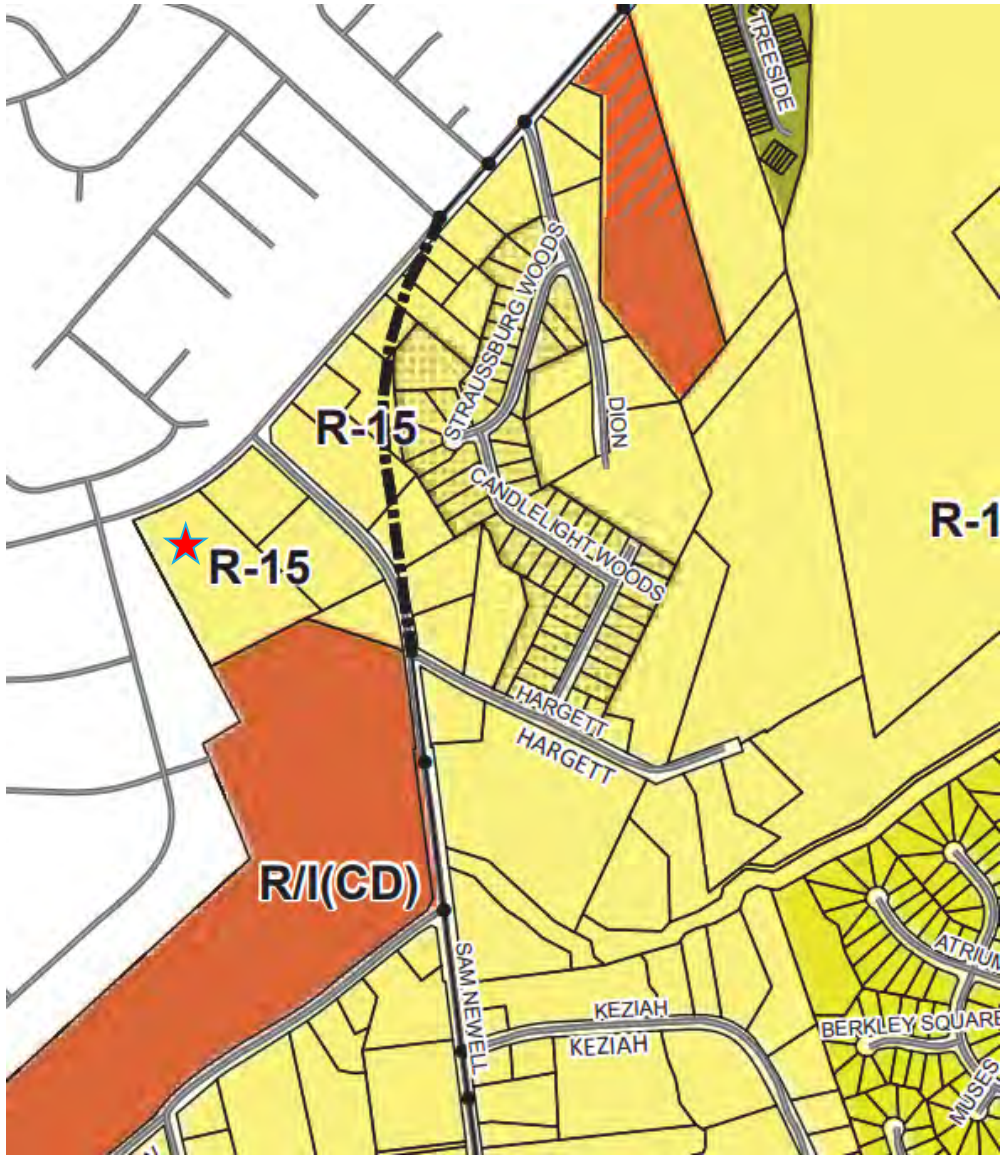
Use

Existing: Three Single Family Homes

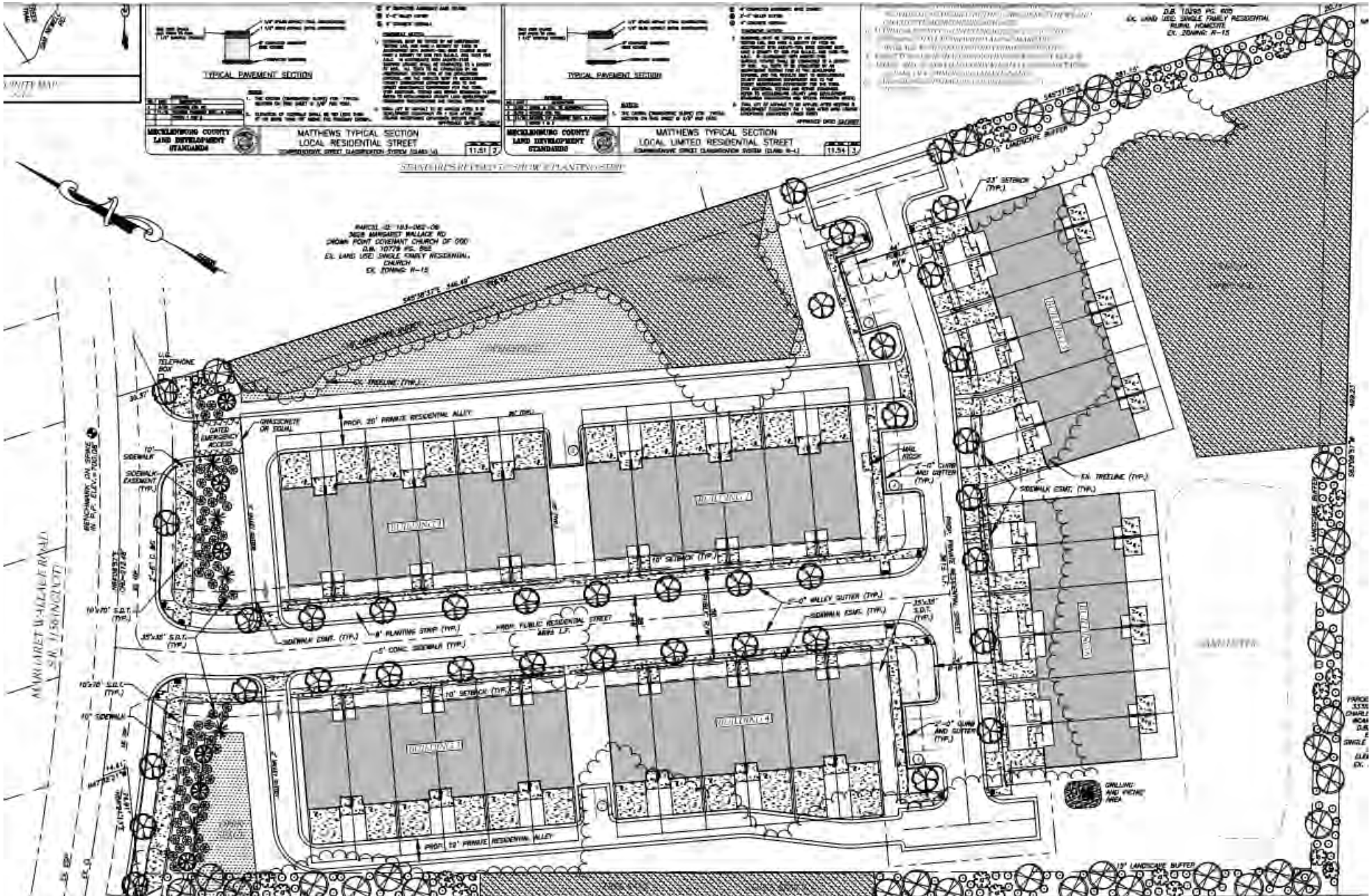
Proposed: Up to 22 single family homes

Request Summary

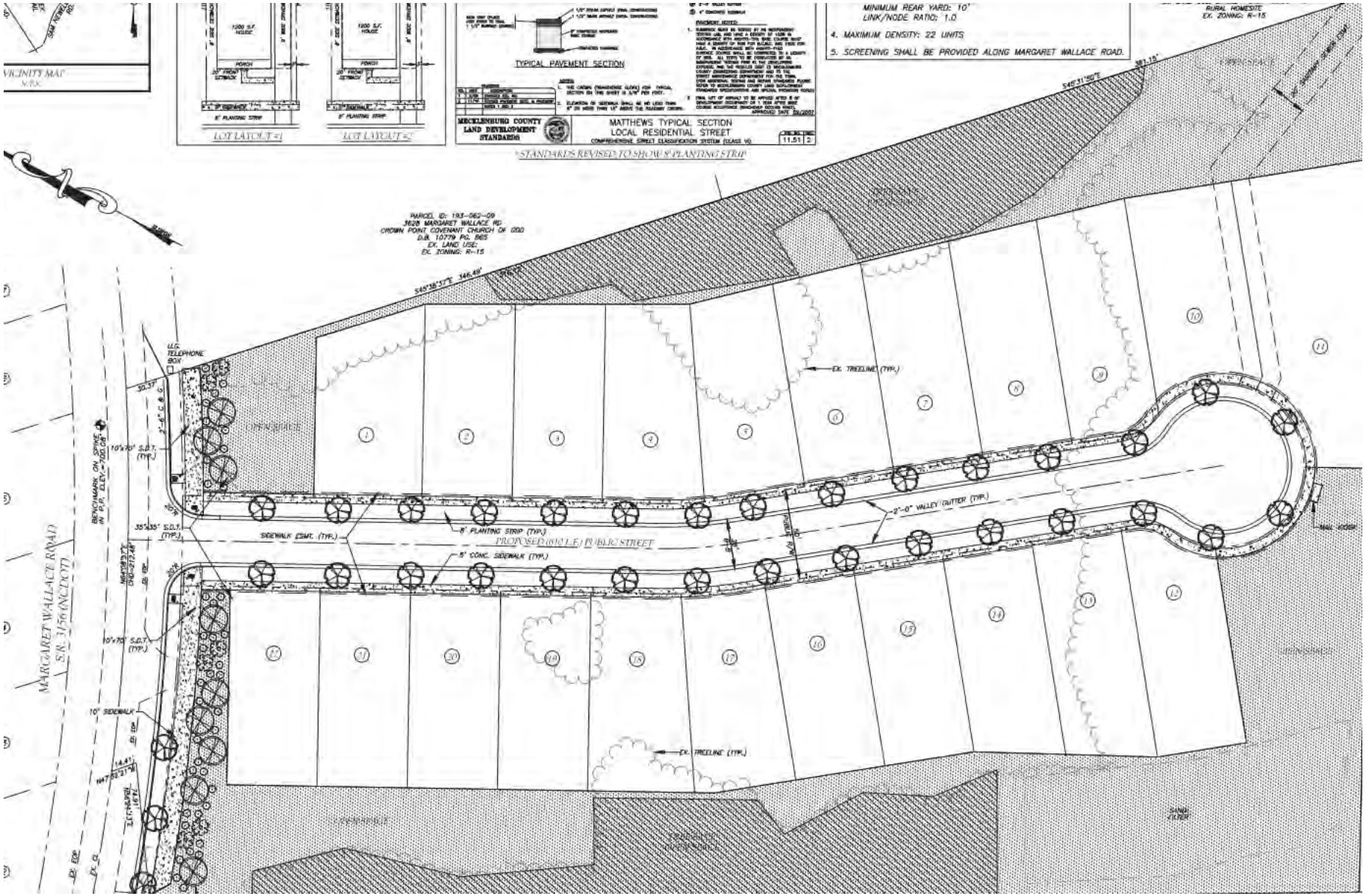
The applicant has revised the development plan and replaced the 36-unit townhome proposal with 22 single family homes.



PREVIOUS 36 UNIT TOWNHOME PLAN



CURRENT PLAN



LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP does not make specific recommendations for this property. However, the area surrounding the site is composed entirely of single family homes with some institutional uses. The change to single family homes makes the development more appropriate for the site.

Consistency

The addition of townhomes to the site would not have been consistent with the current development pattern in the area. The applicant heard these concerns and is proposing single family development that is consistent with the Land Use Plan and area development.

155. 503.1. Residential Varied Style District (R-VS)

A. The Residential Varied Style District is established to create beneficial contemporary single-family housing opportunities at higher densities, configurations and styles not traditionally found in Matthews, such as zero-lot line homes, single-family attached including townhouses, patio homes, duplexes, pinwheel design, and similar styles. This district is primarily intended to be utilized in three situations: *i*) near the downtown as detailed in the Downtown Master Plan; *ii*) at specific sites identified by the Land Use Plan as exhibiting unique criteria offering an opportunity for an alternative to traditional detached single-family development; and *iii)* upon request when the proposed site can be demonstrated to accommodate the increased density, exhibits a thoughtful, imaginative use of the land, and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development. All development of land within the Residential – Varied Style – district shall comply with a site plan approved at the time of R-VS designation. The map symbol and short name for the Residential Varied Style District shall be "R-VS". **[formerly known as § 153.205]**

FINANCIAL IMPACT ANALYSIS

Services Impact

The cost to provide solid waste pickup for the site will be $3,850 annually.

Current Tax Revenue and Per Acre Valuation

In 2016, Matthews tax revenue from the property was $1083, about $180 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the size and style of the proposed homes, staff has assigned a tax value of about $250,000 on average for the homes. This represents about $19,000 annually in tax revenue, or about $3,100 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. No home designs are provided. The applicant plans to present home elevations at the Public Hearing.
2. More conditional notes are needed to address architecture and site development requirements.

Police

No Concern

Fire

No Concerns.

Public Works

Consider adding some curvature to the road to reduce speeding.

Parks and Rec

No concerns

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Deferral of Decision on Application 2018-680 4 Corners Phase 2.

DATE: July 5, 2018
FROM: Jay Camp

Background/Issue:

- On June 26th, Planning Board voted 5-2 to recommend approval of the rezoning request.
- There have been no significant changes to the site plan or architecture since the Public Hearing.

Proposal/Solution:

- The Applicant requests a deferral to allow for additional time to address concerns about a pedestrian crossing on Sam Newell as well as any outstanding questions or concerns from Town Board. The applicant will be unable to attend the Monday meeting.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Discuss any outstanding concerns from Town Board members and defer decision on Application 2018-680 until August 13, 2018.

DRAFT---FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____2018-680_____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) ___x __The requested zoning action, as most currently amended, is **approved,** and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE,** as follows:

CONSISTENT: **with Matthews Land Use Plan by allowing an R-VS single family development to be built as an expansion of an already approved development with similar home styles and density.**

REASONABLE: The rezoning creates new housing opportunities in an area that is within convenient walking distance to Crown Point Elementary and the future greenway. Housing within walking distance of schools helps alleviate roadway congestion and give parents options to buses and cars for transport of school children.

OR

B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the lower density, single family neighborhoods in the area and is not appropriate for this site. No new homes should be constructed until road and school concerns are resolved.

NOT REASONABLE: The rezoning is not reasonable and would cause additional congestion to area roads while overburdening the school system.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date: July 9, 2018

Town of Matthews North Carolina

Jay Camp <jcamp@matthewsnc.gov>

Deferral

Adam Fiorenza <adam@fiorenzaproperties.com> Thu, Jun 28, 2018 at 11:49 AM
To: Jay Camp <jcamp@matthewsnc.gov>

Hey Jay,

Can you please defer my current zoning petition for the property on Sam Newell until the August 13th meeting?

Thanks!

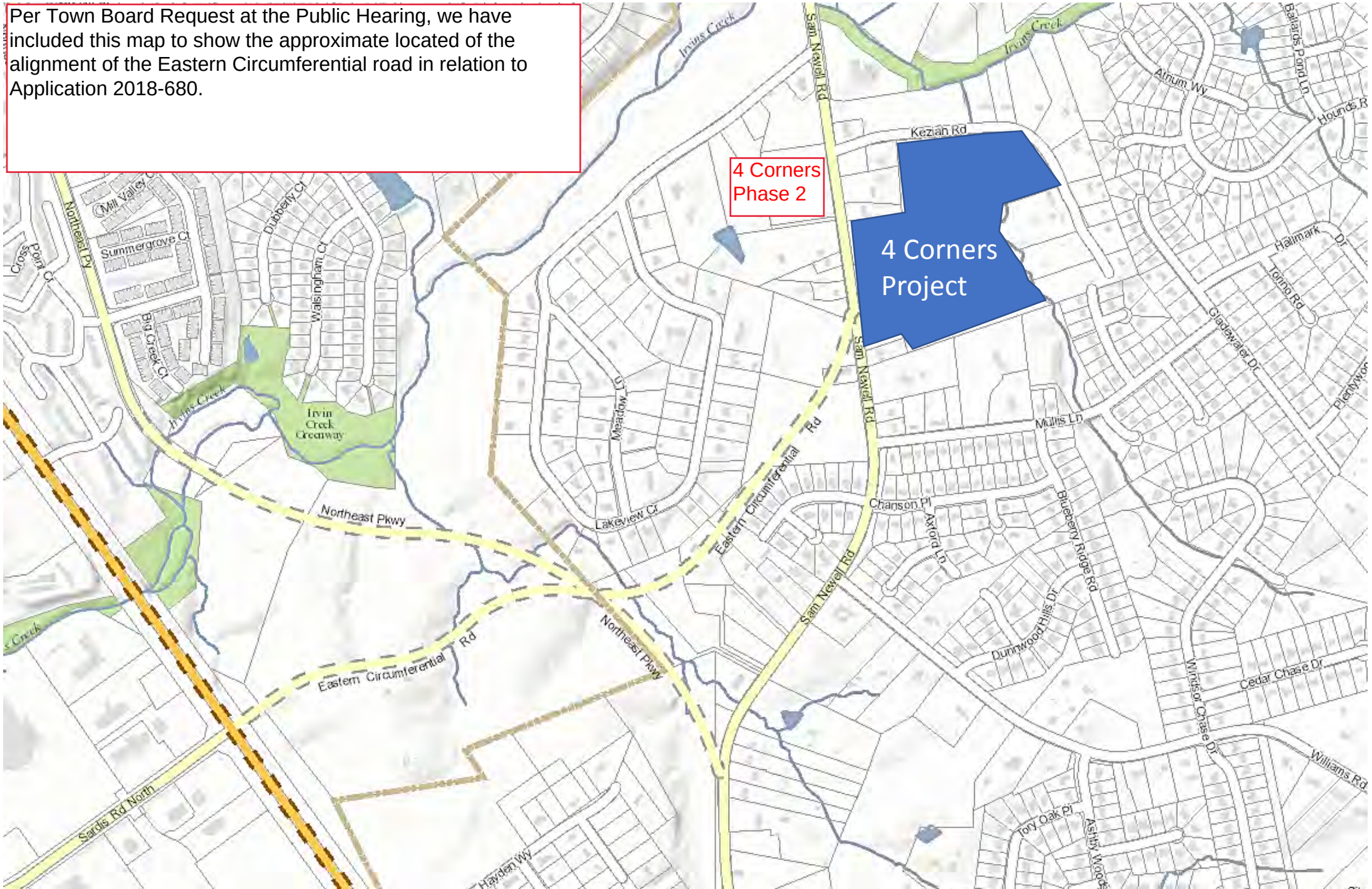
Adam Fiorenza | Principal

adam@fiorenzaproperties.com

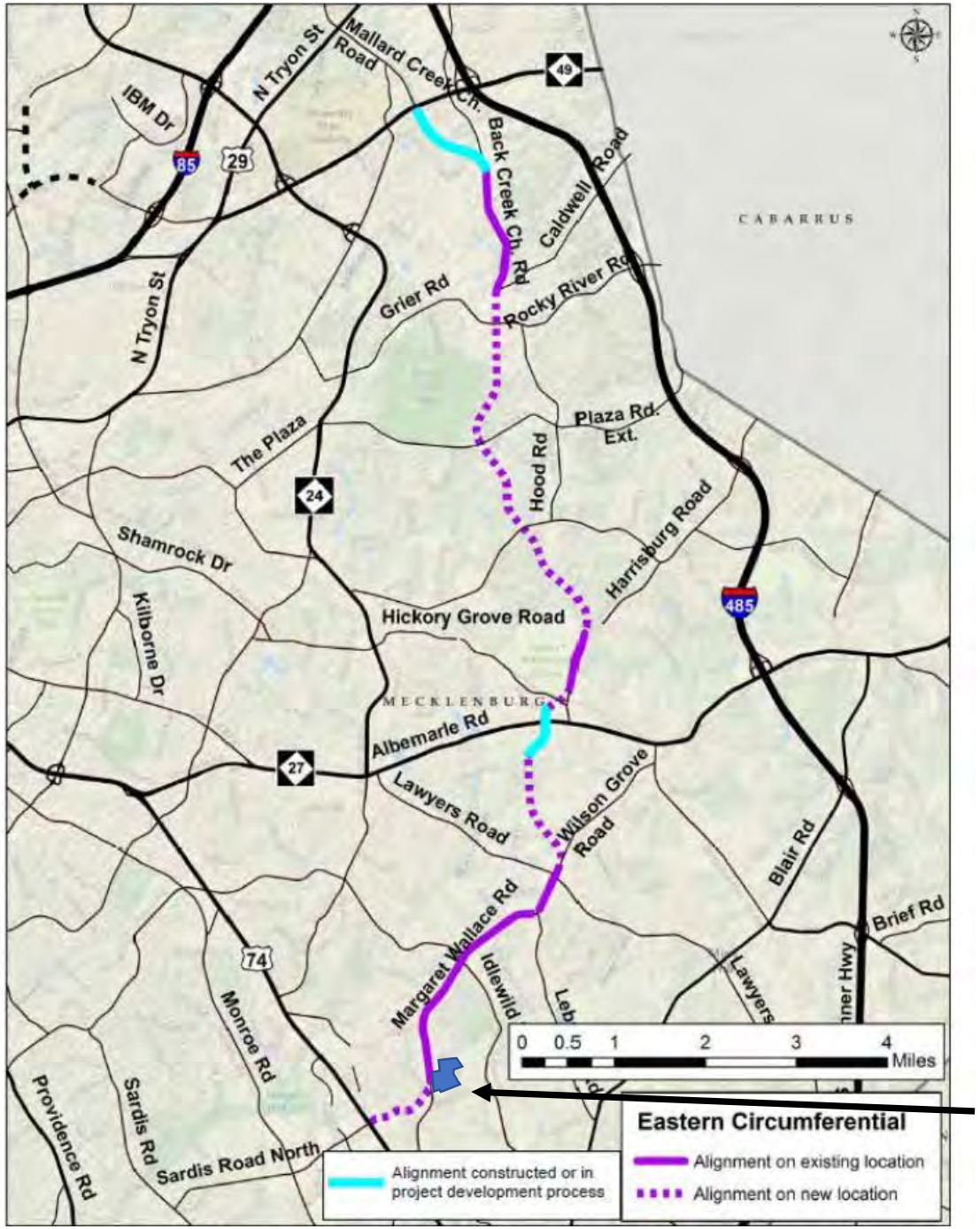
c. 704.905.9908

byFiorenza

Per Town Board Request at the Public Hearing, we have included this map to show the approximate located of the alignment of the Eastern Circumferential road in relation to Application 2018-680.



- Total project length 13.6 mi
- 7.9 mi of new roadway
- 4.1 mi of existing roadway
- 1.6 mi of constructed roadway or in the project development phase



Four Corners Project

Town of Matthews North Carolina

DATE FILED 3-28-2018

APPLICATION NUMBER 2018-680

For office use only

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:

- [x] 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): 19313422, 19313420, 19313428, 19313423, 19313430, 19313429

Address of property: 3033 Sam Newell Road

Location of property:

Title to the property was acquired on March 7, 2018
and was recorded in the name of Four Corners PI, LLC
whose mailing address is 4530 Park Rd. Suite 220
Charlotte, NC 28209

The deed is recorded in Book 32512 and Page 392 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-VS

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

Zoning request is to create a smaller lot residential subdivision with a mix of front load and rear load single family detached homes.

Application number
2018-680
For office use only

Signature of property owner (must be original)

Adam Fiorenza
Print name of property owner

301 Fieldbrook Pl.
Property owner's mailing address

Charlotte, NC 28209
Property owner's mailing address, continued

Property owner's mailing address, continued

704-905-9908
Property owner's phone number/email address

Adam@FiorenzaProperties.com

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

Application number
2018-680
For office use only

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 03/28/18

Town Board of Commissioners formally accepts application and sets Public Hearing date April 9th

Notices sent via mail to affected/adjacent property owners on or before May 26th

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 June 11

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 June 26

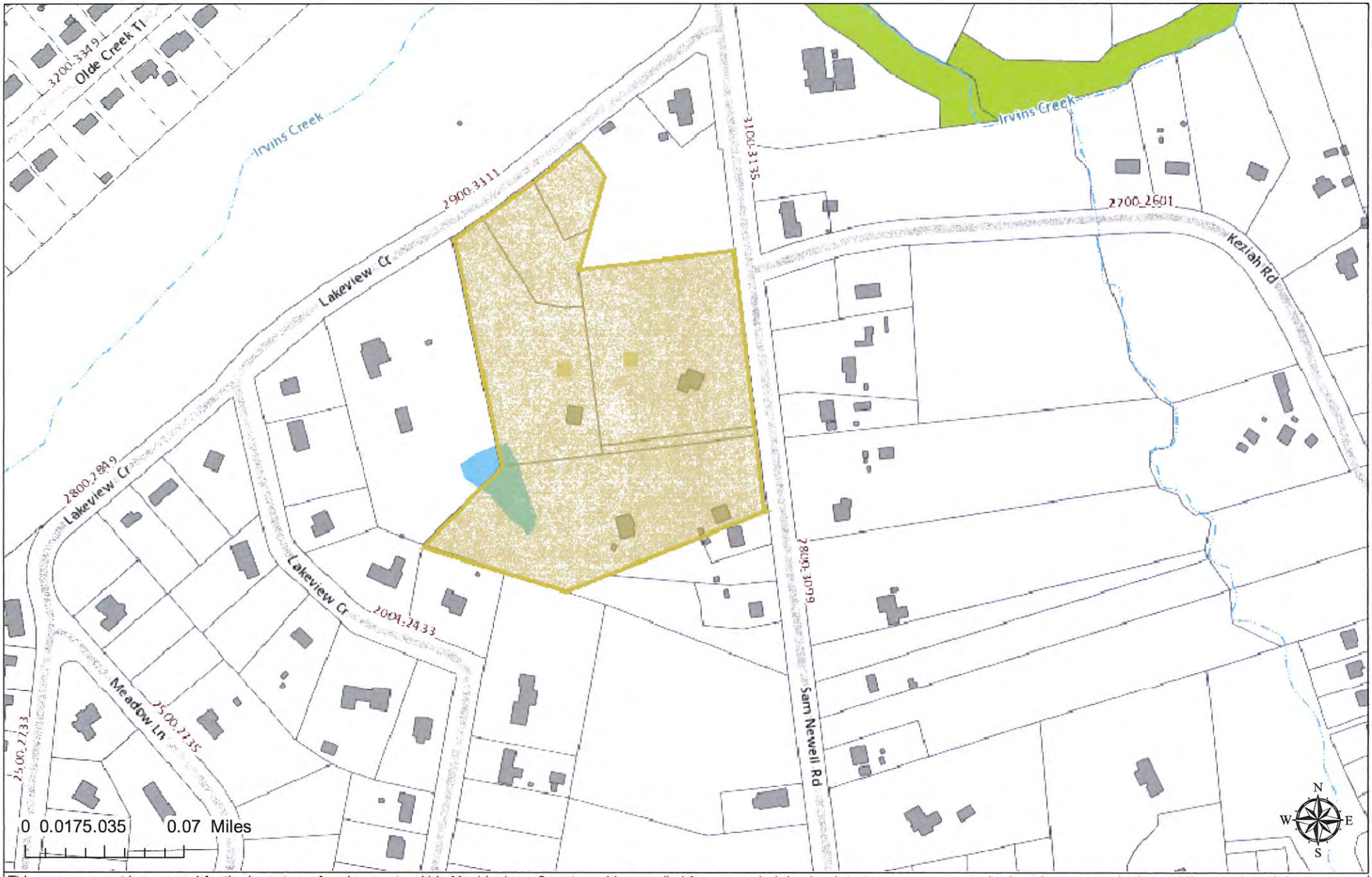
Town Board of Commissioners approves or denies application July 9th

2018-68

Polaris 3G Map – Mecklenburg County, North Carolina

Parcels to be Rezoned

Date Printed: 3/27/2018 8:22:56 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2018-680

Surrounding Property Owners

19313418	HAILGER, SARAH AND LEWIS	3133 SAM NEWELL ROAD MATTHEWS, NC 28105
19306204	CHARLOTTE MECKENBURG, BOARD OF EDUCATION	PO BOX 30035 CHARLOTTE, NC 28230
19313421	MCKEOWN, JENNIFER AND PHILLIP	2918 LAKEVIEW CIRCLE MATTHEWS, NC 28105
19313405	HARTIS, KIMBERLY AND TIMOTHY	2133 LAKEVIEW CIRCLE MATTHEWS, NC 28105
19313406	BEEKER, CATHERINE AND MARK	2201 LAKEVIEW CIRCLE MATTHEWS, NC 28105
19313408	ATWOOD, HELEN AND NATHAN	2217 LAKEVIEW CIRCLE MATTHEWS, NC 28105
19313425 AND 19313416	CHANEY, THURMAN AND DEASON, JUNITA	2008 SWAIM DRIVE MATTHEWS, NC 28105
19313417	BLACK, MARY ALEXANDER	3001 SAM NEWELL ROAD MATTHEWS, NC 28205
19315128	LOWRIE, SHERRI B.	3006 SAM NEWELL ROAD MATTHEWS, NC 28105

2018-680

19315126	KISER, TINY HAIGLER	3042 SAM NEWELL ROAD MATTHEWS, NC 28105
19315115	BIGLEY, DEBORAH AND KEVIN	3050 SAM NEWELL ROAD MATTHEWS, NC 28105
19315130	KISER, TINY H	3042 SAM NEWELL ROAD MATTHEWS, NC 28105
19315104	HAIGLER, KAY B	3108 SAM NEWELL ROAD MATTHEWS, NC 28105

2018-680

MERRICK & COMPANY

Merrick & Company
1001 Morehead Square Dr., Suite 530
Charlotte, NC 28203
Tel: +1 704-529-6500
Fax: +1 704-522-0882
www.merrick.com

March 28, 2018

Ms. Kathi Ingrish, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Fiorenza Properties Requesting the Rezoning of an Approximately 12.2 +/- acre site located on the west side of Sam Newell Road and south of Lakeview Circle from the R-15 zoning district to the R-VS zoning district.

Dear Kathi:

This letter is being submitted with the noted rezoning application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification as well as the requirements listed in the Town of of Matthews Unified Development Ordinance section 155.401.7F.1. As you are aware, these noted instructions require the applicant to submit documentation regarding the land use recommendations for the subject site as well the adopted land use plans and to how this rezoning proposal complies with such recommendations. This letter will also serve as a statement of intent outlining the purposes and objectives of the proposed development, as well as the particular standards to be modified. This letter is also being submitted to describe how this proposed residential community meets the intent of the R-VS and SRN zoning districts.

The subject site contains approximately 12.03 +/- acres and is located along the west side of Sam Newell Road and just south of Lakeview Circle. The site is currently zoned R-15 and the applicant is requesting that the site be rezoned to the R-VS zoning district to accommodate the development of a compact, residential community on the site that would contain a maximum of 40 dwelling units. The proposed community would be a mix of single family detached homes, including front load and rear load single family detached product.

Additionally, the applicant requests an exemption from the Town of Matthews TIA requirement. Documentation to this effect is included in this submittal.

The Town of Matthews Land Use Plan 2012-2022 provides land use policy guidance for the site. Set out below is a description of the land use policies contained in the land Plan that relate to the site and how this proposed development furthers such policies.

2018-680

- This proposed residential community would add to and enhance the range and variety of housing styles available in the Town of Matthews as encouraged by the Land Use Policy Statement #1. This proposed residential community would provide quality one-family detached dwelling units on smaller lots. Smaller lots continue to increase in popularity, as residents seek to limit the amount of maintenance that is required for their lots.
- This proposal also encourages compact building design and urban style development with a mix of front loaded lots and rear loaded lots as encouraged by the Land Use Policy Statement #4
- This site is located on the Sam Newell Road and therefore falls within the Sam Newell Road Transitioning and Sensitive Area as noted on page 69 of the Land Use Plan. Residential development is noted as appropriate for this area.

In the applicant's view, this proposed residential community meets the intent of the R-VS as set out in Section 155.503.1.A. of the Ordinance in that the site plan exhibits a thoughtful use of the land and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development.

To achieve this plan of mixed residential product, we request the following changes to the dimensional standards as allowed in section 155.401.7 of the Ordinance.

- Minimum centerline radius for a public street: 150'
- Minimum centerline radius for a private alley: 90'
- Public street drive lanes of 11'

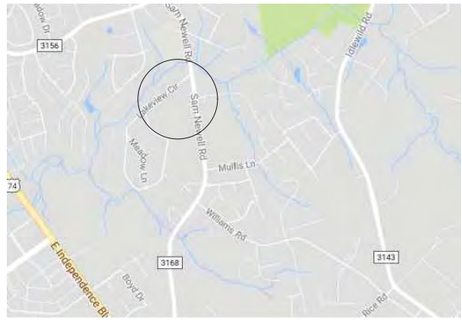
The applicant and I look forward to working with you, Jay, and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me or Adam.

Best Regards,

Jonathan Crowder, RLA
Merrick & Company

CURRENT 5/23/2018
2018-680



VICINITY MAP

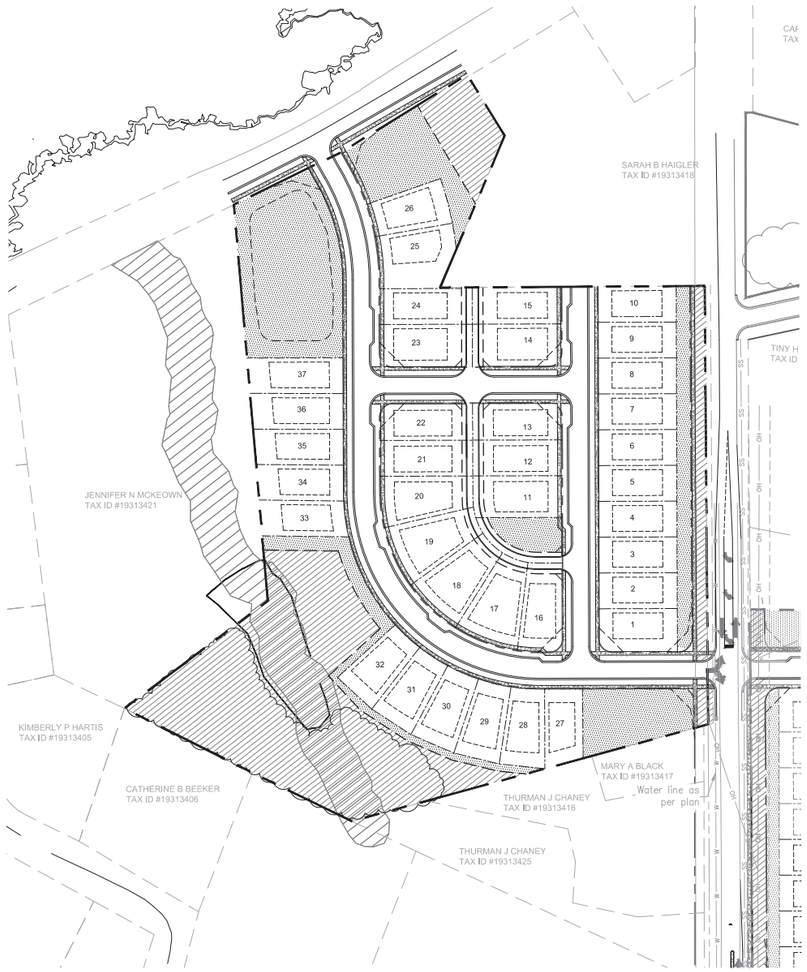
4 CORNERS PHASE 2 REZONING SUBMITTAL
#2018-680
SAM NEWELL ROAD
MATTHEWS, NORTH CAROLINA

MARCH 28, 2018

DEVELOPER: FIORENZA PROPERTIES, LLC
301 FIELDBROOK PLACE
CHARLOTTE, NC 28209

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
RZ - 1	COVER SHEET
RZ - 2	BOUNDARY SURVEY OF 6 PARCELS
RZ - 3	REZONING PLAN
RZ - 4	DEVELOPMENT NOTES
RZ - 5	SCHEMATIC BUILDING ELEVATIONS



MERRICK & COMPANY
1001 NORTHEAD SQUARE DRIVE, SUITE 650
CHARLOTTE, NC 28203
NC ENGINEERING FIRM F-0968 PHONE: 704.526.5300
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Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV	REVISION DESCRIPTION	DATE:	CHANGED BY:	CHECKED BY:	APPROVED BY:
	2nd Rezoning Submittal 5.22.18				

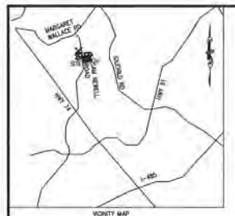
DESIGN BY: DesignXXX MM/DD/YR
DRAWN BY: DrawnXXX MM/DD/YR
CHECKED BY: CheckXXX MM/DD/YR
APPROVED BY: AppXXX MM/DD/YR

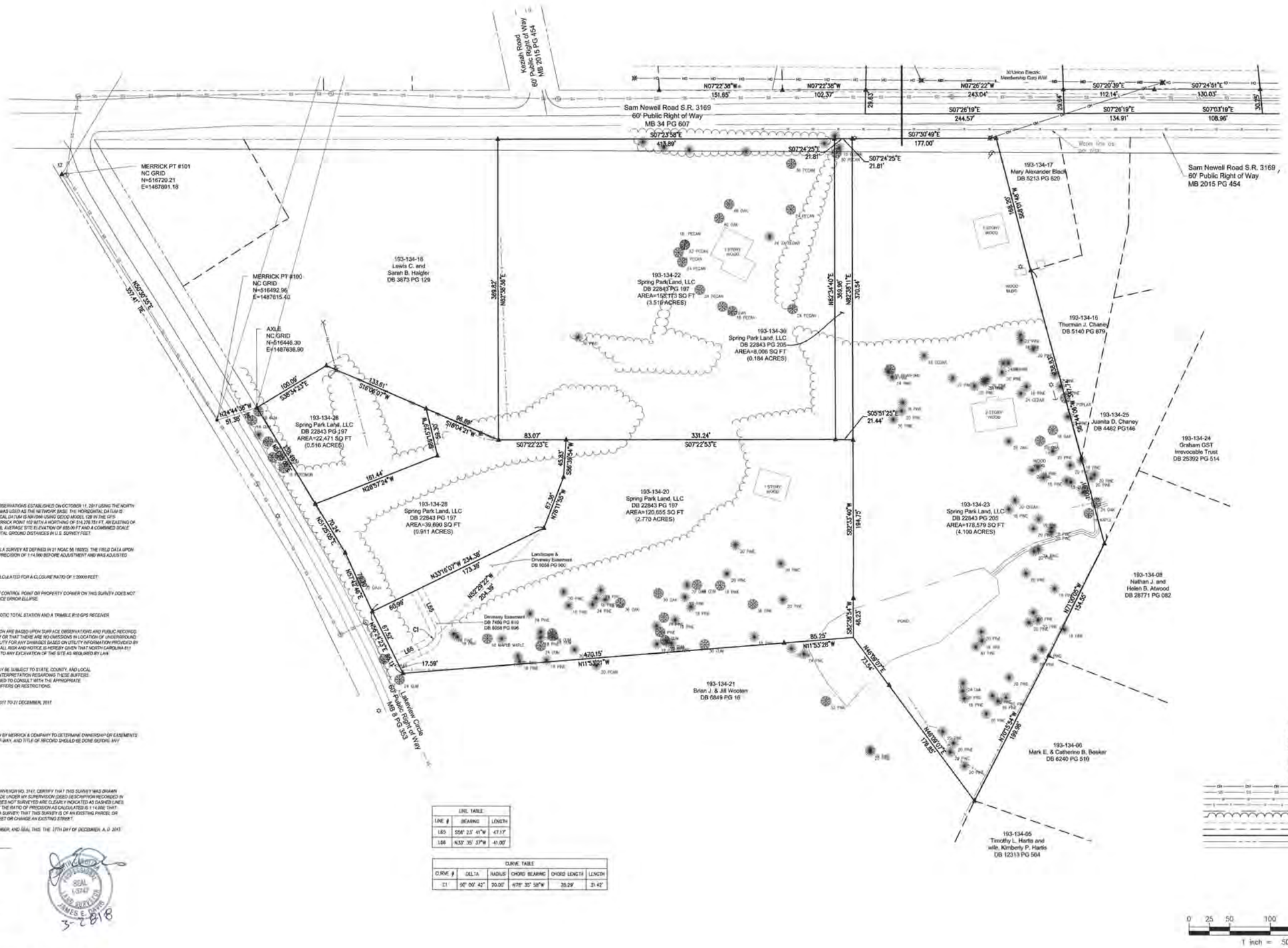
4 Corners Phase 2
Matthews, North Carolina
Cover Sheet

JOB NO: 65119618
DATE: 03/28/18
SHEET RZ-1

Q:\CHA\Projects\9618-00-FZP - Miscellaneous Planning Services\Design\Working\Matthews site\Rezoning Documents\Rezoning Plan- 12 acre parcel.dwg 5/22/2018 1:57:45 PM

CURRENT 5/23/2018
2018-680





GENERAL NOTES:

DATUM
NORTH BASED ON NC GRID NAD83(2011) FROM GPS OBSERVATIONS ESTABLISHED ON OCTOBER 11, 2017 USING THE NORTH CAROLINA RTK NETWORK. NGS CORS STATION NCHI WAS USED AS THE NETWORK BASE. THE HORIZONTAL DATUM IS REFERENCED TO NAD83(EPOCH 2011) AND THE VERTICAL DATUM IS NAVD88 USING GEOID MODEL 12B IN THE GPS OBSERVATIONS. THIS SURVEY WAS LOCALIZED AT MERRICK POINT 102 WITH A NORTHING OF 516,278.751 FT, AN EASTING OF 1,486,596.673 FT, AND A ELEVATION OF 633.02' NAVD88. AVERAGE SITE ELEVATION OF 650.00 FT AND A COMBINED SCALE FACTOR OF 0.9994745. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

CLASS OF SURVEY
THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY AS DEFINED IN 21 NCAC 56.1603(3). THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1:14,000 BEFORE ADJUSTMENT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD.

BOUNDARY CLOSURE
THIS BOUNDARY DATA SHOWN HEREON HAS BEEN CALCULATED FOR A CLOSURE RATIO OF 1:20000 FEET.

RELATIVE POSITIONAL ACCURACY
THE RELATIVE POSITIONAL ACCURACY (RPA) FOR ANY CONTROL POINT OR PROPERTY CORNER ON THIS SURVEY DOES NOT EXCEED 0.10 FOR EITHER AXIS OF THE 95% CONFIDENCE ERROR ELLIPSE.

EQUIPMENT STATEMENT
MEASUREMENTS OBTAINED USING A TRIMBLE-S9 ROBOTIC TOTAL STATION AND A TRIMBLE R10 GPS RECEIVER.

UTILITIES
SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE OBSERVATIONS AND PUBLIC RECORDS. MERRICK CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATION OF UNDERGROUND UTILITIES. THEREFORE MERRICK DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT NORTH CAROLINA 811 UTILITY LOCATION SERVICE IS TO BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE AS REQUIRED BY LAW.

STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS SURVEY IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

SURVEY DATING
THIS SURVEY WAS PREPARED FROM 11 OCTOBER, 2017 TO 21 DECEMBER, 2017.

REFERENCES
ALL DEEDS AND MAPS REFERENCED AS SHOWN

TITLE COMMITMENT NOTE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. RESEARCH FOR EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD SHOULD BE DONE BEFORE ANY IMPROVEMENTS ARE PLANNED FOR THIS SITE.

I, JAMES E. DAVIS, NORTH CAROLINA PROFESSIONAL SURVEYOR NO. 3747, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK AND PAGE AS SHOWN. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES. AS DRAWN FROM INFORMATION SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:14,000; THAT THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL, THIS THE 17TH DAY OF DECEMBER, A.D. 2017.

JAMES E. DAVIS, NC PLS NO. 3747
DATE: DECEMBER 27, 2017
MERRICK JOB NO.: 6531969
FOR AND ON BEHALF OF MERRICK & COMPANY, INC.

NORTH CAROLINA PROFESSIONAL SEAL 3747 JAMES E. DAVIS
3-28-18

SITE DATA:
(ZONING FROM GIS DATA)
PROPERTY JURISDICTION: TOWN OF MATTHEWS
CURRENT USE: RESIDENTIAL
ZONED: R-15

FLOODPLAIN DATA:
DFIRM PANEL: 4081
FLOOD MAP: 3710458100K
DATED: FEBRUARY 19, 2014
COMMUNITY NUMBER: 370159
FLOODZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

LINE TABLE		
LINE #	BEARING	LENGTH
L65	S56° 23' 41"W	47.17'
L66	N33° 35' 37"W	41.00'

CURVE TABLE						
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90° 00' 42"	20.00'	N78° 35' 58"W	28.29'	31.42'

REVISIONS			
2	ADDED TREE LOCATIONS	05/29/18	JD
1	REV. OWNER NAME, ADDED MESSAGE CALL		
REV.	REVISION DESCRIPTION	DATE	CHANGED CHECKED APPROVED BY: BY: BY:

		DATE:
DESIGN BY:		12/28/2017
DRAWN BY:	JB	12/28/2017
CHECKED BY:		12/28/2017
APPROVED BY:		12/28/2017

MERRICK® & COMPANY
1001 MORRIS HEAD ROLLINS DRIVE, SUITE 330
CHARLOTTE, NC 28203
PHONE: 704.529.6500

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SURVEY FOR:
FIORENZA PROPERTIES
301 Fieldbrook Place
Charlotte, NC 28206

4 CORNERS

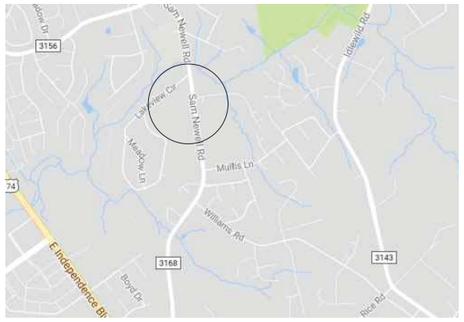
Town of Matthews, Mecklenburg County, NC

BOUNDARY SURVEY OF 6 PARCELS

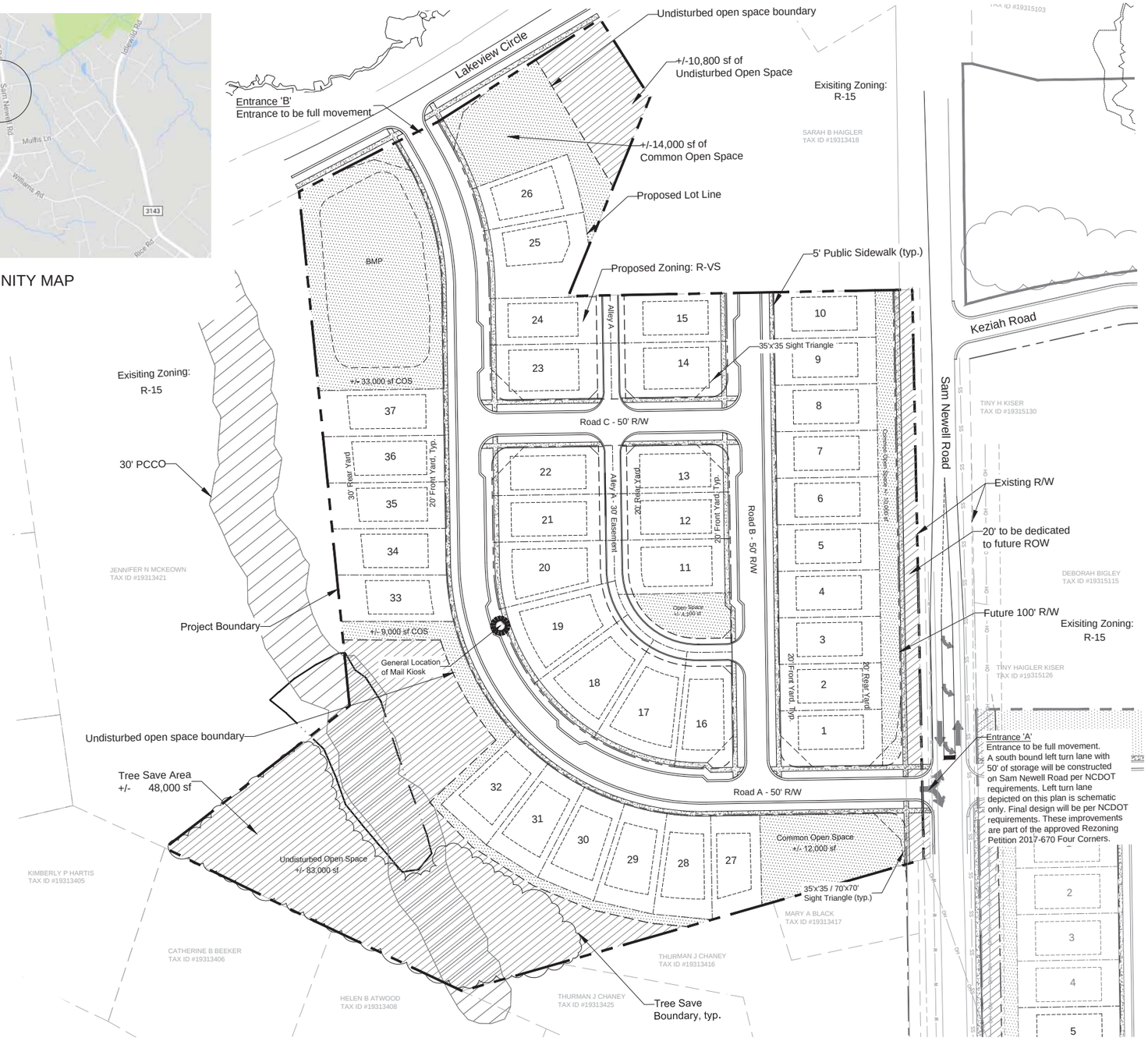
JOB NO: 6531969
DATE: 12/18/2017
SHEET RZ-2

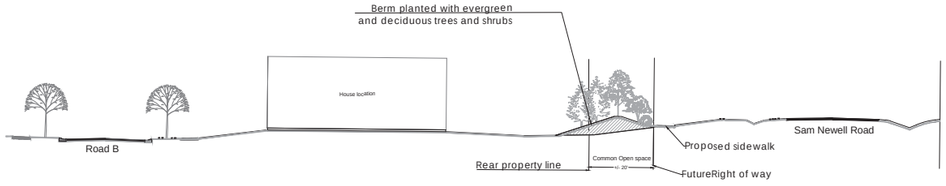
V:\Survey\6531969\0-FZP - Matthews Survey\Office Data\CIVIL\GIS\Boundary\6590-Boundary_SpringPark_trees.dwg

CURRENT 5/23/2018
2018-680



VICINITY MAP





Section 'A' From Sam Newell Road to Road B

Site Data

Rezoning Petition: 2018-680	
Tax Parcel ID:	19313422, 19313429, 19313428, 19313420, 19313423, 19313430
Existing Zoning:	R-15
Proposed Zoning:	R-VS
Municipality:	Town of Matthews, Mecklenburg County, NC
Site Area:	12.03 acres
Site Area with R/W Dedication on Sam Newell Road:	11.65 acres
Site Area to be rezoned:	11.65 acres
R-VS Zoning:	11.65 acres
Total Lots allowed:	40
Total Lots shown:	37
50' Single family Lots:	37
Required setbacks:	
Front yard:	20'
Side yard:	6'/8'
Rear yard:	20' (30' along west side of property)
Maximum building height:	35'
Minimum lot width:	50'
Minimum lot area:	5500 sf
PCCO Requirements	
Required Undisturbed Open Space:	17.5% (2.03 ac)
Provided Undisturbed Open Space:	17.9% (2.15 ac)
Tree Canopy Preservation Requirements:	8% (0.93 ac)
Tree Canopy Preservation Proposed:	9% (1.13 ac)
Common Open Space:	+/-3.7 acres

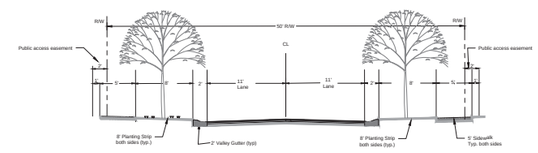
Legend

Tree Save Area:

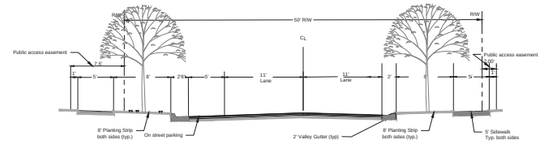
Undisturbed Open Space:

Common Open Space:

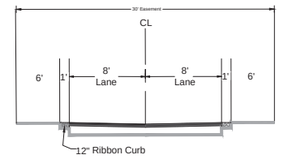
Potential Mail Kiosk Location:



50' Typical Residential Street - Public



50' Typical Residential Street Modified with on street parking - Public



Typical Residential Alley - Private
30' Public Access Easement

Scale: 1" = 60'

0 30 60 120 180 240

MERRICK & COMPANY
1001 NORTHEAD SQUARE DRIVE, SUITE 630
CHARLOTTE, NC 28203
PHONE: 704.528.6500
NC ENGINEERING FIRM P-0908

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Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REVISIONS:

REV	REVISION DESCRIPTION	DATE:	DRAWN BY:	CHECKED BY:	APPROVED BY:
	2nd Rezoning Submittal 5.22.18				

		DATE:
DESIGN BY:	DesignXXX	MM/DD/YR
DRAWN BY:	DrawnXXX	MM/DD/YR
CHECKED BY:	CheckXXX	MM/DD/YR
APPROVED BY:	ApprXXX	MM/DD/YR

4 Corners Phase 2
Matthews, North Carolina

Rezoning Plan

JOB NO: 65119618
DATE: 03/28/18
SHEET RZ-3

Q:\CHA\Projects\9618-00-FZP - Miscellaneous Planning Services\Design\Working\Matthews site\Rezoning Documents\Rezoning Plan- 12 acre parcel.dwg 5/22/2018 1:56:59 PM

Rezoning Petition: 2018-680

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Fiorenza Properties ("Applicant") for an approximately 12.03 acre site located on the west side of Sam Newell Road, and south of Lake View Circle. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 19313422, 19313429, 19313428, 19313420, 19313423, 19313430.

B. The development and use of the Rezoning Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Subject to the requested waivers/variances set out below in Section 3 below, the regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the Rezoning Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Rezoning Site may only be devoted to a residential community containing a maximum of 40 detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

3. DIMENSIONAL STANDARDS

A. Development of the Rezoning Site shall generally comply with the dimensional standards of the R-VS zoning district, of section 155.604.1 in the Ordinance and the dimensional standards set out in the Site Data table. Additional "Flexible Design Standards", per section 155.401.7 of the Ordinance are noted C through F below, as well as on the Site Data Table.

B. The required setback is defined as the minimum distance required between a street line and the front building line of a principal building or structure, projected to the side lot lines of the lot. The minimum required setback shall be 20'

C. The minimum centerline radius for a public street is to be 150'.

D. The minimum centerline radius for a private alley is to be 90'.

E. The minimum rear yard will be 20' as depicted on the Rezoning Plan.

F. The minimum public street travel lane will be 11' as depicted on the site plan and street cross sections.

G. The minimum side yard shall be as provided under the Ordinance.

H. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development and construction document phases.

I. All driveways will be a minimum of 20' deep from the sidewalk.

J. Homes will not be constructed within the 35'x35' site triangle.

4. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews and/or the North Carolina Department of Transportation ("NCDOT").

B. Prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Sam Newell Road as required to provide right of way measuring 50 feet from the existing centerline of Sam Newell Road, to the extent that such right of way does not already exist.

C. Road Improvements

Sam Newell Road improvements will be completed per rezoning case 2017-670 Four Corners.

No additional widening, beyond what is required for the above mentioned improvements, is required. Additionally, no curb and gutter is required along Sam Newell Road. A 5' sidewalk will be constructed along Sam Newell Road as generally depicted on the Rezoning Plan.

Lakeview Circle will be improved along the site frontage to include 2' curb and gutter, 5' sidewalk and 8' planting strip.

5. TREE PRESERVATION AREAS/ DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

A. The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas on the Rezoning Plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these tree preservation areas.

B. Notwithstanding the terms of paragraphs 5.A. above, trees may be removed from the Tree Preservation Areas to accommodate the installation and maintenance of the Greenway Trail and the Neighborhood Walking Trail (as these terms are defined below).

C. The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants, Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowner's association for the residential community.

D. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.

E. The area around the existing pond will be cleaned up and utilized for natural area enjoyment with seating areas and grilling area's where possible.

F. The common open space area adjacent to lot #11 may be utilized as a community garden or similar community use.

G. The open spaces adjacent to Sam Newell entrance and the entrance off of Lakeview Circle will be heavily landscaped.

6. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35 feet.

B. The architectural elevations and style will be similar to 4 Corners Phase 1 development across Sam Newell Road. Schematic elevations are included on sheet RZ-5.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the dwelling units to be constructed on the Rezoning Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.

D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, and cementitious siding.

E. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Rezoning Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

7. SITE AMENITIES

A. A 30' wide public access easement will be provided along each alley.

8. SIGNS

A. All signs installed on the Rezoning Site shall comply with the requirements of the Ordnance.

9. ENTRANCE MONUMENTS

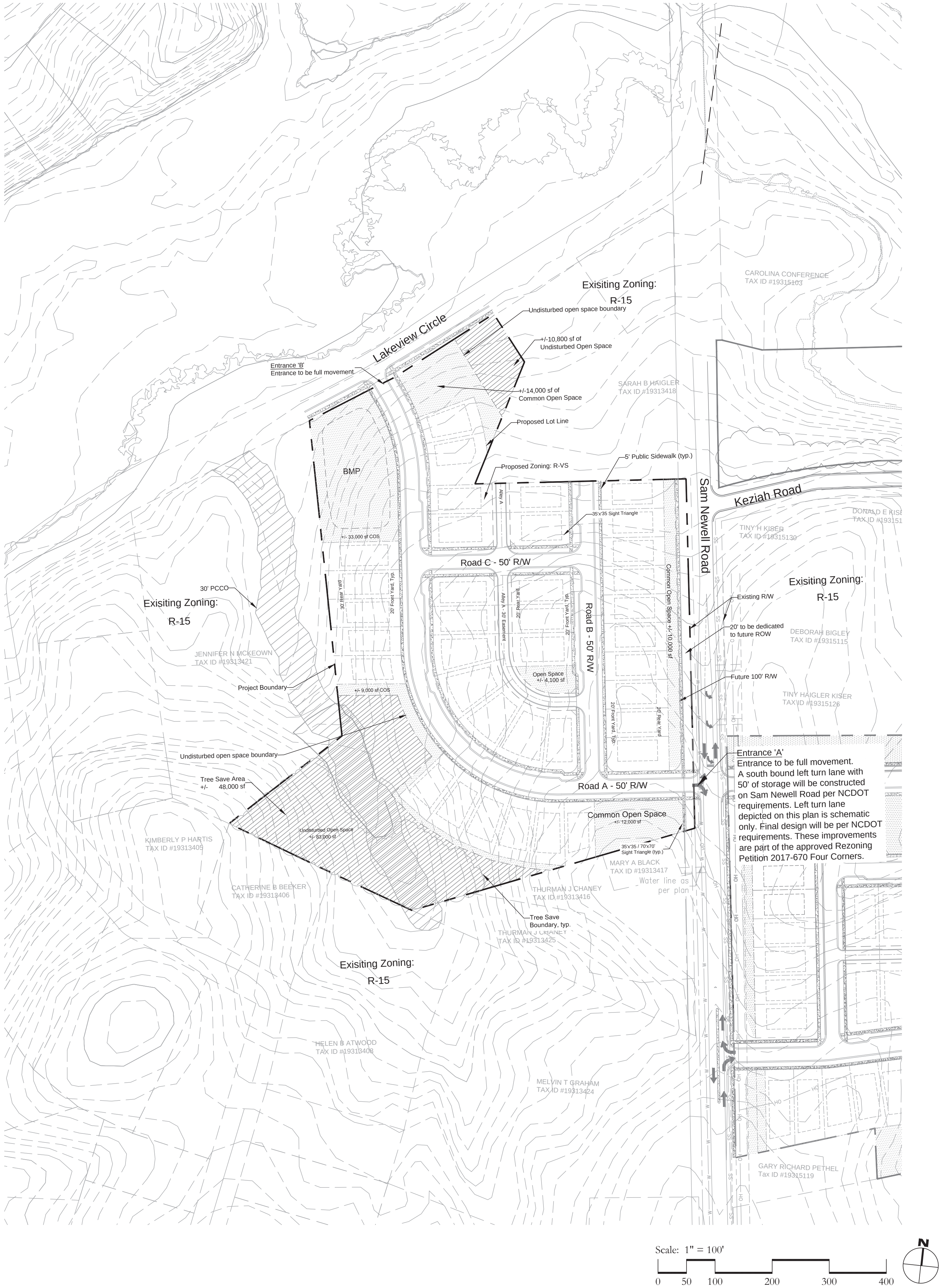
A. Applicant shall install a monument on each side of the vehicular access into the Rezoning Site. The actual location of each Entrance Monument is subject to modifications during the design review.

10. LIGHTING

A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

11. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.



MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 530
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NC ENGINEERING FIRM F-0908 PHONE: 704.529.6500

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Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

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	2nd Rezoning Submittal 5.22.18				

		DATE:
DESIGN BY:	DesginXXX	MM/DD/YR
DRAWN BY:	DrawnXXX	MM/DD/YR
CHECKED BY:	CheckXXX	MM/DD/YR
APPROVED BY:	AppXXX	MM/DD/YR

4 Corners Phase 2
Matthews, North Carolina

Development Notes

JOB NO: 65119618
DATE: 03/28/18
SHEET RZ-4

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CURRENT 5/23/2018
2018-680

35'W X60'D - FRONT LOAD - A

FIORENZA PROPERTIES
CHARLOTTE, NC
MODERN FARMHOUSE BY FIORENZA
JANUARY 25, 2018

35'W X60'D - FRONT LOAD - B

FIORENZA PROPERTIES
CHARLOTTE, NC
MODERN FARMHOUSE BY FIORENZA
JANUARY 25, 2018

35'W X60'D - FRONT LOAD - C

FIORENZA PROPERTIES
CHARLOTTE, NC
MODERN FARMHOUSE BY FIORENZA
JANUARY 25, 2018

35'W X60'D - FRONT LOAD - D

FIORENZA PROPERTIES
CHARLOTTE, NC
MODERN FARMHOUSE BY FIORENZA
JANUARY 25, 2018

35'W X60'D - REAR LOAD - C

FIORENZA PROPERTIES
CHARLOTTE, NC
MODERN FARMHOUSE BY FIORENZA
JANUARY 25, 2018

35'W X60'D - REAR LOAD - A

FIORENZA PROPERTIES
CHARLOTTE, NC
MODERN FARMHOUSE BY FIORENZA
JANUARY 25, 2018

35'W X60'D - REAR LOAD - D

FIORENZA PROPERTIES
CHARLOTTE, NC
MODERN FARMHOUSE BY FIORENZA
JANUARY 25, 2018

35'W X60'D - REAR LOAD - B

FIORENZA PROPERTIES
CHARLOTTE, NC
MODERN FARMHOUSE BY FIORENZA
JANUARY 25, 2018

MERRICK & COMPANY
1001 NORTHEAD SQUARE DRIVE, SUITE 100
CHARLOTTE, NC 28203
NC ENGINEERING FIRM P-0908
PHONE: 704.528.6500

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Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

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REV	REVISION DESCRIPTION	DATE:	CHANGED BY:	CHECKED BY:	APPROVED BY:
	2nd Rezoning Submittal 5.22.18				

		DATE:
DESIGN BY:	DesignXXX	MM/DD/YR
DRAWN BY:	DrawnXXX	MM/DD/YR
CHECKED BY:	ChecXXX	MM/DD/YR
APPROVED BY:	AppXXX	MM/DD/YR

4 Corners Phase 2
Matthews, North Carolina

Schematic Elevations

JOB NO: 65119618
DATE: 03/28/18
SHEET RZ-5

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DEVELOPMENT STANDARDS

Rezoning Petition 2018-680

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A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

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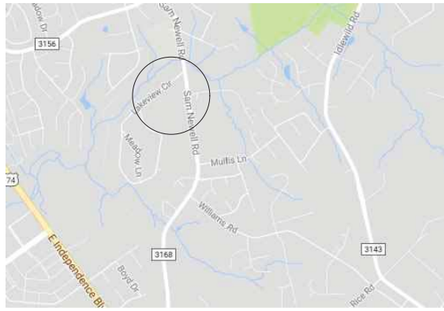
A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.

SUPERCEDED 2018-680 3/28/2018

4 CORNERS PHASE 2 REZONING SUBMITTAL
SAM NEWELL ROAD
MATTHEWS, NORTH CAROLINA

MARCH 28, 2018

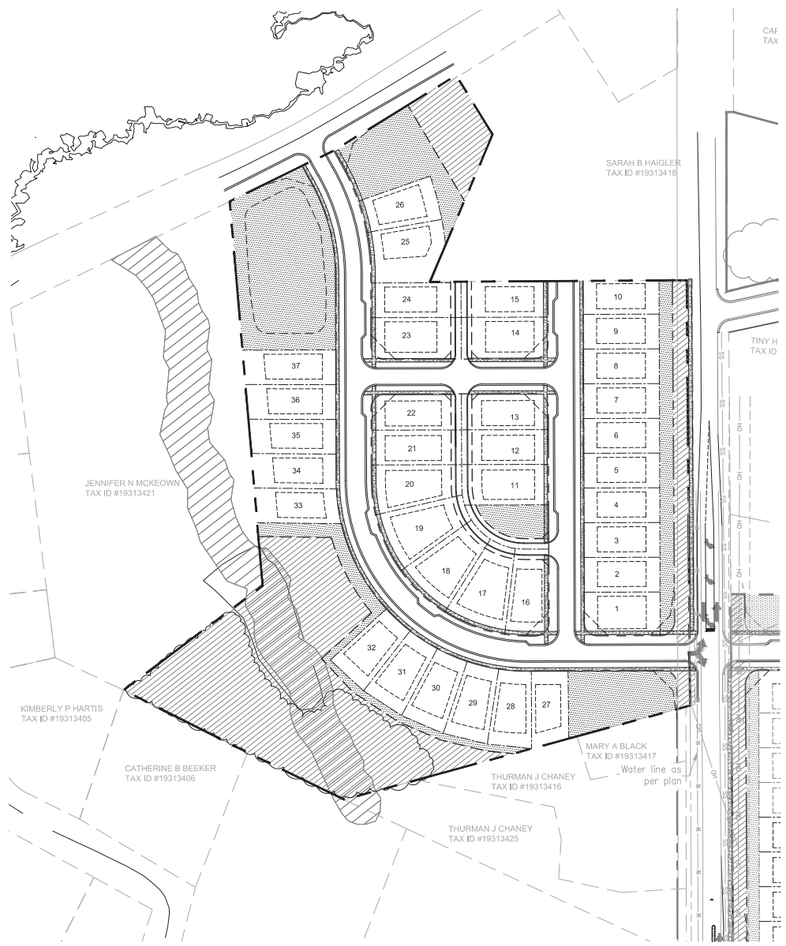


VICINITY MAP

DEVELOPER: FIORENZA PROPERTIES, LLC
301 FIELDBROOK PLACE
CHARLOTTE, NC 28209

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
RZ - 1	COVER SHEET
RZ - 2	BOUNDARY SURVEY OF 6 PARCELS
RZ - 3	REZONING PLAN
RZ - 4	DEVELOPMENT NOTES



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MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 530
CHARLOTTE, NC 28203
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Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

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REV	REVISION DESCRIPTION	DATE:	CHKED BY:	APPROVED BY:

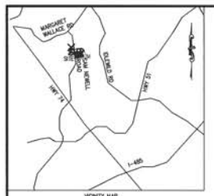
		DATE:
DESIGN BY:	DesignXXX	MM/DD/YR
DRAWN BY:	DrawnXXX	MM/DD/YR
CHECKED BY:	CheckXXX	MM/DD/YR
APPROVED BY:	AppXXX	MM/DD/YR

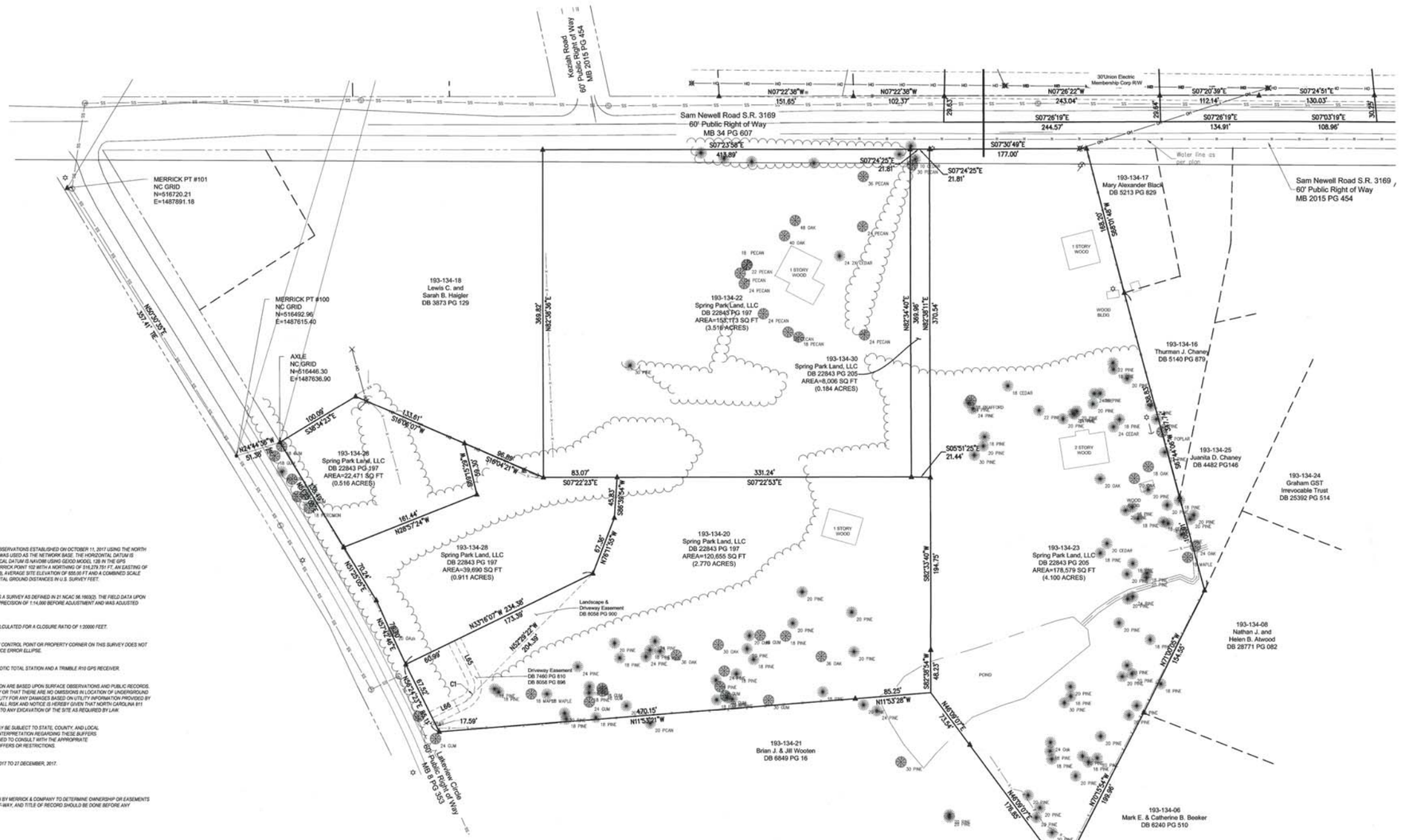
4 Corners Phase 2
Matthews, North Carolina

Cover Sheet

JOB NO: 65119618
DATE: 03/28/18
SHEET RZ-1

SUPERCEDED 2018-680 3/28/2018





LINE TABLE		
LINE #	BEARING	LENGTH
L65	S56° 23' 41"W	47.17'
L66	N33° 35' 37"W	41.00'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	90° 00' 42"	20.00'	N78° 35' 58"W	28.29'	31.42'

GENERAL NOTES:

DATUM
NORTH BASED ON NC GRID NAD83(2011) FROM GPS OBSERVATIONS ESTABLISHED ON OCTOBER 11, 2017 USING THE NORTH CAROLINA RTK NETWORK. NGS CORS STATION NC49 WAS USED AS THE NETWORK BASE. THE HORIZONTAL DATUM IS REFERENCED TO NAD83(EPOCH 2011) AND THE VERTICAL DATUM IS NAVD88 USING GEOID MODEL 12B IN THE GPS OBSERVATIONS. THIS SURVEY WAS LOCALIZED AT MERRICK POINT 102 WITH A NORTHING OF 516,279.791 FT, AN EASTING OF 1,486,896.673 FT, AND A ELEVATION OF 633.657 NAVD88). AVERAGE SITE ELEVATION OF 655.00 FT AND A COMBINED SCALE FACTOR OF 0.9996745 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

CLASS OF SURVEY
THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY AS DEFINED IN 21 NCAC 56.1603(2). THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1:14,000 BEFORE ADJUSTMENT AND WAS ADJUSTED USING THE LEAST SQUARE METHOD.

BOUNDARY CLOSURE
THIS BOUNDARY DATA SHOWN HEREON HAS BEEN CALCULATED FOR A CLOSURE RATIO OF 1:20000 FEET.

RELATIVE POSITIONAL ACCURACY
THE RELATIVE POSITIONAL ACCURACY (RPA) FOR ANY CONTROL POINT OR PROPERTY CORNER ON THIS SURVEY DOES NOT EXCEED 0.10 FOR EITHER AXIS OF THE 95% CONFIDENCE ERROR ELLIPSE.

EQUIPMENT STATEMENT
MEASUREMENTS OBTAINED USING A TRIMBLE S6 ROBOTIC TOTAL STATION AND A TRIMBLE R10 GPS RECEIVER.

UTILITIES
SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE OBSERVATIONS AND PUBLIC RECORDS. MERRICK CANNOT GUARANTEE ABSOLUTE ACCURACY OR THAT THERE ARE NO OMISSIONS IN LOCATION OF UNDERGROUND UTILITIES. THEREFORE MERRICK DISCLAIMS ALL LIABILITY FOR ANY DAMAGES BASED ON UTILITY INFORMATION PROVIDED BY THIS SURVEY. USER OF THIS INFORMATION ASSUMES ALL RISK AND NOTICE IS HEREBY GIVEN THAT NORTH CAROLINA 811 UTILITY LOCATION SERVICE IS TO BE NOTIFIED PRIOR TO ANY EXCAVATION OF THE SITE AS REQUIRED BY LAW.

STREAMS, BODIES OF WATER, & WETLANDS
ALL STREAMS, BODIES OF WATER, AND WETLANDS MAY BE SUBJECT TO STATE, COUNTY, AND LOCAL BUFFERS OR RESTRICTIONS. SURVEYOR MAKES NO INTERPRETATION REGARDING THESE BUFFERS OR RESTRICTIONS. USER OF THIS SURVEY IS CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING POSSIBLE BUFFERS OR RESTRICTIONS.

SURVEY DATE(S)
THIS SURVEY WAS PREFORMED FROM 11 OCTOBER, 2017 TO 27 DECEMBER, 2017.

REFERENCES
ALL DEEDS AND MAPS REFERENCED AS SHOWN.

TITLE COMMITMENT NOTE
THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MERRICK & COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. RESEARCH FOR EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD SHOULD BE DONE BEFORE ANY IMPROVEMENTS ARE PLANNED FOR THIS SITE.

I, JAMES E. DAVIS, NORTH CAROLINA PROFESSIONAL SURVEYOR NO. 3747, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK AND PAGE AS SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES AS DRAWN FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:14,000; THAT THIS SURVEY MEETS THE REQUIREMENTS OF A CLASS A SURVEY; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 27TH DAY OF DECEMBER, A. D. 2017.

JAMES E. DAVIS, NC PLS NO. 3747
DATE: DECEMBER 27, 2017
MERRICK JOB NO.: 65319690
FOR AND ON BEHALF OF MERRICK & COMPANY, INC.

NORTH CAROLINA PROFESSIONAL SEAL L3747 LAND SURVEYOR JAMES E. DAVIS
3/28/18

SITE DATA:
(ZONING FROM GIS DATA)
PROPERTY JURISDICTION: TOWN OF MATTHEWS
CURRENT USE: RESIDENTIAL
ZONED: R-15

FLOODPLAIN DATA:
DFIRM PANEL: 4581
FLOOD MAP: 3710458100k
DATED: FEBRUARY 19, 2014
COMMUNITY NUMBER: 370310
FLOODZONE: ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

V:\Survey\65319690-F2P - Matthews Survey\Office Data\CIVIL\SB\Boundary\9999-Boundary_SpringPark_3rress.dwg

MERRICK® & COMPANY
5001 MONKEY HEAD SQUARE DRIVE, SUITE 150
CHARLOTTE, NC 28269
NC ENGINEERING FIRM F-0906 PHONE: 704.503.8000

THIS MAP OR DRAWING IS PROPRIETARY TO MERRICK & COMPANY. ANY REPRODUCTION, IN WHOLE OR IN PART, OR ANY USE OF THE INFORMATION CONTAINED ON THIS MAP OR DRAWING WITHOUT THE WRITTEN PERMISSION OF MERRICK & COMPANY IS PROHIBITED.

SURVEY FOR:
FIORENZA PROPERTIES
301 Fieldcrock Place
Charlotte, NC 28205

REVISIONS				
REV	REVISION DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY
1	REV OWNER NAME, ADDED MISSING CALL	JB		
2	ADDED TREE LOCATIONS			

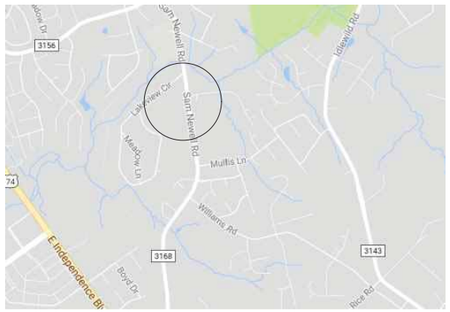
DATE: 12/28/2017
DESIGN BY: 12/28/2017
DRAWN BY: JB 12/28/2017
CHECKED BY: 12/28/2017
APPROVED BY: 12/28/2017

4 CORNERS
Town of Matthews, Mecklenburg County, NC
BOUNDARY SURVEY OF 6 PARCELS

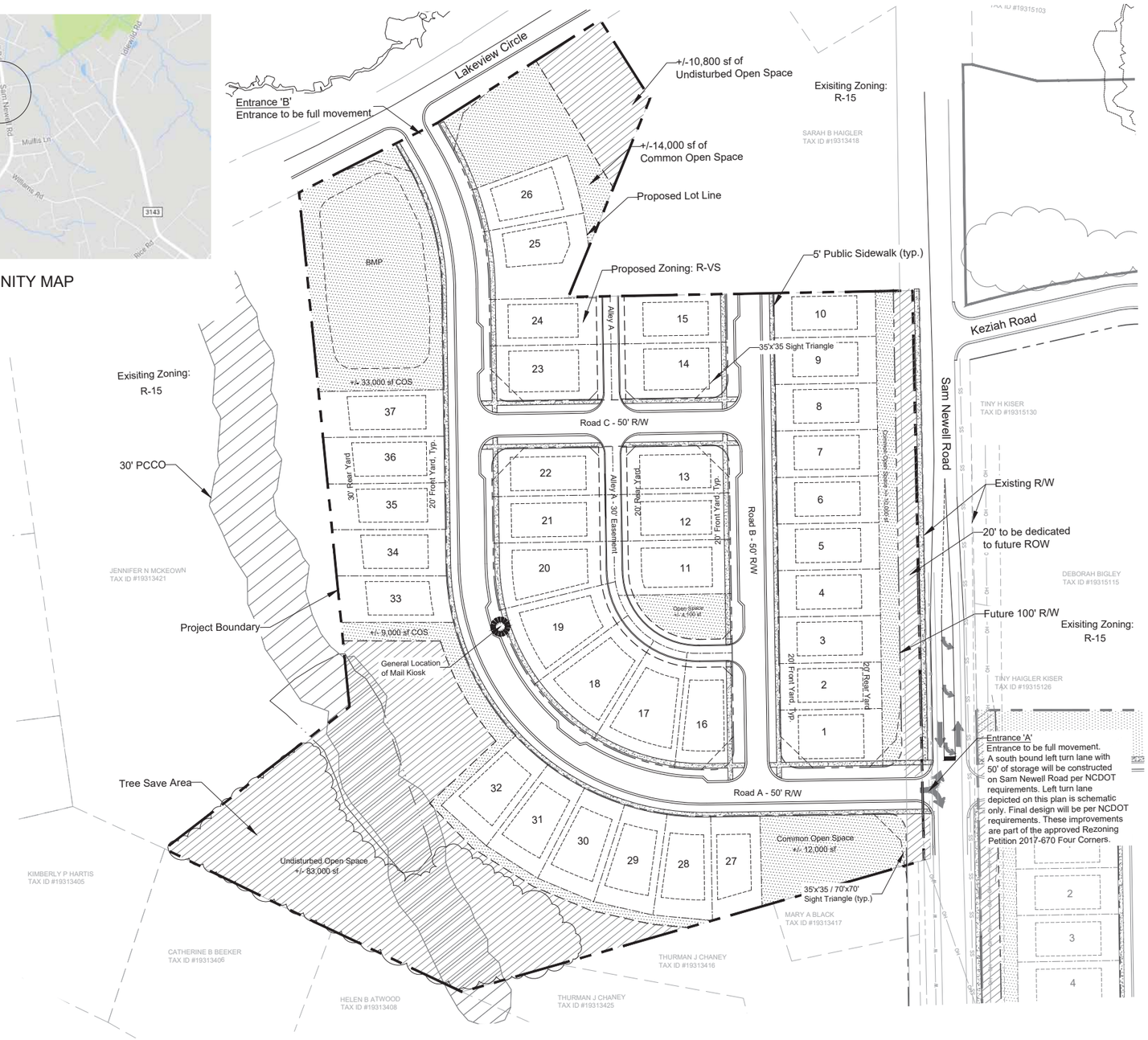
JOB NO. 65319690
DATE: 12/18/2017
SHEET RZ-2

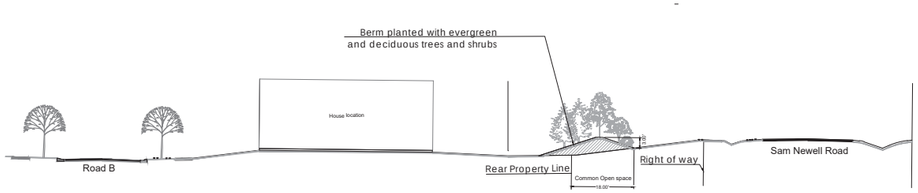
2018-680

SUPERCEDED 3/28/2018



VICINITY MAP





Section 'A' From Sam Newell Road to Road B

Site Data

Tax Parcel ID:	19313422, 19313429, 19313428, 19313420, 19313423, 19313430
Existing Zoning:	R-15
Proposed Zoning:	R-VS
Municipality:	Town of Matthews, Mecklenburg County, NC
Site Area:	12.03 acres
Site Area with R/W Dedication on Sam Newell Road:	11.65 acres
Site Area to be rezoned:	11.65 acres
R-VS Zoning:	11.65 acres
Total Lots allowed:	40
Total Lots shown:	37
50' Single family Lots:	37
Required setbacks:	
Front yard:	20'
Side yard:	6'/8'
Rear yard:	20' (30' along west side of property)
Maximum building height:	35'
Minimum lot width:	50'
Minimum lot area:	5500 sf
PCCO Requirements	
Required Undisturbed Open Space:	17.5□ (2.03 ac)
Provided Undisturbed Open Space:	17.9□ (2.15 ac)
Tree Canopy Preservation Requirements:	8□ (0.93 ac)
Tree Canopy Preservation Proposed:	9□ (1.13 ac)
Common Open Space:	+/-3.7 acres

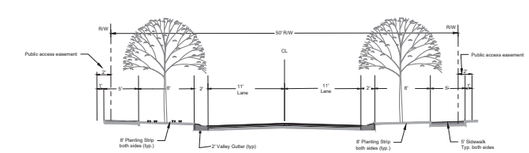
Legend

Tree Save Area:

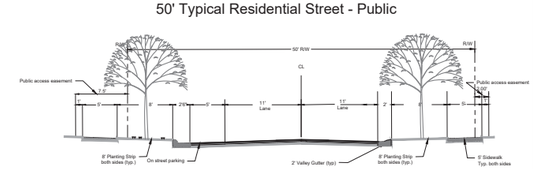
Undisturbed Open Space:

Common Open Space:

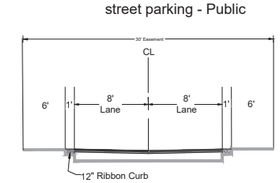
Potential Mail Kiosk Location:



50' Typical Residential Street - Public



50' Typical Residential Street Modified with on street parking - Public



Typical Residential Alley - Private
30' Public Access Easement

Scale: 1" = □0'

0 30 □0 120 1□0 240

N

MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 530
CHARLOTTE, NC 28203
NC ENGINEERING FIRM F-0908 PHONE: 704-558-6500

THE ARC AND OTHER ELECTRONIC MEDIA CONTAINED IS AN INSTRUMENT OF SERVICE OF MERRICK & COMPANY. THE REPRODUCTION, ALTERATION, OR REPUBLICATION OF IT IS NOT ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF MERRICK & COMPANY. IT IS NOT INTENDED OR PERMITTED TO BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED. REUSE OF THE DOCUMENTS BY OTHERS WITHOUT WRITTEN CONSENT OF MERRICK AND COMPANY, WHICH IS THE SOLE OWNER OF THE DOCUMENTS, IS PROHIBITED. MERRICK AND COMPANY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR DATA CHANGED OR REUSED WITHOUT WRITTEN CONSENT OF MERRICK AND COMPANY, WHICH IS THE SOLE OWNER OF THE DOCUMENTS. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY MERRICK AND COMPANY FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO MERRICK AND COMPANY.

Fiorenza Properties
301 Fieldrock Place
Charlotte, NC 28209

REV	REVISION DESCRIPTION	DATE	CHKD BY:	CHKD BY:	APPROVED BY:

REVISIONS:

		DATE:
DESIGN BY:	Design\XXX	MM/DD/YR
DRAWN BY:	Drawn\XXX	MM/DD/YR
CHECKED BY:	Check\XXX	MM/DD/YR
APPROVED BY:	App\XXX	MM/DD/YR

4 Corners Phase 2
Matthews, North Carolina

Rezoning Plan

JOB NO: 65119618
DATE: 03/28/18
SHEET RZ-3

Q:\CHA\Projects\9618-00-FZP - Miscellaneous Planning Services\Design\Working\Matthews site\Rezoning Documents\Rezoning Plan- 12 acre parcel.dwg 3/28/2018 11:18:52 AM

SUPERCEDED 2018-680
3/28/2018

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Fiorenza Properties ("Applicant") for an approximately 12.03 acre site located on the west side of Sam Newell Road, and south of Lake View Circle. This site is depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site"). The Rezoning Site is comprised of Tax Parcel No. 19313422, 19313429, 19313428, 19313420, 19313423, 19313430.

B. The development and use of the Rezoning Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). Subject to the requested waivers/variances set out below in Section 3 below, the regulations established under the Ordinance for the R-VS zoning district shall govern the use and development of the Rezoning Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Rezoning *Site may* only be devoted to a *residential* community containing a maximum of 40 detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-VS zoning district.

3. DIMENSIONAL STANDARDS

A. Development of the Rezoning Site shall generally comply with the dimensional standards of the R-VS zoning district, of section 155.604.1 in the Ordinance and the dimensional standards set out in the Site Data table. Additional "Flexible Design Standards", per section 155.401.7 of the Ordinance are noted C through F below, as well as on the Site Data Table.

B. The required setback is defined as the minimum distance required between a street line and the front building line of a principal building or structure, projected to the side lot lines of the lot. The minimum required setback shall be 20'

C. The minimum centerline radius for a public street is to be 150'.

D. The minimum centerline radius for a private alley is to be 90'.

E. The minimum rear yard will be 20' as depicted on the Rezoning Plan.

F. The minimum public street travel lane will be 11' as depicted on the site plan and street cross sections.

G. The minimum side yard shall be as provided under the Ordinance.

H. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development and construction document phases.

4. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to *any minor modifications* required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews and/or the North Carolina Department of Transportation ("NCDOT").

B. Prior to the issuance of the first certificate of occupancy for a new one-family detached dwelling unit to be constructed on the Rezoning Site, Applicant shall dedicate and convey to NCDOT (subject to a reservation for any necessary utility easements) those portions of the Rezoning Site immediately adjacent to Sam Newell Road as required to provide right of way measuring 50 feet from the existing centerline of Sam Newell Road, to the extent that such right of way does not already exist.

C. Road Improvements

Sam Newell Road improvements will be completec per rezoning case 2017-670 Four Corners.

No additional widening, beyond what is required for the above mentioned improvements, is required. Additionally no curb and gutter is required along Sam Newell Road.

5. TREE PRESERVATION AREAS/ DECLARATION OF COVINANTS, CONDITIONS AND RESTRICTIONS

A. The existing trees located within those portions of the Rezoning Site that are designated as Tree Preservation Areas on the Rezoning Plan shall be preserved. Notwithstanding the foregoing, dead and diseased trees may be removed from these Tree Preservation Areas. Supplemental trees and shrubs may be planted in these tree preservation areas.

B. Notwithstanding the terms of paragraphs 5.A. above, trees may be removed from the Tree Preservation Areas to accommodate the installation and maintenance of the Greenway Trail and the Neighborhood Walking Trail (as these terms are defined below).

C. The residential community to be located on the Rezoning Site shall be subject to a Declaration of Covenants, Conditions and Restrictions that will be recorded in the Mecklenburg County Registry (the "Covenants"). The Covenants shall, among other things, require the establishment of a mandatory homeowner's association for the residential community.

D. The Tree Preservation Areas shall be designated as such on the plat(s) to be recorded for this residential community.

6. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Rezoning Site shall be 35feet.

B. The architectural elevations and style will be identical to the architecture of the approved rezoning case 2017-670.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the dwelling units to be constructed on the Rezoning Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a dwelling unit that utilizes one of the additiona conceptual, schematic images for the front elevation.

D. The primary exterior building materials for the one-family detachec dwelling units to be constructed on the Rezoning Site will be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, and cementitious siding.

E. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Rezoning Site. Notwithstanding the foregoing vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

7. SITE AMENITIES

A. A 30' wide public access easement will be provided along each alley.

8. SIGNS

A. *All signs* installed on the Rezoning Site shall comply with the requirements of the Ordinance.

9. ENTRANCE MONUMENTS

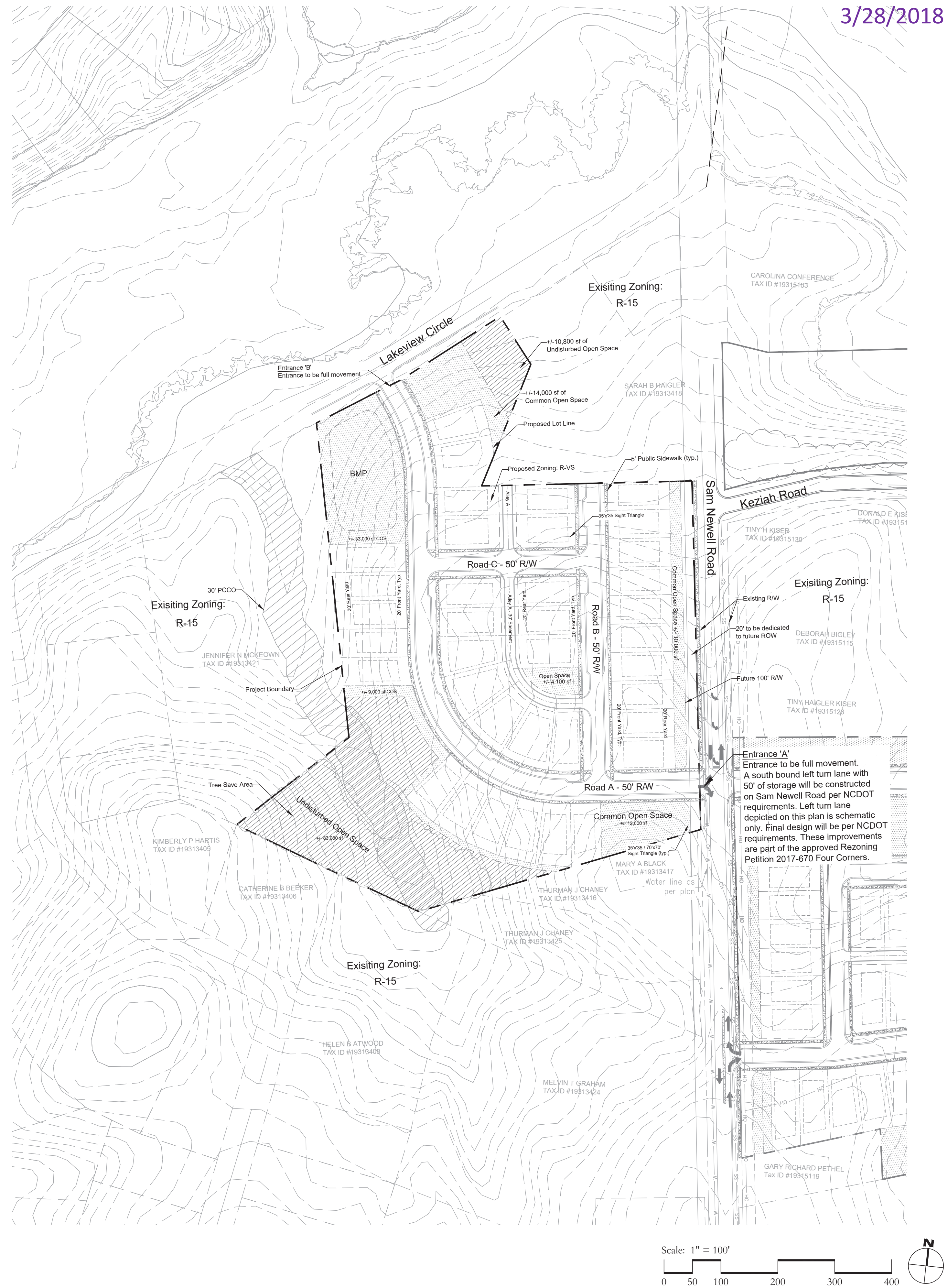
A. Applicant shall install a monument on each side of the vehicular access into the Rezoning Site. The actual location of each Entrance Monument is subject to modifications during the design review. Attached to the Rezoning Plan are several images of entrance monuments that are intended to depict the general conceptual style, design treatment and character of each Entrance Monument to be constructed on the Rezoning Site. Accordingly, each Entrance Monument shall be designed and constructed so that it is substantially similar in appearance to one of the attached images. Notwithstanding the foregoing, changes and alterations to each Entrance Monument *that do not materially change the overall* conceptual style, design treatment and character shall be permitted.

10. LIGHTING

A. Outdoor lighting fixtures installed on the Rezoning Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

11. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Rezoning Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.



MERRICK & COMPANY
1001 MOREHEAD SQUARE DRIVE, SUITE 530
CHARLOTTE, NC 28203
NC ENGINEERING FIRM F-0908 PHONE: 704.529.6500

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Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209

REV	REVISION DESCRIPTION	DATE:	CHANGED BY:	CHECKED BY:	APPROVED BY:

REVISIONS:

DESIGN BY:	DesginXXX	MM/DD/YR
DRAWN BY:	DrawnXXX	MM/DD/YR
CHECKED BY:	CheckXXX	MM/DD/YR
APPROVED BY:	AppXXX	MM/DD/YR

4 Corners Phase 2
Matthews, North Carolina

Development Notes

JOB NO: 65119618
DATE: 03/28/18
SHEET RZ-4

Q:\CHA\Projects\9618-00-FZP - Miscellaneous Planning Services\Design\Working\Matthews site\Rezoning Documents\Rezoning Plan- 12 acre parcel.dwg 3/28/2018 11:44:14 AM

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Approved for R-VS Innovative by Matthews Board of Commissioners 10-14-08

Covers almost exact boundaries as Zoning App 2018-680 (all of large pond)

Assumed a widened street cross section for Sam Newell Road (Eastern Circumferential)

Included 41 single-family detached homes and up to 10 accessory dwellings in detached garages, for a total of 51 possible residential units

Provided potential for extension of public streets and private alleys into adjacent property

Two new street connections to Sam Newell Rd and 1 to Lakeview Cir

URBAN DESIGN ASSOCIATES

MAY 2008

50 0 50 100 250 FEET

N

Illustrative Plan

Spring Park | Matthews, North Carolina

CURRENT 2018-680
3/28/2018

RAMEY KEMP & ASSOCIATES, INC.
8307 University Executive Park Drive, Suite 260
Charlotte, NC 28262
Phone - 704-549-4260 Fax - 704-549-4277
www.rameykemp.com

March 28, 2018

Adam Fiorenza
Fiorenza Properties
301 Fieldbrook Place
Charlotte, NC 28209
P: 704-905-9908
E: adam@fiorenzaproperties.com

Reference: Sam Newell Road Development
Matthews, North Carolina

Subject: **Technical Traffic Memorandum**

Dear Mr. Fiorenza,

The contents of this letter present the findings of a technical memorandum that was completed for the proposed development located along both sides of Sam Newell Road, south of Keziah Road in Matthews, North Carolina. The purpose of this technical memorandum is to determine if a Traffic Impact Analysis (TIA) is required for the proposed development.

Site Location and Development Plan

The proposed development is to be located along both sides of Sam Newell Road, south of Keziah Road in Matthews, North Carolina. The site is currently undeveloped. One right-in / right-out driveway is proposed on the east side of Sam Newell Road. A full access driveway is proposed on Sam Newell Road; providing access to both sides of the development. Three full access driveways are proposed on Keziah Road. One full access driveway is proposed on Lakeview Circle. Approximately 75 single family homes are proposed on the east side of the development and 40 on the west side. Two proposed site plans are attached.

Traffic Volumes

Trip generation for the development was completed utilizing the 9th Edition of the *ITE Trip Generation* manual. Trips were generated using ITE land use code 210. Refer to Table 1 below for an illustration of the trip generation for the proposed Sam Newell Road development.

CURRENT 2018-680
3/28/2018

Table 1
Proposed Trip Generation

LAND USE	SIZE	DAILY TRIPS (VPD)	PEAK HOUR TRIPS (VPH)			
			AM		PM	
			ENTER	EXIT	ENTER	EXIT
Single Family Detached Home (210)	115 DU	1,096	22	64	72	43

(1) Based on *ITE Trip Generation* – 9th Edition

Traffic Impact Analysis Thresholds

The North Carolina Department of Transportation (NCDOT) and the Town of Matthews may require a Traffic Impact Analysis for a proposed development based on the number of trips generated by the site. The NCDOT threshold for a TIA study is 3,000 daily trips generated. The Town of Matthews threshold for a TIA study is 150 peak hour trips generated.

The proposed Sam Newell Road development does not meet the thresholds for a TIA based on NCDOT and the Town of Matthews thresholds. Because the trips generated by the proposed development do not meet the threshold levels, a TIA is not recommended to be completed by the developer.

Conclusions

Based on the findings of this technical memorandum, a TIA is not recommended for the proposed Sam Newell Road development. The trip generation for the development does not meet the NCDOT or Town of Matthews threshold levels for a required TIA.

Please feel free to contact me with any questions or comments regarding this letter.

Sincerely,
Ramey Kemp & Associates, Inc.

J. Andrew Eagle, PE, PTOE
Senior Transportation Engineer

Attachments
- Site Plans

NORTH CAROLINA PROFESSIONAL SEAL 036792 ENGINEER J. ANDREW EAGLE
3-28-2018

6/25/2018
2018-680

TO: Mayor Paul Bailey
and Commissioners:

John Urban	Chris Melton
Kress Query	Jeff A. Miller
Barbara Dement	John F. HIgdon

Dear Mr. Mayor and Commissioners:

The proposed rezoning (2018-680/4) of property on Sam Newell and Lakeview Circle is a major concern because of traffic volume and Crown Point School overcrowding.

Currently Sam Newell is a heavily traveled road with no traffic signal to control flow. Additional houses to be built on the opposite side of Sam Newell with no option for transportation except cars will create a major problem for entering Sam Newell from Lakeview.

Consider then a development (2018-680/4) on the proposed site which would create more traffic and safety issues. That would be dangerous.

Also, accommodating the increase in the number of students at Crown Point would cause overcrowding and possible safety factors with students crossing busy Sam Newell Road.

My thanks and appreciation to you for using your time to consider these issues.

Kindest Regards,

Christine Woodie

Christine Woodie
2636 Meadow Lane
Matthews NC 28105

704-848-8337

6/18/18

6/15/2018
2018-680

TO: Mayor Paul Bailey

and Commissioners:

John Urban	Chris Melton
Kress Query	Jeff A. Miller
Barbara Dement	John F. Higdon

My name is Zita Owens, living at 2533 Lakeview Circle where I have happily been a resident since 1959. I am 84 years old. Currently, there is a rezoning request on Sam Newelll Road #2018-680/4.

The petitioner's plan for this property is attractive, but added traffic flow onto Sam Newell will not only be beyond congestion but most dangerous as well, if the rezoning is approved.

Sam Newell is already on overload daily. To add to this would be an unwise undertaking so I urge you, please, to consider our dilemma and vote against #2018-680/4.

Eventually if/when Sam Newell is developed into a road that can easily handle traffic which new develpments create, we can again look at petitions to rezone.

Thank you for your time and interest in this matter.

I should like to thank you also for serving our Matthews community so well. Your persevering, untiring attention to all who come before you does not go unnoticed.

Good job, well done!

Sincerely, Zita Owens

Zita Owens
704 847 8200

6/12/18

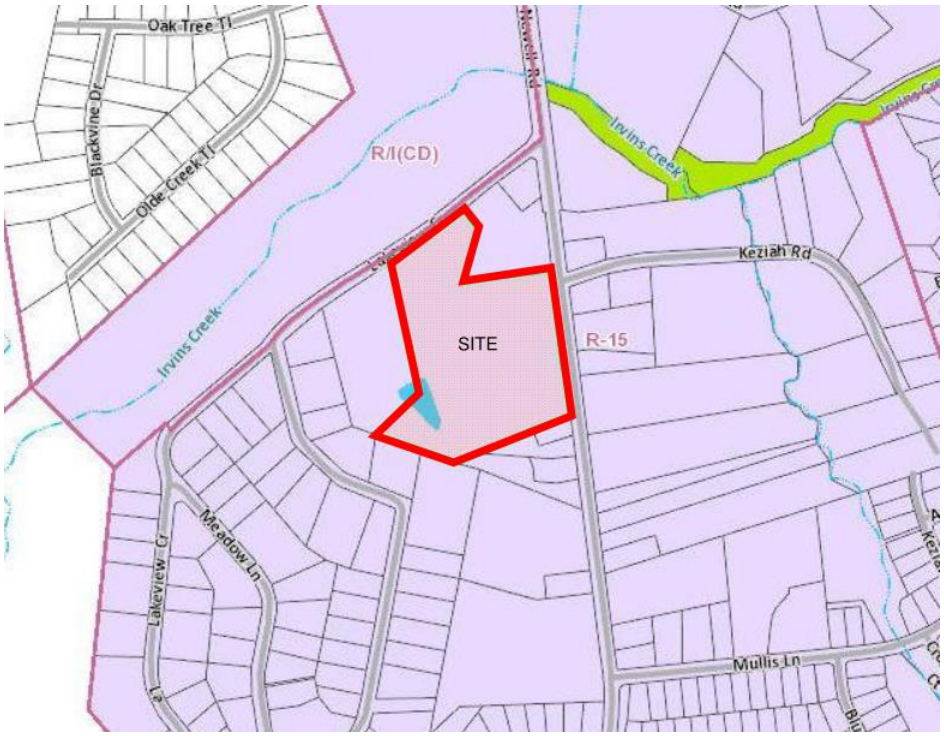
cc: Kathi Ingrish, AICP - Director Planning and Development

5/31/2018
2018-680

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject:	Community Meeting – Rezoning Petition filed by Fiorenza Properties, LLC to rezone +/- 12.03 acres along Sam Newell Road from R-15 to R-VS
Date & Time of Meeting:	May 29th, 2018 5:30 to 7:00 PM
Place of Meeting:	Matthews Library, 230 Matthews Station Street, Matthews, NC 28105
Petitioner:	Fiorenza Properties, LLC
Petition No.:	2018-680

Fiorenza Properties (the "Petitioner"), in connection with a Rezoning Petition filed with the Town of Matthews Planning Department is seeking to rezone approximately 12.03 acres, located along Sam Newell for the purposes creating a new residential neighborhood. See the map below for the site that is included in the rezoning.



Site is shaded for reference

In accordance with the requirement of Town of Matthews, the Petitioner will hold a Community Meeting, prior to the Public Hearing on this Rezoning Petition, for the purpose of discussing this rezoning proposal with nearby property owners and community organizations. The Town of Matthews records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

We hereby notify you, on behalf of the Petitioner, that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition from 5:30 PM to 7:00 PM, at the Matthews Branch library at 230 Matthews Station St. on Tuesday, May 29th, 2018. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions that you may have with respect to the Petition.

In the meantime, if you have any questions about this meeting, please contact Adam Fiorenza at: adam@fiorenzaproperties.com.

Date Mailed: May 16th, 2018

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE	PROPERTY_ADDRESS
19306204	CHARLOTTE MECKLENBURG, BOARD OF EDUCATION	PO BOX 30035 CHARLOTTE NC 28230	CHARLOTTE	NC	28230	3335 SAM NEWELL RD MATTHEWS
19313402	MAHER, KRISTIN|MAHER, HUNTER	2013 LAKEVIEW CIR MATTHEWS NC 28105	MATTHEWS	NC	28105	2013 LAKEVIEW CR MATTHEWS
19313404	RIDER, TRACI L|RIDER, JOHN C	2105 LAKEVIEW CIR MATTHEWS NC 28105	MATTHEWS	NC	28105	2105 LAKEVIEW CR MATTHEWS
19313405	KIMBERLY P HARTIS (H/W), |HARTIS, TIMOTHY L	2133 LAKEVIEW CR MATTHEWS NC 28105	MATTHEWS	NC	28105	2133 LAKEVIEW CR MATTHEWS
19313406	BEEKER, MARK E|BEEKER, CATHERINE B	2201 LAKEVIEW CIR MATTHEWS NC 28105	MATTHEWS	NC	28105	2201 LAKEVIEW CR MATTHEWS
19313408	ATWOOD, HELEN B|ATWOOD, NATHAN J	2217 LAKEVIEW CIR MATTHEWS NC 28105	MATTHEWS	NC	28105	2217 LAKEVIEW CR MATTHEWS
19313416	JUANITA DEASON, |CHANEY, THURMAN J	2008 SWAIM DR MATTHEWS NC 28105	MATTHEWS	NC	28105	2933 SAM NEWELL RD MATTHEWS
19313417	BLACK, MARY ALEXANDER	3001 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3001 SAM NEWELL RD MATTHEWS
19313418	HAIGLER, LEWIS C|HAIGLER, SARAH B	3133 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3110 LAKEVIEW CR MATTHEWS
19313419	HAIGLER, SARAH B|HAIGLER, LEWIS C	3133 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3133 SAM NEWELL RD MATTHEWS
19313421	MCKEOWN, PHILLIP M|MCKEOWN, JENNIFER N	2918 LAKEVIEW CIRCLE MATTHEWS NC 28105	MATTHEWS	NC	28105	2918 LAKEVIEW CR MATTHEWS
19313423	FOUR CORNERS P1 LLC,	4530 PARK RD STE 220 CHARLOTTE NC 28209	CHARLOTTE	NC	28209	3015 SAM NEWELL RD MATTHEWS
19313424	GRAHAM, MELVIN F|GRAHAM GST IRREVOCABLE TRUST, MELVIN T|GRAHAM IRREVOCABLE TRUST, |GRAHAM, MELVIN F|HOUSTON, GEORGE P JR|MYERS, WILLIAM C	2701 COLTSGATE RD, STE 300 C/O GRAHAM ENTERPRISES CHARLOTTE NC 28211	CHARLOTTE	NC	28211	2801 SAM NEWELL RD MATTHEWS
19313425	JUANITA DEASON, |CHANEY, THURMAN J	2008 SWAIM DR MATTHEWS NC 28105	MATTHEWS	NC	28105	SAM NEWELL RD MATTHEWS
19313426	CHANEY, THURMAN J|CHANEY, JUANITA D	2008 SWAIM DR MATTHEWS NC 28105	MATTHEWS	NC	28105	2931 SAM NEWELL RD MATTHEWS
19315104	HAIGLER, KAY B	3108 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3108 SAM NEWELL RD MATTHEWS
19315105	HAIGLER, KAY B	3108 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	SAM NEWELL RD MATTHEWS
19315115	BIGLEY, DEBORAH|KEVIN BIGLEY (H/W),	3050 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3050 SAM NEWELL RD MATTHEWS
19315116	LOWRIE, ROBERT J	2932 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	2932 SAM NEWELL RD MATTHEWS
19315126	KISER, TINY HAIGLER	3042 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3042 SAM NEWELL RD MATTHEWS
19315128	LOWRIE, SHERRI R	3006 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3006 SAM NEWELL RD MATTHEWS
19315130	KISER, TINY H	3042 SAM NEWELL RD MATTHEWS NC 28105	MATTHEWS	NC	28105	3058 SAM NEWELL RD MATTHEWS

Community Meeting Report for Petition # 2018-680

Petitioner: Fiorenza Properties, LLC
Property: 12.03 acres along Sam Newell Road

The required Community Meeting was held on May 29th, 2018 at the public library in Matthews Town Hall from 5:30-7:00pm.

Company Representation:

The Petitioner's representative was Adam Fiorenza with Fiorenza Properties.

Summary:

There was nobody in attendance for this meeting.

Filed by:

Adam Fiorenza

APPLICATION 2018-680 STAFF REPORT
4 CORNERS PHASE 2

Pre Public Hearing Staff Analysis · June 2018

Town of Matthews™ North Carolina

SUMMARY

Location

3003 Sam Newell Road

Ownership/Applicant

Adam Fiorenza/Fiorenza Properties

Zoning

Existing: R-15 Proposed: R-VS

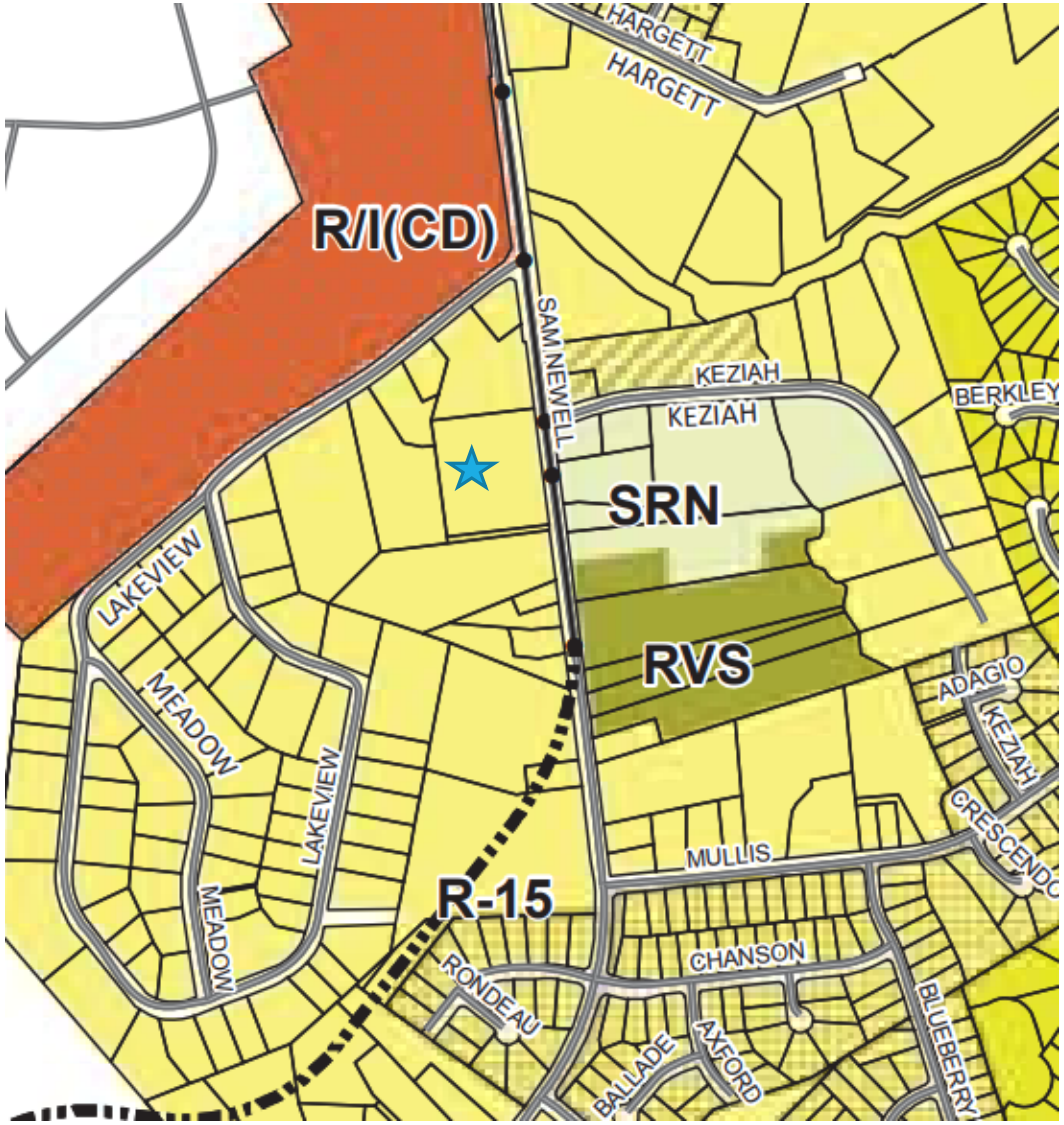
Use

Existing: Vacant single family home and outbuildings

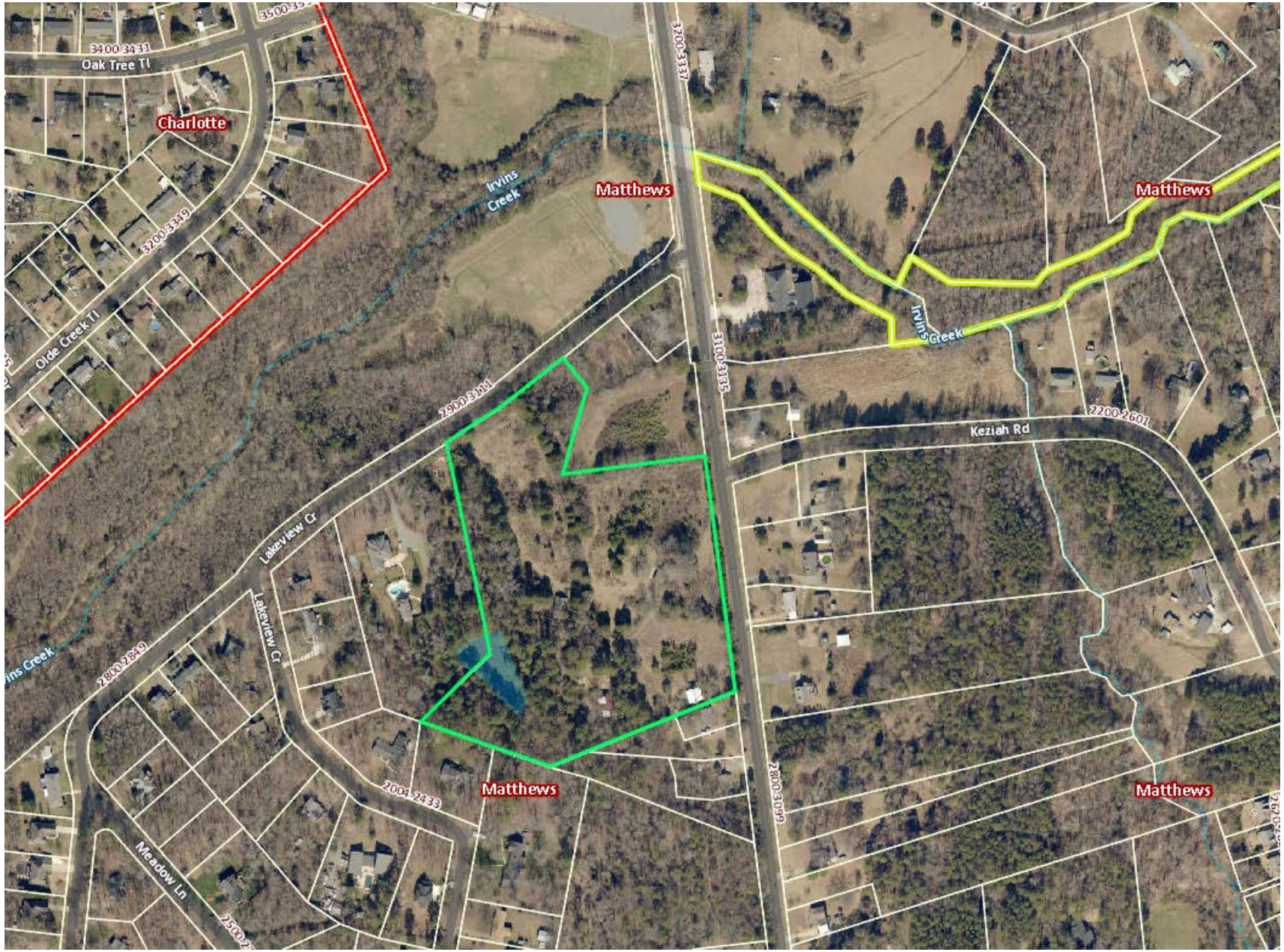
Proposed: R-VS subdivision with up to 40 lots

Request Summary

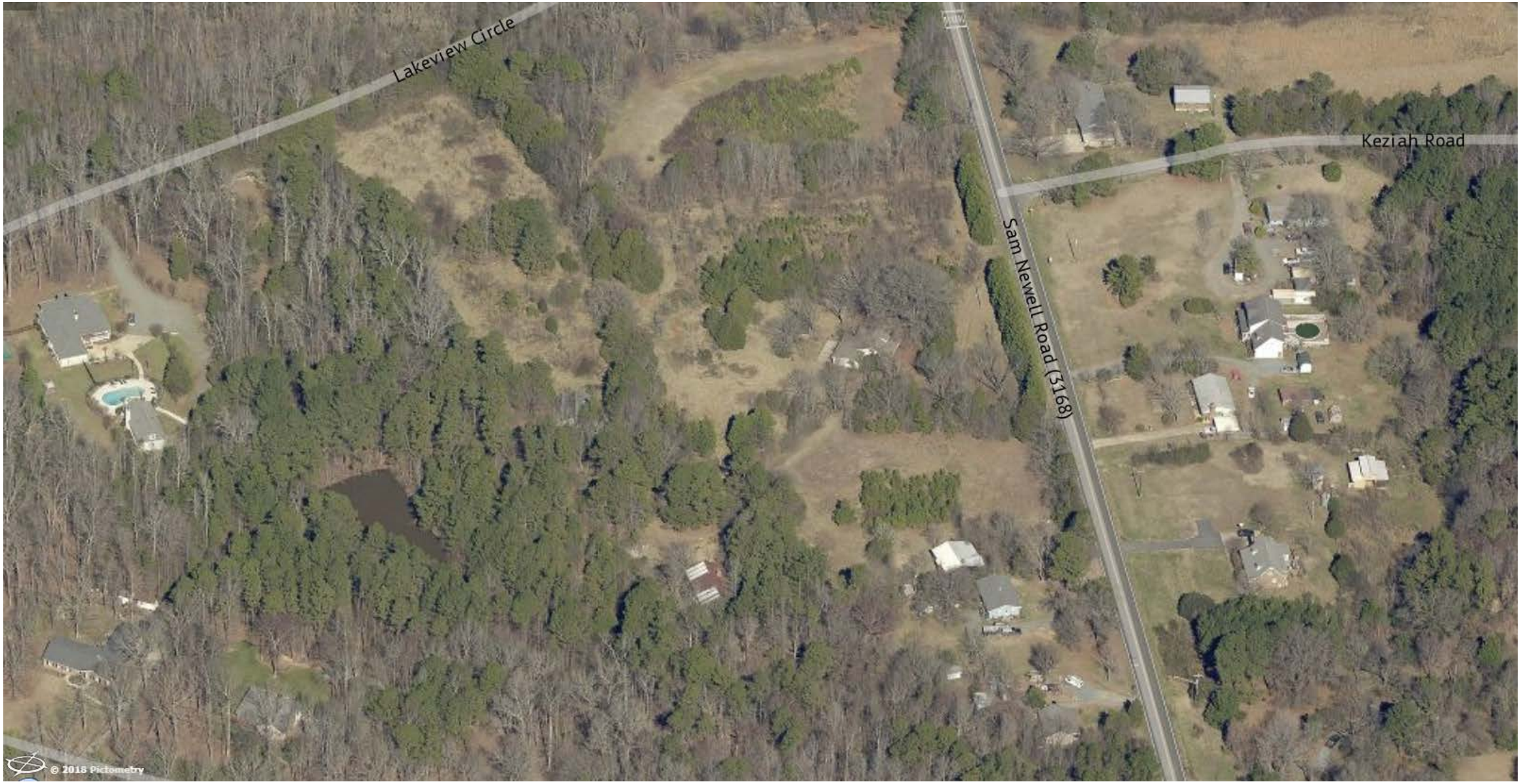
The applicant proposes to construct a neighborhood of similar design to the recently approved 4 Corners subdivision on the east side of Sam Newell Road



PROJECT AREA



CURRENT CONDITIONS



SITE INFORMATION AND BACKGROUND

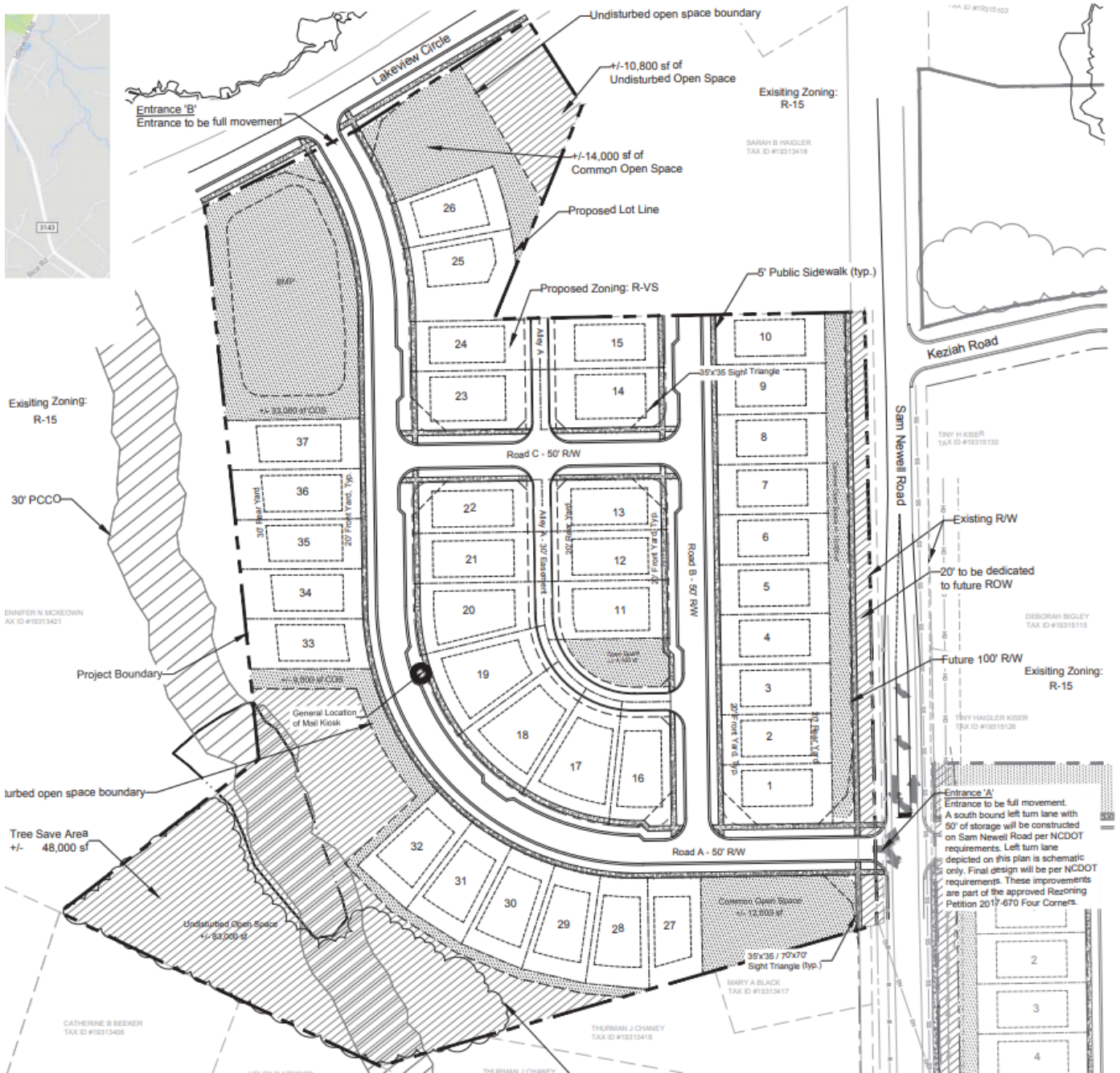
Site Summary

The property is only partially wooded with a row of leyland cypress evergreen trees planted along most of the road frontage. The rear of the site adjoins the Lakeview Circle Community. A pond straddles the property line with the adjacent owner at 2918 Lakeview Circle

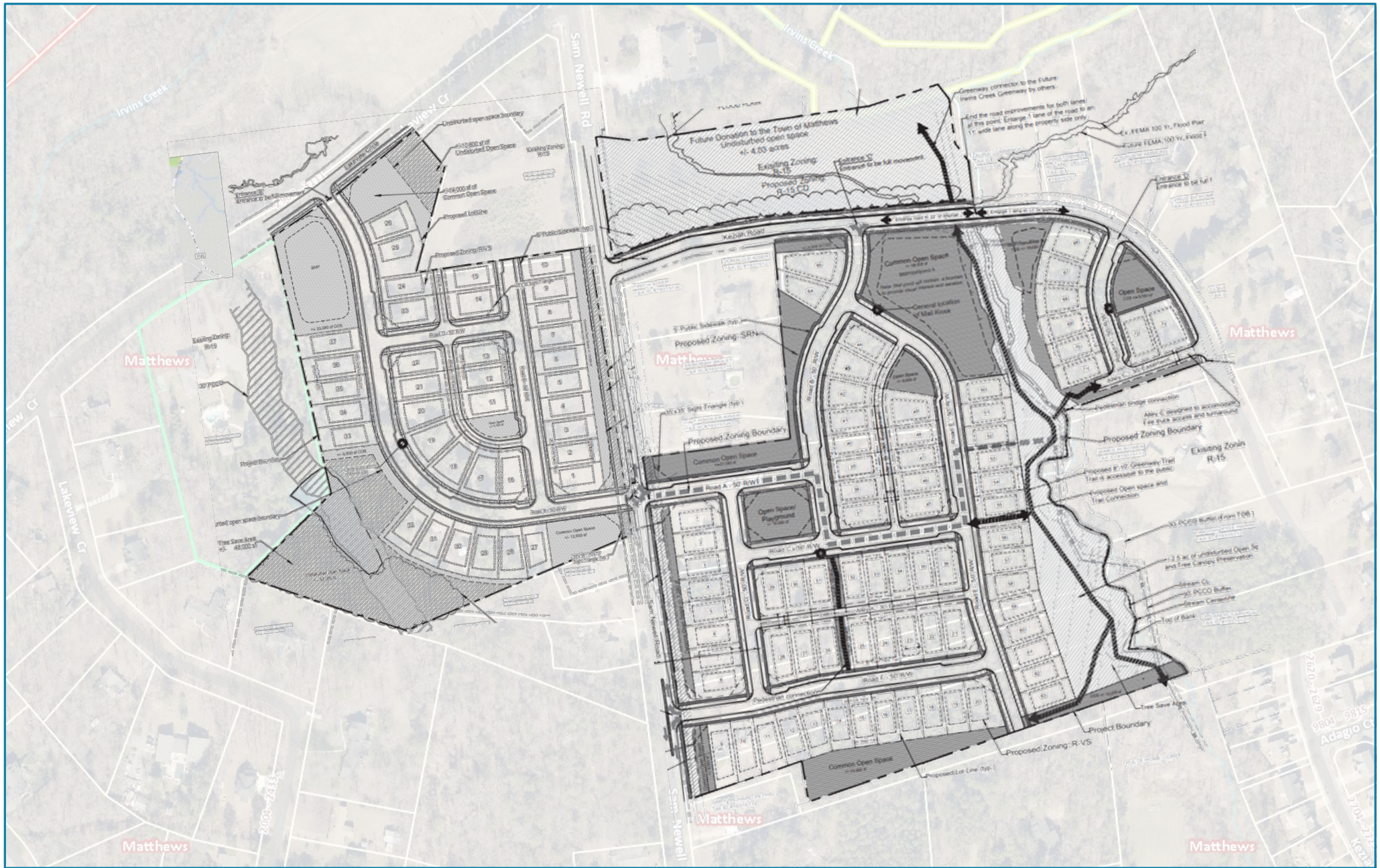
Previous Zoning Actions

None

PROPOSED SITE PLAN



PROPOSED SITE PLAN WITH APPROVED 4 CORNERS PHASE 1



PROPOSED HOME DESIGNS

V X60'D - FRONT LOAD - A

ERTIES

MODERN FARMHOUSE BY FIOFENZA

JANUARY 25, 2018

35'W X60'D - FRONT LOAD - B

FIORENZA PROPERTIES
CHARLOTTE, NC

MODERN FARMHOUSE BY FIORENZA

JANUARY 25, 2018

FIORENZA PROPERTIES
CHARLOTTE, NC

MODERN FARMHOUSE BY FIORENZA

JANUARY 25, 2018

FIORENZA PROPERTIES
CHARLOTTE, NC

MODERN FARMHOUSE BY FIORENZA

JANUARY 25, 2018

35'W X60'D - REARLOAD - A

35'W X60'D - REAR LOAD - B

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 40 single family homes at 3.4 units per acre.
2. 3.7 acres of common open space.
3. Berm with landscaping along Sam Newell Road.
4. Homes to be constructed of primarily brick veneer or cementitious siding and stone. Vinyl is only permitted for windows, doors, garage doors, soffits, trim and railings.
5. Seating and grill areas to be located near pond in natural area.
6. Applicant may provide additional elevations in future to be approved by Town Board.

Flexible Design Standards Request

1. Reduction of rear yards from 30’ to 20’ minimum.
2. Public street lane reduction from 12’ to 11’. (On street parking lane provided in most locations)

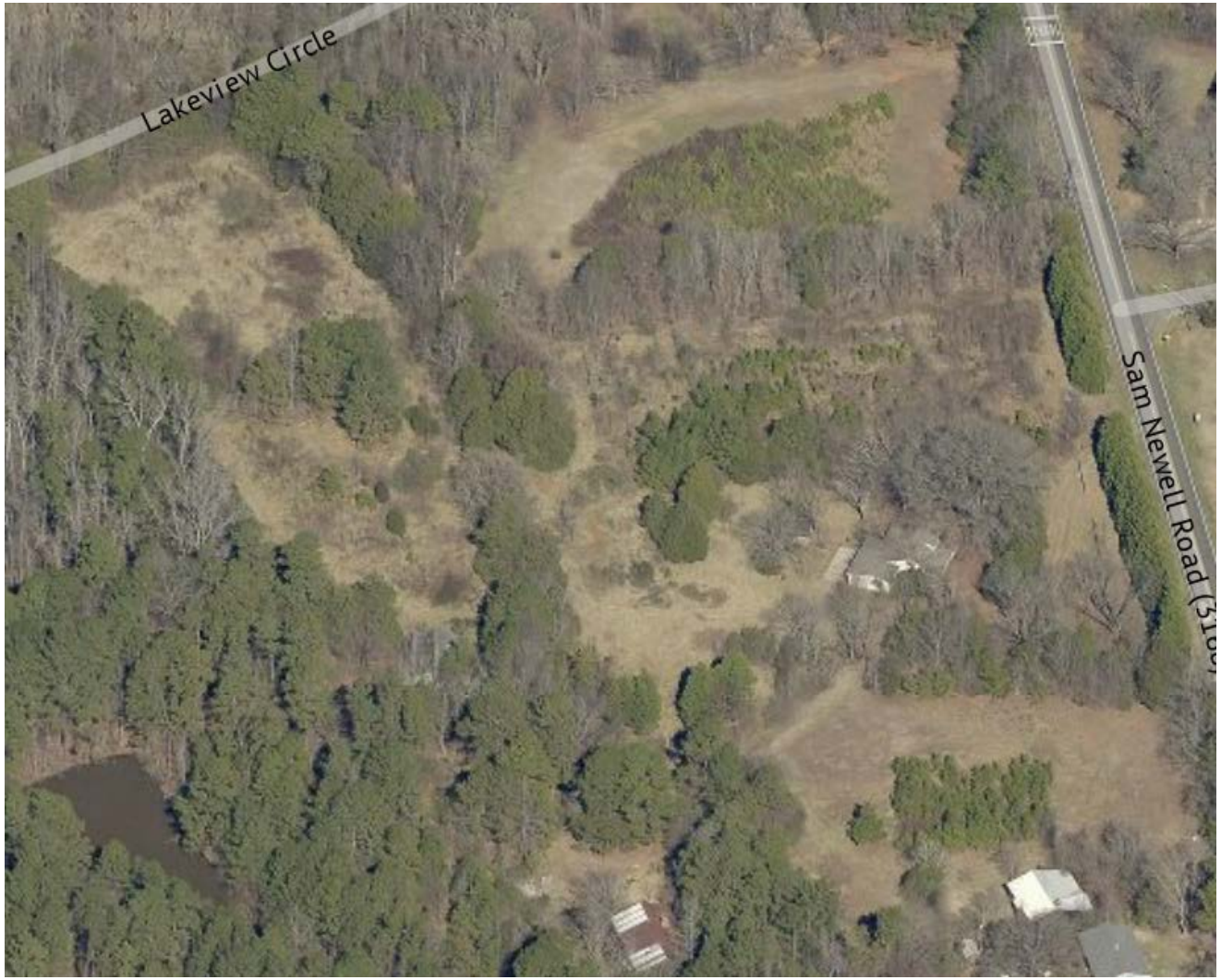
TREES, VEGETATION AND STORMWATER

Tree Save

The R-VS District requires 8% tree canopy preservation The proposed development will preserve 9% of trees. It should be noted that the site contains many existing trees but is not as heavily wooded as some sites in Matthews.

Stormwater Management and PCO

A stormwater pond is located at the corner of Lakeview Circle and Road A. Open space is provided throughout the development with the largest area located nearest the pond on the property.



LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The LUP states that R-VS infill development is appropriate for the portion of the Sam Newell Road corridor north of Windsor Square.

Consistency

The design of the community incorporates a street grid with many of the homes utilizing alley access for garages. The is consistent with the R-VS goal of providing home styles not typically found in Matthews.

SAM NEWELL ROAD ACTION ITEMS:

1. *Consider roadway widening from US-74 to Matthews Township Parkway.*
2. *Develop desired streetscape renderings of Sam Newell Road, from Matthews Township Parkway to Northeast Parkway including landscape, sidewalks, bike lanes, signage and lighting.*
3. *Prohibit rezonings which will not complement adjacent land uses.*
4. *Maintain the commercial boundary at Windsor Square.*
5. *Promote high-density housing, business, office and light industrial uses for land along Independence Pointe Parkway.*
6. *Consider alternative-style housing as infill development near Rice Road intersection.*
7. *Prohibit non-residential uses beyond established transition line except where discussed above and in the Northeast Parkway section.*
8. *Consider R-VS infill development north of Windsor Square.*

155. 503.1. Residential Varied Style District (R-VS)

A. The Residential Varied Style District is established to create beneficial contemporary single-family housing opportunities at higher densities, configurations and styles not traditionally found in Matthews, such as zero-lot line homes, single-family attached including townhouses, patio homes, duplexes, pinwheel design, and similar styles. This district is primarily intended to be utilized in three situations: *i*) near the downtown as detailed in the Downtown Master Plan; *ii*) at specific sites identified by the Land Use Plan as exhibiting unique criteria offering an opportunity for an alternative to traditional detached single-family development; and *iii)* upon request when the proposed site can be demonstrated to accommodate the increased density, exhibits a thoughtful, imaginative use of the land, and demonstrates reasonable and appropriate land use relationships, both within the development itself and with surrounding areas adjacent to the development. All development of land within the Residential – Varied Style – district shall comply with a site plan approved at the time of R-VS designation. The map symbol and short name for the Residential Varied Style District shall be "R-VS". **[formerly known as § 153.205]**

LAND USE POLICY STATEMENTS AND DISTRICT DESCRIPTIONS

#1

*Provide a range and **variety of housing styles** in Matthews.*

While Matthews has developed as a full-service community with an economically healthy mix of land uses, the predominant housing style in Town has been the detached home on a 1/3 acre or larger lot. This has been the desired housing style and has held its value, although the lack of alternative styles of housing may have prevented certain segments of the general population from moving to Matthews. Matthews should continue to provide housing styles acceptable to, and desired by, current and future residents.

#4

*Encourage compact building design and **urban style development** to achieve more efficient use of space where appropriate.*

Efficient use of land ensures economic vitality while minimizing negative impacts. Tailoring development to allow for ease of access, appropriate visibility or screening, and shared infrastructure results in greater efficiency, quality, and synergy and thereby reduces economic waste. Additionally, the elimination of "dead," or unusable, spaces promotes public safety.

#5

***Preserve open space**, natural beauty, and environmentally sensitive areas.*

As development continues throughout the community, preserving natural spaces has become an increasingly important objective. Natural spaces are integral parts of a community as they provide for stormwater filtration, buffering of disparate adjacent uses, recreation, and aesthetic enjoyment. Matthews can remain a healthy and attractive community by ensuring the preservation of adequate and appropriate open space on both public and private property.

FINANCIAL IMPACT ANALYSIS

Services Impact

The annual cost to provide solid waste service will be $7,000 annually for 40 new single family homes.

Current Tax Revenue and Per Acre Valuation

In 2017, Matthews tax revenue from the property was $800, or about $67 per acre

Forecasted Tax Revenue and Per Acre Valuation

Based on the proposed home sizes and the cost of new construction in Matthews and Mecklenburg County, the development will generate about $47,000 in new Matthews taxes. This represents about $4,000 per acre in tax revenue.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. The applicant should consider introducing one or two new home elevations to provide some additional architectural variety. Combined with the property across the street, 8 home elevations would be used for a total of 115 new homes.

2. Planning Staff has suggested a covered structure for the CBU postal location. The applicant is considering this request.

Police

No Concerns.

Fire

No concerns with fire access. Alleys provide additional points of access

Public Works

No Concerns.

Parks and Rec

No concerns.

Planning Services
4421 Stuart Andrew Blvd.
Charlotte, NC 28217

Town of Matthews: 2018-680 4 Corners Phase 2

PROJECTED IMPACT OF THE PROPOSED DEVELOPMENT

Proposed Housing Units: a maximum of 40 detached dwelling units subject to the standards of the R-VS zoning district.

CMS Planning Area: 5, 6, 7, 8, 9

Average Student Yield per Unit: 0.6073

Based on the site plan, dated May 23, 2018, this development may add 24 students to the schools in this area.

The following data is as of 20th Day of the 2017-18 school year.

Schools Affected	*Total Classroom Teachers*	*Building Classrooms/ Teacher Stations*	*20th Day, Enrollment (non-ec)*	*Building Classroom/ Adjusted Capacity (Without Mobiles)*	*20th Day, Building Utilization (Without Mobiles)*	*Additional Students As a result of this development*	*Utilization As of result of this development (Without Mobiles)*
CROWN POINT ELEMENTARY	36	37	670	689	97%	11	**99%**
MINT HILL MIDDLE	63	50	1195	948	126%	6	**127%**
BUTLER HIGH	109	98	2121	1907	111%	7	**112%**

RECOMMENDATION

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this proposal may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

The total estimated capital cost of providing the additional school capacity for this new development is $327,000; calculated as follows:

Middle School: 6 x $23,000 = $138,000

High School: 7 x $27,000 = $189,000

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Decision on Application 2018-681 Tanfield Drive Subdivision

DATE: June 27, 2018
FROM: Jay Camp

Background/Issue:

- On June 26th, Planning Board voted unanimously to recommend approval of the rezoning request.
- Staff has examined the existing Tanfield Dr area and determined that it may be difficult to plant street trees along the entire road due to the narrow planting strip and existence of mature trees in front yards.
- The applicant proposes a payment of $7,000 to the Town for installation of trees along existing Tanfield, at Rice Road Park or other locations in the general vicinity of the rezoning site.
- Additional home elevations presented at the Public Hearing have been added to the conditional plan.
- Staff has requested confirmation that the fire truck turnaround is paved and that a Public Access Easement is provided. An update on this issue will be provided on Monday.

Proposal/Solution:

- The proposal creates an extension of an existing subdivision using the same R-9 standards for lot width, front setback, sideyards, and rear yard. This creates a project that will better blend with existing development along Tanfield Drive.
- The PCO Concept Plan has been approved.

Financial Impact:
None

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Approve Rezoning Application 2018-681

DRAFT---FOR APPROVAL

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____2018-681_____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) ___x __The requested zoning action, as most currently amended, is **approved,** and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE,** as follows:

CONSISTENT: **with Matthews Land Use Plan in that it creates an extension of an existing R-9 subdivision and will allow for the construction of homes of similar style and size on lots with the same dimensional standards as the existing Tanfield Drive area.**

REASONABLE: The rezoning creates new housing opportunities with general styles and densities similar to existing development in the general vicinity of the site.

OR

B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the general look of the existing homes on the street.

NOT REASONABLE: The rezoning is not reasonable and would cause additional congestion to area roads while overburdening the school system.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date: July 9, 2018

Town of Matthews North Carolina

DATE FILED 3-28-2018
APPLICATION NUMBER 2018-681
For office use only

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:

X 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): 193-434-99

Address of property: Tanfield Drive

Location of property: Terminus of Tanfield Drive, north of Rice Road

Title to the property was acquired on March 18, 1999
and was recorded in the name of Charlie C. Choe and Grace M. Choe
whose mailing address is 1326 Weymouth Lane, Charlotte, NC 28270

The deed is recorded in Book 10330 at Page 508 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: R-9 (CD)

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

Application number
2018-681
For office use only

The Petitioner is requesting the rezoning of this site to accommodate the development of up to ~~12~~ 11 one-family detached dwelling units on the site.

DECEASED
Signature of property owner (must be original)

Charlie C. Choe
Print name of property owner

1326 Weymouth Lane
Property owner's mailing address

Charlotte, NC 28270
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)

Grace M. Choe
Print name of property owner

1326 Weymouth Lane
Property owner's mailing address

Charlotte, NC 28270
Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

John Carmichael, Robinson Bradshaw
Print name of agent

101 North Tryon Street, Suite 1900
Agent's mailing address

Charlotte, NC 28246
Agent's mailing address, continued

Agent's mailing address, continued

704-377-8341 jcarmichael@robinsonbradshaw.com
Agent's phone number/email address

KINGER HOMES, LLC

By:
Petitioner other than owner (if any)

Kinger Homes, LLC (c/o Paul Sagadin)
Print name of petitioner

1125 East Morehead Street, Suite 108
Petitioner's mailing address

Charlotte, NC 28204
Petitioner's mailing address, continued

Petitioner's mailing address, continued

704-572-7327 Paul@CustomHomesCarolina.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."

Application number
2018-681
For office use only

See Exhibit A Attached Hereto

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)

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PROPERTY OWNER NAME(S)

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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

Application number
2018-681
For office use only

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 March 28, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date April 9, 2018

Notices sent via mail to affected/adjacent property owners on or before May 26, 2018

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 June 11, 2018

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 June 26, 2018

Town Board of Commissioners approves or denies application July 9, 2018

2018-681

Exhibit A

Parcel No. 19353120

James Willard Hamby
Neva C (TST) (UTD)
2320 Sam Newell Road
Matthews, NC 28105

Parcel No. 19343498

Movimiento Internacional Iglesia De Dios Pentecostal, Inc.
PO Box 691415
Mint Hill, NC 28227

Parcel No. 19343497

Movimiento Internacional Iglesia De Dios Pentecostal, Inc.
PO Box 691415
Mint Hill, NC 28227

Parcel No. 19353106

Stone Gable LLC
3520 Lakeview Road
Mechanicsville, VA 23111

Parcel No. 19353185

Christi Honeycutt
2412 Williams Rd
Matthews, NC 28105

Parcel No. 19353201

Anita W. Williams
Ross B. Williams
2229 Rice Road
Matthews, NC 28105

2018-681

Parcel No. 19343412

Gisela W. Kluge
Walter Kluge
2217 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343411

Gloria R. Sloan
Jerry D. Sloan
2211 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343309

Kyle Fragakis
2216 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343308

Gerald O. Benson
2208 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343307

Barbara K. Beach
Gerald T. Beach
18961 Sunnybrook Ct
Saratoga, CA 95070

Parcel No. 19343306

Cauley L. Hobson
2130 Tanfield Drive
Matthews, NC 28105

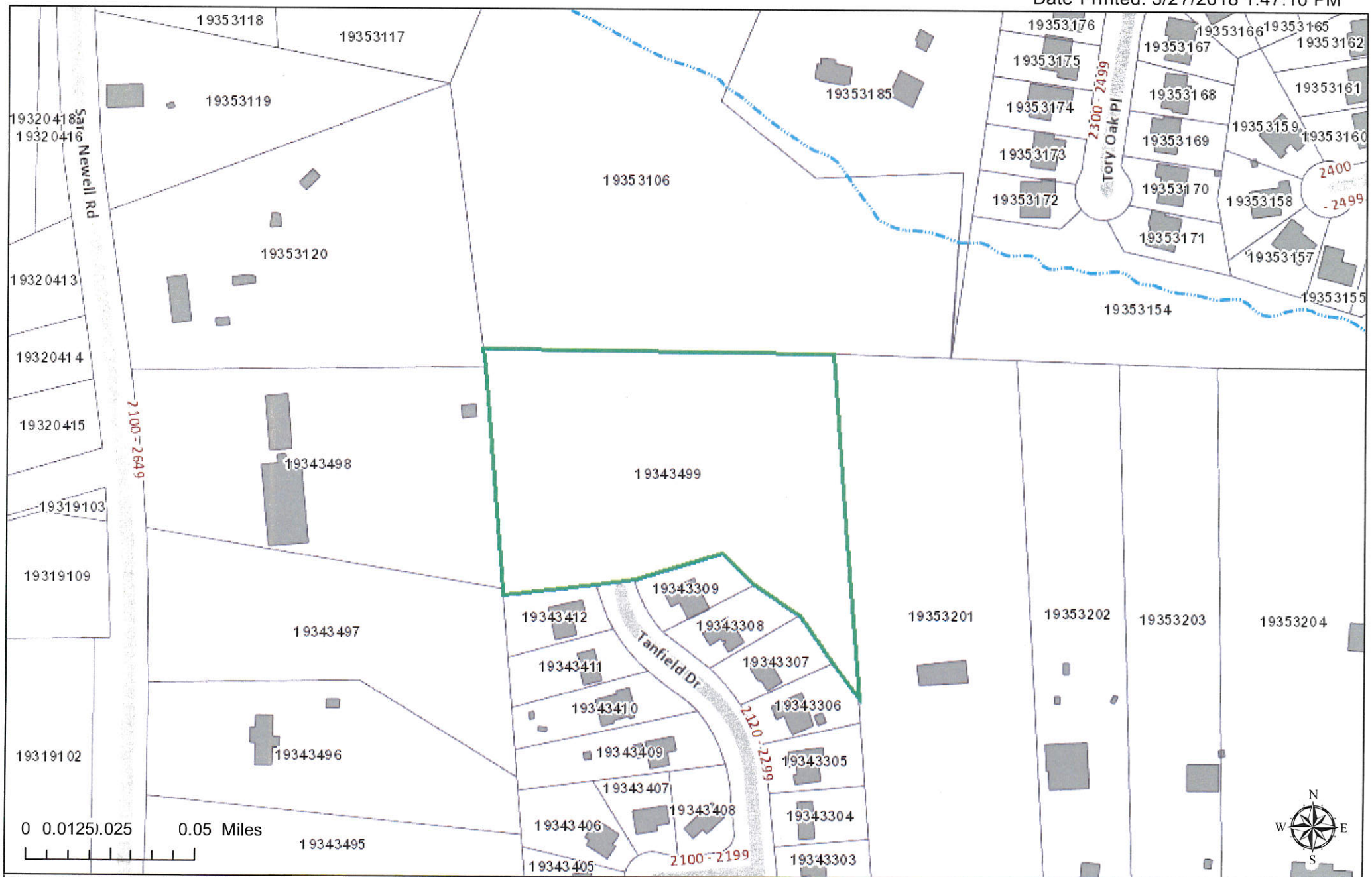
Parcel No. 19343305

Timothy W. Martin
2124 Tanfield Drive
Matthews, NC 28105

Polaris 3G Map – Mecklenburg County, North Carolina

2018-681

Date Printed: 3/27/2018 1:47:10 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2018-681

ROBINSON
BRADSHAW

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

March 28, 2018

BY HAND DELIVERY

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Kinger Homes, LLC Requesting the Rezoning of an Approximately 4.711 Acre Site Located at the Terminus of Tanfield Drive, North of Rice Road, From the R-15 Zoning District to the R-9 (CD) Zoning District (Tax Parcel No. 193-434-99)

Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification (the "Instructions"). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 4.711 acres and is located at the terminus of Tanfield Drive, north of Rice Road, and the site is designated as Tax Parcel No. 193-434-99. The site is currently zoned R-15 and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the R-9 (CD) zoning district to accommodate the development of a maximum of 11 one-family detached dwelling units on the site.

The Town of Matthews Land Use Plan 2012-2022 (the "Land Plan") provides land use policy guidance and recommendations for parcels of land located in the Town of Matthews. The site is located just east of the Sam Newell Road Transitioning and Sensitive Area that is defined in the Land Plan. Although the Land Plan does not appear to make any specific land use recommendations for the site, the Land Plan does contain policy statements and action items that

appear to support the development proposed under this Rezoning Application. Set out below is a brief description of these policy statements and action items and how this proposed development furthers such policy statements and action items.

- This proposed residential community would add to and enhance the range and variety of housing styles available in the Town of Matthews as encouraged by the Land Plan. (See Policy # 1 on page 8 of the Land Plan and Strategy 1A on page 10 of the Land Plan). This proposed residential community would provide quality one-family detached dwelling units on lots smaller than the traditional 1/3 acre or larger lot generally found in the Town of Matthews. Smaller lots continue to increase in popularity, as residents seek to limit the amount of maintenance that is required for their lots.

- This proposed development would further the residential land use action item in the Land Plan to "provide a variety of housing styles, densities and locations" in the Town of Matthews. (See Action Item No. 1 on page 46 of the Land Plan).

- Although, as noted above, this site is located just east of the Sam Newell Road Transitioning and Sensitive Area, the site is located to the east of the intersection of Rice Road and Sam Newell Road, and the Land Plan recommends for the Sam Newell Road Transitioning and Sensitive Area that the Town of Matthews consider alternative-style housing as infill development near the intersection of Rice Road and Sam Newell Road.

Jay, the Applicant and I look forward to working with you, Kathi and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

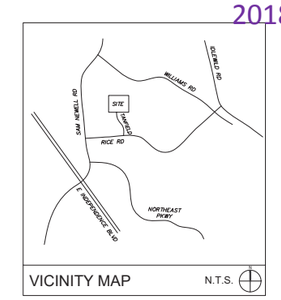
ROBINSON, BRADSHAW & HINSON,
P.A.

John H. Carmichael

JHC1/lh

CURRENT 6/27/2018

2018-681



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

DEVELOPMENT SUMMARY:

TAX PARCEL ID: 193-434-99
PARCEL SIZE: 4.711 ACRES

EXISTING ZONING: R-15 (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)
EXISTING USE: WOODED, VACANT

PROPOSED ZONING: R-9 (SINGLE FAMILY RESIDENTIAL; 9,000SF LOT MINIMUM)
PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE

TREE CANOPY AREA REQUIRED (15%): 0.706 ACRES
TREE CANOPY AREA PROVIDED (17% MIN): 0.800 ACRES MIN

UNDISTURBED OPEN SPACE REQUIRED (25%): 1.17 ACRES
UNDISTURBED OPEN SPACE PROVIDED (25% MIN): 1.17 ACRES MIN

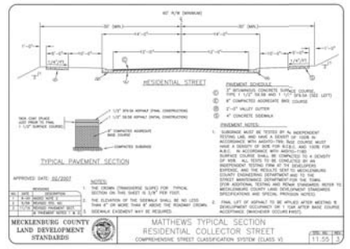
R-9 ZONING REQUIREMENTS:
MINIMUM LOT AREA: 9,000 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: N/A

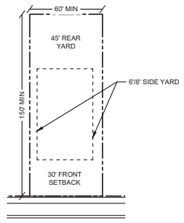
MINIMUM LOT SIZE PROVIDED:
60' x 150', 9,000SF

MINIMUM SETBACKS REQUIRED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 8'

MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 8'

PROPOSED DEVELOPMENT
PROPOSED LOT TOTAL: 11
PROPOSED DENSITY: 2.33 DUA





TYPICAL LOT DETAIL

bloc
Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture I planning I civil engineering

REVISIONS		
NO.	DATE	DESCRIPTION
1	05/30/18	MATTHEWS REZONING RESUBMITTAL
2	06/27/18	MATTHEWS REZONING RESUBMITTAL

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stamp / seal:

BLOC DESIGN, PLLC P-1007 C-390 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 35842 ENGINEER LARRY LOCKHART

06/27/2018

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 30'
0 15' 30' 60'

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: 1" = 30'	

TITLE:
REZONING SITE PLAN

SHEET NO.:
RZ-1.0

S:\Projects\00488 Kinger Homes Tanfield Dr SF\Plans\Rezoning\00488 - Rezoning Plan - RZ-1.dwg, 6/27/2018 3:24:43 PM, andrew polonus, Bloc Design

CURRENT 6/27/2018
2018-681

ARCHITECTURAL ELEVATIONS:

DEVELOPMENT STANDARDS
June 27, 2018

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Kinger Homes, LLC ("Applicant") for an approximately 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 193-434-99.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the R-9 zoning district shall govern the use and development of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may only be devoted to a residential community containing a maximum of 11 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-9 zoning district.

3. DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the R-9 zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Site Data table on the Rezoning Plan.
B. The established setback may vary, so that the front building lines of the one-family detached dwelling units may be staggered.
C. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development and construction document phases.

4. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

B. Tanfield Drive shall be extended into the Site as generally depicted on the Rezoning Plan, and extended Tanfield Drive shall be a public street.

C. The right of way for extended Tanfield Drive shall terminate at the northern boundary line of the Site.

5. STREETSCAPE TREATMENT

A. The streetscape treatment along the Site's frontage on extended Tanfield Drive shall meet the requirements of the Ordinance.

6. TREE PRESERVATION AREAS

A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan.

2

B. Prior to the issuance of the first certificate of occupancy for a one-family detached dwelling unit constructed on the Site, the Applicant shall pay the sum of $7,000.00 to the Town of Matthews for the planting of trees by the Town of Matthews in the general area of the Site.

7. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Site shall be 35 feet as measured under the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the one-family detached dwelling units to be constructed on the Site. Accordingly, each one-family detached dwelling unit to be constructed on the Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family detached dwelling unit to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a one-family detached dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.

D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone and cementitious siding.

E. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

F. Each one-family detached dwelling unit constructed on the Site shall include overhangs, brackets and tapered columns.

G. Each one-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum depth of 6 feet.

H. Each one-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such one-family detached dwelling unit.

I. The front building lines of the one-family detached dwelling units constructed on the Site shall be staggered to create a more interesting streetscape.

J. The front building line of the garage shall be setback from the front building line of the front porch on each one-family detached dwelling unit.

K. A two car garage shall have two single garage doors rather than one large garage door.

8. SIGNS

A. All signs installed on the site shall comply with the requirements of the Ordinance.

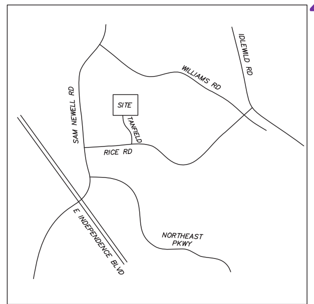
B. A subdivision sign may be located on Lot 6 or on Lot 11 at the option of the Applicant. If a subdivision sign is located on Lot 6 or on Lot 11, an easement shall be granted to the homeowners association for the maintenance, repair and replacement of the subdivision sign.

9. LIGHTING

A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
PROVIDED BY CAROLINA SURVEYORS, INC.

Chestnut-2647 Plan

Willow -2239 Plan

Hickory-2632 Plan

Dogwood -1773 Plan

COLOR-RENDERED VERSIONS OF ARCHITECTURAL ELEVATIONS ABOVE SHALL BE SUBMITTED AS SUPPLEMENTAL MATERIALS PRIOR TO JULY 9, 2018 BOARD OF COMMISSIONERS MEETING

Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION
1	05/30/18	MATTHEWS REZONING RESUBMITTAL
2	06/27/18	MATTHEWS REZONING RESUBMITTAL

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stamp / seal:

BLOC DESIGN, PLLC PROFESSIONAL LIMITED LIABILITY COMPANY P-1007 C-390 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 35842 ENGINEER W. LARRY LOCKHART, JR.
06/27/2018

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681

PLAN NORTH N
TRUE NORTH N

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: NTS	

TITLE:
TECHNICAL DATA & ARCHITECTURAL ELEVATIONS

SHEET NO.:
RZ-2.0

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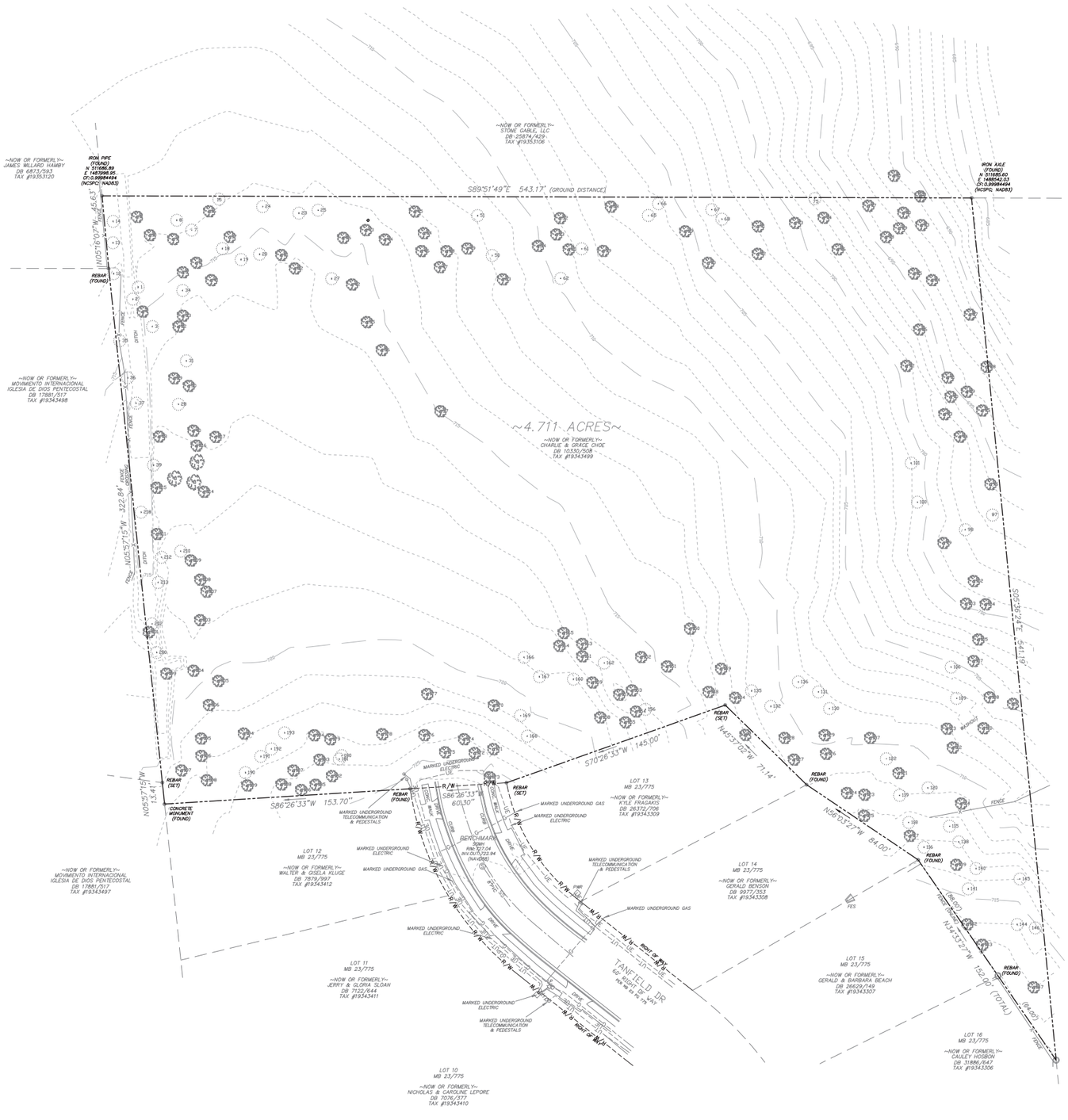
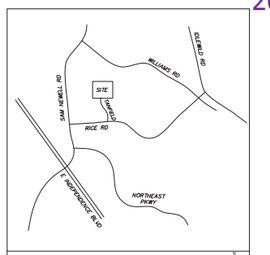
2018-681





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018 PROVIDED BY CAROLINA SURVEYORS, INC.

TREE TABLE

POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
1	PINE 12"	110	OAK 10"-10"
2	PINE 15"	111	OAK 18"
3	PINE 18"	112	OAK 8"
4	OAK 8"-8"	113	OAK 15"
5	OAK 12"	114	OAK 12"
6	OAK 12"	115	PINE 12"
7	PINE 12"	116	PINE 15"
8	PINE 12"	117	OAK 15"-12"
9	OAK 15"	118	PINE 15"
10	OAK 15"	119	PINE 10"
11	OAK 15"	120	PINE 12"
12	PINE 18"	121	OAK 15"
13	PINE 12"	122	PINE 10"
14	PINE 12"	123	OAK 18"
15	PINE 12"	124	OAK 20"
16	OAK 8"	125	OAK 12"
17	OAK 15"	126	OAK 18"
18	PINE 15"	127	OAK 10"
19	PINE 18"	128	OAK 18"
20	PINE 12"	129	OAK 8"
21	OAK 18"	130	PINE 12"
22	OAK 12"	131	PINE 15"
23	PINE 15"	132	PINE 18"
24	PINE 12"	133	OAK 18"
25	PINE 15"	134	OAK 15"
26	OAK 24"	135	PINE 8"
27	PINE 10"	136	PINE 12"
28	PINE 12"	137	OAK 20"
29	OAK 10"	138	PINE 12"
30	OAK 8"	139	OAK 10"
31	PINE 12"	140	PINE 12"
32	OAK 12"	141	PINE 12"
33	OAK 12"	142	OAK 8"
34	PINE 18"	143	OAK 10"
35	PINE 12"	144	PINE 12"
36	PINE 18"	145	PINE 15"
37	PINE 18"	146	CEDAR 12"
38	OAK 10"	147	OAK 12"
39	CEDAR 12"	148	OAK 12"
40	OAK 8"	149	OAK 12"
41	OAK 10"	150	OAK 30"
42	OAK 15"	151	OAK 18"
43	OAK 16"	152	OAK 15"
44	OAK 12"	153	OAK 12"
45	OAK 13"	154	OAK 10"
46	OAK 12"	155	OAK 14"
47	OAK 12"	156	PINE 12"
48	OAK 8"	157	OAK 15"
49	OAK 18"	158	OAK 18"
50	PINE 10"	159	OAK 12"
51	PINE 12"	160	PINE 18"
52	OAK 10"	161	OAK 15"
53	OAK 15"	162	PINE 12"
54	OAK 18"	163	OAK 12"
55	OAK 18"-18"-12"	164	OAK 15"
56	OAK 28"	165	OAK 22"
57	OAK 24"	166	PINE 8"
58	OAK 12"	167	PINE 10"
59	OAK 12"	168	PINE 10"
60	OAK 8"	169	PINE 8"
61	PINE 8"	170	OAK 10"-6"
62	PINE 8"	171	OAK 12"
63	OAK 18"	172	OAK 10"
64	OAK 18"	173	OAK 12"
65	PINE 15"	174	OAK 8"
66	PINE 8"	175	OAK 8"
67	PINE 15"	176	OAK 10"
68	PINE 15"	177	OAK 8"
69	OAK 20"-15"	178	OAK 10"
70	OAK 20"	179	OAK 15"
71	OAK 24"	180	PINE 15"
72	OAK 15"	181	PINE 12"
73	OAK 12"-12"	182	OAK 12"
74	OAK 10"-10"-8"	183	OAK 12"
75	PINE 15"	184	OAK 10"
76	OAK 12"	185	OAK 15"
77	OAK 12"	186	OAK 12"
78	OAK 12"	187	OAK 8"
79	OAK 10"-8"-5"	188	OAK 10"
80	OAK 16"	189	OAK 12"
81	OAK 24"	190	PINE 12"
82	OAK 18"-15"	191	PINE 8"
83	OAK 12"	192	PINE 8"
84	OAK 20"	193	PINE 12"
85	OAK 24	194	OAK 18"
86	OAK 18"	195	OAK 20"
87	OAK 30"	196	OAK 18"
88	OAK 10"	197	OAK 12"-10"
89	OAK 15	198	OAK 8"
90	OAK 15"	199	OAK 18"
91	OAK 15"	200	PINE 8"
92	OAK 20"-18"	201	OAK 8"
93	OAK 8"	202	PINE 15"
94	OAK 22"	203	OAK 8"
95	OAK 15"	204	OAK 8"
96	OAK 8"-8"	205	OAK 18"
97	PINE 12"	206	OAK 10"
98	PINE 30"-20"-8"-4"	207	OAK 12"
99	OAK 24"	208	OAK 12"
100	PINE 18"	209	OAK 8"
101	PINE 18"	210	PINE 12"
102	OAK 15"	211	OAK 18"-2"
103	OAK 12"	212	CEDAR 10"
104	OAK 8"	213	CEDAR 15"
105	OAK 18"	214	OAK 10"
106	PINE 15"	215	OAK 10"-10"-8"-6"
107	OAK 18"	216	OAK 8"
108	OAK 15"	217	OAK 12"
109	PINE 12"	218	PINE 12"

bloc
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stamp / seal:

BLOC DESIGN, PLLC
P-1007
C-390
NORTH CAROLINA

FOR REFERENCE ONLY

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 30'
0 15' 30' 60'

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: 1" = 30'	

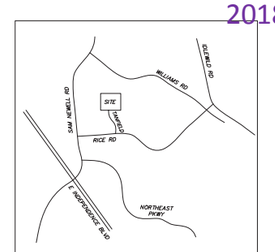
TITLE:
SITE SURVEY

SHEET NO.:
RZ-3.0

S:\Projects\00488 Kinger Homes Tanfield Dr SF\Plans\Rezoning\00488 - Rezoning Plan - RZ-1.dwg, 6/27/2018 3:31:13 PM, andrew polonus, Bloc Design

SUPERCEDED 5/30/2018

2018-681



VICINITY MAP N.T.S.

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EXISTING USE: WOODED, VACANT

PROPOSED ZONING: R-9 (SINGLE FAMILY RESIDENTIAL; 9,000SF LOT MINIMUM)
PROPOSED USES: SINGLE FAMILY RESIDENTIAL; OPEN SPACE

TREE CANOPY AREA REQUIRED (15%): 0.706 ACRES
TREE CANOPY AREA PROVIDED (17% MIN): 0.800 ACRES MIN

UNDISTURBED OPEN SPACE REQUIRED (25%): 1.17 ACRES
UNDISTURBED OPEN SPACE PROVIDED (25% MIN): 1.17 ACRES MIN

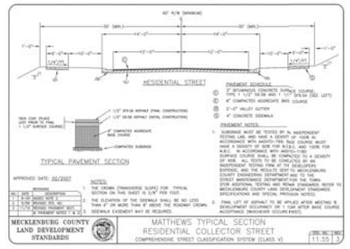
R-9 ZONING REQUIREMENTS:
MINIMUM LOT AREA: 9,000 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: N/A

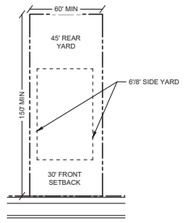
MINIMUM LOT SIZE PROVIDED:
60' x 150', 9,000SF

MINIMUM SETBACKS REQUIRED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 8'

MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 8'

PROPOSED DEVELOPMENT
PROPOSED LOT TOTAL: 11
PROPOSED DENSITY: 2.33 DUA





TYPICAL LOT DETAIL

bloc
Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
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REVISIONS		
NO.	DATE	DESCRIPTION
1	05/30/18	MATTHEWS REZONING RESUBMITTAL

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stamp / seal:

BLOC DESIGN, PLLC P-1007 C-390 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 35842 ENGINEER WILLIAM LOCKHART III

05/30/2018

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 30'
0 15' 30' 60'

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: 1" = 30'	

TITLE:
REZONING SITE PLAN

SHEET NO.:
RZ-1.0

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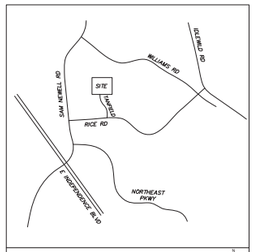
SUPERCEDED 5/30/2018
2018-681



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
PROVIDED BY CAROLINA SURVEYORS, INC.

ARCHITECTURAL ELEVATION EXAMPLES:

ALL ARCHITECTURAL ELEVATIONS DESIGNED BY DAN PUVAK

DEVELOPMENT STANDARDS

May 30, 2018

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Kinger Homes, LLC ("Applicant") for an approximately 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 193-434-99.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the R-9 zoning district shall govern the use and development of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may only be devoted to a residential community containing a maximum of 11 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-9 zoning district.

3. DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the R-9 zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Site Data table on the Rezoning Plan.

B. The established setback may vary, so that the front building lines of the one-family detached dwelling units may be staggered.

C. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development and construction document phases.

4. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

B. Tanfield Drive shall be extended into the Site as generally depicted on the Rezoning Plan, and extended Tanfield Drive shall be a public street.

C. The right of way for extended Tanfield Drive shall terminate at the northern boundary line of the Site.

5. STREETSCAPE TREATMENT

A. The streetscape treatment along the Site's frontage on extended Tanfield Drive shall meet the requirements of the Ordinance.

6. TREE PRESERVATION AREAS

A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan.

7. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Site shall be 35 feet as measured under the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the one-family detached dwelling units to be constructed on the Site. Accordingly, each one-family detached dwelling unit to be constructed on the Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family detached dwelling unit to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a one-family detached dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.

D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Site shall be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone and cementitious siding.

E. Vinyl, EIFS or masonite may not be used as an exterior building material on the one-family detached dwelling units to be constructed on the Site. Notwithstanding the foregoing, vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.

F. Each one-family detached dwelling unit constructed on the Site shall include overhangs, brackets and tapered columns.

G. Each one-family detached dwelling unit constructed on the Site shall have a covered front porch with a minimum depth of 6 feet.

H. Each one-family detached dwelling unit constructed on the Site shall have a step with a minimum height of 12 inches from the immediately adjacent sidewalk or walkway to the front stoop located at the front entry door into such one-family detached dwelling unit.

I. The front building lines of the one-family detached dwelling units constructed on the Site shall be staggered to create a more interesting streetscape.

J. The front building line of the garage shall be setback from the front building line of the front porch on each one-family detached dwelling unit.

K. A two car garage shall have two single garage doors rather than one large garage door.

L. The color of the garage doors shall match the primary color of the related one-family detached dwelling unit.

8. SIGNS

A. All signs installed on the site shall comply with the requirements of the Ordinance.

B. A subdivision sign may be located on Lot 6 or on Lot 11 at the option of the Applicant. If a subdivision sign is located on Lot 6 or on Lot 11, an easement shall be granted to the homeowners association for the maintenance, repair and replacement of the subdivision sign.

9. LIGHTING

A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Bloc Design
2923 S. Tryon Street, Suite 320
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phone: 704-940-2883
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REVISIONS

NO.	DATE	DESCRIPTION
1	05/30/18	MATTHEWS REZONING RESUBMITTAL

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BLOC DESIGN, PLLC
P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA
SEAL
35842
ENGINEER
LOCKHART, JR.
05/30/2018

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681

PLAN NORTH N
TRUE NORTH N

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL

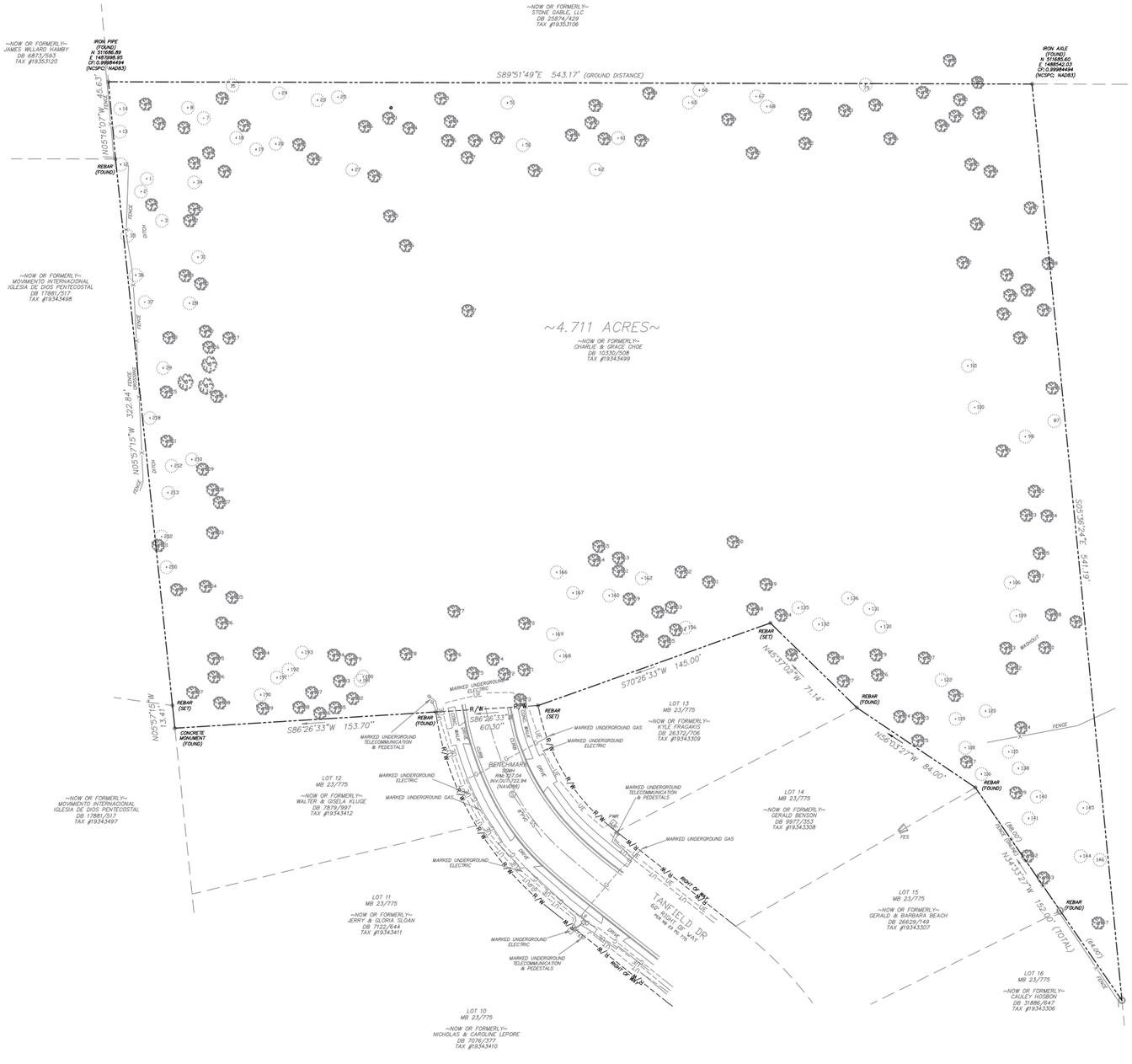
PROJECT NUMBER: 00488.01

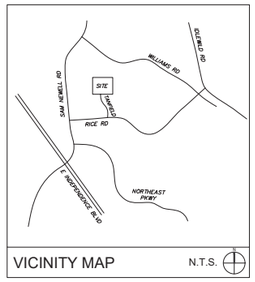
SCALE: NTS

TITLE:
TECHNICAL DATA &
ARCHITECTURAL ELEVATIONS

SHEET NO.:
RZ-2.0

SUPERCEDED 5/30/2018
2018-681





VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
PROVIDED BY CAROLINA SURVEYORS, INC.

TREE TABLE

POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
1	PINE 12"	110	OAK 10"-10"
2	PINE 15"	111	OAK 18"
3	PINE 18"	112	OAK 8"
4	OAK 8"-8"	113	OAK 15"
5	OAK 12"	114	OAK 12"
6	OAK 12"	115	PINE 12"
7	PINE 12"	116	PINE 15"
8	PINE 12"	117	OAK 15"-12"
9	OAK 15"	118	PINE 15"
10	OAK 15"	119	PINE 10"
11	OAK 15"	120	PINE 12"
12	PINE 18"	121	OAK 15"
13	PINE 12"	122	PINE 10"
14	PINE 12"	123	OAK 18"
15	PINE 12"	124	OAK 20"
16	OAK 8"	125	OAK 12"
17	OAK 15"	126	OAK 18"
18	PINE 15"	127	OAK 10"
19	PINE 18"	128	OAK 18"
20	PINE 12"	129	OAK 8"
21	OAK 18"	130	PINE 12"
22	OAK 12"	131	PINE 15"
23	PINE 15"	132	PINE 18"
24	PINE 12"	133	OAK 18"
25	PINE 15"	134	OAK 15"
26	OAK 24"	135	PINE 8"
27	PINE 10"	136	PINE 12"
28	PINE 12"	137	OAK 20"
29	OAK 10"	138	PINE 12"
30	OAK 8"	139	OAK 10"
31	PINE 12"	140	PINE 12"
32	OAK 12"	141	PINE 12"
33	OAK 12"	142	OAK 8"
34	PINE 18"	143	OAK 10"
35	PINE 12"	144	PINE 12"
36	PINE 18"	145	PINE 15"
37	PINE 18"	146	CEDAR 12"
38	OAK 10"	147	OAK 12"
39	CEDAR 12"	148	OAK 12"
40	OAK 8"	149	OAK 12"
41	OAK 10"	150	OAK 30"
42	OAK 15"	151	OAK 18"
43	OAK 16"	152	OAK 15"
44	OAK 12"	153	OAK 12"
45	OAK 13"	154	OAK 10"
46	OAK 12"	155	OAK 14"
47	OAK 12"	156	PINE 12"
48	OAK 8"	157	OAK 15"
49	OAK 18"	158	OAK 18"
50	PINE 10"	159	OAK 12"
51	PINE 12"	160	PINE 18"
52	OAK 10"	161	OAK 15"
53	OAK 15"	162	PINE 12"
54	OAK 18"	163	OAK 12"
55	OAK 18"-18"-12"	164	OAK 15"
56	OAK 28"	165	OAK 22"
57	OAK 24"	166	PINE 8"
58	OAK 12"	167	PINE 10"
59	OAK 12"	168	PINE 10"
60	OAK 8"	169	PINE 8"
61	PINE 8"	170	OAK 10"-6"
62	PINE 8"	171	OAK 12"
63	OAK 18"	172	OAK 10"
64	OAK 18"	173	OAK 12"
65	PINE 15"	174	OAK 8"
66	PINE 8"	175	OAK 8"
67	PINE 15"	176	OAK 10"
68	PINE 15"	177	OAK 8"
69	OAK 20"-15"	178	OAK 10"
70	OAK 20"	179	OAK 15"
71	OAK 24"	180	PINE 15"
72	OAK 15"	181	PINE 12"
73	OAK 12"-12"	182	OAK 12"
74	OAK 10"-10"-8"	183	OAK 12"
75	PINE 15"	184	OAK 10"
76	OAK 12"	185	OAK 15"
77	OAK 12"	186	OAK 12"
78	OAK 12"	187	OAK 8"
79	OAK 10"-8"-5"	188	OAK 10"
80	OAK 16"	189	OAK 12"
81	OAK 24"	190	PINE 12"
82	OAK 18"-15"	191	PINE 8"
83	OAK 12"	192	PINE 8"
84	OAK 20"	193	PINE 12"
85	OAK 24	194	OAK 18"
86	OAK 18"	195	OAK 20"
87	OAK 30"	196	OAK 18"
88	OAK 10"	197	OAK 12"-10"
89	OAK 15	198	OAK 8"
90	OAK 15"	199	OAK 18"
91	OAK 15"	200	PINE 8"
92	OAK 20"-18"	201	OAK 8"
93	OAK 8"	202	PINE 15"
94	OAK 22"	203	OAK 8"
95	OAK 15"	204	OAK 8"
96	OAK 8"-8"	205	OAK 18"
97	PINE 12"	206	OAK 10"
98	PINE 30"-20"-8"-8"	207	OAK 12"
99	OAK 24"	208	OAK 12"
100	PINE 18"	209	OAK 8"
101	PINE 18"	210	PINE 12"
102	OAK 15"	211	OAK 18"-2"
103	OAK 12"	212	CEDAR 10"
104	OAK 8"	213	CEDAR 15"
105	OAK 18"	214	OAK 10"
106	PINE 15"	215	OAK 10"-8"-6"
107	OAK 18"	216	OAK 8"
108	OAK 15"	217	OAK 12"
109	PINE 12"	218	PINE 12"

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Charlotte, NC 28203
phone: 704-940-2883
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REVISIONS

NO.	DATE	DESCRIPTION
1	05/30/18	MATTHEWS REZONING RESUBMITTAL

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P-1007
C-390
NORTH CAROLINA

FOR REFERENCE ONLY

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#2018-681

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 30'
0 15' 30' 60'

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: 1" = 30'	

TITLE:
SITE SURVEY

SHEET NO.:
RZ-3.0

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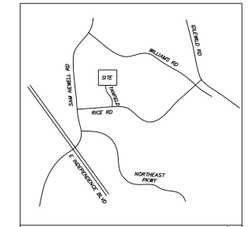
SUPERCEDED

2018-681
3/28/2018



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
PROVIDED BY CAROLINA SURVEYORS, INC.

DEVELOPMENT SUMMARY:

TAX PARCEL ID: 193-434-99
PARCEL SIZE: 4.711 ACRES

EXISTING ZONING: R-15 (SINGLE FAMILY RESIDENTIAL; 15,000SF LOT MINIMUM)
EXISTING USE: WOODED, VACANT

PROPOSED ZONING: R-9 (SINGLE FAMILY RESIDENTIAL; 9,000SF LOT MINIMUM)
PROPOSED USES: SINGLE FAMILY RESIDENTIAL, OPEN SPACE

TREE CANOPY AREA REQUIRED (15%): 0.706 ACRES
TREE CANOPY AREA PROVIDED (15% MIN): 0.706 ACRES MIN

UNDISTURBED OPEN SPACE REQUIRED (25%): 1.17 ACRES
UNDISTURBED OPEN SPACE PROVIDED (25% MIN): 1.17 ACRES MIN

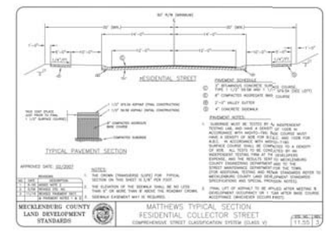
R-9 ZONING REQUIREMENTS:
MINIMUM LOT AREA: 9,000 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: N/A

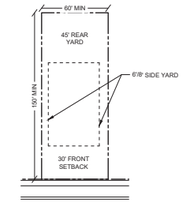
MINIMUM LOT SIZE PROVIDED:
60' x 150', 9,000SF

MINIMUM SETBACKS REQUIRED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 6'

MINIMUM SETBACKS PROVIDED:
FRONT SETBACK: 30'
REAR YARD: 45'
SIDE YARD: 6' & 6'

PROPOSED DEVELOPMENT
PROPOSED LOT TOTAL: 11
PROPOSED DENSITY: 2.33 DUA





TYPICAL LOT DETAIL

bloc
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landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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NORTH CAROLINA PROFESSIONAL SEAL DESIGN FIRM P-1007 C-390

NORTH CAROLINA PROFESSIONAL SEAL 35842 ENGINEER LARRY LOCKLEAR

03/28/2018

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

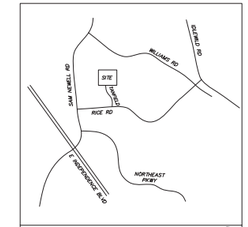
REZONING PETITION
#TBD

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 30'
0 15' 30' 60'

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: 1" = 30'	
TITLE: REZONING SITE PLAN	
SHEET NO.: RZ-1.0	

SUPERCEDED 2018-680
3/28/2018



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
PROVIDED BY CAROLINA SURVEYORS, INC.

ARCHITECTURAL ELEVATION EXAMPLES:

ALL ARCHITECTURAL ELEVATIONS DESIGNED BY DAN PUVAK

DEVELOPMENT STANDARDS:

MARCH 28, 2018

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Kinger Homes, LLC ("Applicant") for an approximately 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 193-434-99.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the R-9 zoning district shall govern the use and development of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may only be devoted to a residential community containing a maximum of 11 one-family detached dwelling units and to any incidental or accessory uses relating thereto that are permitted in the R-9 zoning district.

3. DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the R-9 zoning district set out in Table 155.604.1 of the Ordinance and the dimensional standards set out in the Site Data table on the Rezoning Plan.

B. The established setback may vary, so that the front building lines of the one-family detached dwelling units may be staggered at the option of Applicant.

C. The lot lines depicted on the Rezoning Plan are illustrative in nature and are subject to minor alterations or modifications during the design development and construction document phases.

4. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

B. Tanfield Drive shall be extended into the Site as generally depicted on the Rezoning Plan, and extended Tanfield Drive shall be a public street.

5. STREETSCAPE TREATMENT

A. The streetscape treatment along the Site's frontage on extended Tanfield Drive shall meet the requirements of the Ordinance.

6. TREE PRESERVATION AREAS

A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan.

7. ARCHITECTURAL STANDARDS

A. The maximum height of any one-family detached dwelling unit constructed on the Site shall be 35 feet as measured under the Ordinance.

B. Attached to the Rezoning Plan are a series of conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site that are intended to depict the general conceptual architectural style, design treatment and character of the front elevations of the one-family detached dwelling units to be constructed on the Site. Accordingly, each one-family detached dwelling unit to be constructed on the Site shall be designed and constructed so that the front elevation is substantially similar in appearance to one of the attached conceptual, schematic images. Notwithstanding the foregoing, changes and alterations to the front elevation of a one-family detached dwelling unit to be constructed on the Site that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

C. Applicant may subsequently propose additional conceptual, schematic images of the front elevations of the one-family detached dwelling units to be constructed on the Site, and such additional conceptual, schematic images must be approved by the Matthews Board of Commissioners prior to the issuance of a building permit for a one-family detached dwelling unit that utilizes one of the additional conceptual, schematic images for the front elevation.

D. The primary exterior building materials for the one-family detached dwelling units to be constructed on the Site may be a combination of portions of the following: brick veneer or similar masonry products, stone, manufactured stone, vinyl siding and cementitious siding.

8. SIGNS

A. All signs installed on the site shall comply with the requirements of the Ordinance.

9. LIGHTING

A. Outdoor lighting fixtures installed on the Site shall comply with the requirements of the Outdoor Illumination provisions of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

bloc
Bloc Design
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
phone: 704-940-2883
www.bloc-nc.com
landscape architecture I planning I civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

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stamp / seal:

BLOC DESIGN PLLC
P-1007
C-390
NORTH CAROLINA

NORTH CAROLINA
REGISTERED
LANDSCAPE ARCHITECT
35842
VIRGINIA L. LOCKHART
03/28/2018

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#TBD

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL

PROJECT NUMBER: 00488.01

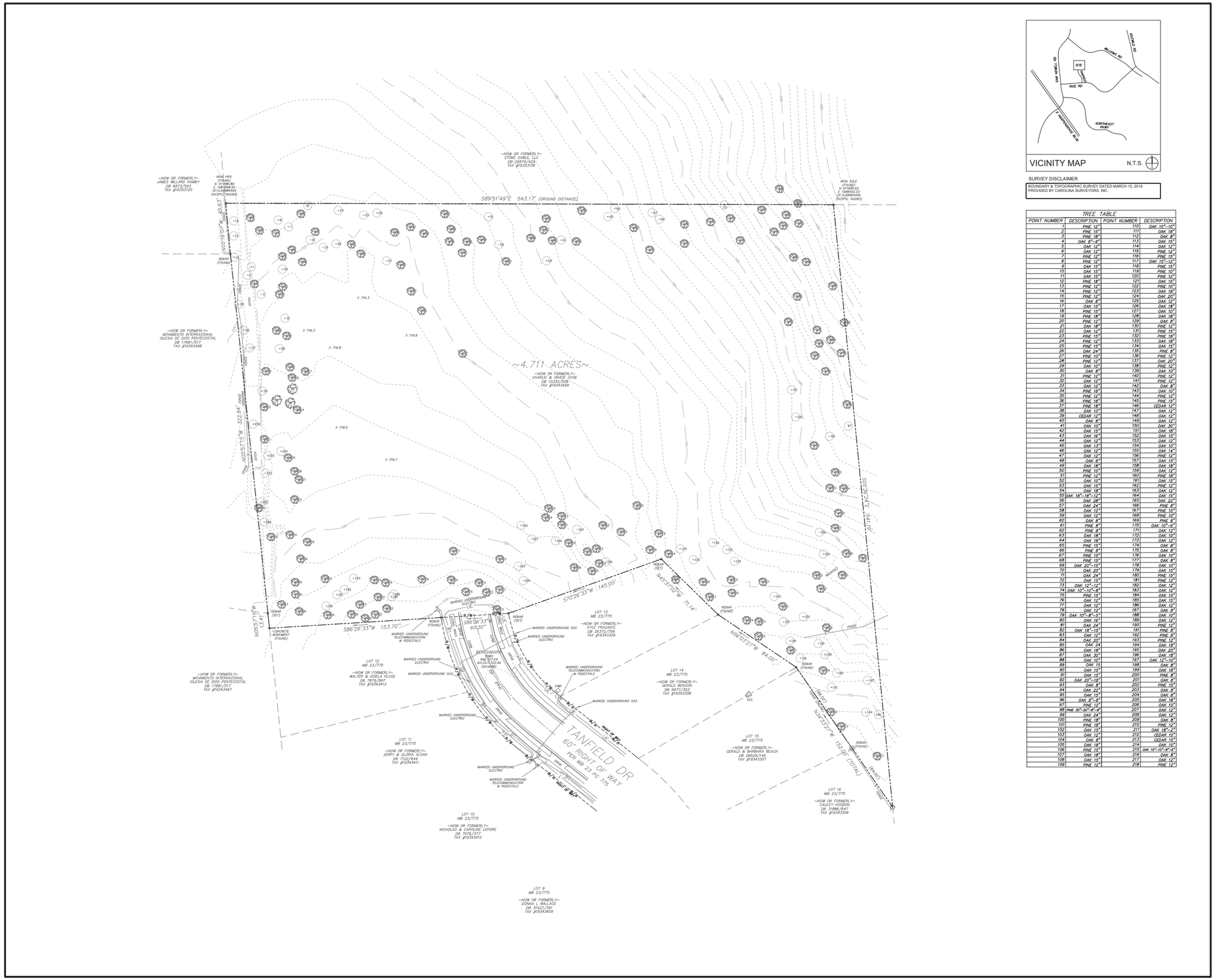
SCALE: NTS

TITLE:
TECHNICAL DATA &
ARCHITECTURAL ELEVATIONS

SHEET NO.:
RZ-2.0

SUPERCEDED

2018-681
3/28/2018



VICINITY MAP N.T.S.

SURVEY DISCLAIMER

BOUNDARY & TOPOGRAPHIC SURVEY DATED MARCH 15, 2018
PROVIDED BY CAROLINA SURVEYORS, INC.

TREE TABLE

POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
1	PINE 12"	110	OAK 10"-10"
2	PINE 15"	111	OAK 18"
3	PINE 18"	112	OAK 8"
4	OAK 8"-8"	113	OAK 15"
5	OAK 12"	114	OAK 12"
6	OAK 12"	115	PINE 12"
7	PINE 12"	116	PINE 15"
8	PINE 12"	117	OAK 15"-12"
9	OAK 15"	118	PINE 15"
10	OAK 15"	119	PINE 10"
11	OAK 15"	120	PINE 12"
12	PINE 18"	121	OAK 15"
13	PINE 12"	122	PINE 10"
14	PINE 12"	123	OAK 18"
15	PINE 15"	124	OAK 20"
16	OAK 8"	125	OAK 12"
17	OAK 15"	126	OAK 18"
18	PINE 15"	127	OAK 10"
19	PINE 18"	128	OAK 18"
20	PINE 12"	129	OAK 8"
21	OAK 18"	130	PINE 12"
22	OAK 12"	131	PINE 15"
23	PINE 15"	132	PINE 18"
24	PINE 12"	133	OAK 18"
25	PINE 15"	134	OAK 15"
26	OAK 24"	135	PINE 8"
27	PINE 10"	136	PINE 12"
28	PINE 12"	137	OAK 20"
29	OAK 10"	138	PINE 12"
30	OAK 8"	139	OAK 10"
31	PINE 12"	140	PINE 12"
32	OAK 12"	141	PINE 12"
33	OAK 12"	142	OAK 8"
34	PINE 18"	143	OAK 10"
35	PINE 12"	144	PINE 12"
36	PINE 18"	145	PINE 15"
37	PINE 18"	146	CEDAR 12"
38	OAK 10"	147	OAK 12"
39	CEDAR 12"	148	OAK 12"
40	OAK 8"	149	OAK 12"
41	OAK 10"	150	OAK 30"
42	OAK 15"	151	OAK 18"
43	OAK 16"	152	OAK 15"
44	OAK 12"	153	OAK 12"
45	OAK 13"	154	OAK 10"
46	OAK 12"	155	OAK 14"
47	OAK 12"	156	PINE 12"
48	OAK 8"	157	OAK 15"
49	OAK 18"	158	OAK 18"
50	PINE 10"	159	OAK 12"
51	PINE 12"	160	PINE 18"
52	OAK 10"	161	OAK 15"
53	OAK 15"	162	PINE 12"
54	OAK 18"	163	OAK 12"
55	OAK 18"-18"-12"	164	OAK 15"
56	OAK 28"	165	OAK 22"
57	OAK 24"	166	PINE 8"
58	OAK 12"	167	PINE 10"
59	OAK 12"	168	PINE 10"
60	OAK 8"	169	PINE 8"
61	PINE 8"	170	OAK 10"-6"
62	PINE 8"	171	OAK 12"
63	OAK 18"	172	OAK 10"
64	OAK 18"	173	OAK 12"
65	PINE 15"	174	OAK 8"
66	PINE 8"	175	OAK 8"
67	PINE 15"	176	OAK 10"
68	PINE 15"	177	OAK 8"
69	OAK 20"-15"	178	OAK 10"
70	OAK 20"	179	OAK 15"
71	OAK 24"	180	PINE 15"
72	OAK 15"	181	PINE 12"
73	OAK 12"-12"	182	OAK 12"
74	OAK 10"-10"-8"	183	OAK 12"
75	PINE 15"	184	OAK 10"
76	OAK 12"	185	OAK 15"
77	OAK 12"	186	OAK 12"
78	OAK 12"	187	OAK 8"
79	OAK 10"-8"-5"	188	OAK 10"
80	OAK 16"	189	OAK 12"
81	OAK 24"	190	PINE 12"
82	OAK 18"-15"	191	PINE 8"
83	OAK 12"	192	PINE 8"
84	OAK 20"	193	PINE 12"
85	OAK 24	194	OAK 18"
86	OAK 18"	195	OAK 20"
87	OAK 30"	196	OAK 18"
88	OAK 10"	197	OAK 12"-10"
89	OAK 15	198	OAK 8"
90	OAK 15"	199	OAK 18"
91	OAK 15"	200	PINE 8"
92	OAK 20"-18"	201	OAK 8"
93	OAK 8"	202	PINE 15"
94	OAK 20"	203	OAK 8"
95	OAK 15"	204	OAK 8"
96	OAK 8"-6"	205	OAK 18"
97	PINE 12"	206	OAK 10"
98	PINE 30"-20"-8"-8"	207	OAK 12"
99	OAK 24"	208	OAK 12"
100	PINE 18"	209	OAK 8"
101	PINE 18"	210	PINE 12"
102	OAK 10"	211	OAK 18"-2"
103	OAK 12"	212	CEDAR 10"
104	OAK 8"	213	CEDAR 15"
105	OAK 18"	214	OAK 10"
106	PINE 15"	215	OAK 10"-10"-8"-6"
107	OAK 18"	216	OAK 8"
108	OAK 15"	217	OAK 12"
109	PINE 12"	218	PINE 12"

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REVISIONS

NO.	DATE	DESCRIPTION

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P-1007
C-390
NORTH CAROLINA

FOR REFERENCE ONLY

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#TBD

PLAN NORTH N
TRUE NORTH N

SCALE: 1"= 30'
0 15' 30' 60'

DATE: 03/28/18	MPIC: WLL
DRAWN BY: ASP	CHECKED BY: WLL
PROJECT NUMBER: 00488.01	
SCALE: 1" = 30'	

TITLE:
SITE SURVEY

SHEET NO.:
RZ-3.0

S:\Projects\00488-Kinger Homes Tanfield Dr SF\Plans\Rezoning\00488 - Rezoning Plan - RZ-1.dwg, 3/28/2018 8:32:13 AM, andrew pelonce, Bloc Design

COMMUNITY MEETING REPORT
Applicant: Kinger Homes, LLC
Rezoning Application No. 2018-681

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on April 26, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, May 7, 2018 at 6:30 PM in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting were Paul Sagadin and Shad Rafferty of the Applicant, Austin Coleman of Bloc Design and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Applicant's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Applicant's representatives.

John Carmichael then provided the agenda for the Community Meeting.

John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2018-681.

John Carmichael then provided the current schedule of events relating to this rezoning request. The Public Hearing is currently scheduled to be held on Monday, June 11, 2018 at 7:00 PM at the Matthews Town Hall. The Planning Board will consider this rezoning request at its meeting on Tuesday, June 26, 2018 at 7:00 PM at the Matthews Town Hall. The Town Board of Commissioners is currently scheduled to render a decision on this rezoning request on Monday, July 9, 2018 at 7:00 PM at the Matthews Town Hall.

John Carmichael stated that the site subject to this Rezoning Application contains approximately 4.711 acres and it is located at the northern terminus of Tanfield Drive, north of Rice Road. John Carmichael shared an aerial photograph of the site and a tax map of the site.

John Carmichael stated that the site is currently zoned R-15, and the Applicant is requesting that the site be rezoned to the R-9 (CD) zoning district to accommodate the development of 11 one-family detached dwelling units on the site. The overall density would be 2.33 dwelling units per acre.

John Carmichael then shared and reviewed the site plan for the proposed development. He pointed out the tree save area, the planting strips and sidewalks and the storm water pond. John Carmichael stated that Tanfield Drive would be extended into the site, and extended Tanfield Drive would stub to the northern boundary line of the site.

John Carmichael stated that the rezoning plan currently permits vinyl siding on the proposed homes. However, the Applicant will amend the rezoning plan to prohibit vinyl siding on the proposed homes.

Paul Sagadin then addressed the attendees. He stated that the goal is to make this proposed development fit in with the existing neighborhood, and to provide similar homes.

Paul Sagadin stated that the sizes of the proposed homes would range from approximately 2,200 square feet to approximately 2,800 square feet. The sales prices for the proposed homes would range from the high $200,000s to the low $300,000s.

Paul Sagadin shared photographs that are representative of the style, design and quality of the homes that would be built on the site. He stated that they are still working on the architectural design of the proposed homes and he is seeking feedback. Paul Sagadin stated that the homes would have open floorplans, and the homes would bring value to the neighborhood. Paul Sagadin stated that it is possible that some of the homes would have a master bedroom on the first floor.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Austin Coleman stated that the storm water pond would not be a septic pond, it would be a storm water pond with a surface sand filter. The storm water pond would be a dry pond that would release storm water from storm events. The homes on this site would be served by sewer.

- In response to a question, Austin Coleman stated that the small structure located at the top of the site would be a pump station for the sewer.

- In response to a question, Paul Sagadin stated that the tree save area would not be graded and the existing trees in the tree save area would remain in place.

- In response to a question regarding one-story homes, Paul Sagadin stated that the current plan is to build two-story homes. However, if the market calls for a one-story home it is possible that a one-story home could be built on the site.

- An attendee stated that she did not want to see cracker jack homes on the site.

- In response to a question, Paul Sagadin stated that a homeowners association for the 11 new homes would maintain the storm water pond.

- In response to a question, Austin Coleman stated that the storm water pond should be approximately 4 feet in depth. A fence would be installed around the storm water pond. Paul Sagadin stated that they have not determined the style of the fence yet.

- In response to a question, Paul Sagadin stated that the pump station would be maintained by the homeowners association for the 11 new homes.

- In response to a question, Austin Coleman stated that they have not run a hydrant flow test for this proposed development, however, they will do so.

- Paul Sagadin stated that they will install another fire hydrant if they are instructed to do so.

- In response to a question, Paul Sagadin stated that he is not aware of any development plans for the property located to the north of the site. Paul Sagadin stated that the property to the north could be developed over time. Extended Tanfield Drive would stub to the property to the north. The Town of Matthews wants the stub street for connectivity.

- In response to a question regarding the developer, Paul Sagadin stated that he and Shad Rafferty represent the development group. This development group has approximately 8 projects underway. Nothing completed yet. This development group has only recently started to focus on new projects. It has previously focused on existing properties.

- In response to a question, Paul Sagadin stated that the price points for these homes would range from the high $200,000s to the low $300,000s. The sizes of the homes would range from approximately 2,200 square feet to 2,800 square feet.

- In response to a question, Paul Sagadin stated that the size of the lots would be approximately 60 feet by 150 feet, so the lots would have a minimum size of 9,000 square feet. The homes would likely be 40 feet in width.

- In response to a question, Paul Sagadin stated that they would attempt to keep the construction vehicles parked on this site, and to deter the parking of construction vehicles on existing Tanfield Drive.

- Paul Sagadin stated that the developer would construct the street, curb and gutter and sidewalks, and the developer would install the sewer and storm water pond.

- In response to a question, Paul Sagadin stated that once the site is developed, it would take approximately 5 to 6 months to construct a home.

- In response to a question, Paul Sagadin stated that the price points for the homes would be based upon the market in this area.

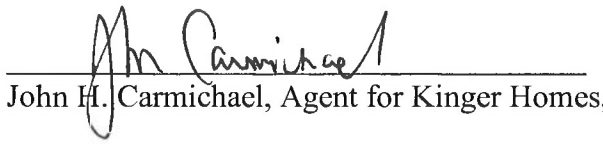
- An attendee stated that more cars will travel down Tanfield Drive as a result of this development, and Paul Sagadin agreed.

- Paul Sagadin confirmed that the 11 new homes would have their own homeowners association, and that the homeowners association would maintain the pump and the storm water pond.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 30th day of May, 2018



John H. Carmichael, Agent for Kinger Homes, LLC

Exhibit A-1

Parcel No. 19353120

James Willard Hamby
Neva C (TST) (UTD)
2320 Sam Newell Road
Matthews, NC 28105

Parcel No. 19343498

Movimiento Internacional Iglesia De Dios Pentecostal, Inc.
PO Box 691415
Mint Hill, NC 28227

Parcel No. 19343497

Movimiento Internacional Iglesia De Dios Pentecostal, Inc.
PO Box 691415
Mint Hill, NC 28227

Parcel No. 19353106

Stone Gable LLC
3520 Lakeview Road
Mechanicsville, VA 23111

Parcel No. 19353185

Christi Honeycutt
2412 Williams Rd
Matthews, NC 28105

Parcel No. 19353201

Anita W. Williams
Ross B. Williams
2229 Rice Road
Matthews, NC 28105

5/30/2018
2018-681

Parcel No. 19343412

Gisela W. Kluge
Walter Kluge
2217 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343411

Gloria R. Sloan
Jerry D. Sloan
2211 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343410

Carolyn Lepore
Nicholas J. Lepore, Jr.
2205 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343309

Kyle Fragakis
2216 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343308

Gerald O. Benson
2208 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343307

Barbara K. Beach
Gerald T. Beach
18961 Sunnybrook Ct
Saratoga, CA 95070

Parcel No. 19343306

Cauley L. Hobson
2130 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343305

Timothy W. Martin
2124 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343304

Jill T. Briceno
2118 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343303

Elias A. Balcha
Mesert M. Metafera
2112 Tanfield Drive
Matthews, NC 28105

Parcel No. 19343401

AMH NC Properties LP
30601 Agoura RD Ste 200
Agoura Hills, CA 91301

Parcel No. 19343402

Mary S. McCall
2107 Tanfield Dr
Matthews, NC 28105

Parcel No. 19343403

Simon Garcia
2106 Hadley Ct
Matthews, NC 28105

Parcel No. 19343404

Maria De Jesus Aguilar
2100 Hadley Ct
Matthews, NC 28105

Parcel No. 19343405

Ana Maria Ortiz
Jose Manuel Ortiz
2101 Hadley Ct
Matthews, NC 28105

Parcel No 19343406

Diane P. Farrug
Joseph A. Farrug
2103 Hadley Ct
Matthews, NC 28105

Parcel No. 19343407

Michael Topper
Taylor H. Topper
2109 Hadley Ct
Matthews, NC 28105

Parcel No. 19343408

Druanne Zelina Bacchus
Joyce Esther Baeehus
2117 Hadley Ct
Matthews, NC 28105

Parcel No. 19343409

Donna L. Wallace
2131 Tanfield Dr
Matthews, NC 28105

Parcel No. 19343302

Betty F. Smith
Jerry A. Smith
2106 Tanfield Dr
Matthews, NC 28105

5/30/2018
2018-681

Parcel No. 19343301

Rachel M. Joyce
Zachary H. Joyce
2100 Tanfield Dr
Matthews, NC 28105

5/30/2018
2018-681

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- **Rezoning Application No. 2018-681** filed by Kinger Homes, LLC to request the rezoning of an approximately 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, from the R-15 zoning district to the R-9 (CD) zoning district

Date and Time of Meeting: Monday, May 7, 2018 at 6:30 p.m.

Place of Meeting: Morning Star Lutheran Church
Fellowship Hall
12509 Idlewild Road
Matthews, NC 28105

We are assisting Kinger Homes, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, from the R-15 zoning district to the R-9 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of up to 11 one-family detached dwelling units on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Monday, May 7, 2018 at 6:30 p.m. in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: April 26, 2018

EXHIBIT
tabbies
A-2

10784038v1 26053.00013

5/30/2018
2018-681

tabbies
EXHIBIT
B

Kinger Homes, LLC, Applicant
Rezoning Application No. 2018-681

Community Meeting Sign-in Sheet

Morning Star Lutheran Church
Fellowship Hall
12509 Idlewild Road
Matthews, NC 28105

Monday, May 7, 2018

6:30 P.M.

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1.	Jerry Sloan	2211 Tanfield Dr.	980-339-8211	
2.	Gloria Sloan	" " " "	980-339-8211	GSloan@aol.com
3.	Nick Lepore Jr.	2205 Tanfield Dr.	704-560-2779	
4.	Rachel Joyce	2100 Tanfield Dr.	704.491.5478	ladyrms@hotmail.com
5.	Cauley Hobson	2130 Tanfield Dr.	864-554-2783	chobson@citadel.edu
6.	Jill Epple	2118 Tanfield Dr.	704.408.4626	epplejill@gmail.com
7.				
8.				
9.				
10.				
11.				
12.				

10817231v1

5/30/2018
2018-681

Rezoning Application No. 2018-681

Kinger Homes, LLC, Applicant

Community Meeting

May 7, 2018

tabbies
EXHIBIT
C

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

I. Introduction of Team Members

II. Rezoning Schedule

III. Site/Existing Zoning/Rezoning Request

IV. Review of the Site Plan

V. Question, Answer and Comment Session

Rezoning Team

- Paul Sagadin
- Shad Rafferty
- Austin Coleman, Bloc Design
- John Carmichael, Robinson, Bradshaw & Hinson

Rezoning Schedule

- Public Hearing: Monday, June 11, 2018 at 7:00 PM at the Matthews Town Hall
- Planning Board: Tuesday, June 26, 2018 at 7:00 PM at the Matthews Town Hall
- Town Board Decision: Monday, July 9, 2018 at 7:00 PM at the Matthews Town Hall

5/30/2018
2018-681

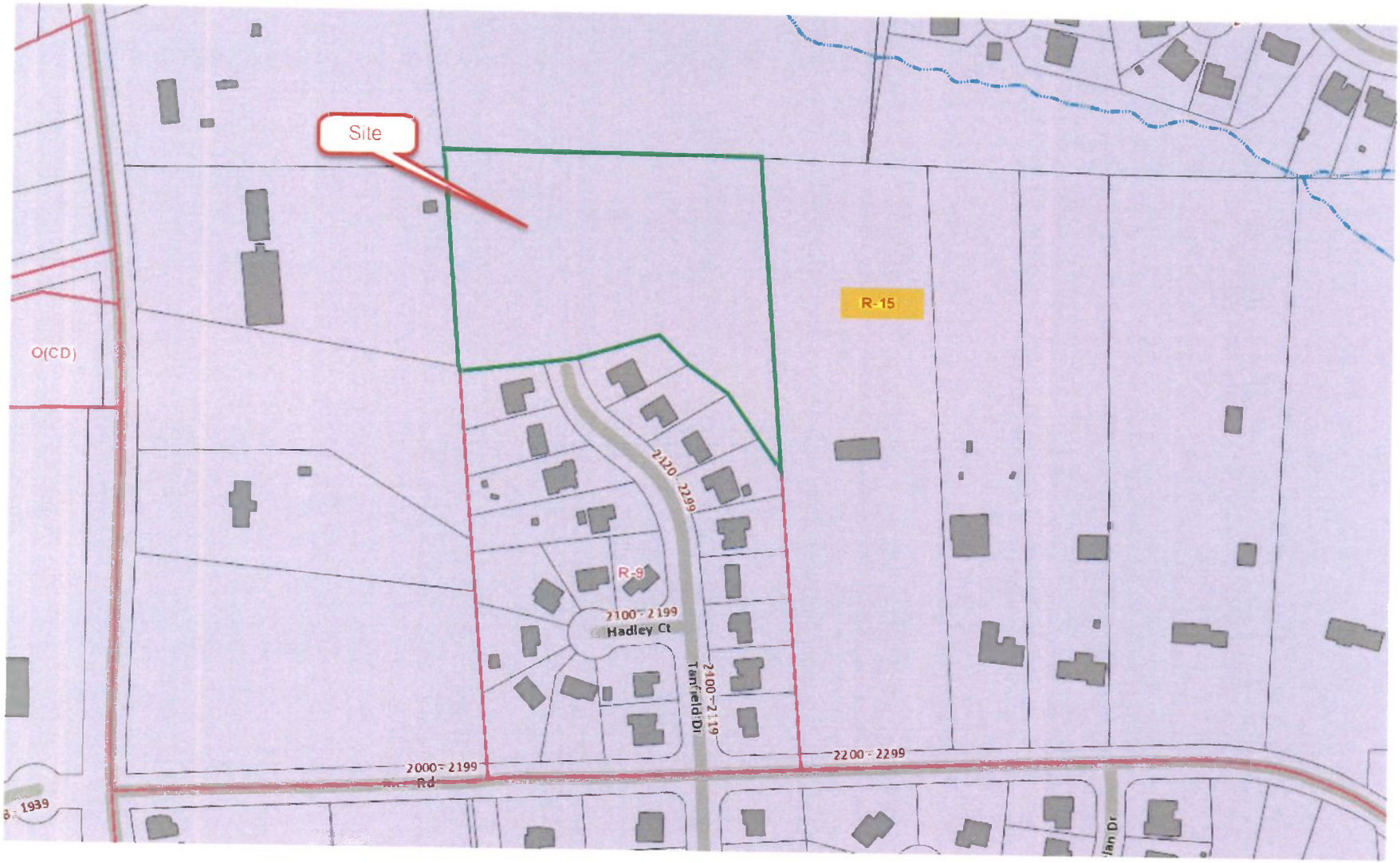
Site – 4.711 Acres

5/30/2018
2018-681

5/30/2018
2018-681

5/30/2018
2018-681

Existing Zoning



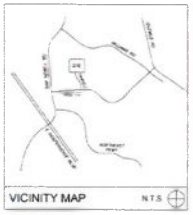
Rezoning Request

- Requesting that the site be rezoned from the R-15 zoning district to the R-9 (CD) zoning district to accommodate the development of up to 11 one-family detached homes on the site

5/30/2018
2018-681

Site Plan

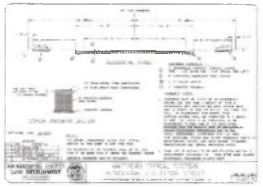
5/30/2018
2018-681

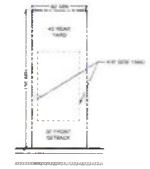


VICINITY MAP N.T.S

SURVEY DISCLAIMER

DEVELOPMENT SUMMARY





TYPICAL LOT DETAIL

bloc

Bloc Design
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landscape architecture | planning | civil engineering

REVISIONS

NO.	DATE	DESCRIPTION

Kinger Homes, LLC
Tanfield Drive Single Family
Matthews NC 28105

REZONING PETITION
#TBD

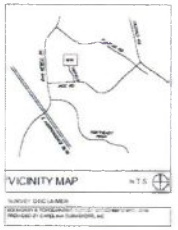
PLAN NORTH TRUE NORTH

SCALE 1"=30'
0 15 30 60

DATE 05/30/18 SHEET NO.
DRAWN BY AMT CHECKED BY MLL
PROJECT NUMBER 2018-681
SCALE 1" = 30'
TITLE
REZONING SITE PLAN

SHEET NO.
RZ-1.0

5/30/2018
2018-681



ARCHITECTURAL ELEVATION EXAMPLES:

DEVELOPMENT STANDARDS:

CURRENT 2018-680
3/28/2018

bloc

Bloc Design

Kincer Homes, LLC
Tarlfield Drive Single Family
Matthews, NC 28105

REZONING PETITION
#TBD

TECHNICAL DATA 2
ARCHITECTURAL ELEVATIONS

RZ-2.0

5/30/2018
2018-681

ARCHITECTURAL ELEVATION EXAMPLES:

ALL ARCHITECTURAL ELEVATIONS DESIGNED BY DAN PUVAK

Questions and Comments

4/26/2018
2018-681

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- **Rezoning Application No. 2018-681** filed by Kinger Homes, LLC to request the rezoning of an approximately 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, from the R-15 zoning district to the R-9 (CD) zoning district

Date and Time of Meeting: Monday, May 7, 2018 at 6:30 p.m.

Place of Meeting: Morning Star Lutheran Church
Fellowship Hall
12509 Idlewild Road
Matthews, NC 28105

We are assisting Kinger Homes, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 4.711 acre site located at the terminus of Tanfield Drive, north of Rice Road, from the R-15 zoning district to the R-9 (CD) zoning district. The purpose of this rezoning request is to accommodate the development of up to 11 one-family detached dwelling units on the site.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Monday, May 7, 2018 at 6:30 p.m. in the Fellowship Hall at Morning Star Lutheran Church located at 12509 Idlewild Road in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: April 26, 2018

APPLICATION 2018-681 STAFF REPORT
TANFIELD DRIVE SUBDIVISION

Pre Public Hearing Staff Analysis · June 2018

Town of Matthews™ North Carolina

SUMMARY

Location

Vacant land at end of Tanfield Drive stub.

Ownership/Applicant

Charlie and Grace Choe/Kinger Homes (John Carmichael representing applicant)

Zoning

Existing: R-15 Proposed: R-9 (CD)

Use

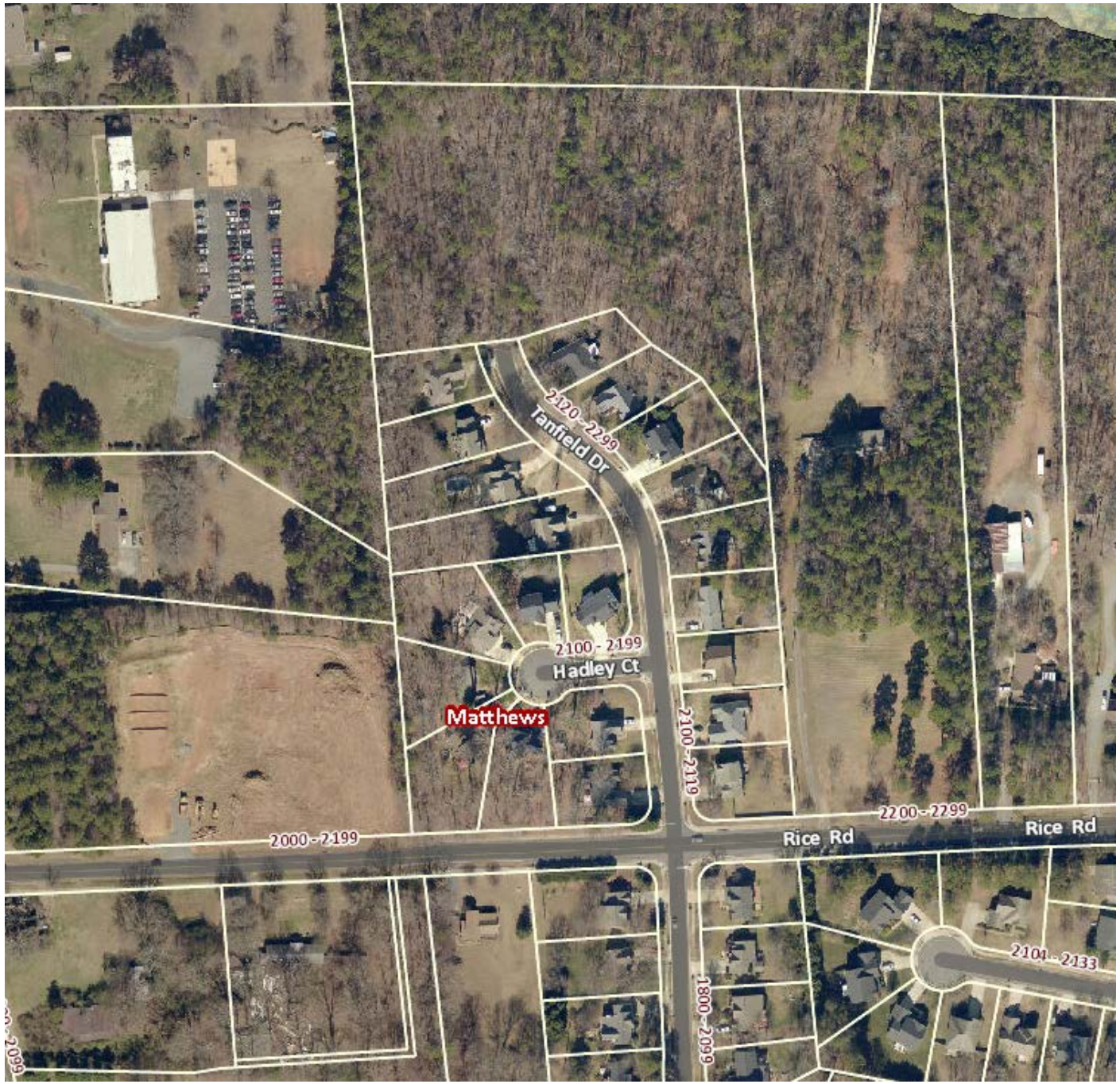
Existing: Vacant

Proposed: 11 lot subdivision

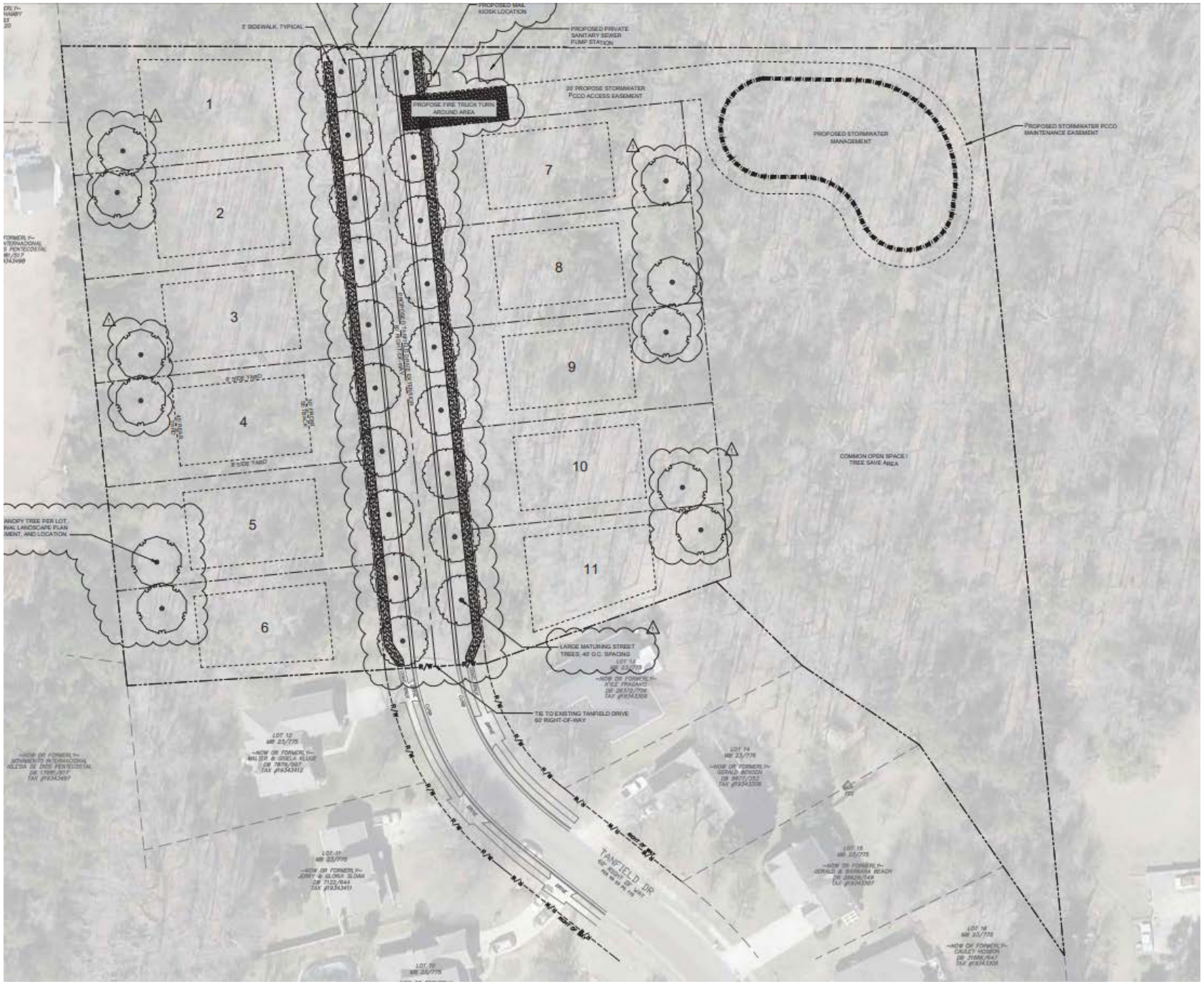
Request Summary

The applicant proposes to construct a neighborhood using the R-9 standards to match the existing Annecy II subdivision.

PROJECT AREA



PROPOSED SITE PLAN



PROPOSED HOME DESIGNS

ALL ARCHITECTURAL ELEVATIONS DESIGNED BY DAN PUVAK

SUMMARY OF PROPOSED CONDITIONS

Conditions

1. Up to 11 single family homes.
2. All homes to be constructed on the site to be “substantially similar” to the provided home elevations.
3. Homes to be constructed of primarily brick veneer or cementitious siding and stone. Vinyl is only permitted for windows, doors, garage doors, soffits, trim and railings.
4. Overhangs, brackets, tapered columns and minimum 6’ depth porches to be used on all home designs to be constructed.
5. The front building line of the garage to be offset from the front porch.
6. Two car garages to have individual garage doors.

TREES, VEGETATION AND STORMWATER

Tree Save

The R-9 District requires 15% tree canopy preservation
The proposed development will preserve 17% of trees.

Stormwater Management and PCO

A stormwater pond is located within a 1.17 acre common open space area.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The R-9 zoning district is the most appropriate zoning category due to the connection of this proposed development through an existing R-9 zoned subdivision.

Consistency

The R-9 district and proposed homes are consistent with existing development in the area and consistent with the Land Use Plan.

SAM NEWELL ROAD ACTION ITEMS:

1. *Consider roadway widening from US-74 to Matthews Township Parkway.*
2. *Develop desired streetscape renderings of Sam Newell Road, from Matthews Township Parkway to Northeast Parkway including landscape, sidewalks, bike lanes, signage and lighting.*
3. *Prohibit rezonings which will not complement adjacent land uses.*
4. *Maintain the commercial boundary at Windsor Square.*
5. *Promote high-density housing, business, office and light industrial uses for land along Independence Pointe Parkway.*
6. *Consider alternative-style housing as infill development near Rice Road intersection.*
7. *Prohibit non-residential uses beyond established transition line except where discussed above and in the Northeast Parkway section.*
8. *Consider R-VS infill development north of Windsor Square.*

FINANCIAL IMPACT ANALYSIS

Services Impact

The annual cost to provide solid waste service will be $1,925 annually for 11 new single family homes.

Current Tax Revenue and Per Acre Valuation

In 2017, Matthews tax revenue from the property was $200, or about $42 per acre.

Forecasted Tax Revenue and Per Acre Valuation

Based on the proposed homes and values of existing housing stock in the neighborhood, tax revenues from the development are anticipated to be about $10,000, or about $2,200 per acre.

STAFF COMMENTS AND OUTSTANDING ISSUES

Planning Department

1. Planning Staff has no additional comments at this time.

Police

No concerns

Fire

Fire has requested the proposed turnaround at the new termination point of Tanfield Drive. The stub street may be continued in the future

Public Works

No concerns

Parks and Rec

No concerns.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Decision on Application 2017-684, Elizabeth Lane Mobile Classroom Sunset Revision

DATE: July 2, 2018
FROM: Mary Jo Gollnitz

Background/Issue:
Since the Public Hearing, Charlotte-Mecklenburg Schools has developed a Traffic Improvement and Safety Plan based on the queuing study and comments from Council and staff. The site plan also includes the following:

- The site plan clearly shows the original mobile classroom boundary and the proposed 2018-2019 boundary.
- The Sunset Provision is clearly stated on the site plan noting that it expires on August 1, 2019.
- The site plan also notes that CMS will provide an update on status of proposed solutions to the Board in January 2019.
- CMS continues to review the declared surplus land.

Proposed Solution:
Planning Board unanimously recommended approval of the 1 year extension for 8 mobile units outside the original boundary.

Staff is comfortable recommending approval of the request at this time.

Related Town Goal(s) and/or Strategies:
Quality of Life
Economic Development/Land Use Planning

Recommended Motion/Action:
Approve rezoning 2017-684 as submitted with the Traffic Improvement and Safety Plan.

***Please note: We have been asked to provide possible language for motions both in favor of, and in opposition to, this Zoning Application. These 2 optional pages are enclosed here, with suggested language regarding this case's Consistency with adopted land use plans and policies, and whether it is Reasonable. Feel free to add or revise these statements to make them fit your Board's conclusions.*

STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues

ZONING APPLICATION # _____2018-684_____
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) ___X __The requested zoning action, as most currently amended, is **approved,** and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE,** as follows:

CONSISTENT: **with Matthews Land Use Plan in that the land is zoned for school use.**

REASONABLE: the request allows for the continued usage of additional mobile classrooms at Elizabeth Lane Elementary and helps ensure that Matthews students attend a local school while CMS determines a best permanent solution for use of the mobile units.

OR

B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT:

NOT REASONABLE:

OR

C) ___X__The requested zoning action, as most currently amended, is **not approved**, although it has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), it is **NOT REASONABLE**, as follows:

CONSISTENT: with Matthews Land Use Plan in that the land is zoned for school use.

NOT REASONABLE: the use of mobile classrooms at Elizabeth Lane Elementary School have been used for over 20 years to assist with overcrowding.

OR

(Over)

D) _____ The requested zoning action, as most currently amended, is **approved**. This action also **concurrently amends** the Matthews Land Use Plan as specifically outlined below. *(Provide explanation of the change in conditions making the Matthews Land Use Plan inconsistent to meet the development needs of the community, and include reference to specific text in Plan document):*

AMENDMENT TO LAND USE PLAN:

REASONABLE:

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date July 9, 2018

6/22/2018
2018-684

Elizabeth Lane Elementary School

Traffic Improvement Plan

The following plan will be implemented based on recommendations from a traffic study report provided in May 2018.

Traffic Officer:
CMS will provide funding for an off-duty officer to direct traffic during arrival and dismissal at Elizabeth Lane ES for the 2018-2019 school year.

Morning Procedures:
Elizabeth Lane ES implemented a revised morning arrival procedure that began March 26, 2018. The traffic study report indicates that the updated morning traffic flow is well managed and no adjustments were recommended.

Afternoon Procedures:
In order to minimize waiting vehicles parking on local neighborhood streets Elizabeth Ln ES proposes identifying true walkers within a defined radius and requiring all other vehicles to join the car queue for pick up. This should minimize off-site parking on Elizabeth Lane and surrounding neighborhoods.

Elizabeth Ln ES will implement a version of the morning queueing pattern at the afternoon release (see map below). This will be trial and error until a satisfactory result is achieved.

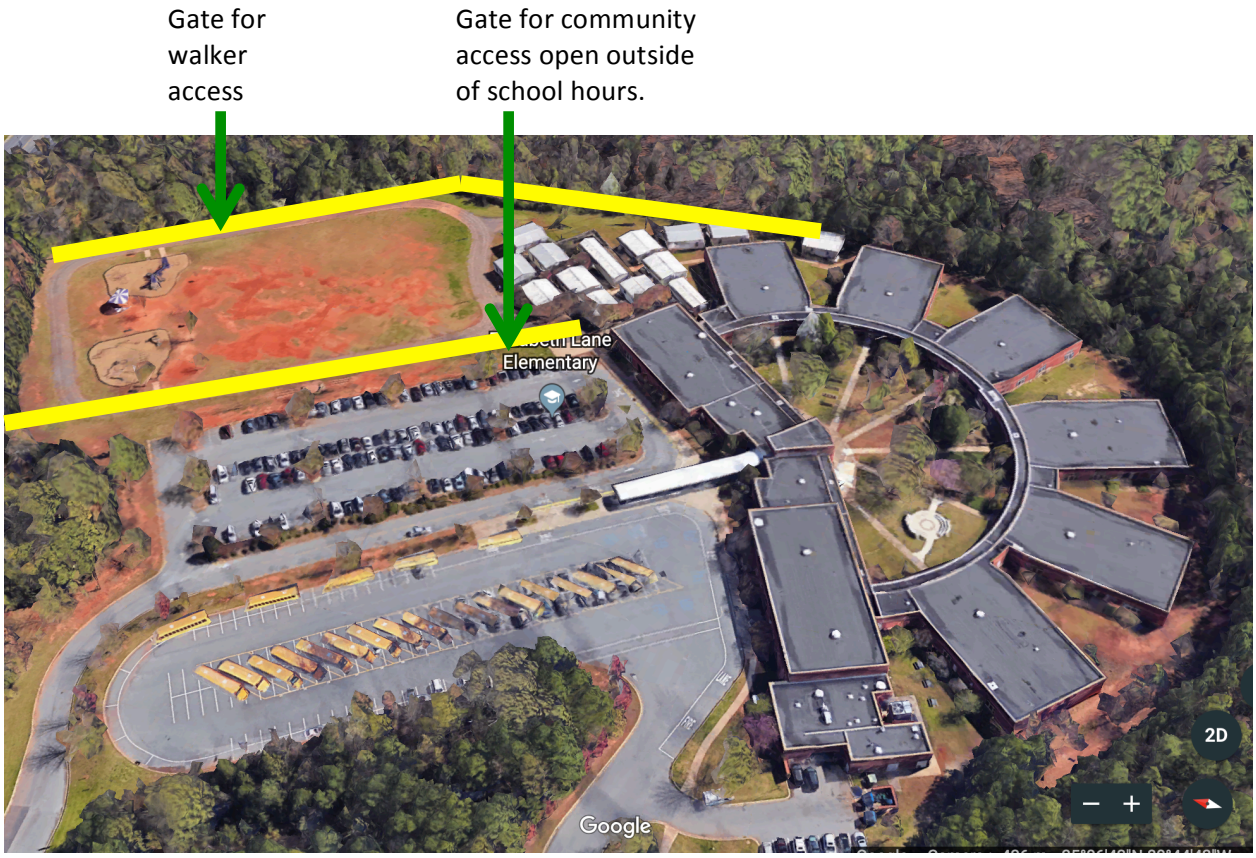
Figure 5

Safety Enhancements

CMS will be making safety enhancements at all schools based on site-specific needs.

Classroom visitors and volunteers are required to enter through the main lobby and sign in using the monitored LobbyGuard stations. Some visitors attempt to bypass the check in procedure and arrive at the classroom without the badge that indicates sign in was completed. Staff members redirect those visitors to the office before allowing entry to the classroom. In order to eliminate these classroom interruptions, fencing that restricts access from the parking lot is being considered as a priority security enhancement for Elizabeth Lane ES. This will restrict entry access to the front doors during the school day. The playground, mobile units, and other exterior doors will be accessible only after visitors have entered through the video monitored front entrance and checked in using the Lobby Guard system.

The fence that borders the lower end of campus will be repaired and extended along the tree line to deter visitors from accessing the school campus from the natural area behind the mobiles. The walking path between the Sardis Forest Neighborhood and Elizabeth Lane will remain accessible to students and families who walk to school. A gate is being considered to restrict access during the school day.



Procedures:

Elizabeth Lane ES continues to collaborate with district safety personnel and local law enforcement to add additional safety measures in an ongoing partnership. Students are taught safety procedures and begin practicing on the first day of school. The following clarifications will be included in the school safety procedures for the upcoming school year:

- Mobile classroom doors will be locked at all times and compliance will be monitored during daily administrative safety audits.
- Students must receive the teacher's permission before opening the door.
- Staff members are issued keys to classrooms, including mobile units, to reduce classroom disruption during transition.
- Students primarily transition between mobiles, restrooms, etc. as a whole class with the teacher. In the event that students need to move between mobile classrooms at other times, the teacher will call to alert the receiving staff member.
- The buddy-system is used for infrequent restroom breaks that are requested during a time when a staff member is not available to supervise.

Individual Mobile Classroom Enhancements:

The principal recommends that the peepholes (Giant Screen Wide Angle) recommended in Chief Pennington's memo be installed in mobile unit doors at Elizabeth Lane. CMS has agreed to purchase and install the devices. The additional fencing will restrict entry to the monitored front entrance and prevent visitors from reporting directly to mobile classroom doors. This will allow office staff to require check in through LobbyGuard and alert the teacher that a volunteer/visitor should be expected.

The principal and assistant principal met with Chief Pennington and Captain Tyrell on June 21, 2018 to review plans for planned security enhancements.

Surplus Land

Superintendent Wilcox is currently reviewing all of the properties that were previously declared surplus. He will make a recommendation to the CMS Board of Education regarding the designation of those properties as surplus.

School Growth and Planned Relief Projects

-The new facility construction at Lansdowne Elementary is an active project sited to offer relief to Elizabeth Lane ES. This project is scheduled for completion in August 2021. This project will reduce enrollment at Elizabeth Lane, but will not likely reduce enrollment significantly enough to eliminate the need for mobile classrooms.

-Mandatory class-size restrictions will be enforced in North Carolina for grades K-3. These reductions are currently being phased in yearly and will be fully implemented by the 2021 school year. These reductions will increase the number of classrooms needed to accommodate the same number of students.

Town of Matthews North Carolina

DATE FILED 5-2-2018

APPLICATION NUMBER 2018-684

For office use only

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): 22703491

Address of property: 121 Elizabeth Lane, Matthews, NC

Location of property:

Title to the property was acquired on December 5, 1994
and was recorded in the name of Charlotte-Mecklenburg Board of Education
whose mailing address is 3301 Stafford Drive, Charlotte, NC 28208

The deed is recorded in Book 7992 and Page 678 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R/I (CD) Requested zoning classification: R/I (CD)

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

The application is being made to request an extension of the sunset clause to August 2019.

Application number
2018-684
For office use only

D. Mal James

Signature of property owner (must be original)

Charlotte-Mecklneburg Board of Educaiton

Print name of property owner

3301 Stafford Drive

Property owner's mailing address

Charlotte, NC 28208

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

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
2018-684
For office use only

See separate sheets.

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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PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS, CONTINUED

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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

Application number
For office use only

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 May 2, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date May 14, 2018

Notices sent via mail to affected/adjacent property owners on or before May 26, 2018

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 June 11, 2018

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 June 26, 2018

Town Board of Commissioners approves or denies application July 9, 2018

2018-684

CHARLOTTE-MECKLENBURG SCHOOLS
FACILITIES PLANNING & MANAGEMENT
3301 STAFFORD DRIVE
CHARLOTTE, NC 28208

Parcel ID 22732177
Edger Johnson
102 Umi Court
Matthews, NC 28105

Parcel ID 22732178
Frank and Prudence Weaver
100 Umi Court
Matthews, NC 28105

Parcel ID 22732179
John and Jennifer Bradshaw
101 Umi Court
Matthews, NC 28105

Parcel ID 22732185
James and Rebecca Langley
800 Brightwood Lane
Matthews, NC 28105

Parcel ID 22732162
Elisa Waldman and Markus Clackum
3826 Raleigh Street
Charlotte, NC 28206

Parcel ID 22732158
Roy and Mary Cadenhead
801 Mansard Court
Matthews, NC 28105

Parcel ID 22732159
David Possage
809 Mansard Court
Matthews, NC 28105

Parcel ID 22732160
Erik and Alissa Svenson
323 Rose Arbor Lane
Matthews, NC 28105

Parcel ID 22732161
Peter and Traci Blair
331 Rose Arbor Lane
Matthews, NC 28105

Parcel ID 22703601
Mark and Judith Methner
314 Willow Brook Drive
Matthews, NC 28105

Parcel ID 22703602
Benjamin and Lori Ann Clark
306 Willow Brook Drive
Matthews, NC 28105

Parcel ID 22703603
Min Chen and Zhaojun Wu
740 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703604
John and Deborah Hofland
732 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703605
Harry and Deborah Palefsky
724 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703606
Mei Yi Lin
716 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703607
James and Jacqueline Hunter
708 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703608
Vickie Huey-Yi Wang
700 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703609
Subramanian and Gomathy Kalyanasundaram
642 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703610
Joe and Linda Lee
636 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703616
Elizabeth Place HOA, Inc. c/o Hawthorne Mgmt.
PO Box 11906
Charlotte, NC 28220

Parcel ID 22703575
Michael and Jill Donadio
202 Rosedale Lane
Matthews, NC 28105

Parcel ID 22703576
Charles and Marion Idol
201 Rosedale Lane
Matthews, NC 28105

Parcel ID 22703577
David and Rhonda Styka
205 Rosedale Lane
Matthews, NC 28105

Parcel ID 22703414
Sardis Plantation HOA
1515 Mockingbird Lane, Suite 414
Charlotte, NC 28209

Parcel ID 22703418
Amy Howard Andrews
401 Clairview Lane
Matthews, NC 28105

Parcel ID 22703419
Jinbo Lu and Yijun Wu
407 Clairview Lane
Matthews, NC 28105

Parcel ID 22703420
Tanya Keiser and Alex Williams
413 Clairview Lane
Matthews, NC 28105

Parcel ID 22703421
Edmond and Sarah Stutts
419 Clairview Lane
Matthews, NC 28105

Parcel ID 22703422
Gregory and Tara Johnston
107 Bowen Court
Matthews, NC 28105

2018-684

Parcel ID 22703423
Gregory Blevins
108 Bowen Court
Matthews, NC 28105

Parcel ID 22703424
Bernard and Judith Bentley
425 Clairview Lane
Matthews, NC 28105

Parcel ID 22703425
Margaret Lynch
501 Clairview Lane
Matthews, NC 28105

Parcel ID 22703426
Terry Taylor
509 Clairview Lane
Matthews, NC 28105

Parcel ID 22703427
Edward and Barbara Dement
515 Clairview Lane
Matthews, NC 28105

Parcel ID 22703428
Kevin and Stephanie Burtness
521 Clairview Lane
Matthews, NC 28105

Parcel ID 22703429
Lien Bragg
525 Clairview Lane
Matthews, NC 28105

Parcel ID 22703430
Linda and Michael Lott
522 Clairview Lane
Matthews, NC 28105

Parcel ID 21316405
John and Dolores O'Malley
8233 Schooner Lane
Charlotte, NC 28270

Parcel ID 21329184
Richard and Elizabeth Latino
525 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329183
Thomas and Allison Purvis
519 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329182
Paul and Janis Canup
513 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329181
Charles and Lydia Mumpower
507 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329180
David and Jenna Barwick
501 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329179
Mary Spadafora
449 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329178
Douglas and Sandra Moore
3519 Mill Pond Road
Charlotte, NC 28226

Parcel ID 21329177
Christopher and Carolyn Sanders
437 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329176
Bearspaw Holdings LLC
2938 Wheelock Rd
Charlotte, NC 28211-3320

Parcel ID 21316251
Asim and Joanne Otey
601 Conestoga Drive
Charlotte, NC 28270

Parcel ID 22732180
Charles and Elizabeth Gordon
113 Umi Court
Matthews, NC 28105

Parcel ID 22732184
Christopher and Emily Porter
808 Brightwood Lane
Matthews, NC 28105

Parcel ID 22732163
James and Betsy Lytle
807 Brightwood Lane
Matthews, NC 28105

Parcel ID 22732157
William Winslow and Cynthia Powers
800 Mansard Court
Matthews, NC 28105

Parcel ID 22703647
Jordan Vardon and Kerri Knellinger
317 Willow Brook Drive
Matthews, NC 28105

Parcel ID 22703666
Hope Watts
802 Grand Provincial Avenue
Matthews, NC 28105

Parcel ID 22703621
Zhou Chen and Mingfang Pan
6812 Beverly Springs Drive
Charlotte, NC 28270

Parcel ID 22703620
Shailesh and Simakumari Chhatrala
703 Swancroft Lane
Charlotte, NC 28105

Parcel ID 22703619
John and Tina Emerson
641 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703611
James and Julia Curley
630 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703574
Robert and Jeanine Jackson
206 Rosedale Lane
Matthews, NC 28105

2018-684

Parcel ID 2703420
Tanya Keiser and Alex Williams
413 Clairview Lane
Matthews, NC 28105

Parcel ID 22732161
Peter and Traci Blair
331 Arbor Lane
Matthews, NC 28105

Polaris 3G Map – Mecklenburg County, North Carolina

2018-684

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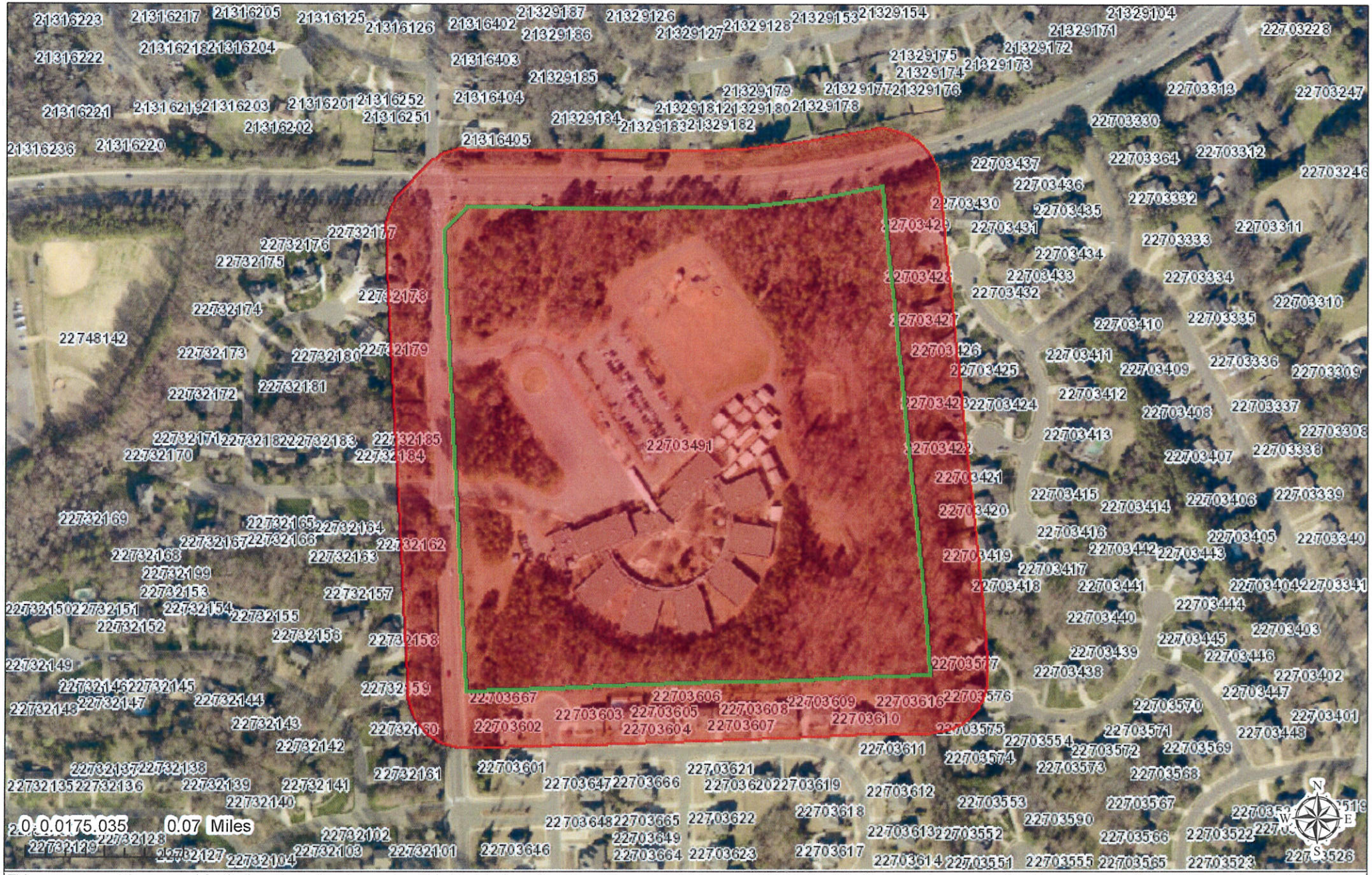

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

2018-684

Polaris 3G Map – Mecklenburg County, North Carolina

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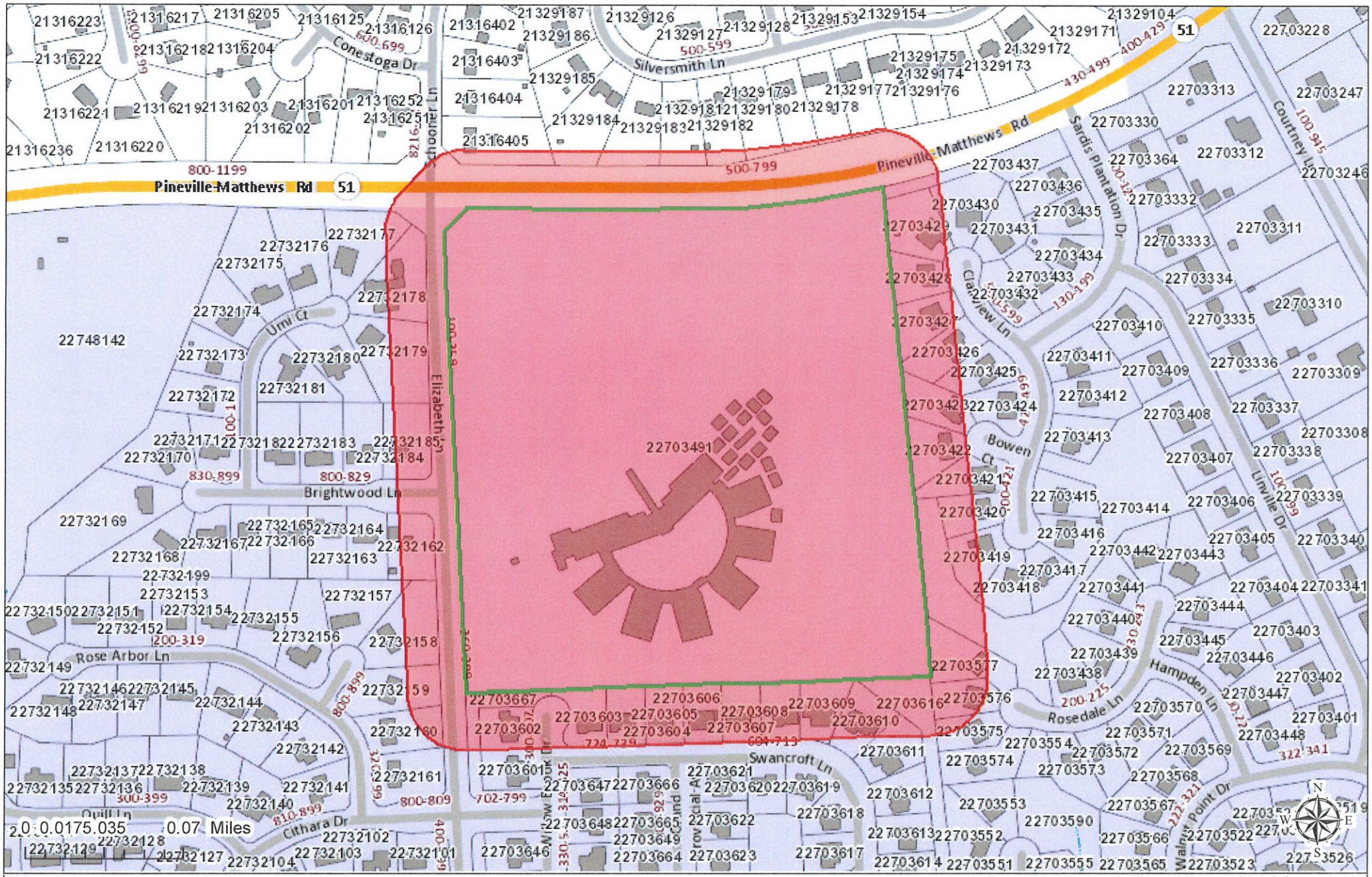

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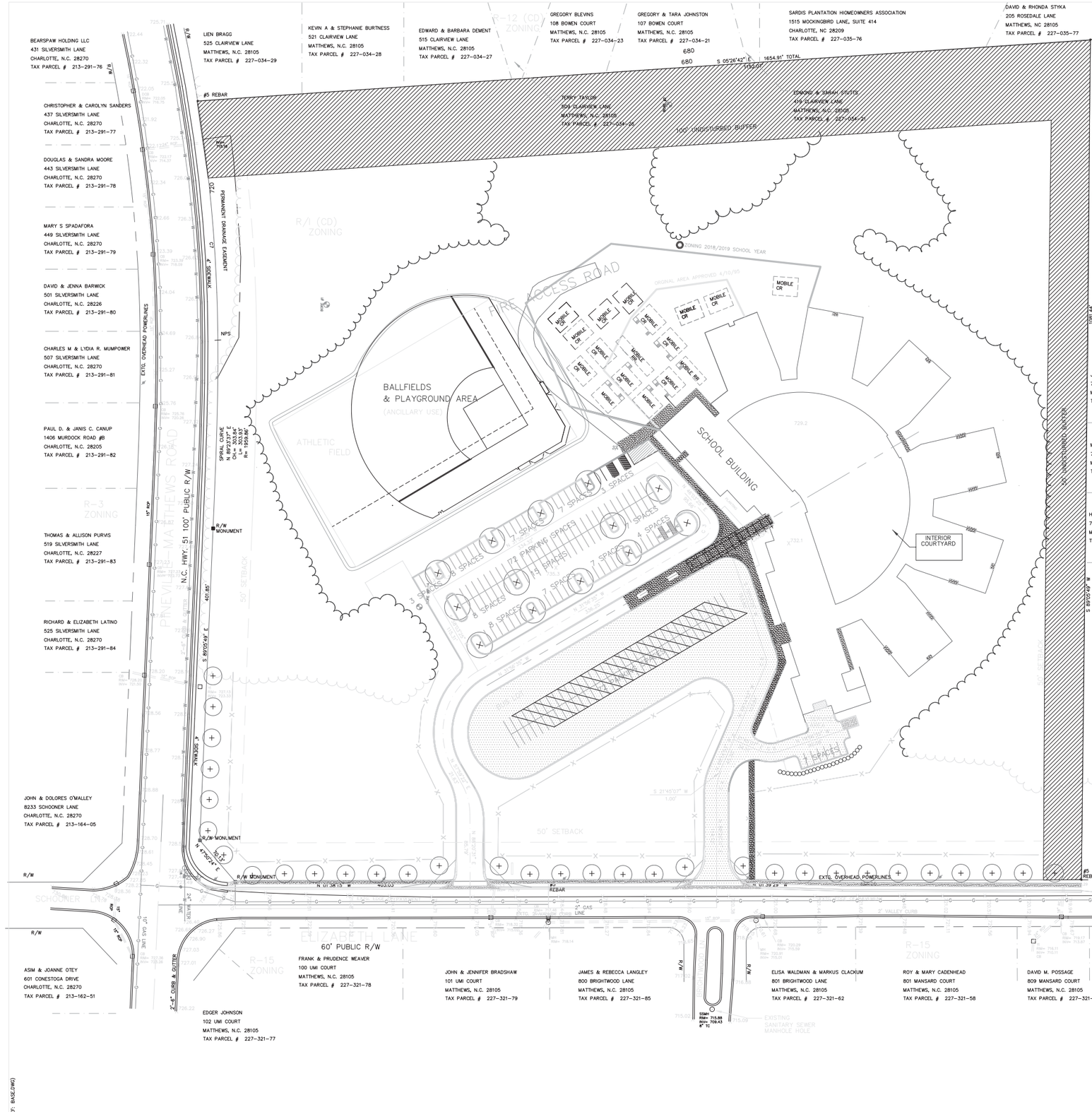
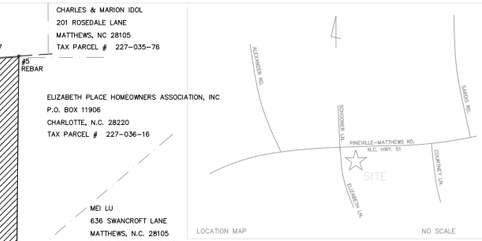
CURRENT 5/2/2018
2018-684





ZONING CODE SUMMARY

PROJECT NAME: ELIZABETH LANE ELEMENTARY SCHOOL

OWNER: CHARLOTTE-MECKLENBURG SCHOOLS PHONE # 980/343-6050

PLANS PREPARED BY: CHARLOTTE-MECKLENBURG BOARD OF EDUCATION PHONE # 980/343-6050

ZONING: R/I (CD) JURISDICTION: MATHEWS

PROPOSED USE:

BUILDING HEIGHT: Feet, Stories: 1

BUILDING COVERAGE: Sq. Ft. GROSS FLOOR AREA: Sq. Ft.

LOT SIZE: 27.00 Sq. Ft. / Acres NUMBER OF UNITS/SUITES:

YARD REQUIREMENTS:

Setback (front): 100 Ft. from R/W, 130 Ft. from C/L of R/W
Side Yard (L): 50 Ft. Side Yard (R): 50 Ft.
Rear Yard: 50 Ft.

REQUIRED BUFFERS:

Front: NO / YES Ft. Rear: NO / YES Ft.
Side (L): NO / YES Ft. Side (R): NO / YES Ft.

REQUIRED SCREENING:

Front: NO / YES Rear: NO / YES
Side (L): NO / YES Side (R): NO / YES
Parking Only: NO / YES

PAVEMENT COVERAGE: N/A Sq. Ft. / Acres

PARKING DATA: (specify requirement)

3 SPACE/CLASSROOM REQUIRED X (47 EXISTING CLASSROOMS + 3 PROP. MOBILES) + 3 SPACE/OFFICE REQUIRED x 9 OFFICES = 177 SPACES REQUIRED

Required: 177 Provided: 195 Handicap: 3 Compact:
Carpool: Loading Spaces:

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.

Elizabeth Lane Conditional Notes

General Provisions
All development standards established under the Unified Development Ordinance of the Town of Matthews for the R/I (CD) district shall be followed in connection with the development. In no event shall the setbacks and buffer areas as established by the site plan, be reduced nor may the buildings, building expansion or mobile classrooms be constructed outside of the depicted building/parking area envelope described on the plan.

Permitted Uses
The property shall be used as a school facility and all associated ancillary facilities and functions including future expansion and mobile classrooms.

Setbacks
a 50' building and parking setback shall be maintained around the entire perimeter of the property, except where otherwise noted.

Buffers
Buffers shall be provided along the property lines as required by the Unified Development Ordinance. Buffer areas of at least 50' width shall be undisturbed along the southerly property boundary and 100' in width along the easterly property boundary.

Landscaping and Screening
Screening shall conform to the standards and treatments Ordinance

Parking and Vehicular Access
Parking/Circulation areas shall generally conform to that depicted by the rezoning plan. All parking and circulation shall meet the minimum standards for off street parking as required by the Ordinance. Vehicular access shall be confined to the ingress/egress points shown along Elizabeth Lane.

Signs
All signs located on the property will conform with the Ordinance

Mobile Classrooms and Restrooms
Owner can have a maximum of fifteen (15) mobile classrooms and two (2) mobile restroom units within the area designated on the site plan.

Sunset Provision
Approval of the 8 mobile units outside the orginal 1995 boundary expires on August 1st, 2019

Updates to Town Board
Owner shall provide Town with an update as to the status of the proposed solutions in January 2019

CMS agrees to have conversations with County Parks and Recreation staff, Matthews staff and adjacent neighborhoods about opportunities for joint use of the vacant area of the campus

CMS agrees to undertake a traffic study, the parameters for which will be agreed to with the Town of Matthews Engineer

Charlotte Mecklenburg Schools
Maintenance Department
3301 Stafford Drive
Charlotte, North Carolina 28208
Telephone (704) 343-6040

Drawn
Checked
Date 04/30/2018
Revisions
1 Date
2 Date
3 Date
4 Date

ELIZABETH LANE ELEMENTARY SCHOOL
Charlotte-Mecklenburg Schools
121 Elizabeth Lane
Matthews, NC 28105

Project Number
Title
MOBILE SITE PLAN
2018-19 MOBILE CLASSROOM SUNSET REQUEST
Sheet
2 OF 2
Plate

(XREF: BASE.DWG)

5/29/2018
2018-684

DESIGN RESOURCE GROUP

QUEUEING STUDY & ACCESS EVALUATION MEMORANDUM

Date: May 24, 2018

To: Tom Odell
Charlotte-Mecklenburg Schools
3301 Stafford Drive
Charlotte, NC 28208

From: Randy E. Goddard, P.E.
Managing Principal
Design Resource Group, PA (C-2165)

NORTH CAROLINA PROFESSIONAL SEAL 16315 ENGINEER RANDY E. GODDARD

May 24, 2018

Subject: **Elizabeth Lane (K-5) Elementary School** (157-021)

Background:

Per the request of Town of Matthews Planning and Development, a queueing study and traffic evaluation is required by Charlotte-Mecklenburg Schools (CMS) to ensure compliance with conditions of approval of application #2017-662 (Elizabeth Lane Mobile Classroom Sunset Revision) with Matthews.

The queueing study/traffic evaluation will include observation of existing traffic patterns and queues during both the AM and PM school peak periods and the calculation of minimum stacking per the Municipal School Transportation Assistance (MSTA) calculator using current 2017-2018 enrollment data.

Location and School Information:

Elizabeth Lane Elementary School is located at 121 Elizabeth Lane (south of Pineville Matthews Road [NC 51]) in the Town of Matthews, NC. Per CMS personnel, the following is the latest information regarding the school:

- School begins at 7:45 AM and dismisses at 2:45 PM
- Approximately 1,088 students
- Approximately 9 buses during both the morning arrival period and 14 buses in the afternoon dismissal period
- Approximately 53 faculty/staff

The existing campus has two access locations on Elizabeth Lane on the west side of the school each going to a separate parking lot. Lot A is the southern most lot and is mainly used by buses (unloading and loading of students on the buses). Lot B is the northern most lot on Elizabeth Lane and is used for staff parking and is the primary drop-off/pickup area for students arriving in cars.

2459 Wilkinson Boulevard, Suite 200
Charlotte, NC 28208
704.343.0608
www.drgrp.com

Trip Generation:

Based on an elementary school with an enrollment of 1,088 students (13 buses, and 53 staff/faculty), the school is expected to potentially generate 875 trips in the AM peak hour. The PM dismissal peak hour for the school does not typically coincide with the normal traffic PM peak "rush" hour and is, therefore, not considered to be a significant factor. It should be noted that there were significantly fewer trips witnessed during the campus field visit than what the Municipal School Transportation Assistance (MSTA) trip generation calculates.

Table 1: Trip Generation

School Type	Number of Students	Daily Trips	AM Arrival Peak			PM Dismissal Peak*		
			Enter	Exit	Total	Enter	Exit	Total
Elementary School	1,088	1,310	464	411	875	191	191	382

Reference: MSTA School Traffic Calculator, NCDOT 2015

* School PM Peak Occurs Prior to Typical Peak Hour, for Informational Purposes Only

Existing Morning Arrival Plan for Elizabeth Lane Elementary School (7:45 AM):

Elizabeth Lane Elementary staff have recently implemented a new traffic pattern for the morning drop off period (see Figure 1 for current AM traffic patterns) which typically operates in three waves.

Wave 1 (Students Arriving before 7:15 AM)

Students arriving before 7:15 AM are required to travel to Lot A to insure vehicles do not stack into Lot B and block any arriving staff members. This also helps to eliminate vehicles queueing onto Elizabeth lane and blocking any through traffic heading to Pineville-Matthews Road (NC 51). A member of staff directs traffic at Lot B's entrance to allow staff to enter and restrict student traffic before 7:15 AM.

Wave 2 (Students Arriving After 7:15 AM)

At 7:13 AM, school staff release the vehicles waiting in Lot A to progress to Lot B for student drop-off. The staff member directing traffic at Lot B restricts left turn movements into the site until all the queued vehicles in Lot A have cleared.

Once the vehicles in Lot A have cleared, the buses begin to unload students in Lot A and traffic from both directions (right and left turns) are allowed into the Lot B. All students must enter for drop-off at Lot B while the buses are unloading in Lot A. It should be noted that the staff member in charge of directing traffic at Lot B's access returns to the school to assist with the drop-off process after Lot A has cleared (i.e. traffic is no longer directed by a staff member).

Wave 3 (Students Arriving After Buses Have Unloaded)

After the buses have unloaded all students, Lot A also opens for student drop-off (both lots open to vehicle traffic drop-off at this time).

It should be noted, there is a crossing guard at the crosswalk on Elizabeth Lane at Lot A/Brightwood Lane intersection that directs buses and assists any students walking to school and using the crosswalk, but there are not staff or officers directing vehicle traffic at either of the lot accesses.

Existing Afternoon Dismissal Pattern for Elizabeth Lane Elementary School (2:45 PM):

During the afternoon dismissal period, Lot A (bus lot) is closed to all student pick-up traffic to allow for safe and timely movement and loading of buses. The current operation has parents stacking on-site in Lot B (see Figure 2 for current PM traffic pattern). Once the dismissal queue in Lot B reaches Elizabeth Lane the dismissal traffic begins to queue along Elizabeth lane, with vehicles performing U-turns on Elizabeth Lane in order enter the vehicle queue.

Student dismissal begins around 2:40 PM for “car riders” and moves efficiently due to a student call out system employed by staff. Vehicles have student identifier tags with staff announcing arrival for each student. Per staff comments, the dismissal period is typically completed within ten to fifteen minutes once pick-up begins.

The same crossing guard also provides her assistance to students and buses in the afternoon dismissal period as well, but there are not staff or officers directing vehicle traffic at either of the lot accesses.

Existing Maximum Vehicle Queues

Field observations were performed during the morning arrival and afternoon dismissal peaks for the school (documenting approximately every five minutes during arrival/dismissal peaks) to determine the maximum vehicle queue lengths for pertinent traffic movements for Elizabeth Lane Elementary. These movements included:

- Northbound left and right turn movements on Elizabeth Lane at Pineville-Matthews Road (NC 51)
- Southbound left turn movements on Elizabeth Lane at Elizabeth Lane Elementary School’s Lot A and Lot B accesses
- Eastbound right turn movements on Pineville-Matthews Road (NC 51) at Elizabeth lane
- Westbound left turn movements on Pineville-Matthews Road (NC 51) at Elizabeth Lane

The maximum and average queues observed are as follows (see Figures 3 & 4):

Morning Arrival Observations for Elizabeth Lane Elementary School (6:45 – 7:50 AM):

Elizabeth Lane facing south at Pineville-Matthews Road

Pineville-Matthews Road facing west at Elizabeth Lane

- Northbound left and right turn movements Elizabeth Lane at Pineville-Matthews Road (NC 51):
  - The maximum queue witnessed during the morning arrival period was 50 vehicles (1,250 feet – a combination of left, through and right turn movements) and occurred on multiple occasions. The average northbound queue for this period was approximately 34 vehicles (850 feet).
  - The combined through-right lane did not typically experience a queue as the vehicles queueing in the northbound left turn lane spilled into the through-right lane and did not allow passage for vehicles to make these movements.

- Southbound left turn movements on Elizabeth Lane at Lot A's access
  - The maximum queue witnessed during the morning arrival period was 9 vehicles (225 feet) and occurred on multiple occasions. The average southbound queue for this period was approximately 4 vehicles (100 feet).

- Southbound left turn movements on Elizabeth Lane at Lot B's access
  - The maximum queue witnessed during the morning arrival period was 29 vehicles (725 feet – queue extended to eastbound Pineville-Matthews Road (NC 51) and occurred on multiple occasions. The average southbound queue for this period was approximately 11 vehicles (275 feet).

- Eastbound right turn movements on Pineville-Matthews Road (NC 51) at Elizabeth Lane
  - The maximum queue witnessed during the morning arrival period was 15 vehicles (375 feet – within the queue caused by the southbound left turn movement queue to Lot B on Elizabeth Lane) and occurred on multiple occasions. The maximum queue on NC 51 was a direct result of the southbound queue from Elizabeth Lane. The average operation of the traffic signal saw no queue as a result of the Elizabeth Lane Elementary traffic.

- Westbound left turn movements on Pineville-Matthews Road (NC 51) at Elizabeth Lane
  - The maximum queue witnessed during the morning arrival period was 9 vehicles (225 feet) and occurred on couple of occasions. The average westbound left turn lane queue for this period was approximately 3 vehicles (75 feet).

<u>Afternoon Dismissal Observations for Elizabeth Lane Elementary School (2:00 – 3:00 PM):</u>

Elizabeth Lane facing south at Lot B's Access

Elizabeth Lane facing north at Lot B's Access

- Northbound left and right turn movements Elizabeth Lane at Pineville-Matthews Road (NC 51):
  - The maximum queue witnessed during the afternoon dismissal period was 55 vehicles (1,400 feet) and occurred on one occasion. The average northbound queue for this period was approximately 29 vehicles (725 feet).
  - The combined through-right lane did not typically experience a queue as the vehicles queueing in the northbound left turn lane spilled into the through-right lane and did not allow passage for vehicles to make these movements.

- Southbound left turn movements on Elizabeth Lane at Lot A's access
  - The maximum queue witnessed during the afternoon dismissal period was 4 buses (150 feet – only buses entering the bus lot) and occurred on multiple occasions. The average southbound queue for this period was approximately 2 buses (75 feet).

- Southbound left turn movements on Elizabeth Lane at Lot B's access
  - The maximum queue witnessed during the afternoon dismissal period was 6 vehicles (150 feet) and occurred on a couple of occasions. The average southbound queue for this period was approximately 4 vehicles (100 feet).

- Eastbound right turn movements on Pineville-Matthews Road (NC 51) at Elizabeth Lane
  - No queue was witnessed as a direct result of the Elizabeth Lane Elementary School for the eastbound right turn movements.

- Westbound left turn movements on Pineville-Matthews Road (NC 51) at Elizabeth Lane
  - The maximum and average queue witnessed during the afternoon dismissal period was 3 vehicles (75 feet) and occurred on multiple occasions.

Elizabeth Lane Elementary Campus Comments/ Recommendations:

We provide the following recommendations related to future circulation/access:

- The MSTA School Traffic Calculator, from the Traffic Engineering and Safety Systems Branch, Division of Highways, NCDOT 2017 is a useful worksheet for calculating the recommended minimum on-site stacking (queue) length for vehicles dropping-off and picking-up students during the morning arrival and afternoon dismissal times. This worksheet derives/calculates information from variables such as whether the school is a private or public school, the number of students, the number of faculty, and the number of buses. Calculations for the school buildings are as follows (a copy of the MSTA School Traffic Calculator is attached to this document).

  - Elizabeth Lane Elementary (1,088 elementary school students) the estimated number of queued vehicles at any one time during the PM peak dismissal time is approximately 72 vehicles (1,797 feet). With all vehicular access via Elizabeth Lane, there is approximately 650 feet of on-site single stacking under the currently required afternoon dismissal traffic pattern. Single stacking of vehicles is recommended due to safety concerns.

- The morning arrival period traffic management plan recently implemented at the elementary school is sufficient in our opinion, especially considering the school peak queue on Elizabeth Lane typically begins and clears in a 30-minute period (7:15 - 7:45 AM). Therefore, our only recommendation for the morning arrival period is the following:

  - An off-duty officer directing traffic at each of the lot access locations, for the minimum 30-minute period as noted above, which will help with the overall circulation and flow of vehicles entering and exiting the school.

- In order to better meet the stacking requirements set forth by the MSTA calculator in the afternoon dismissal period, which typically begins and clears in a 30-minute period (2:25 – 2:55 PM), we suggest the following (see Figure 5):

  - Implement a traffic management plan similar to the current morning arrival plan, so once the queue in Lot B reaches Elizabeth Lane parents enter Lot A (bus lot) to begin stacking as they currently do in the morning peak. Once dismissal begins, the vehicles queued in Lot A can begin moving to Lot B for student pick-up. This will allow Elizabeth Lane to operate better with less school related traffic. This change will provide 1,850 feet of on-site stacking (slightly higher than the 1,797 feet recommended by MSTA).
  - An off-duty officer directing traffic at each of the lot access locations, for the minimum 30-minute period as noted above, which will help with the overall circulation and flow of vehicles entering and exiting the school.
  - Although, the proposed afternoon traffic plan mixes bus and vehicle traffic (not typically recommended), it could be a reasonable solution if all vehicles in the queue are allowed to clear Lot A before bus loading begins (typically a 10 to 15 minute process); therefore, eliminating any conflicts between students and vehicle traffic.

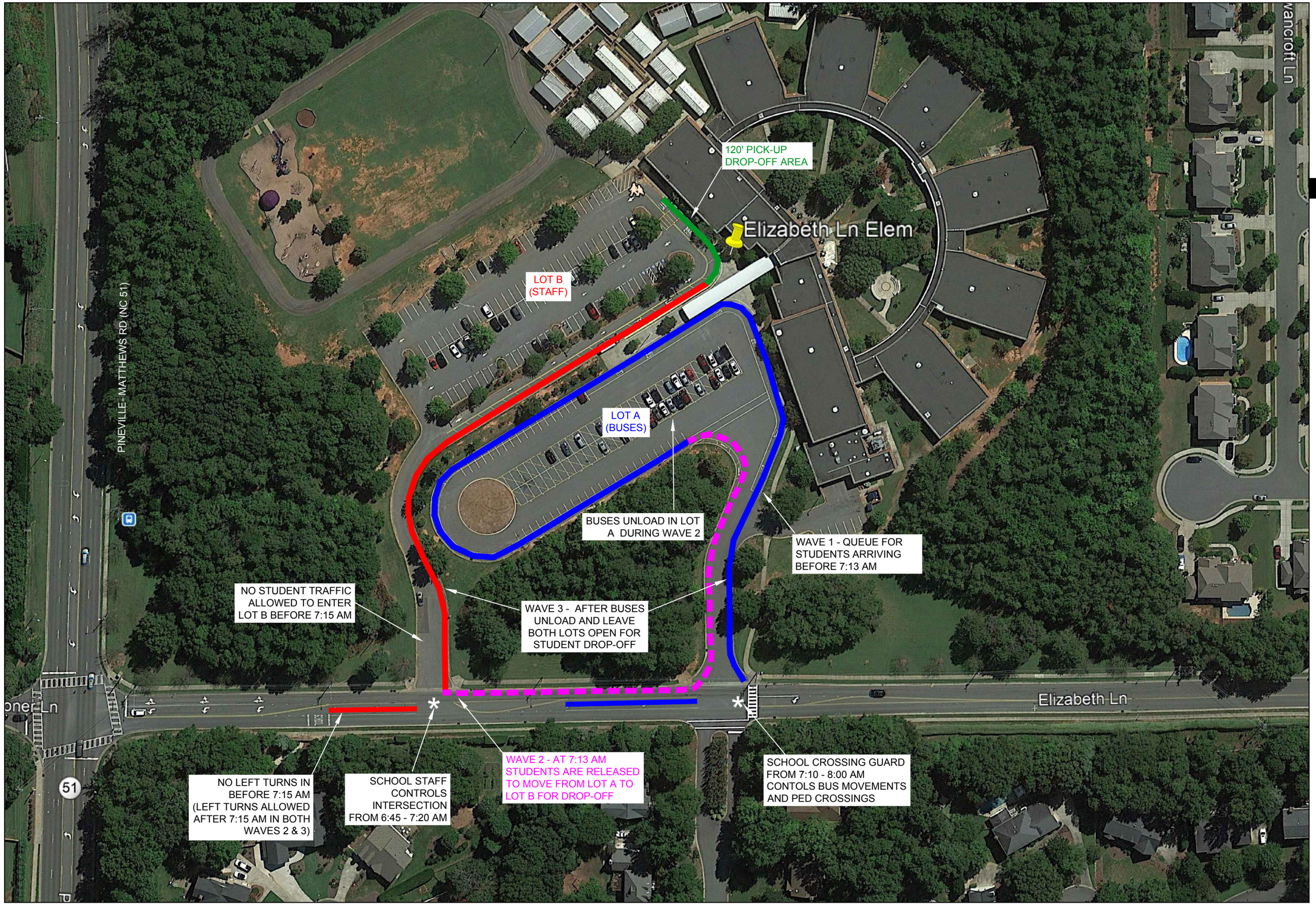
In our professional opinion and based on our morning and afternoon school observations, the suggested changes to the morning and afternoon traffic management plans could prove beneficial and will allow for better circulation and flow in and around Elizabeth Lane Elementary School and will also provide the minimum recommended MSTA on-site stacking. Although current patterns see queueing along Elizabeth Lane and Pineville-Matthews Road (NC 51), all school related traffic typically disperses in no more than a 30-minute window which we feel could be further reduced by implementing these recommendations.

Should you have any questions concerning our evaluation and recommendations, please call.

Attachments: Figure 1 – Existing Morning Arrival Operation Plan
Figure 2 – Existing Afternoon Dismissal Operation Plan
Figure 3 – Morning Arrival Period Maximum & Average Queue Lengths
Figure 4 – Afternoon Dismissal Period Maximum & Average Queue Lengths
Figure 5 – Suggested Afternoon Dismissal Operation Plan
MSTA Calculator

cc: Susan Habina-Woolard P.E. Town of Matthews
File

5/29/2018
2018-684



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P 704.343.0608
W www.drgrp.com

CMS - ELIZABETH LANE ELEM. QUEUEING STUDY TTM

MATTHEWS, NC

CHARLOTTE-MECKLINBURG SCHOOLS
3301 STAFFORD DRIVE
CHARLOTTE, NC 28208

EXISTING MORNING ARRIVAL OPERATION PLAN

0 50 100
SCALE: 1" = 100'

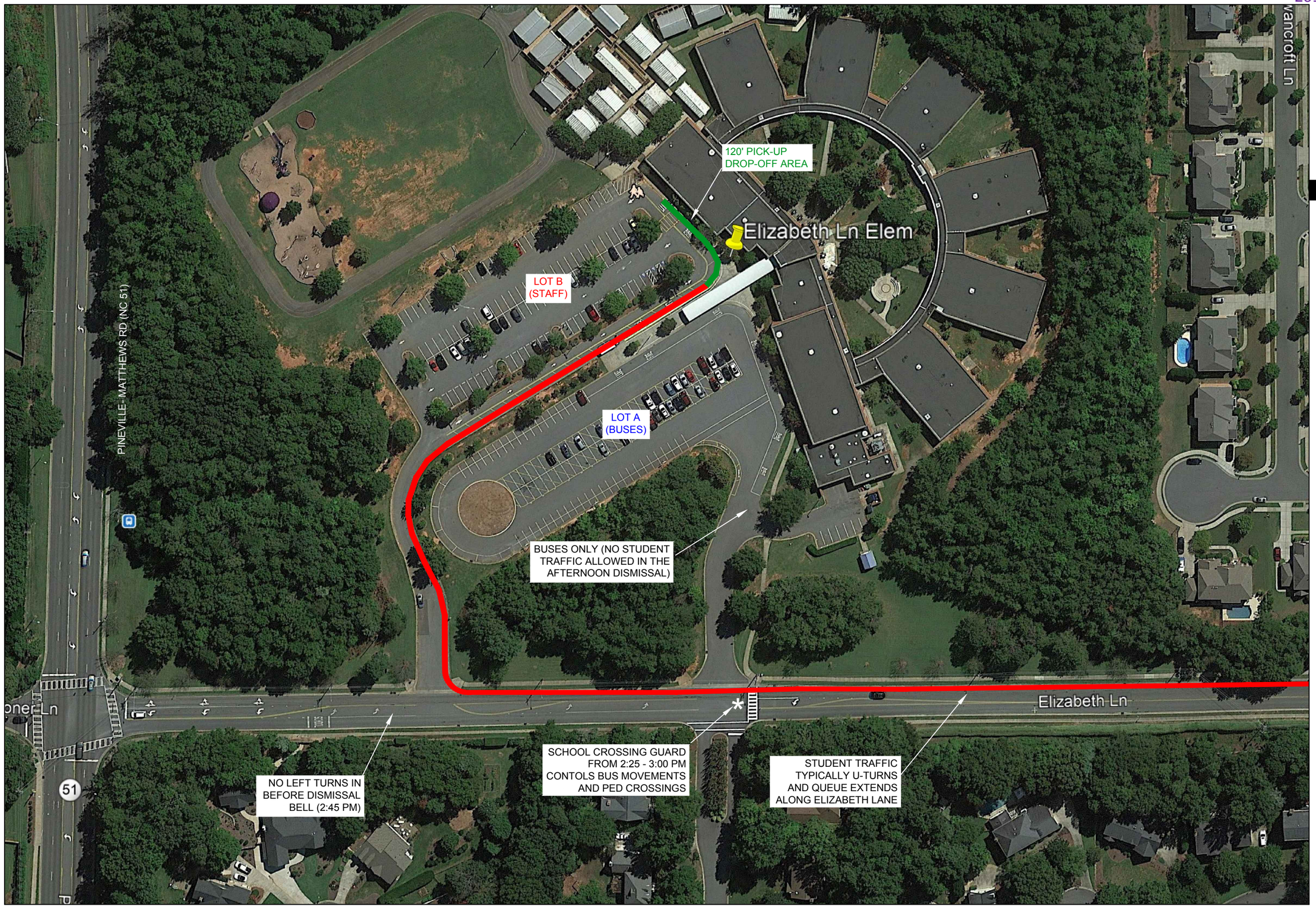
PROJECT #: 157-021
DRAWN BY: MWW
CHECKED BY: REG

MAY 2018

REVISIONS:

Figure 1

5/29/2018
2018-684



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MATTHEWS, NC

CHARLOTTE-MECKLINBURG SCHOOLS
3301 STAFFORD DRIVE
CHARLOTTE, NC 28208

EXISTING AFTERNOON DISMISSAL OPERATION PLAN

0 50 100
SCALE: 1" = 100'

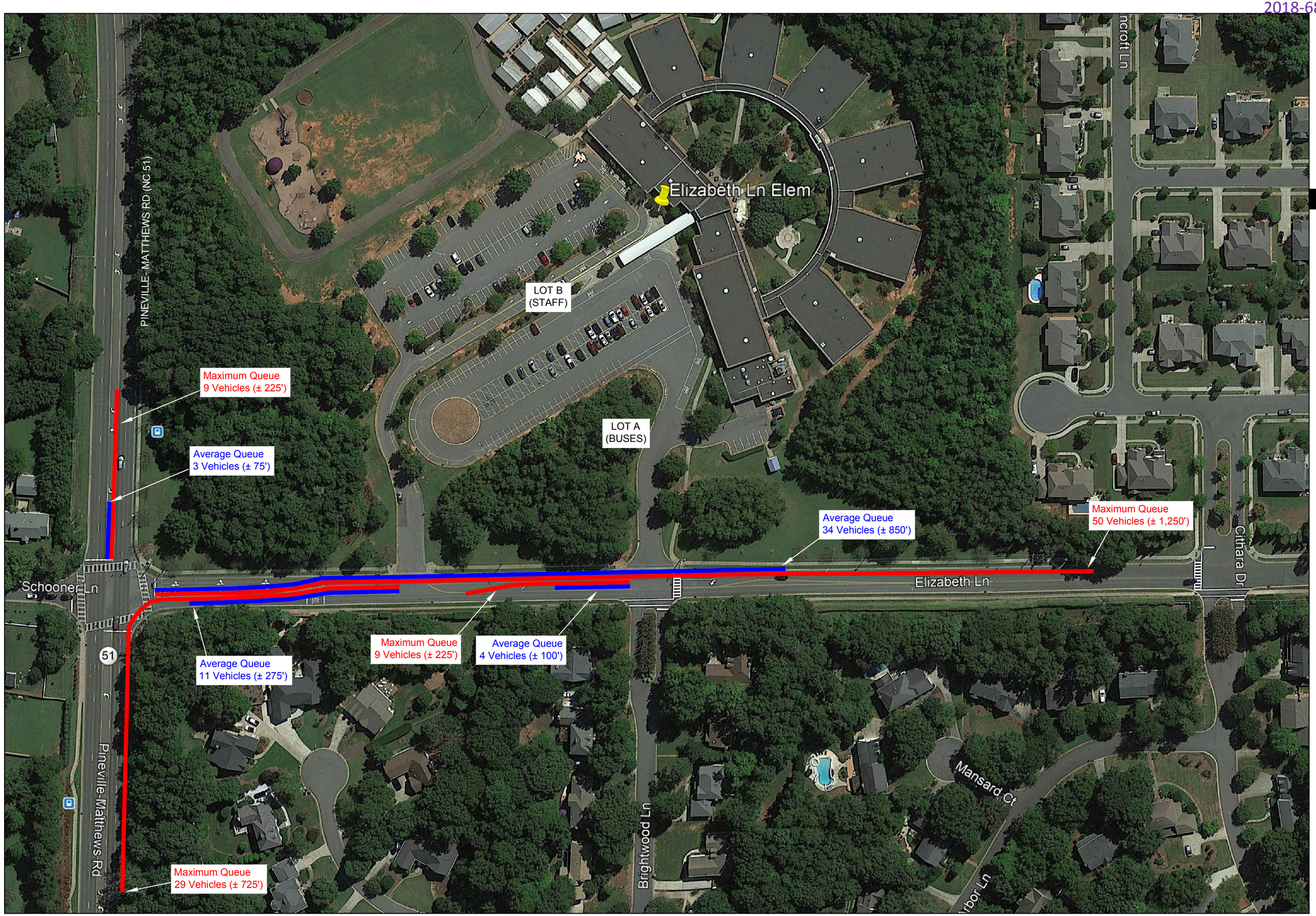
PROJECT #: 157-021
DRAWN BY: MWW
CHECKED BY: REG

MAY 2018

REVISIONS:

Figure 2

5/29/2018
2018-684



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MATTHEWS, NC

CHARLOTTE-MECKLINBURG SCHOOLS
3301 STAFFORD DRIVE
CHARLOTTE, NC 28208

MORNING ARRIVAL PERIOD MAX & AVERAGE QUEUE LENGTHS

0 60 120
SCALE: 1" = 120'

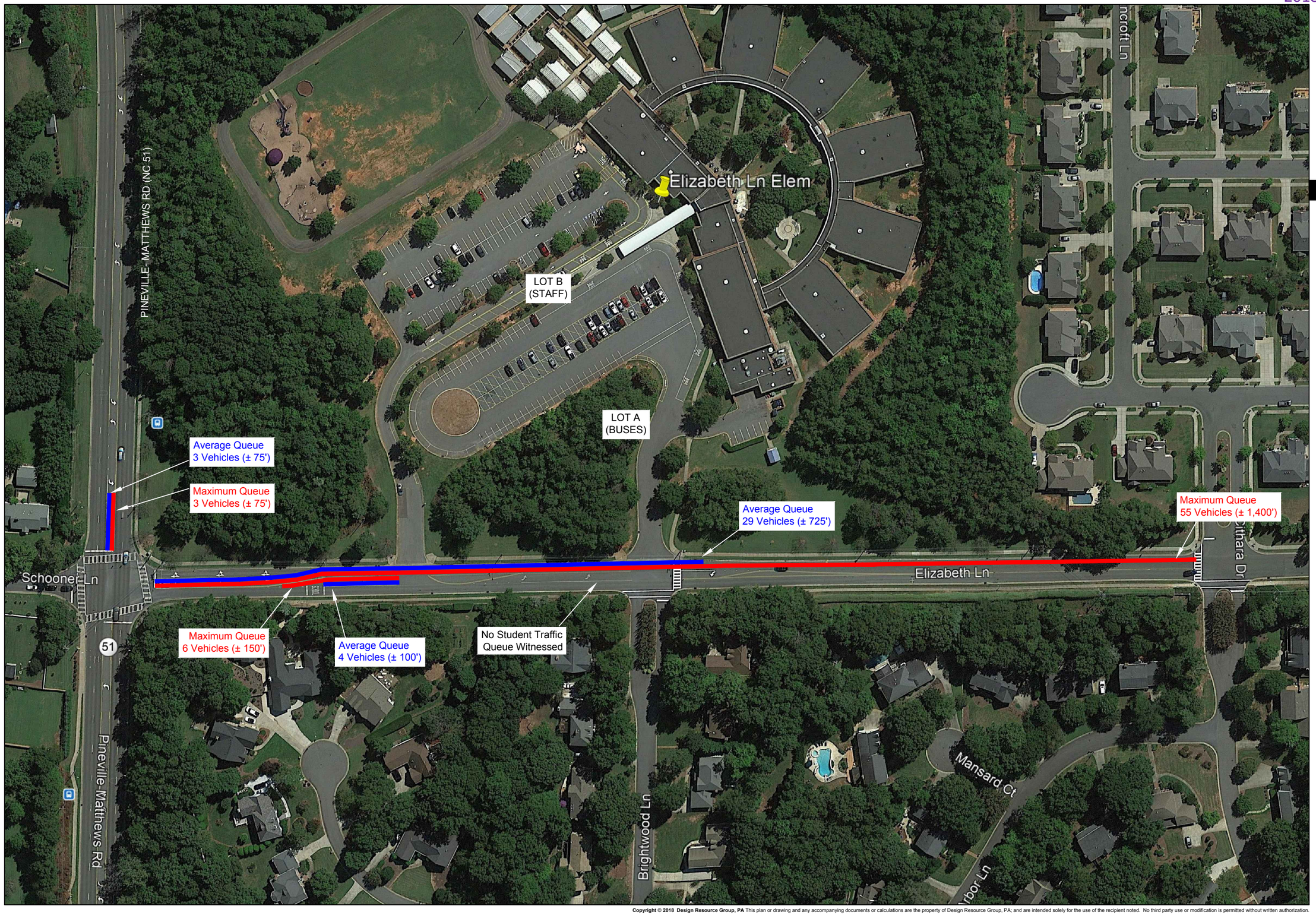
PROJECT #: 157-021
DRAWN BY: MWW
CHECKED BY: REG

MAY 2018

REVISIONS:

Figure 3

5/29/2018
2018-684



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CHARLOTTE-MECKLINBURG SCHOOLS
3301 STAFFORD DRIVE
CHARLOTTE, NC 28208

AFTERNOON DISMISSAL PERIOD MAX & AVERAGE QUEUE LENGTHS

0 60 120
SCALE: 1" = 120'

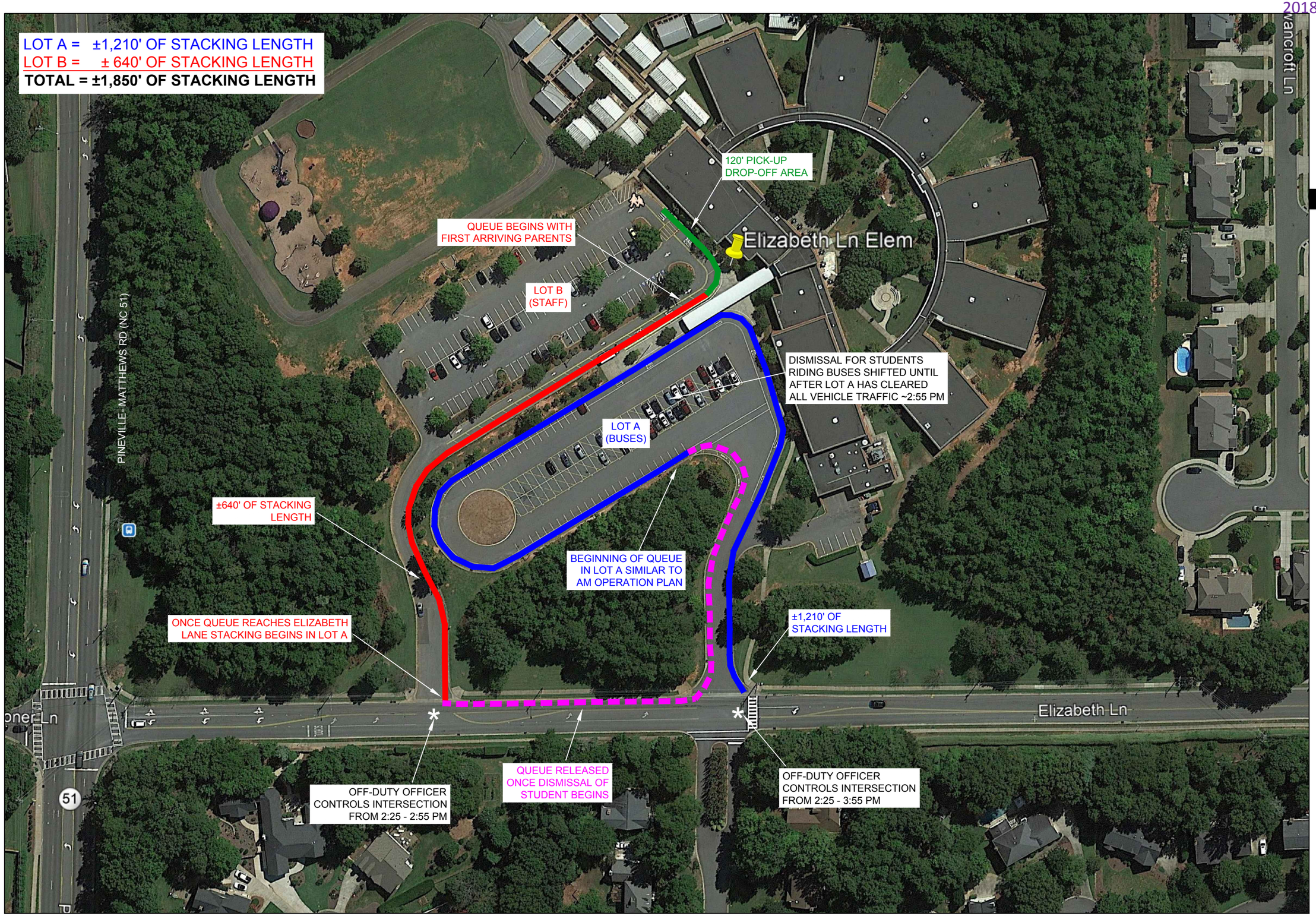
PROJECT #: 157-021
DRAWN BY: MWW
CHECKED BY: REG

MAY 2018

REVISIONS:

Figure 4

5/29/2018
2018-684



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MATTHEWS, NC

CHARLOTTE-MECKLINBURG SCHOOLS
3301 STAFFORD DRIVE
CHARLOTTE, NC 28208

SUGGESTED AFTERNOON DISMISSAL OPERATION PLAN

0 50 100
SCALE: 1" = 100'

PROJECT #: 157-021
DRAWN BY: MWW
CHECKED BY: REG

MAY 2018

REVISIONS:

Figure 5

5/29/2018
2018-684

MSTA School Traffic Calculations

AM and PM Peak Traffic Estimates

(These numbers do not reflect peak hour traffic volumes)

AM Cars / Student	PM Cars / Student	Avg. Car Length	PM At one Time
36.56%	16.31%	22.19	45.50%
34.58%	14.10%	22.70	51.90%
9.20%	4.30%	24.42	55.71%

NOTES

- **Average Queue Length does not** include an alternative traffic pattern required for high traffic demand days which is usually 30% additional length.
- **Average Queue Length does not** include the Student Loading Zone.
- Peak traffic volumes at schools normally occur within a 30-minute time period. (justifying a PHF of 0.5)

School Name: Elizabeth Ln. Elementary

Type: **Typical Public with buses**

Version: 102816

MSTA School Queue Input					Calculations					
Type School	**Student Population**	**Number of Buses**	**Staff Members**	**Student Drivers**	**PM Total Vehicles**	**PM Peak Vehicles**	**Average Queue Length**	**Total AM Trips**	**Total PM Trips**	**High Demand Length**
Elementary	1088	13	53		178	81	**1797**	875	382	**1797**
		15	128							
Middle										
High										
							1797	875	382	1797
										0

Elementary School Data

Direction	AM Trips Generated Parents	Buses	Staff	Trips	PM Trips Generated Parents	Buses	Staff	Trips
IN	398	13	53	464	178	13		191
OUT	398	13		411	178	13		191
		AM Elementary Trips		**875**		PM Elementary Trips		**382**

Direction	AM Trips Generated Parents	Buses	Staff	Trips	PM Trips Generated Parents	Buses	Staff	Trips
IN								
OUT								
		AM Middle Trips				PM Middle Trips		

Direction	AM Trips Generated Parents	Buses	Staff		Trips	PM Trips Generated Parents	Buses	Staff		Trips
IN										
OUT										
			AM High Trips					PM High Trips		

All AM TRIPS	In	464
	Out	411
	Total	875

All PM TRIPS	In	191
	Out	191
	Total	382

ADT
1310
1310

Calculated 5/4/2018 By:_____

Charlotte-Mecklenburg Schools Board of Education

Rezoning Application No. 2018-684

Community Meeting Sign-In Sheet

Media Center at Elizabeth Lane Elementary School, 121 Elizabeth Lane, Matthews, NC

Thursday, May 24, 2018 at 7:00 PM

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1	Travis T. Anderson	CMS	704-641-2026	travist.anderson@cms.k12.nc.us
2	Bessie Harvey	CMS	980-343-4882	bessie1.harvey@cms.k12.nc.us
3	Trishi Stewart	CMS	980-343-5700	trishi1.stewart@cms.k12.nc.us
4	Carol Stamper	CMS	908-343-6175	c.stamper@cms.k12.nc.us
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5/31/2018
2018-684

Charlotte-Mecklenburg Schools Board of Education

Rezoning Application No. 2018-684

Community Meeting Sign-In Sheet

Media Center at Elizabeth Lane Elementary School, 121 Elizabeth Lane, Matthews, NC

Thursday, May 24, 2018 at 7:00 PM

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1	Travis T. Anderson	CMS	704-641-2026	travist.anderson@cms.k12.nc.us
2	Bessie Harvey	CMS	980.343.4882	bessie1.harvey@cms.k12.nc.us
3	Trishi Stewart	CMS	980-343-5700	trishi1.stewart@cms.k12.nc.us
4	Carol Stamper	CMS	980-343-6175	c.stamper@cms.k12.nc.us
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CHARLOTTE-MECKLENBURG SCHOOLS
FACILITIES PLANNING & MANAGEMENT
3301 STAFFORD DRIVE
CHARLOTTE, NC 28208

Parcel ID 22732177
Edger Johnson
102 Umi Court
Matthews, NC 28105

Parcel ID 22732178
Frank and Prudence Weaver
100 Umi Court
Matthews, NC 28105

Parcel ID 22732179
John and Jennifer Bradshaw
101 Umi Court
Matthews, NC 28105

Parcel ID 22732185
James and Rebecca Langley
800 Brightwood Lane
Matthews, NC 28105

Parcel ID 22732162
Elisa Waldman and Markus Clackum
3826 Raleigh Street
Charlotte, NC 28206

Parcel ID 22732158
Roy and Mary Cadenhead
801 Mansard Court
Matthews, NC 28105

Parcel ID 22732159
David Possage
809 Mansard Court
Matthews, NC 28105

Parcel ID 22732160
Erik and Alissa Svenson
323 Rose Arbor Lane
Matthews, NC 28105

Parcel ID 22732161
Peter and Traci Blair
331 Rose Arbor Lane
Matthews, NC 28105

Parcel ID 22703601
Mark and Judith Methner
314 Willow Brook Drive
Matthews, NC 28105

Parcel ID 22703602
Benjamin and Lori Ann Clark
306 Willow Brook Drive
Matthews, NC 28105

Parcel ID 22703603
Min Chen and Zhaojun Wu
740 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703604
John and Deborah Hofland
732 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703605
Harry and Deborah Palefsky
724 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703606
Mei Yi Lin
716 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703607
James and Jacqueline Hunter
708 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703608
Vickie Huey-Yi Wang
700 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703609
Subramanian and Gomathy Kalyanasundaram
642 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703610
Joe and Linda Lee
636 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703616
Elizabeth Place HOA, Inc. c/o Hawthorne Mgmt.
PO Box 11906
Charlotte, NC 28220

Parcel ID 22703575
Michael and Jill Donadio
202 Rosedale Lane
Matthews, NC 28105

Parcel ID 22703576
Charles and Marion Idol
201 Rosedale Lane
Matthews, NC 28105

Parcel ID 22703577
David and Rhonda Styka
205 Rosedale Lane
Matthews, NC 28105

Parcel ID 22703414
Sardis Plantation HOA
1515 Mockingbird Lane, Suite 414
Charlotte, NC 28209

Parcel ID 22703418
Amy Howard Andrews
401 Clairview Lane
Matthews, NC 28105

Parcel ID 22703419
Jinbo Lu and Yijun Wu
407 Clairview Lane
Matthews, NC 28105

Parcel ID 22703420
Tanya Keiser and Alex Williams
413 Clairview Lane
Matthews, NC 28105

Parcel ID 22703421
Edmond and Sarah Stutts
419 Clairview Lane
Matthews, NC 28105

Parcel ID 22703422
Gregory and Tara Johnston
107 Bowen Court
Matthews, NC 28105

Parcel ID 22703423
Gregory Blevins
108 Bowen Court
Matthews, NC 28105

Parcel ID 22703424
Bernard and Judith Bentley
425 Clairview Lane
Matthews, NC 28105

Parcel ID 22703425
Margaret Lynch
501 Clairview Lane
Matthews, NC 28105

Parcel ID 22703426
Terry Taylor
509 Clairview Lane
Matthews, NC 28105

Parcel ID 22703427
Edward and Barbara Dement
515 Clairview Lane
Matthews, NC 28105

Parcel ID 22703428
Kevin and Stephanie Burtness
521 Clairview Lane
Matthews, NC 28105

Parcel ID 22703429
Lien Bragg
525 Clairview Lane
Matthews, NC 28105

Parcel ID 22703430
Linda and Michael Lott
522 Clairview Lane
Matthews, NC 28105

Parcel ID 21316405
John and Dolores O'Malley
8233 Schooner Lane
Charlotte, NC 28270

Parcel ID 21329184
Richard and Elizabeth Latino
525 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329183
Thomas and Allison Purvis
519 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329182
Paul and Janis Canup
513 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329181
Charles and Lydia Mumpower
507 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329180
David and Jenna Barwick
501 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329179
Mary Spadafora
449 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329178
Douglas and Sandra Moore
3519 Mill Pond Road
Charlotte, NC 28226

Parcel ID 21329177
Christopher and Carolyn Sanders
437 Silversmith Lane
Charlotte, NC 28270

Parcel ID 21329176
Bearspaw Holdings LLC
2938 Wheelock Rd
Charlotte, NC 28211-3320

Parcel ID 21316251
Asim and Joanne Otey
601 Conestoga Drive
Charlotte, NC 28270

Parcel ID 22732180
Charles and Elizabeth Gordon
113 Umi Court
Matthews, NC 28105

Parcel ID 22732184
Christopher and Emily Porter
808 Brightwood Lane
Matthews, NC 28105

Parcel ID 22732163
James and Betsy Lytle
807 Brightwood Lane
Matthews, NC 28105

Parcel ID 22732157
William Winslow and Cynthia Powers
800 Mansard Court
Matthews, NC 28105

Parcel ID 22703647
Jordan Vardon and Kerri Knellinger
317 Willow Brook Drive
Matthews, NC 28105

Parcel ID 22703666
Hope Watts
802 Grand Provincial Avenue
Matthews, NC 28105

Parcel ID 22703621
Zhou Chen and Mingfang Pan
6812 Beverly Springs Drive
Charlotte, NC 28270

Parcel ID 22703620
Shailesh and Simakumari Chhatrala
703 Swancroft Lane
Charlotte, NC 28105

Parcel ID 22703619
John and Tina Emerson
641 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703611
James and Julia Curley
630 Swancroft Lane
Matthews, NC 28105

Parcel ID 22703574
Robert and Jeanine Jackson
206 Rosedale Lane
Matthews, NC 28105

Parcel ID 2139175
Joseph and Patricia Pryce
425 Silversmith Lane
Matthews, NC 28270

Parcel ID 21329185
Harley and Leigh Ann Blodgett
521 Silversmith Lane
Matthews, NC 28270

Parcel ID 22703431
Gary and Maria Griffith
516 Clairview Lane
Matthews, NC 28105

Parcel ID 22703491
Charlotte Mecklenburg Board of Education
701 E. 2nd Street
Matthews, NC 28202

COMMUNITY MEETING REPORT
Applicant: Charlotte-Mecklenburg Schools Board Of Education ("CMS")
Rezoning Application No. 2018-684

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the town of Matthews Unified Development Code.

PERSONS AND ORGANIZATIONS CONTACTED:

The Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on May 11, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, May 24, 2018 at 7:00 PM in the Elizabeth Lane Elementary School media center (small gym) located at 121 Elizabeth Lane in Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on the Sign-In Sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting included Carol Stamper, Chief Operations Officer, Bessie Harvey, Mobile Management, Travis Anderson, Senior Portfolio Manager, and Trishi Stewart, Assistant Principal.

SUMMARY OF ISSUES:

There were no attendees for this community meeting.

Carol Stamper prepared presentation but since there were no attendees we did not review the presentation. The site subject to this Rezoning Application contains approximately 27 acres and is located on the southeast corner of the intersection of Highway 51/Pineville-Matthews Road and Elizabeth Lane. The Applicant is requesting that the rezoning conditions impacting the site be extended to August 1, 2019. The purpose of the rezoning request is to accommodate the retention of mobile classrooms on a portion of the site.

The Public Hearing will be held on Monday, June 11, 2018 at 7 PM at the Matthews Town Hall. The Planning Board will consider this rezoning request at its meeting on Tuesday, June 26, 2018 at 7 PM at the Matthews Town Hall, and the Town Board will render a decision on this rezoning request on Monday, July 9, 2018 at 7 PM at the Matthews Town Hall.

The site is currently zoned R/I(CD), and CMS is seeking to extend the sunset provision of the conditions on the approved Conditional Rezoning Plan to allow the building envelope to be expanded for mobile classrooms.

2018-684
5.24.18

QUESTIONS:

There were no community attendees present at the community meeting.

CHANGES MADE TO THE REZONING APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the conditional rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this _31st__ day of May, 2018.

_____

Mark Jones
Director of Maintenance, Engineering & Energy Management

2018-684
5.24.18

EXHIBITS

Exhibit A-1 - addresses sent notice of Community Meeting
Exhibit A-2 – Community Meeting Notice
Exhibit B - Sign-in Sheet

2018-684
5.24.18

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Respectfully submitted, this _31st__ day of May, 2018.

Mark Jones
Director of Maintenance, Engineering & Energy Management

EXHIBITS

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Exhibit A-2 – Community Meeting Notice
Exhibit B - Sign-in Sheet

2018-684

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – **Rezoning Application No. 2018-684** filed by Charlotte-Mecklenburg Board Of Education to request the extension of conditions of an approximately 27-acre site located on the southeast corner of the intersection of Highway 51/Pineville-Matthews Road and Elizabeth Lane to the R/I (CD) Change of Conditions

Date and Time of Meeting: Thursday, May 24, 2018 at 7 PM

Place of Meeting: Elizabeth Lane Elementary School
Media Center
121 Elizabeth Lane
Matthews, NC 28105

Charlotte-Mecklenburg Schools Board Of Education (the "Applicant"), has filed a Rezoning Application with the Town of Matthews seeking to modify the conditions on an approximately 27-acre site located on the southeast corner of the intersection of Highway 51/Pineville-Matthews Road and Elizabeth Lane, specifically extending the permission for the mobile classrooms. The purpose of this rezoning request is to accommodate the mobile classrooms remaining on campus.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that is located within 200 feet of the site.

Accordingly, the Applicant gives you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Thursday, May 24, 2018 in the media center of Elizabeth Lane Elementary School located at 121 Elizabeth Lane. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Mark Jones at 980.343.6050.

cc: Ms. Kathi Ingrish, Town of Matthews (via email)

Date Mailed: May 11, 2018

APPLICATION 2018-684 STAFF REPORT
ELIZABETH LANE ELEMENTARY
MOBILE CLASSROOM SUNSET REQUEST

Pre Public Hearing Staff Analysis · June 2018

Town of Matthews™ North Carolina

SUMMARY

Location

121 Elizabeth Lane

Ownership/Applicant

Charlotte Mecklenburg Schools

Zoning

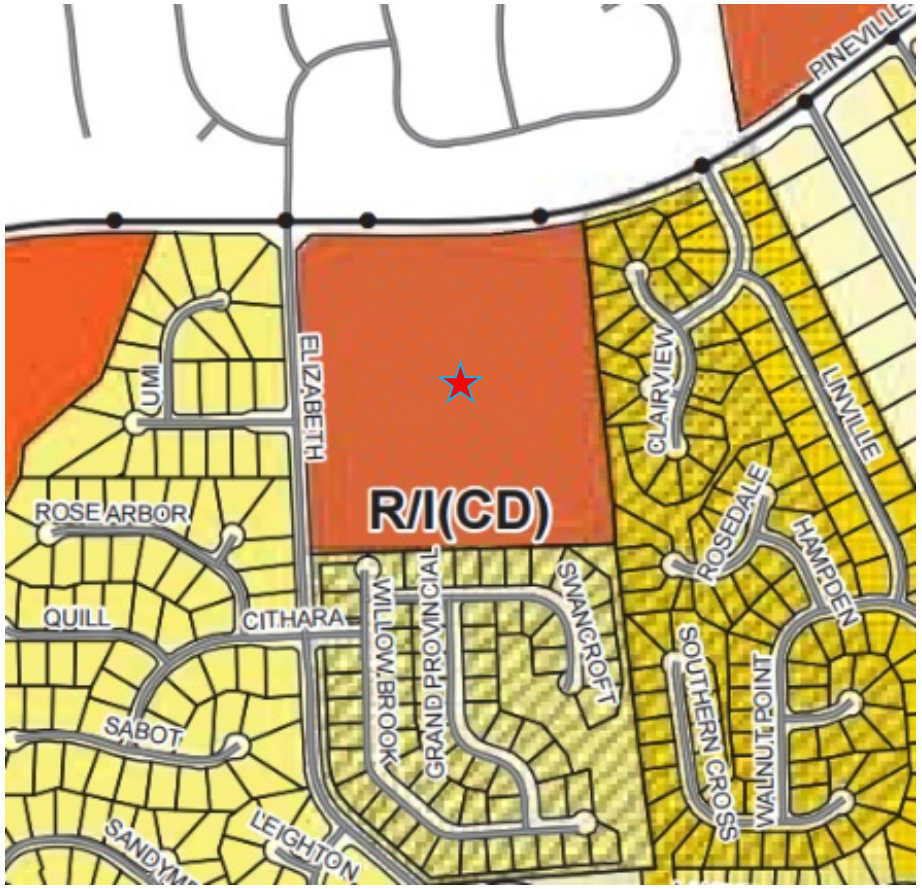
R/I (CD)

Use

Elementary School

Request Summary

Charlotte Mecklenburg Schools requests a one year extension to the mobile classroom sunset provision for 8 classrooms located outside of the original 1995 boundary.



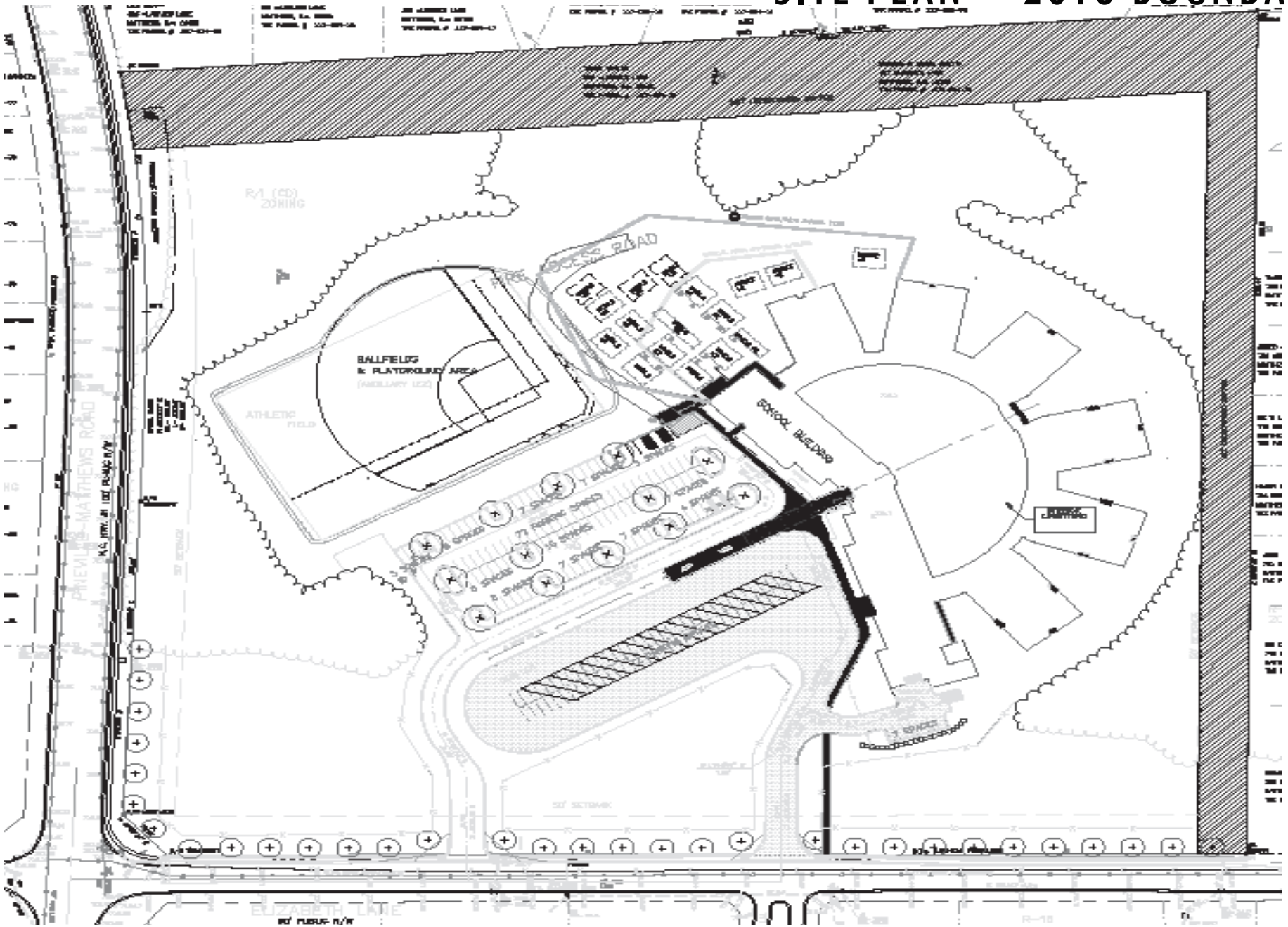
SITE INFORMATION AND BACKGROUND

Site Summary

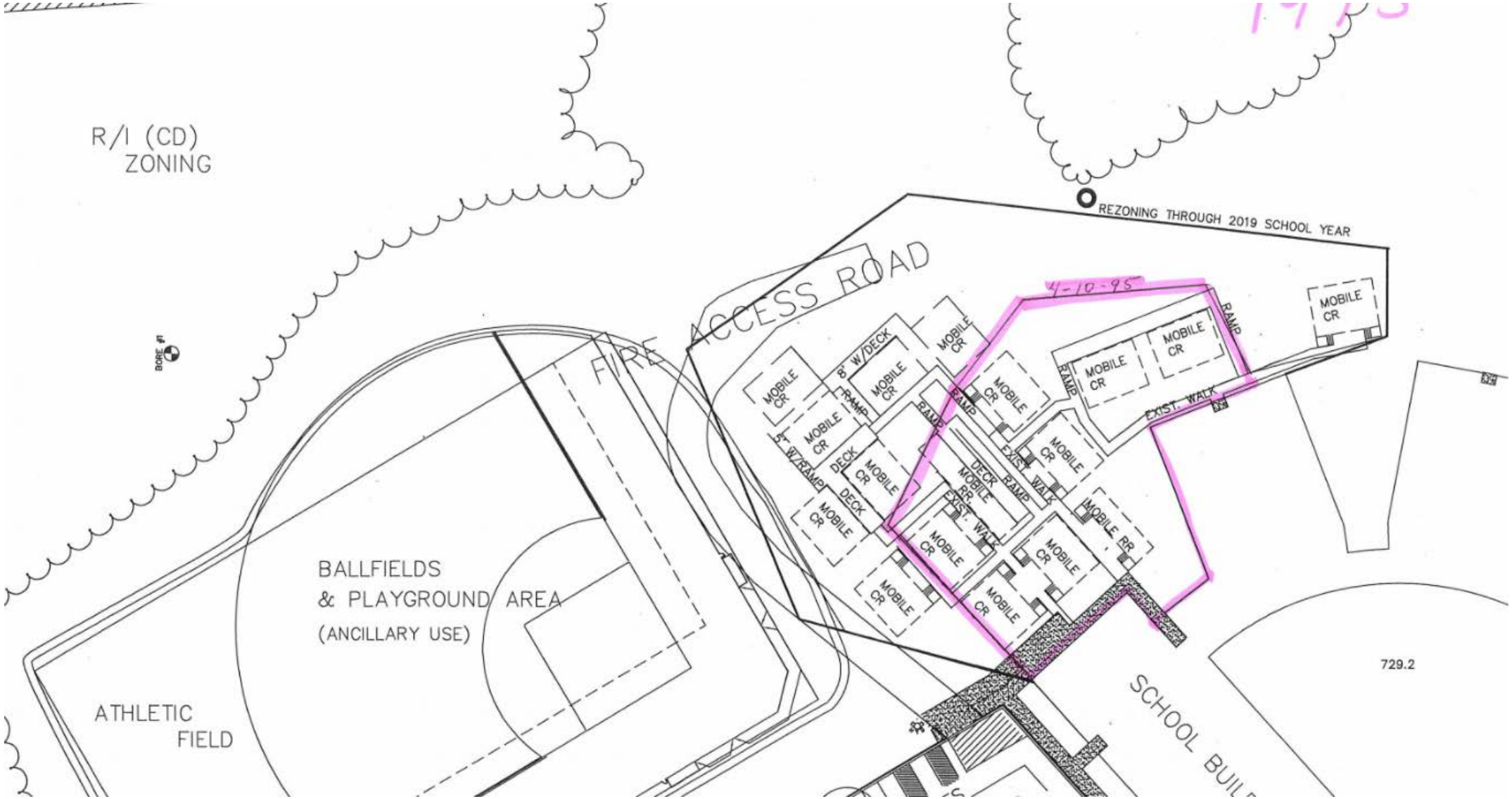
The original rezoning for Elizabeth Lane Elementary occurred in 1995. The 1995 plan included a dedicated area for mobile classrooms to the east of the main school building. In 2001, CMS requested a change of conditions to enlarge the mobile classroom area to allow for 3 new units and to bring two existing units within the mobile classroom envelope for a total of up to 17. Renewals of the sunset clause have been approved in 2016 and 2017.

In 2017, the sunset provision was renewed for one year. Conditions of the approval included CMS providing a queuing study and commitment to work with Town and County on potential joint use of vacant portions of the campus.

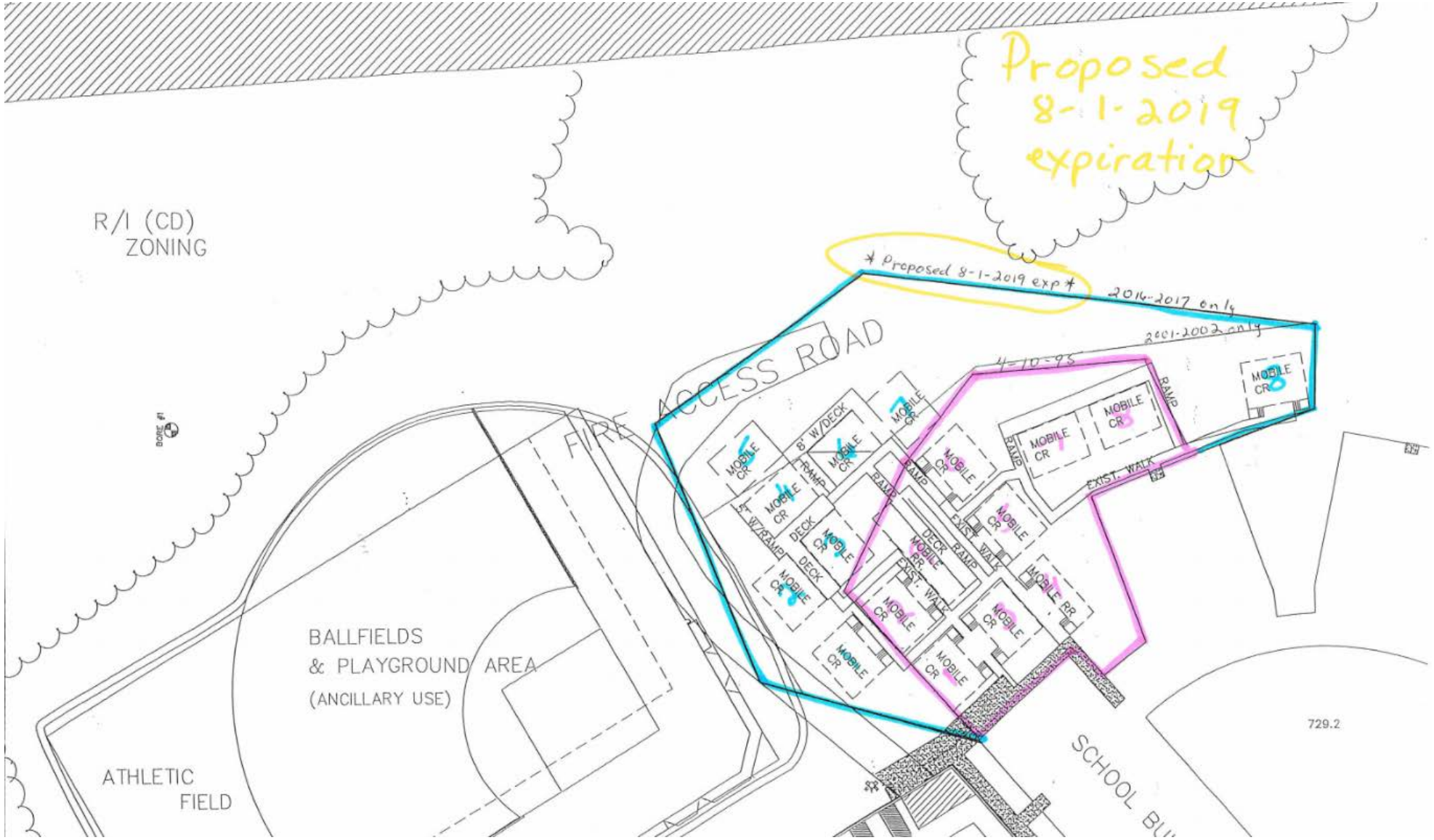
SITE PLAN – 2018 BOUNDARY FOR CLASSROOMS



SITE PLAN – 1995 BOUNDARY FOR CLASSROOMS



SITE PLAN – PROPOSED 2018-2019 BOUNDARY FOR CLASSROOMS



SUMMARY OF PROPOSED CONDITIONS

Conditions

1. The 8 mobile class rooms and 2 restroom buildings outside of the 1995 boundary may remain until August 1, 2019.
2. 100’ undisturbed buffer along eastern property line.
3. Commitment to work with Town and County on potential joint use of vacant portions of campus.

SUMMARY OF TRAFFIC STUDY

Conditions

Requested queueing study/traffic evaluation was completed May 24, 2018 (full study available here). The study recommended the following:

- For morning peak an off-duty officer directing traffic at each of the lot access locations, for the minimum 30-minute 7:15 – 7:45 am period

- For the afternoon dismissal they suggest:

i) Implement a traffic management plan similar to the current morning arrival plan;

ii) an off-duty officer directing traffic at each of the lot access locations, for the minimum 30-minute 2:25-2:55pm period;

iii) Although, the proposed afternoon traffic plan mixes bus and vehicle traffic (not typically recommended), it could be a reasonable solution if all vehicles in the queue are allowed to clear Lot A before bus loading begins (typically a 10 to 15 minute process); therefore, eliminating any conflicts between students and vehicle traffic.

Figure 5

STAFF COMMENTS

Police

The following is an email received from Captain Stason Tyrrell on May 29, 2018. It was sent to Planning staff, Captain Dufresne and Chief Pennington.

I wanted to follow up with comments that were discussed in last weeks planning meeting about Elizabeth Elementary and the sunset clause on mobile classrooms.

We were advised by the school's administration that they instruct their mobile classroom teachers to always keep doors locked and only open them when they can verify who is outside. During spot checks we found that when the weather is nice, some teachers routinely prop doors open and/or allow students to work outside on deck areas. There are some safety concerns about their mobile classroom area since it backs up to a wooded area and there are so many mobile buildings there are many blind spots and areas of concealment. Any corrections to the environmental design concerns would require a significant re-design of the entire area and classroom placement that may not feasible unless CMS was willing spend considerable facility improvement money at this school. With regards to the teachers and their personal security choices, it comes down to individual perception about safety. Security protocols are only as effective as the individuals that decide whether or not to follow them.

Traffic concerns are an on-going issue that we have dealt with for many years with no easy solution either. After trying many different plans, it has been determined that the best practice is to have all parents/care-givers lining up for the car rider line drive down into the residential neighborhoods, find some place to turn around and line up on the right side of Elizabeth Lane roadway (closest to school side). This does cause traffic obstruction to residential areas and forces passing traffic to move into on-coming travel lanes in order to pass and reach the traffic intersection of Highway 51. If the vehicles for student pick up are not forced to drive past the school and turn around, they attempt to turn left into the school which is too close to the Hwy 51 intersection. Vehicles then back up onto the highway and a grid lock scenario occurs. So far using the available design options of they way the school was developed, this is our less dangerous solution.

We regularly promote walk/bike to school events in an effort to encourage less vehicles. This is the only school in Matthews that we pay a crossing guard to work in order to provide a layer of safety to those that park, walk or bike rather than add to traffic. We recommend students use available busing as the safest mode of travel to and from school; however, the demographics of this school are such that many parents insist on their children not riding buses. We also regularly use already stretched resources the best we can to have on-duty officers assist in the area, but this is difficult to rely on since the problems occur during a time of day which is our busiest with calls for service throughout the town.

Captain Stason Tyrrell

Fire

No concerns

Public Works

No concerns

Parks and Rec

No concerns

Planning

Vacant property is under review by CMS. Staff has not received a report as of this writing.

6/22/2018
2018-684

Elizabeth Lane Elementary School

Traffic Improvement Plan

The following plan will be implemented based on recommendations from a traffic study report provided in May 2018.

Traffic Officer:
CMS will provide funding for an off-duty officer to direct traffic during arrival and dismissal at Elizabeth Lane ES for the 2018-2019 school year.

Morning Procedures:
Elizabeth Lane ES implemented a revised morning arrival procedure that began March 26, 2018. The traffic study report indicates that the updated morning traffic flow is well managed and no adjustments were recommended.

Afternoon Procedures:
In order to minimize waiting vehicles parking on local neighborhood streets Elizabeth Ln ES proposes identifying true walkers within a defined radius and requiring all other vehicles to join the car queue for pick up. This should minimize off-site parking on Elizabeth Lane and surrounding neighborhoods.

Elizabeth Ln ES will implement a version of the morning queueing pattern at the afternoon release (see map below). This will be trial and error until a satisfactory result is achieved.

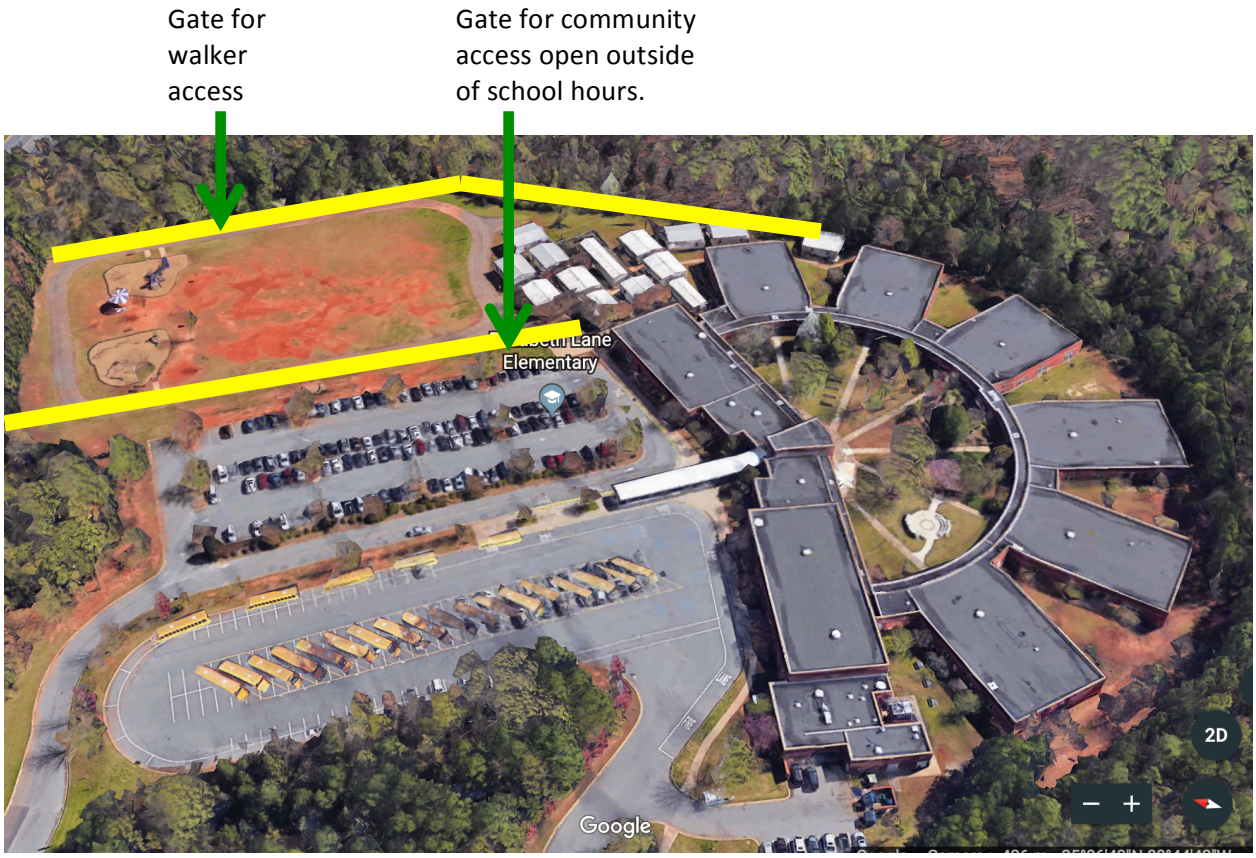
Figure 5

Safety Enhancements

CMS will be making safety enhancements at all schools based on site-specific needs.

Classroom visitors and volunteers are required to enter through the main lobby and sign in using the monitored LobbyGuard stations. Some visitors attempt to bypass the check in procedure and arrive at the classroom without the badge that indicates sign in was completed. Staff members redirect those visitors to the office before allowing entry to the classroom. In order to eliminate these classroom interruptions, fencing that restricts access from the parking lot is being considered as a priority security enhancement for Elizabeth Lane ES. This will restrict entry access to the front doors during the school day. The playground, mobile units, and other exterior doors will be accessible only after visitors have entered through the video monitored front entrance and checked in using the Lobby Guard system.

The fence that borders the lower end of campus will be repaired and extended along the tree line to deter visitors from accessing the school campus from the natural area behind the mobiles. The walking path between the Sardis Forest Neighborhood and Elizabeth Lane will remain accessible to students and families who walk to school. A gate is being considered to restrict access during the school day.



Procedures:

Elizabeth Lane ES continues to collaborate with district safety personnel and local law enforcement to add additional safety measures in an ongoing partnership. Students are taught safety procedures and begin practicing on the first day of school. The following clarifications will be included in the school safety procedures for the upcoming school year:

- Mobile classroom doors will be locked at all times and compliance will be monitored during daily administrative safety audits.
- Students must receive the teacher's permission before opening the door.
- Staff members are issued keys to classrooms, including mobile units, to reduce classroom disruption during transition.
- Students primarily transition between mobiles, restrooms, etc. as a whole class with the teacher. In the event that students need to move between mobile classrooms at other times, the teacher will call to alert the receiving staff member.
- The buddy-system is used for infrequent restroom breaks that are requested during a time when a staff member is not available to supervise.

Individual Mobile Classroom Enhancements:

The principal recommends that the peepholes (Giant Screen Wide Angle) recommended in Chief Pennington's memo be installed in mobile unit doors at Elizabeth Lane. CMS has agreed to purchase and install the devices. The additional fencing will restrict entry to the monitored front entrance and prevent visitors from reporting directly to mobile classroom doors. This will allow office staff to require check in through LobbyGuard and alert the teacher that a volunteer/visitor should be expected.

The principal and assistant principal met with Chief Pennington and Captain Tyrell on June 21, 2018 to review plans for planned security enhancements.

Surplus Land

Superintendent Wilcox is currently reviewing all of the properties that were previously declared surplus. He will make a recommendation to the CMS Board of Education regarding the designation of those properties as surplus.

School Growth and Planned Relief Projects

-The new facility construction at Lansdowne Elementary is an active project sited to offer relief to Elizabeth Lane ES. This project is scheduled for completion in August 2021. This project will reduce enrollment at Elizabeth Lane, but will not likely reduce enrollment significantly enough to eliminate the need for mobile classrooms.

-Mandatory class-size restrictions will be enforced in North Carolina for grades K-3. These reductions are currently being phased in yearly and will be fully implemented by the 2021 school year. These reductions will increase the number of classrooms needed to accommodate the same number of students.

Town of Matthews
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Public Improvement Variance – Rice Road Park

DATE: July 2, 2018
FROM: Mary Jo Gollnitz, Senior Planner

Background/Issue:

- Matthews Parks, Recreation & Cultural Resource is beginning development of a 9.5 acre tract of land along Rice Road.
- The property is zoned R-12 and R-15 and the park is being developed by right.
- Matthews Parks and Recreation is required to start construction before January 2019 in order to fulfill the requirements of NC Parks and Recreation Trust Fund (PARTF) Grant received in 2013 to purchase the land.
- Budgetary constraints are necessitating the development of the park into two phases.
- The first phase will include driveway access into the park, onsite walking trail, one sidewalk connection from Rice Road into the park, playground facilities, parking lot, lighting, benches and picnic tables, as well as landscaping.
- Rice Road is a Town-maintained street.

Parks & Recreation is requesting Public Improvement Variances delaying until Phase 2 park development the following:

- installation of a widened street pavement (approx. 950 ft. of street frontage);
- construction of curb and gutter;
- construction of storm drain improvements;
- replacement of the existing 5' sidewalk along Rice Road frontage with a 10' multi-use path;
- building a second connection of multi-use path into the park;
- installation of required street trees;
- Phase 2 will include installation of a picnic shelter.

Comments:

Planning and Public Works staff are comfortable with the delayed timing of all requested improvements until Phase 2 construction.

Planning Board requested that signage be posted prior to the park's driveway entrance for safety reasons. Parks & Recreation Director Corey King has stated that he will look into the request and appropriately address the concern.

Proposal/Solution:

Allow the Public Improvement Variance request for installation of curb and gutter and storm drain improvements, widening of road, replacing sidewalk with a multi-use path, secondary multi-use path connection and street trees along Rice Road.

Related Town Goal:

Public Safety
Economic Development/Land Use Planning

Recommendation:

- Planning Board unanimously recommended approval of the Public Improvement variance request with the condition that funding for these improvements be secured within 24 months.

Staff recommends Town Board approve the Public Improvement Variances as submitted.

Town of Matthews
Parks, Recreation & Cultural Resource

100 E. McDowell Street
Matthews, NC 28105
704.321.7275

DATE: June 13, 2018

Planning Department
232 Matthews Station Street
Matthews, NC 28105

TO: Kathi Ingrish, Director

Applicant: Town of Matthews, Parks, Recreation & Cultural Resource Department

Public Improvement Variance: Variance request related to public improvements along Rice Road associated with Rice Road Park Project

Explanation: The Parks, Recreation & Cultural Resource Department respectfully requests a public improvement variance, delaying improvements to Rice Road as part of Phase I development for this project. Improvements described include road widening, curb and gutter, and storm drain installation and widening sidewalk in the project area. The applicant requests to make these improvements part of Phase II development on the site. The project plan elements that would remain include a flared concrete apron connection to Rice Road, and the existing 5' sidewalk would remain as pedestrian access into the site. See illustrations attached.

If approved, Phase I will include construction of a walking trail, playground area, parking lot, sidewalk connection from Rice Road into the site, and driveway access into the site from Rice Road. Other Phase I amenities include parking lot/playground lighting, benches, picnic tables, and landscaping within the park site. Phase II of the park project would include construction of a picnic shelter on site, an expanded multi-use path along Rice Road, and one additional pedestrian connection from the multiuse path to the playground area within the park. The road improvements previously mentioned to be removed, would be completed as part of this phase.

The primary motivation for this request is budgetary. The current economic climate of construction has resulted in project bid costs rising greater than 40% above budgeted funding for the project. The park will serve as public space for citizens, free of charge for public use. There is no mechanism to generate the additional dollars specifically from this site, to meet the existing gap between funding and actual project cost. Reduction of the project scope for phase I through elimination of the road improvements, creates a project that is feasible for construction at this time.

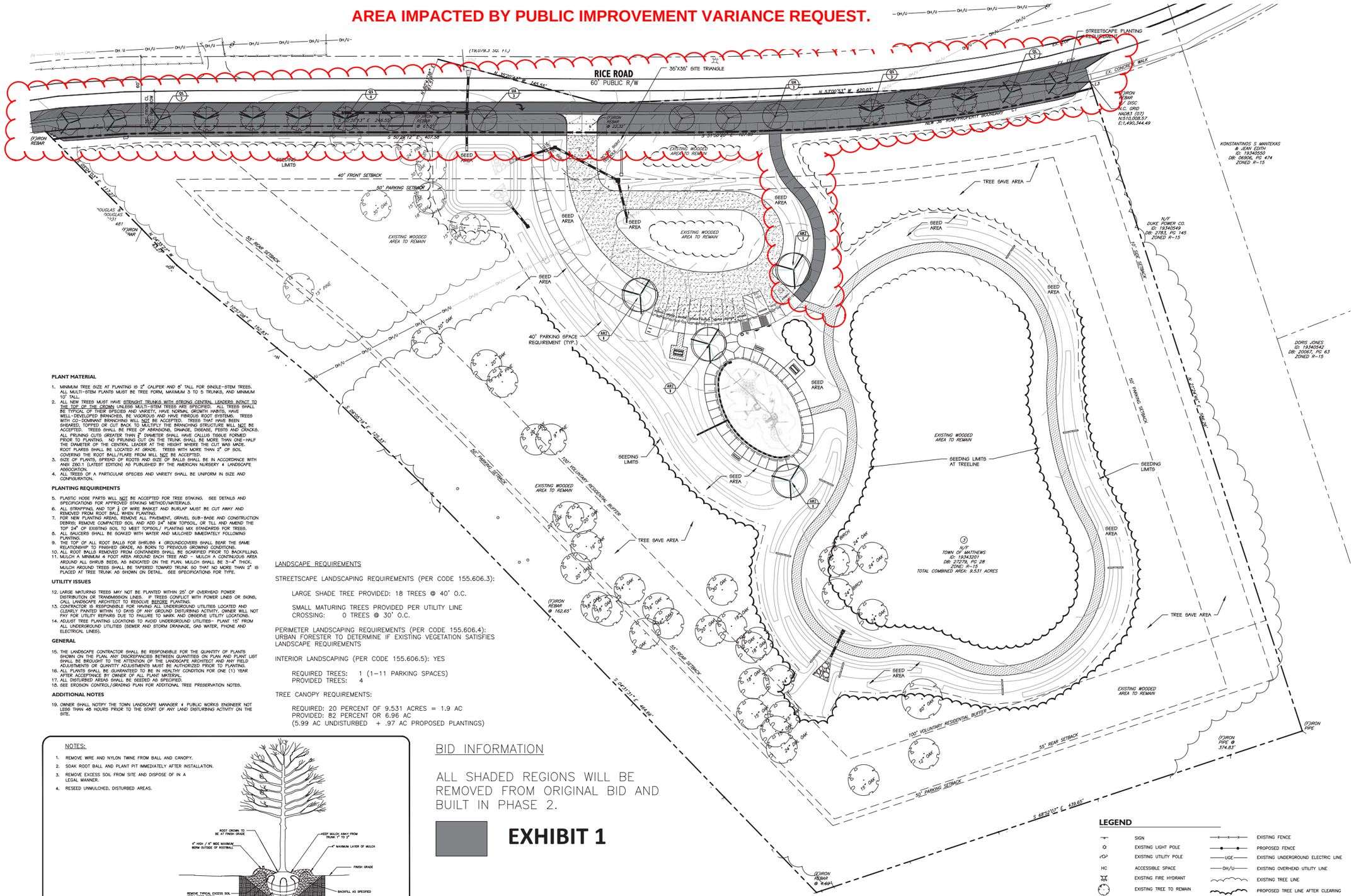
The Town of Matthews is under agreement with the North Carolina Department of Environment and Natural Resources, through award of Parks and Recreation Trust Fund (PARTF) Grant funding. Funds were awarded to the Town for purchase of the described project property in 2013. The agreement stipulates that the Town begin construction of this park project by January 2019. Removing the road improvements would allow the Town to comply with this stipulation outlined in the PARTF grant program.

A precise timeline for phase II construction has not been determined. The project will be evaluated annually as part of the Town of Matthews Capital Improvement Plan and overall budget process. Phase II will be initiated as funding becomes available. The Town is fully committed to making the described improvements to the park and road as part of phase II development on the site.

Thank you,

Corey King, Director
Matthews Parks, Recreation & Cultural Resource Department

AREA IMPACTED BY PUBLIC IMPROVEMENT VARIANCE REQUEST.



PLANT MATERIAL

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 8' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL.
2. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DRAINGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 2" DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.
3. SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
4. ALL TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.

PLANTING REQUIREMENTS

5. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE DETAILS AND SPECIFICATIONS FOR APPROVED STAKING METHOD/MATERIALS.
6. ALL STRAPPING, AND TOP 1/3 OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
7. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/ PLANTING MIX STANDARDS FOR TREES.
8. ALL SAUCERS SHALL BE SOKKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
9. THE TOP OF ALL ROOT BALLS FOR SHRUBS & GROUNDCOVERS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GROWING CONDITIONS.
10. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
11. MULCH A MINIMUM 4 FOOT AREA AROUND EACH TREE AND - MULCH A CONTINUOUS AREA AROUND ALL SHRUB BEDS, AS INDICATED ON THE PLAN. MULCH SHALL BE 3-4" THICK. MULCH AROUND TREES SHALL BE TAPERED TOWARD TRUNK SO THAT NO MORE THAN 2" IS PLACED AT TREE TRUNK AS SHOWN ON DETAIL. SEE SPECIFICATIONS FOR TYPE.

UTILITY ISSUES

12. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
13. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED AND CLEARLY PAINTED WITHIN 10 DAYS OF ANY GROUND DISTURBING ACTIVITY. OWNER WILL NOT PAY FOR UTILITY REPAIRS DUE TO FAILURE TO MARK AND OBSERVE UTILITY LOCATIONS.
14. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES- PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS WATER, PHONE AND ELECTRICAL LINES).

GENERAL

15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUANTITY OF PLANTS SHOWN ON THE PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
16. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF ALL PLANT MATERIAL.
17. ALL DISTURBED AREAS SHALL BE SEEDED AS SPECIFIED.
18. SEE EROSION CONTROL/GRADING PLAN FOR ADDITIONAL TREE PRESERVATION NOTES.

ADDITIONAL NOTES

19. OWNER SHALL NOTIFY THE TOWN LANDSCAPE MANAGER & PUBLIC WORKS ENGINEER NOT LESS THAN 48 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY ON THE SITE.

LANDSCAPE REQUIREMENTS

STREETSCAPE LANDSCAPING REQUIREMENTS (PER CODE 155.606.3):

LARGE SHADE TREE PROVIDED: 18 TREES @ 40' O.C.

SMALL MATURING TREES PROVIDED PER UTILITY LINE CROSSING: 0 TREES @ 30' O.C.

PERIMETER LANDSCAPING REQUIREMENTS (PER CODE 155.606.4): URBAN FORESTER TO DETERMINE IF EXISTING VEGETATION SATISFIES LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING (PER CODE 155.606.5): YES

REQUIRED TREES: 1 (1–11 PARKING SPACES)
PROVIDED TREES: 4

TREE CANOPY REQUIREMENTS:

REQUIRED: 20 PERCENT OF 9.531 ACRES = 1.9 AC
PROVIDED: 82 PERCENT OR 6.96 AC
(5.99 AC UNDISTURBED + .97 AC PROPOSED PLANTINGS)

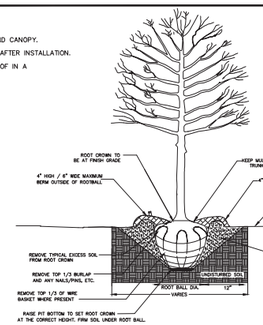
BID INFORMATION

ALL SHADED REGIONS WILL BE REMOVED FROM ORIGINAL BID AND BUILT IN PHASE 2.

EXHIBIT 1

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
4. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12–14'	16'	24"	16"
	3"	14–16'	18'	32"	21"

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)

STD. NO. 40.01 REV.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL.	REMARKS	SIZE
AR2	4	Acer rubrum / Red Maple	B & B	2"Cal		8-10` HT.
QL	5	Quercus laurifolia / Laurel-leaved Oak	B & B	2"Cal		12`-14` ht, 6`-8` w
QS	7	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	Full, Matched,Straight	12`-14` ht, 6`-8` w
UA	6	Ulmus parvifolia `Athena` / Athena Elm	B & B	2"Cal	Full, Matched,Straight	12`-14` ht, 6`-8` w

Know what's below. Call before you dig.

LEGEND

SIGN
EXISTING LIGHT POLE
EXISTING UTILITY POLE
HC ACCESSIBLE SPACE
EXISTING FIRE HYDRANT
EXISTING TREE TO REMAIN
PROPOSED GROUNDCOVER
QS 12 PLANT LABEL
PLANT QUANTITY
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPERTY LINE
EXISTING FENCE
PROPOSED FENCE
UGE EXISTING UNDERGROUND ELECTRIC LINE
OH/U EXISTING OVERHEAD UTILITY LINE
EXISTING TREE LINE
PROPOSED TREE LINE AFTER CLEARING
PROPOSED MULCH LINE
PROPOSED STORM DRAINAGE PIPE
FD PROPOSED FOUNDATION DRAIN
SS SANITARY SEWER LINE
DW WATER LINE

NORTH

30 0 15 30 60
SCALE: 1"=30'

benesch
Alfred Benesch & Company
2359 Perimeter Pointe Parkway, Suite 300
Charlotte, NC 28208
www.benesch.com
704-521-3800

Seals:

Corp. NC License: F-1320

Rice Road Park and Road Expansion

2540 Rice Road,
Matthews, North Carolina 28105

Project No: 17.000162.01
Date: 09.14.17
Revisions:

Sheet Title:
Landscape Plan

Sheet No:
C600

Town of Matthews North Carolina

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

MINUTES
CLOSED SESSION
JORDAN ROOM, MATTHEWS TOWN HALL
JUNE 25, 2018 – 5:30 PM

PRESENT: Mayor Paul Bailey; Mayor Pro Tem John Higdon; Commissioners Barbara Dement, Chris Melton, Jeff Miller, Kress Query and John Urban

The Board of Commissioners met in closed session pursuant to North Carolina General Statute 143-318.11(a)(6). to discuss personnel matters.

MINUTES
BOARD OF COMMISSIONERS SPECIAL MEETING
JORDAN ROOM, MATTHEWS TOWN HALL
JUNE 25, 2018 – 6:15 PM

PRESENT: Mayor Paul Bailey; Mayor Pro Tem John Higdon; Commissioners Barbara Dement, Chris Melton, Jeff Miller, Kress Query and John Urban

ALSO PRESENT: Assistant Town Manager Becky Hawke; Planning and Development Director Kathi Ingrish; Town Clerk Lori Canapinno

The Board of Commissioners met with Planning and Development Director Kathi Ingrish to discuss existing Small Area Plans (SAPs) and draft Small Area Plan Overlays. Motion 1 deals with the text and Motion 2 deals with designating boundaries. Some of the text has been taken from the existing Highway Overlay. The text says that a SAP overlay is being created to put teeth into the plans that have already been adopted. Each SAP has different focus areas and different requirements: the Monroe Road corridor, Entertainment District and East John/outer loop study areas. Only the Entertainment district (ENT) requires a rezoning process – the other two already allow a number of zoning categories.

As a developer brings in a proposal for development they need to show how their plan is meeting the SAP. As an example, a developer will have to submit a written explanation and site plan to show how their proposal performs to the consensus build-out scenario map, to the conceptual street pedestrian network map and to the actions items adopted within the SAP. Each of the three SAPs have maps showing generalized land use, generalized transportation improvements and then the action items, which are the more specific statements for each study area. The overlay ensures that the Town is able to enforce all of those parts but once the overlay is in place it doesn't prohibit the Board from going back and changing the underlying SAP documents if necessary.

Ms. Dement noted that a lot of time was spent to get the SAPs approved in past years, and the overlays will only protect them. Mr. Melton noted that there's a misconception that the Board is debating/approving the SAPs themselves, not the overlays. When the SAPs were being drafted staff did everything they could to get public input, including citizen input committees, letters and public hearings. The overlays will simply lock in what has already been in place. He asked if there was a way to better communicate that information. Mayor Bailey said based on

comments received it may be necessary to go back and look at the SAPs to see if any changes should be made to the underlying documents. However, that doesn't mean that the overlays have to be held up now.

Motion by Mr. Higdon to allow citizen attendee Paul Jamison speak. The motion was seconded by Mr. Miller and unanimously approved. Mr. Jamison asked if the existing John Street SAP would place any restrictions on a certain piece of land that had been discussed in previous years by The Quad as a future opportunity. He also said at some point some areas were designated as low density residential and he asked if the exiting SAP carried that over or if it opened up the area to more development opportunities. Ms. Ingrish explained that the SAP calls for residential, which means a variety of residential categories. An old plan used to say just low density. The overlay under discussion now would lock in the SAP's call for a variety of residential uses. Mr. Miller expressed confusion regarding a plan for the Lat Purser-owned property and some mixed-use suggestions he'd heard about for the intersection of John and 485. He questioned the differences between the intersections and where mixed use would be accepted. He doesn't think that area is a great place for housing development.

Ms. Ingrish reviewed the guiding principles for the SAPs, including land use designations and general layouts. The developers will have to show how they're meeting those. If their plan doesn't meet the SAP then they may need to request rezoning action. Mr. Higdon asked about unintended consequences and Ms. Ingrish said it would be similar to what is already seen in the downtown area and its downtown overlay – it may restrict someone from doing a development that doesn't meet the plan, or they could revise their proposal without totally scrapping it.

Mayor Bailey reviewed the Monroe Road SAP and said he agrees with what is listed there and understands that the overlay would put teeth in that plan. It doesn't prohibit the SAP from changing if necessary. Ms. Dement said these overlays are necessary to keep what was already agreed as the right types of businesses in areas in place. This is a proactive approach and helps inform developers who are looking at these areas of town. Mr. Melton asked if these plans could potentially stifle future projects. Ms. Ingrish explained that the developer could always ask for the SAP to be changed. Mr. Melton asked if staff is aware of any specific projects out there now that are waiting for overlay approval. Ms. Ingrish said no and explained that any projects that could come in today could come in tomorrow. Mr. Query said these are good controls; developers will look at the SAPs and overlays but can always come to the Board and work to convince them that something different would be better. Mr. Urban asked if any of the previous public commenters like Joe Padilla or Bob Henderson have contacted staff with a specific list of issues. Ms. Ingrish said no but noted that staff did not contact them either. Mr. Urban said developers have to make a bigger effort to make the SAPs and overlays work. Mr. Melton asked if this would cost developers more or make it more difficult to do business in Matthews. Ms. Ingrish said past history has shown that more than 90% of the developers that have come in and try to follow the plan. Some are more conscientious than others – they're required to at least make the effort to meet the plan. She noted that anything that gives more regulation to development will likely been seen as an impediment to the real estate and development community. Mayor Bailey noted that Matthews has 30,000 plus people who have already made an investment in this town and to him, these plans protect them. It's fine for people who want to come in and make an investment but they can't do it at the expense of those who are already here.

There was some discussion of communication and education about this process. There is misinformation about the overlays versus underlying SAPs. The public hearing will be held on July 9th and additional effort will be made to explain the differences between the SAPs and overlays and explain how those interested in changing the underlying SAPs can work to do so. Staff will also work on frequently asked questions to help with public understanding.

DRAFT

MINUTES
BOARD OF COMMISSIONERS MEETING
HOOD ROOM, MATTHEWS TOWN HALL
JUNE 25, 2018 - 7:00 PM

PRESENT: Mayor Paul Bailey; Mayor Pro Tem John Higdon; Commissioners Barbara Dement, Chris Melton, Jeff Miller, Kress Query and John Urban; Town Attorney Charles Buckley; Assistant Town Manager Becky Hawke; Town Clerk Lori Canapinno

ALSO PRESENT: Planning and Development Director Kathi Ingrish; Finance Director Chris Tucker; Public Works Director CJ O'Neill; Town Engineer Susan Habina Woolard

REGULAR MEETING CALLED TO ORDER

Mayor Bailey called the meeting to order at 7:00 pm.

INVOCATION

Commissioner Jeff Miller rendered an invocation.

PLEDGE OF ALLEGIANCE

Mayor Bailey led the audience in the pledge.

ITEMS TO BE ADDED TO THE AGENDA

None

PUBLIC COMMENT

Renee Garner of East John Street expressed her concerns regarding the way she feels she has been treated by members of the Board in the past and again just recently. She stated she has been bullied and treated very hurtfully and requested that the Board hold each of its members accountable and stand up for her and any other citizen who experiences similar hurtful behavior and speak out against it. She expects the Board to behave consistently with respect and to honor the opinions of others even if they disagree.

RECESS REGULAR MEETING FOR PUBLIC HEARING ON MOTION 2018-A: AMENDMENTS TO THE DOWNTOWN MASTER PLAN REGARDING ANDREW CAROLINE DRIVE

Motion by Mr. Melton to recess the regular meeting for a public hearing on Motion 2018-A, amendments to the Downtown Master Plan regarding Andrew Caroline Drive. The motion was seconded by Mr. Query and unanimously approved.

Planning and Development Director Kathi Ingrish explained the request to make some minimal changes to the adopted Downtown Master Plan and Downtown Streetscape Improvement Plan to revise the alignment for the proposed Andrew Carolina Drive location. Currently it's is a short stub between two buildings and would come along

the edge of Novant Hospital property and would curve in an S shape to reach Matthews Station Street near KP Park. This would place the road on one side of the existing office buildings on Matthews-Mint Hill Road. The new proposed alignment would straighten the curve a little, move it to the other side of the office buildings and keep it primarily on the edge of the hospital's property. The affected property owners have agreed that this is an acceptable change and the nearby neighbors have been advised as well.

Mr. Miller said the proposal looks safer and more logical. Mayor Bailey agreed but noted that the new plan means Andrew Caroline Drive would no longer be aligned with Matthews Station Street and asked if there was a reason for that. Ms. Ingrish explained that current alignment was just a concept and no significant engineering work had been done. At the time a four-legged intersection made sense but now staff realized that wasn't necessary. There is sufficient separation from an engineering standpoint. Mr. Query said the curve was a hazard and the new alignment is better. Mr. Miller asked about what looks like a storm water pond on the map and if there would be a connection from the new road to the existing parking lot. Ms. Ingrish said that will be determined when the road gets built but the intention is to allow connections whenever possible. Topography might be an issue with that area.

Mayor Bailey opened the floor to public comment. Garry Smith owns the affected office building property and expressed his support for the new alignment, saying the new plan flows well and will allow the adjacent Funderburk property to be developed more easily than with the exiting alignment. Diane Funderburk Adams owns the affected residential property and expressed support for the new alignment, saying it's a win-win for all parties. Dick Jordan owns residential property across the street from the terminus of the road and agreed with the previous comments but also stated that he hopes that if there is any intention to extend the road past Matthews-Mint Hill Road that he is included in the discussions.

RECONVENE REGULAR MEETING

Motion by Mr. Higdon to reconvene the regular meeting. The motion was seconded by Mr. Query and unanimously approved.

REPORTS FROM BOARDS/COMMITTEES

Minutes and information from the Appearance and Tree Board were submitted. There were no questions or comments.

CONSENT AGENDA

A. Approve Minutes of the June 11, 2018 Regular Board of Commissioners Meeting
B. Approve Minutes of the May 30, 2018 Special Board of Commissioners Meeting: John Street Community Input Meeting
C. Approve Appointments to the Veterans Advisory Committee
D. Approve Employee Pay Classification Scale
E. Approve Budget Ordinance Amendments to Recognize:
    1) Insurance Settlement Reimbursement in the Amount of $3,616
    2) SAFER Staffing Grant in the Amount of $37,700
    3) HIDTA OT Reimbursement in the Amount of $437
    4) Vehicle and Equipment for Storm Water in the Amount of $116,665
F. Approve Easement for the Placement of the Historic Crestdale Community Sign
G. Adopt Resolution for Sportsplex Parkway into the Towns Street System and Accept Maintenance of Sportsplex Parkway
H. Approve the Posting of 25 Mile Per Hour Speed Limit and Stop Sign Placements on Sportsplex Parkway

I. Approve Amendment to the Development and Cooperation Agreement for Four Mile Creek Greenway Tunnel (S. Trade Street Underpass) with Mecklenburg County

Motion by Mr. Miller to approve consent agenda items A through I. The motion was seconded by Ms. Dement and unanimously approved.

UNFINISHED BUSINESS

RECEIVE UPDATE ON 2018 PLANNING CONFERENCE TO DO LIST

Assistant Town Manager Becky Hawke reviewed the to-list items. Mayor Bailey commended staff for getting so many items completed to date.

DISCUSS VEHICLE PARKING ON RESIDENTIAL FRONT LAWNS

Ms. Ingrish noted this topic has been recently brought up by some residents concerned with vehicles parked on lawns. She explained that this was a topic of Board discussion in 2004 and 2008 – at those times the issue was discussed but nothing was decided. She also supplied with Board with information from other communities across the state. Most do not regulate this but some do, and if the Board wishes to pursue this then staff can bring more information back at a future meeting.

Mr. Higdon asked about cars on blocks or similarly disabled and Ms. Ingrish explained that the Town has ordinances dealing with nuisance issues like that. Mayor Bailey said he wasn't in support of such a restriction it might be worth looking into some aspects of this, like streets that are 24 feet in width or less with on-street parking that might cause issues with emergency vehicle access. Mr. Higdon understands the complaints but thinks it would be very difficult to have an ordinance prohibiting this and he is not in favor of creating one. Mr. Urban said staff should look into the situation when complaints are made to see if there are any issues that prevent people from parking on the street – he'd like to build data. Mr. Miller said he doesn't like seeing cars parked on lawns and thinks it could be addressed. Mr. Higdon said parking on both sides of the street is an issue everywhere and it could become a life safety issue if emergency vehicles are blocked by parked cars. Mr. Melton suggested reviewing roads less than a certain width and determining if on-street parking could lead to a life safety issue as Mr. Higdon stated. Ms. Dement said it's not that foreign to see restrictions of this nature in neighborhood covenants.

By consensus the Board requested staff bring back information regarding on-street parking and minimum street width at a future meeting.

NEW BUSINESS

RECEIVE MONTHLY BUDGET REPORT

Finance Director Chris Tucker reviewed the finance report through May. The Town's financial picture is trending very well. The year is almost over and the general fund revenue is exceeding expenditures by $460,000 while tourism revenue is up $214,000.

Mr. Melton discussed a statement by Mecklenburg County Commissioner Matthew Ridenhour, who said the County also has expenditures trending well below revenues and has an amount of money they want to push forward to next year's budget to reduce the amount of tax increase. He asked if Matthews could do the same. Mr. Tucker explained

that the Board has already approved the next year's budget and tax rate, but they could choose to ask staff to appropriate fund balance to expenditures. He also explained that the biggest gain going forward is unspent Powell Bill and tag fee money and that is being carried over for road improvement projects.

CONSIDER MOTION 2018-A: AMENDMENTS TO THE DOWNTOWN MASTER PLAN

Motion by Mr. Query to approve the revisions to the Downtown Master Plan and Downtown Streetscape Improvement Plan to reflect a new conceptual alignment for Andrew Caroline Drive, as the revision of the conceptual alignment of a future street segment which continues to connect the street network within the downtown area is consistent with the goals of the Mathews Land Use Plan and Downtown Master Plan and is reasonable and in the public interest to alter the conceptual alignment of Andrew Caroline Drive to provide a safer road design and to place the future street where neighboring property owners prefer it to be located. The motion was seconded by Mr. Miller and unanimously approved.

Mr. Urban expressed thanks to Ms. Adams, Mr. Smith and Commissioner Query to work through this process. Mr. Query noted that Ms. Ingrish also did a great job of working through the process to find an alternate route that best served the affected property owners.

CONSIDER EASEMENT AGREEMENTS FOR MATHEWS-MINT HILL ROAD SIDEWALK

Town Engineer Susan Habina Woolard reviewed this request for approval for easements related to the Matthews-Mint Hill Road sidewalk.

Motion by Mr. Melton to authorize the Town Manager/staff to execute easement agreements with the owners of the properties listed in appendix A of Ms. Habina Woolard's memo dated June 20, 2018 (Exhibit #1 hereby referenced and made a part of these minutes). The motion was seconded by Mr. Query and unanimously approved.

CONSIDER CONTRACT FOR HOOD ROOM AUDIO TECHNOLOGY IMPROVEMENTS

Ms. Hawke reviewed the issues related to audio technology in the council chambers and staff's recommendation to move forward with a contract with Home Technology Solutions to replace certain equipment.

Motion by Mr. Miller to direct the Town Manager to move forward with Home Technology Solutions for Hood Room audio improvements, not to exceed $14,420.00, and authorize the use of contingency funds for the project. The motion was seconded by Mr. Higdon and unanimously approved.

CONSIDER BUDGET AMENDMENT FOR HOOD ROOM TECH/TRANSFER FROM CONTINGENCY FUND

Mr. Tucker noted that the amount in the budget amendment - $18,213 - was the total remaining in the contingency fund. Not all will be used for the audio project and the remainder will return to the general fund.

Motion by Mr. Melton to approve the budget ordinance amendment as listed. The motion was seconded by Mr. Miller and unanimously approved.

DRAFT

CONSIDER RESOLUTION ON I-485/WEDDINGTON ROAD INTERCHANGE IMPROVEMENTS

Mayor Bailey explained that the Board received a request from a group in Ballantyne, headed by Ray Eschert, regarding forward movement of the I-485 toll lanes, which includes the Weddington Road interchange project. The funds for these projects have not yet been released and the request was for the Matthews Board to approve a resolution asking the Governor to release the funds to go along with the letter the group wrote requesting the same. Something to consider is the issue of I-77 and toll lanes. That project does remain on the minds of those involved. Mayor Bailey asked if the Board was interested in drafting a resolution as requested.

Mr. Query asked if it would be only for the I-485 and Weddington Road interchange. Mayor Bailey said it's all one project and includes the toll lanes. The interchange is a necessity but he could go either way on the toll lanes. Mr. Melton said it's important considering Senator Tarte's amendment to a bill which, if approved by the House, would have stripped funding for every road project in Matthews and southern Mecklenburg County. These are projects we've determined are needed. As long as long projects are open the funds are available for anyone in the state legislature to use those funds to pay for the cancellation of the I-77 toll lane project. He thinks the Governor and Attorney General need to let those contracts because as long as they're open they're an available bucket of funds that could be used to pay for penalties for a project that has nothing to do with Matthews. He would support a resolution to release the funds and let the contracts. Mayor Bailey noted that the proposed bill would also have taken 75% of the Town's Powell Bill funds for an unknown period of time to pay off the I-77 project. Mr. Miller said he'd support a resolution for the interchange but that the toll lanes aren't the concern of Matthews and shouldn't be addressed in a resolution. Mr. Higdon said he won't support any resolution that remotely ties Matthews to toll lanes because he is opposed to them. He said if a resolution is put forth for the interchange then it's automatically endorsing toll lanes and he thinks that's a terrible idea. Mr. Query said he now understands that all of the projects are tied together and that Matthews doesn't need to pay for I-77.

Public Works Director CJ O'Neill explained that the I-485 toll lanes aren't the same as I-77. Drivers don't have to pay a toll to use the HOV lanes and in addition, the money that is collected would go back to NCDOT (North Carolina Department of Transportation) and not an outside company. The pricing will be based on congestion and demand. Ms. Dement said everyone has been hoping that these other road projects will acts as relief valves for John Street and that they would all be completed before NCDOT took action on the John Street widening project. She doesn't want any delays associated with the other projects to push action forward on John Street. Mr. Higdon reiterated his opinion that toll lanes are unnecessary and will create a negative economic impact. Mayor Bailey noted there are multiple toll lanes around North Carolina and they allow roads to be built much sooner than normal. He said he doesn't necessarily think tolls are great either but also doesn't like gridlock.

By consensus the Board deferred action until after the Turnpike Authority presents its information next on the agenda.

UPDATE FROM NORTH CAROLINA TURNPIKE AUTHORITY ON I-485 AND US-74 MANAGED LANES PROJECTS

North Carolina Turnpike Authority representative Warren Cooksey presented information on I-485 and the express lanes (Exhibit #2 hereby referenced and made a part of these minutes). He explained the concept of express lanes, which are separate lanes in a highway corridor that drivers can choose to pay a toll to use. The toll rate will vary depending on congestion and length of travel. No one has to use these lanes; they're an option that many will chose to use. One of the most significant factors is that express lanes will offer more reliable trip times than the general purpose lanes. With the growing area population, they are cost effective and offer long-term transportation alternatives to address this growth.

Mr. Higdon asked about capacity and overcrowding. Mr. Cooksey said that the overall capacity of the express and general purpose lanes will be the same but the way traffic is processed on them will be different. The choice is

guaranteed congestion with only general purpose lanes or that plus an alternative to get past it with an express lane. It's a more efficient use of funds since the variable toll affects the volume of demand. By varying the toll, the Turnpike Authority will find a price at which there's the number of cars needed to move traffic and no more. Drivers know the price before choosing the express lane. Tolls are collected at highway speeds by reading transponders or by reading license plates and then receiving a bill by mail. There will be a somewhat higher toll rate for bills by mail vs. the transponder rate. There will be a free sticker and a low-cost transponder option. One transponder is used per vehicle on the account and each account can have up to five transponders. Ms. Dement noted that Mr. Cooksey said the driver would know the price, but they'll only know the discount price with the transponder. They won't know the non-transponder price until they get the bill in the mail. She doesn't believe that's transparent. Mr. Cooksey said they're limited in how much information can be conveyed when drivers are travelling at highway speeds.

Discussion continued. One express lane in each direction will be added to I-485 between I-77 and US 74 and a third general purpose lane will be extended in both directions from Rea Road to Providence Road. Mr. Cooksey explained there are elements of three other projects included in this contract: improvements to the John Street interchange (STIP U-4714AB), new general purpose lane interchange at Weddington Road (STIP R-0211EC) and the widening of the Ballantyne Commons Parkway Bridge (STIP U-6030). All of the interstate corridor work can be done at the same time. Mr. Miller asked if any of the current two-lane sections of I-485 between Providence and John Street will be widened and Mr. Cooksey said no; any work done in the corridor will be for express lanes only. Mr. Miller said dropping from three to two lanes is what causes congestion. Mr. Higdon asked about toll rates and its use back to maintain roads versus toll-collection overhead. Mr. Cooksey explained that their experience across the country with these lanes shows the prices can be very different. Traffic and revenue studies have run numbers anywhere between 10 cents per mile in off-peak times and 40 cents per mile in peak. He cautioned that these are estimates only and those estimates don't always hold up. He then said the market sets the toll revenue. The first item that the funds go for will be collection and second will be road maintenance. The driving philosophy behind express lanes isn't revenue generation, it's reliable trip time.

Mayor Bailey asked about John Street and the Weddington Road interchange. Mr. Cooksey explained that there will be an access point for drivers in the vicinity of US 74 for people to enter the express lane in the beginning and from that point there will be six to seven access points to exit and enter the lane. The specific access point locations have not yet been finalized. There will be direct connectors at Johnston Road and Westinghouse Boulevard. Additional details will be made available at the upcoming public meeting.

Mr. Cooksey reviewed Phase I, US 74 express lanes project (U-5526A). The current bus lane will be converted to the variable toll express lane. There are restrictions on how far US 74 can be widened near Hawthorne Lane, so this lane will be reversible. It will be inbound in the morning and outbound in the afternoon. Busses and cars will share this lane. There will be a direct connection at Albermarle Road. Mayor Bailey asked about the process of getting six lanes of traffic down to two or three at the toll lane in the inner loop and Mr. Cooksey said there's enough space to allow for those merge-overs to work. More specific information will be available at the public meeting.

The US 74 express lane project, Phase II (U-2509) will complete the conversion of US 74 into the stoplight-free corridor that was first envisioned in the mid-1960s. From Wallace Lane to I-485, one express lane and one general purpose lane will be added in each direction, traffic signals will be removed, some interchanges and overpasses will be built and the parallel road network will be completed. For Matthews that means Independence Pointe Parkway and Northeast Parkway will be built out for local access to the commercial development on Independence Boulevard. This project will have direct connectors into the lanes connecting with the I-485 project and direct connectors at Sardis Road and Conference Drive. There will be some closures of existing right in/right out points. All of those are still in design mode.

The project schedule calls for public meetings for US 74 Phase I and I-485 in summer 2018 and for US 74 Phase II in summer and fall 2018, with construction to start in summer 2018 for US 74 Phase I, summer 2019 for I-485 and to be determined for US 74 Phase II. The anticipated opening to traffic dates are fall 2019 for US 74 Phase I,

2022 for I-485 and to be determined for US 74 Phase II. Mr. Cooksey noted that the public meetings are tentatively scheduled for the end of July and beginning of August. They will notify the public after Independence Day.

Mr. Miller said it would be fair to say the express lane tolls are a user fee and is market-driven. Mr. Cooksey agreed and added that it's a user fee with an immediate benefit to the user. Mr. Higdon said this will likely end up being a revenue generator and Mr. Cooksey said any excess revenue would have to be spent in the corridor. Mr. Higdon said this will be too expensive for most citizens to use. He asked if there's a statutory limit on the additional amount that can be charged for the mail bill and Mr. Cooksey explained that the bill by mail rate is the basic rate set and the statute allows the Turnpike Authority to offer a discount for the transponder. Generally speaking the transponder rate is about 35% less than the bill by mail option. The sticker option is free and the hard case option will cost $7.50 plus tax. That one can be used in different states.

Mayor Bailey asked about the funding model as it relates to the Board's earlier discussion of getting the Governor to release funds. Mr. Cooksey explained that the funds are available but a project can't be taken to contract until a certain point. The design-build model adds complexity – it dramatically reduces the likelihood of request for change orders and allows for flexibility but it also changes the procurement process. The Turnpike Authority has been pushing back on the letting date for a variety of reasons and there was concern expressed by Mr. Eschert about continued delays. The goal is to move as fast as possible to get a successful project but the money can't be released until certain things are done. Mayor Bailey referred back to the resolution the Board was asked to sign and said Mr. Cooksey's presentation offered new information and that it would be premature to write that resolution at this time. It is an option the Board can review in the future if necessary.

CONSIDER GOLF CART USE ON SPECIFIC TOWN ROAD(S)

Town Attorney Charles Buckley explained that North Carolina General Statutes give the Town authority to regulate golf cart use on any road, not just Town-owned roads, if so desired. Golf carts are vehicles designed for golf cart use and can't exceed 20 miles per hour. The Town could require things like equipment, hours of operation, load limit, registration fee, etc.

Ms. Dement explained that she brought up this issue because of concerns about Fullwood Lane and seniors who have difficulty walking across the road from one section of Plantation Estates to the other. The speed limit for Fullwood Lane is 45 mph and that's just too fast for pedestrian safety. If the Town allowed golf carts to be used on roads then people could more safely cross the street. There is a lot of pedestrian traffic from not only Plantation Estates but Eden Hall and other surrounding residences. Plantation Estates allows their residents to use golf carts within the development and they'd be much safer if the Town also allowed them to be used to cross the road. She noted that state statute doesn't allow gold carts to be used on roads with a speed limit greater than 35 mph so Fullwood Lane's speed limit would have to be dropped from 45 to 35 mph to allow the golf cart use.

Mr. Higdon said he didn't have a problem with golf carts but didn't want to see a big fee or process initiated – it should be done simply. He'd be in favor of allowing the golf carts in just this area but not all over town. Mr. Melton asked about using the existing pedestrian crossing and Ms. Dement said it would be safer for residents to cross in a cart since there are many drivers who run that red light and it's safer to get across the road with a motor that by walking. Mr. Miller said any golf cart on the road should have brake lights and headlights. He doesn't want to lower the speed limit on Fullwood Lane, saying it's a major thoroughfare. He's in favor of golf carts but not at the expense of commuters. Mr. Query noted that there was discussion of building a tunnel for resident safety when the Plantation Estates expansion was being planned but they chose not to do that.

By consensus the Board directed staff to look into this and provide recommendations at a future meeting.

DRAFT

MAYOR'S REPORT

Mayor Bailey reported on upcoming events, including the Fun Family Fourth of July celebration and concert.

ATTORNEY'S REPORT

Mr. Buckley requested permission to attend the Municipal Attorneys Summer Conference in August. Motion by Mr. Urban to authorize Mr. Buckley to attend the 2018 Municipal Attorneys Summer Conference. The motion was seconded by Mr. Miller and unanimously approved.

TOWN MANAGER'S REPORT

None

MISCELLANEOUS

Mr. Urban addressed comments made earlier during the public comment session, saying he is happy to share publicly the email exchange that prompted those comments. He has not robbed anyone of any opportunities to speak and participate in meetings and he doesn't want to be made a scapegoat of this matter.

Mr. Miller discussed the issue of a guardrail installed at Sam Newell Road in the place where a young child died in 2017 after the car she was in traveled off the road. The guardrail request has been under study by NCDOT for the past year and Mr. Miller asked if the Town might be allowed to at least install some arrows to warn of the sharp curve. Town Engineer Susan Habina Woolard said the yellow arrows are already on order and once they're in the state will install them. She continues to work with DOT to find out why the guard rail has continued to be denied.

ADJOURNMENT

Motion by Mr. Higdon to adjourn. The motion was seconded by Mr. Miller and unanimously approved. The meeting adjourned at 9:36 pm.

Respectfully submitted,

Lori Canapinno
Town Clerk

DRAFT

EXHIBIT 1

Town of Matthews Public Works

1600 Tank Town Road
Matthews, NC 28105
704.847.3640
fax 704.845.2488

Seeking to Approve Easements for Matthews-Mint Hill Rd Sidewalk

DATE: June 20, 2018
TO: Mayor and Board of Commissioners
FROM: Susan Habina-Woolard, PE – Town Engineer

Background/Issue

In August 2016, the Town received a $500,000 grant for sidewalks from the General Assembly. The Board of Commissioners selected the multiuse path on Matthews-Mint Hill Rd as the top priority for use of this grant money at the October 24, 2016 Board meeting. Design work on the sidewalk was subsequently authorized by the Board and completed last fall. At the June 11, 2018 meeting, the Board approved the construction contract with Brothers and Hammers. Temporary construction easements must be obtained from property owners along the path of the sidewalk. Additionally, permanent easements must be obtained for the public to walk along the sidewalk when finished and for the Town to maintain the sidewalk.

Proposal/Solution

The design process identified a number of easements that would need to be acquired from property owners to enable construction, use, and maintenance of the sidewalk (see Appendix A for a list of the properties). Authorizing Town Staff to execute the donation or sale of easements from property owners will allow this prioritized project to move forward.

Financial Impact

This acquisition of easements will have no further impact on the current budget or next year's budget. The goal is to have all of the easements donated. If easements must be purchased, those funds will be drawn from the General Assembly grant that has already been delivered.

Related Town Goal(s) and/or Strategies

- To identify, plan, design, fund and build transportation facilities that efficiently and effectively serve the community in a cost-effect and environmentally-sensitive manner.
- To maintain our small-town identity by providing a vibrant downtown, pedestrian friendly community, extensive greenspace system, and recreational and cultural activities.
- To innovatively provide a well-planned, well-maintained and aesthetically pleasing infrastructure, that adds long-term value and offers efficient access to the Town and surrounding communities.

Recommended Motion/Action

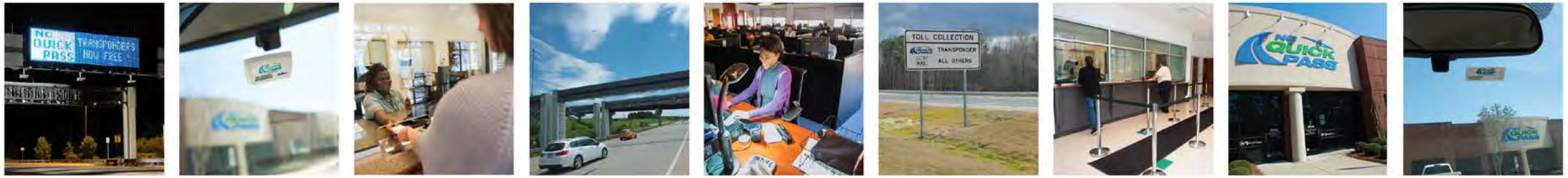
Authorize the Town Manager/Staff to execute easement agreements with the owners of the properties listed in the appendix. Construction work will proceed as easements are acquired.

APPENDIX A: Easements

Property Owner(s)	Property Address	Size of Temporary Construction Easement	Size of Permanent Easement
Dinalli, LLC	101 E Matthews St	592 Sq Ft	5,770 Sq Ft
Pittsboro LP	201 E Matthews St	904 Sq Ft	1,874 Sq Ft
Charles H. Funderburk, Jr. and Diane Funderburk Adams	301 Matthews-Mint Hill Rd	2,247 Sq Ft	3,087 Sq Ft
Matthews Executive Center, LLC	317-325 Matthews-Mint Hill Rd	1,461 Sq Ft	739 Sq Ft
Presbyterian Health Services Corp (Novant)	Matthews-Mint Hill Rd (PID 193-291-10)	2,576 Sq Ft	2,014 Sq Ft
Novant Health Inc	451 Matthews-Mint Hill Rd (PID 193-291-13)	1,342 Sq Ft	527 Sq Ft
Novant Health Inc	Matthews-Mint Hill Rd (PID 193-291-15)	5,371 Sq Ft	9,548 Sq Ft

EXHIBIT 2

NORTH CAROLINA
Turnpike Authority



I-485 and U.S. 74 Express Lanes Network

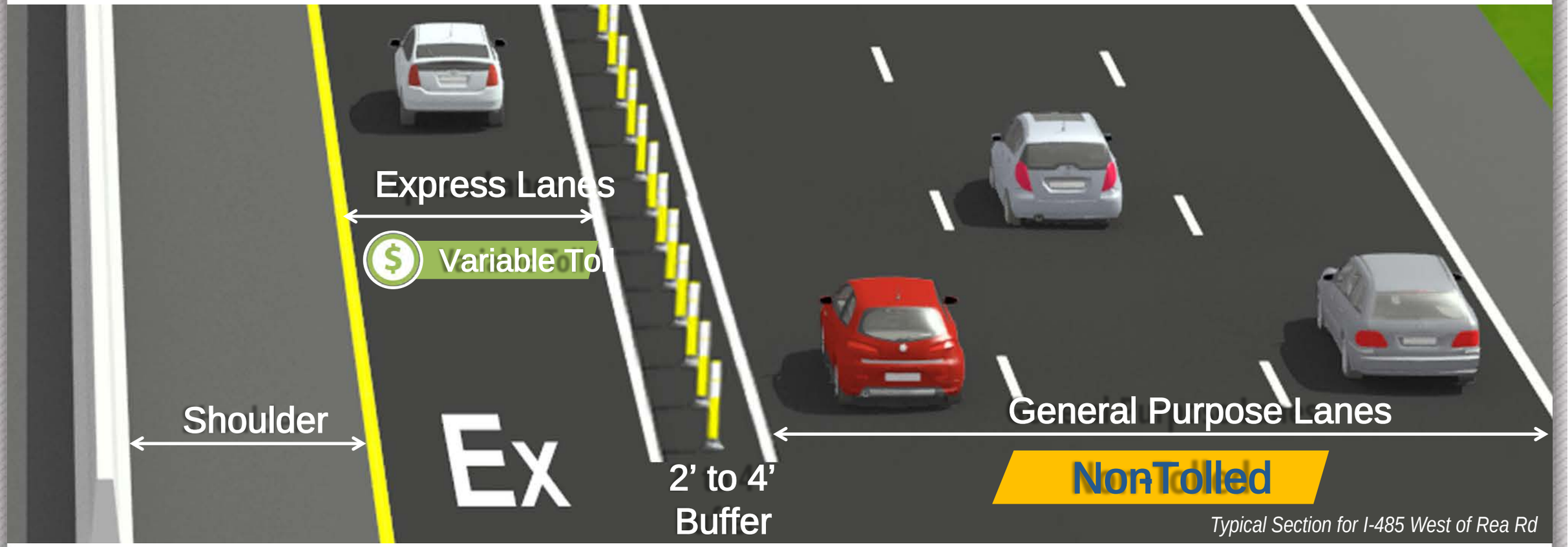
Warren Cooksey

June 25, 2018

Meeting Purpose

- Present a Brief Introduction to the Concept of Express Lanes.
- Give an Overview of the Proposed I-485 and U.S. 74 Express Lanes Projects.
- Provide an Opportunity for You to Ask Questions about the Proposed Projects.

What Are Express Lanes?



Separate Lanes in a Highway Corridor in which Drivers Can Choose to Pay a Variable Toll for a More Reliable Travel Time

RS&H

Express Lanes Nationwide

19 Metro Areas with ~40 Express Lanes Projects in Operation

RS&H

I-485 and U.S. 74 Express Lanes Network

How Did We Get Here?

Fast Lanes Study Phases I, II, & III

2013: Fast Lanes Study Phase III

- ***Public Involvement and Technical and Policy Evaluation of I-485 and U.S. 74 Express Lanes Projects***
- **Initiation of I-485 Preliminary Design and Environmental Studies (I-5507)**

2013

- **Inclusion of I-485 and U.S. 74 Express Lanes Projects in the 2040 MTP and 2016-2025 STIP**
- **Initiation of U.S. 74 Preliminary Design and Environmental Studies (U-5526A and U-2509)**
- **Public Meeting for I-485 & U.S. 74 Projects**
- **Additional Financial Analysis for I-485 and U.S. 74 Projects**

2007 - 2013 | *2014 - 2017*

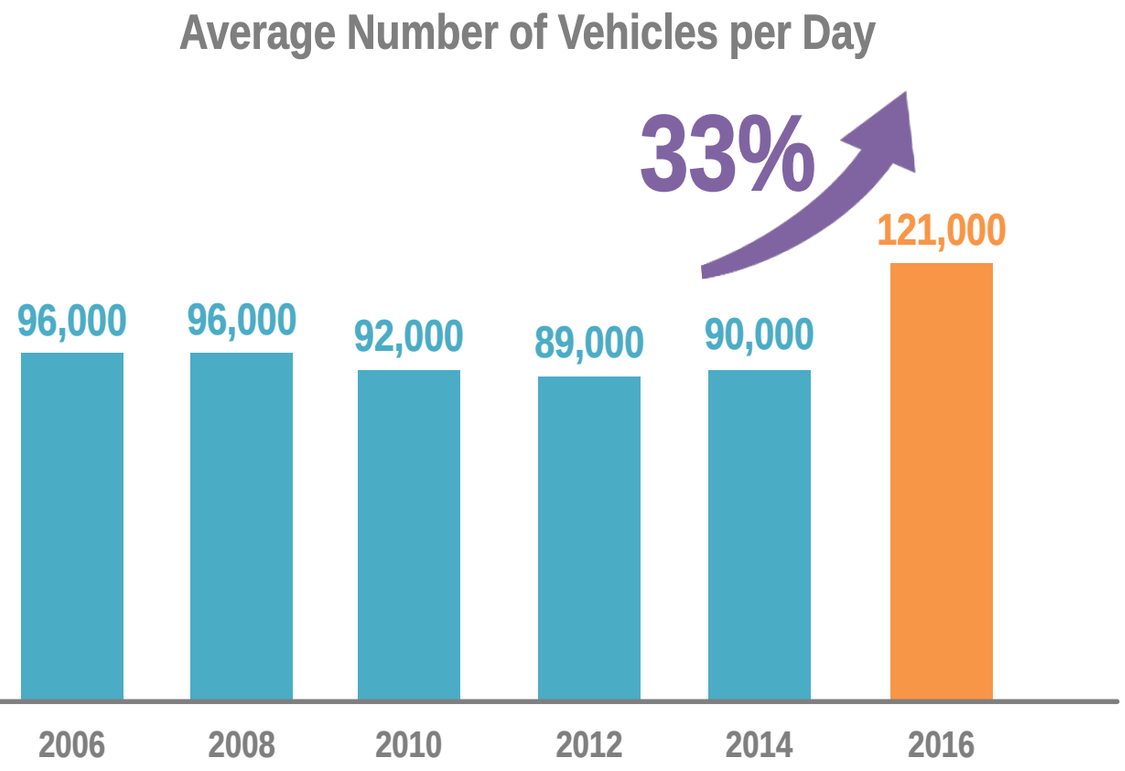
Why Express Lanes?

- Growing Charlotte Area Population

- Cost-Effective, Long-Term Transportation Alternative

- Reliable Trip Times

Why Express Lanes?



Two years after New General Purpose Lanes opened, traffic volumes on I-485 increased by 33%.

RS&H

Why Express Lanes?

Non-Rush Hour

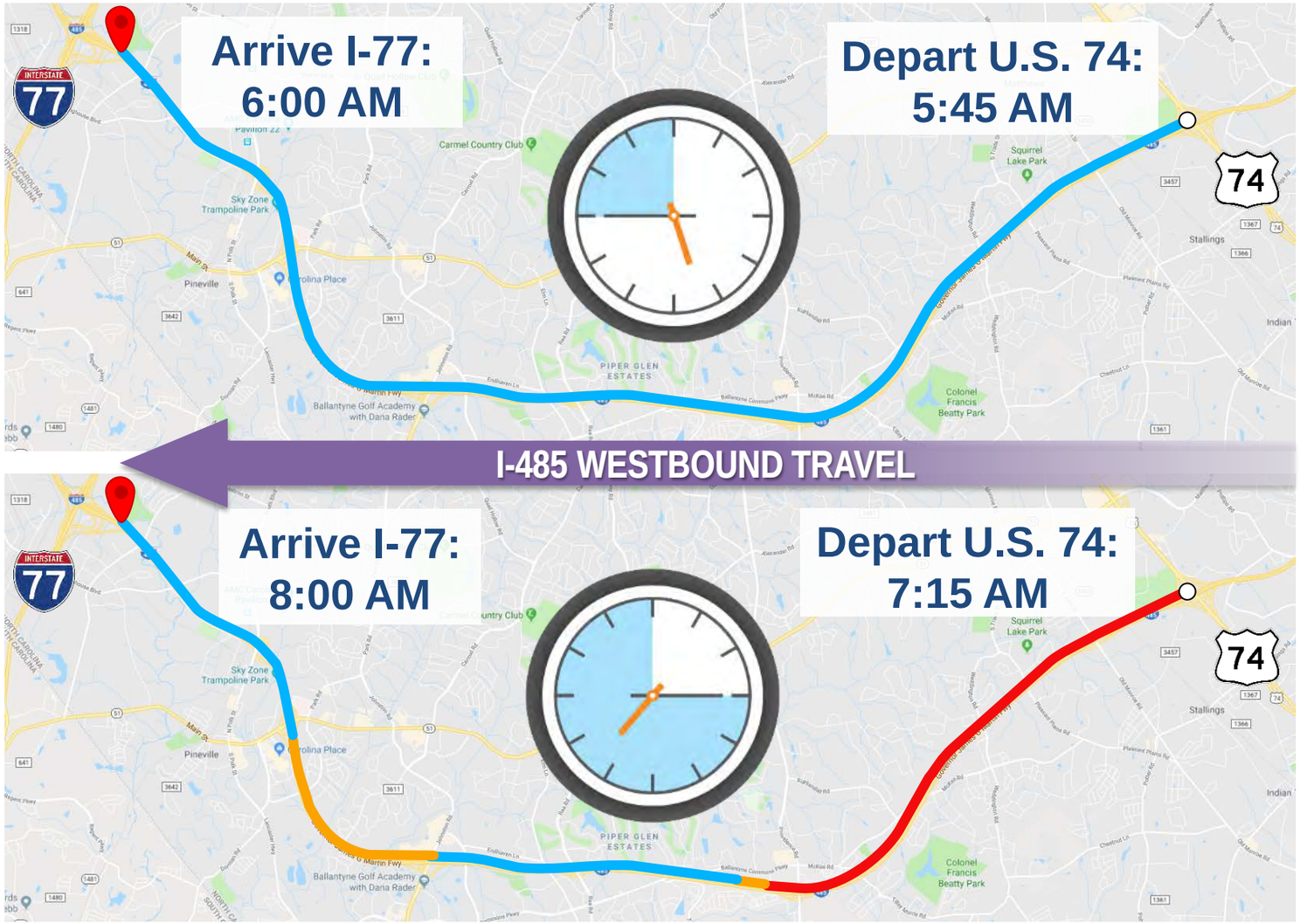
Travel Time: 12–16 Mins.

Variation: 4 Mins.

Rush Hour

Travel Time: 26–45 Mins.

Variation: 19 Mins.

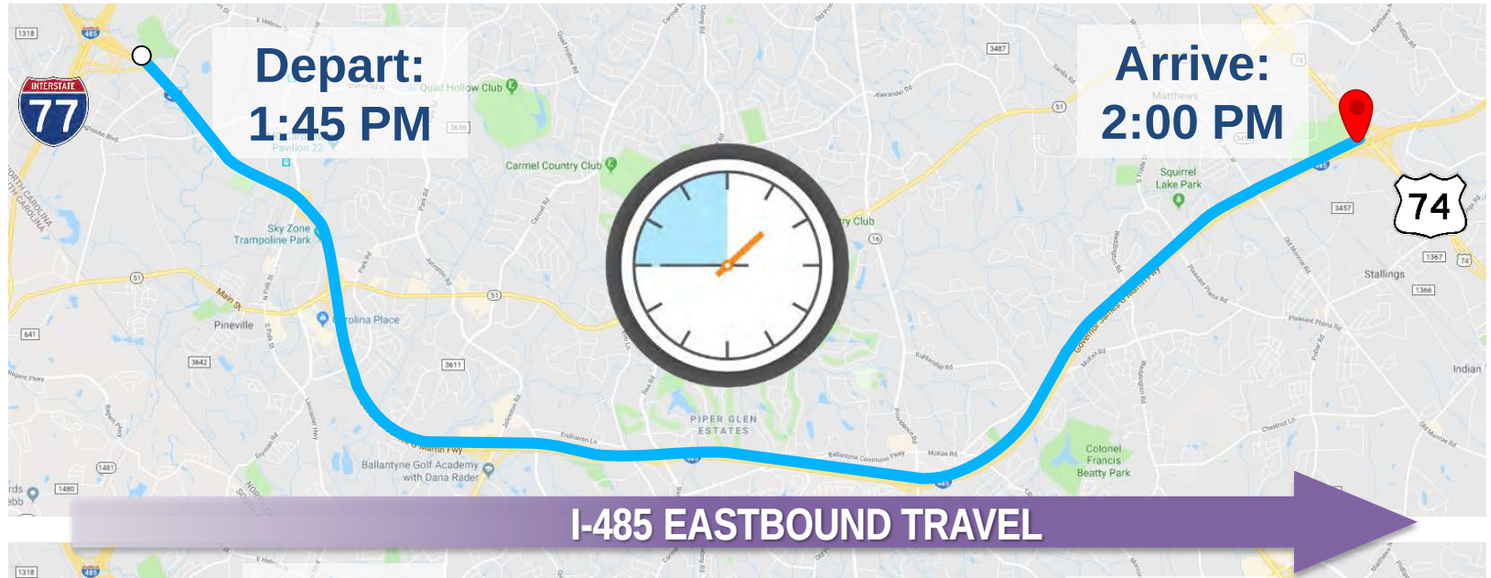


Why Express Lanes?

Non-Rush Hour

Travel Time: 14–16 Mins.

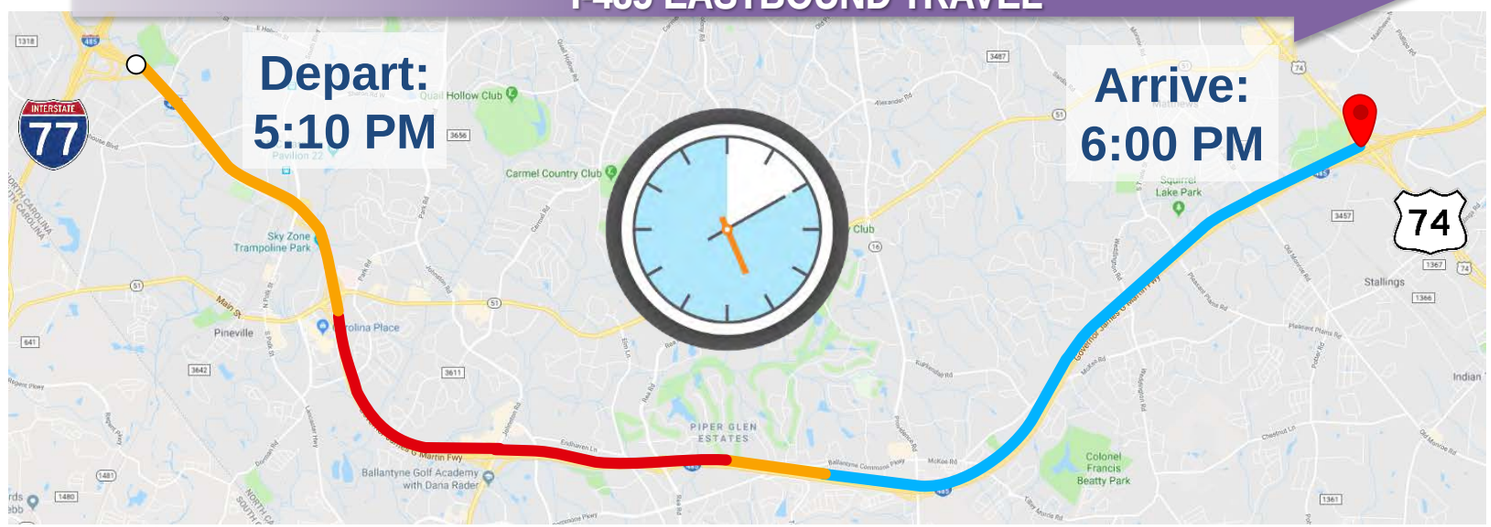
Variation: 2 Mins.



Rush Hour

Travel Time: 24–50 Mins.

Variation: 26 Mins.



RS&H

How Do Express Lanes Work?

- Variable Toll to Provide Reliable Travel Time
- Drivers Know the Price ***Before*** Choosing Express Lanes

How Are Tolls Collected?

- At Highway Speeds
  - No toll booths
- NC Quick Pass Mounted on the Vehicle
  - Discounted toll rate
- Photo of License Plates of Users without NC Quick Pass
  - Bill by mail/email

I-485
Express Lanes
STIP Project No. I-5507

I-485 Express Lanes

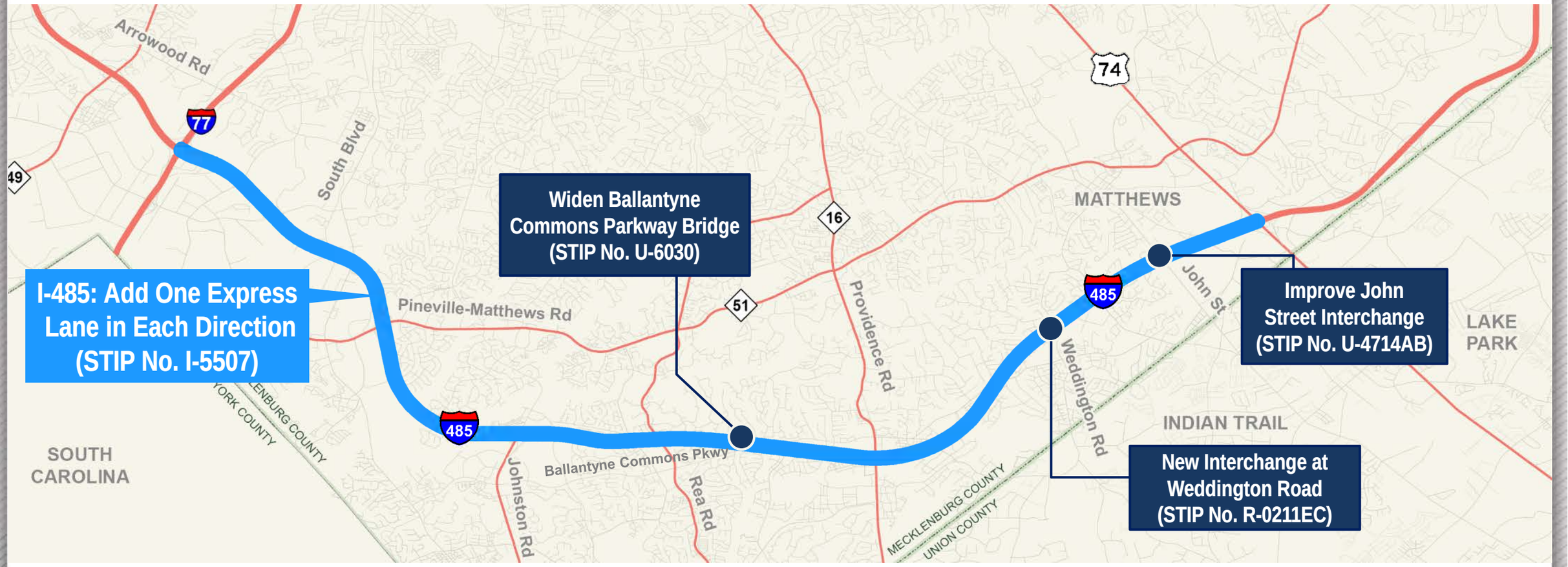
- Add One Express Lane in Each Direction Between I-77 and U.S. 74
  - Approximately 17.0 miles
- Extend Third General Purpose Lane from Rea Road to Providence Road (Both Directions)
  - No tolls will be added to the Existing General Purpose Lanes

I-485 Express Lanes

[redacted]

I-485 Express Lanes

- Three Other Projects are Combined with I-485 Project



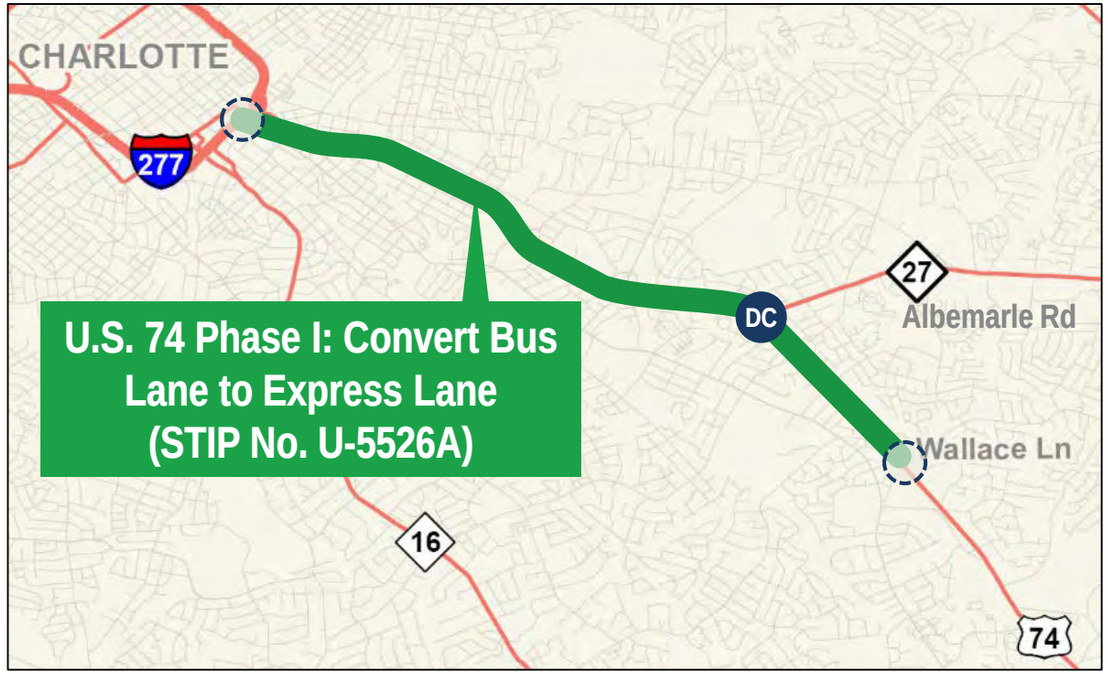
RS&H

U.S. 74 Express Lanes Phase I

STIP Project No. U-5526A

U.S. 74 Express Lanes Phase I (U-5526A)

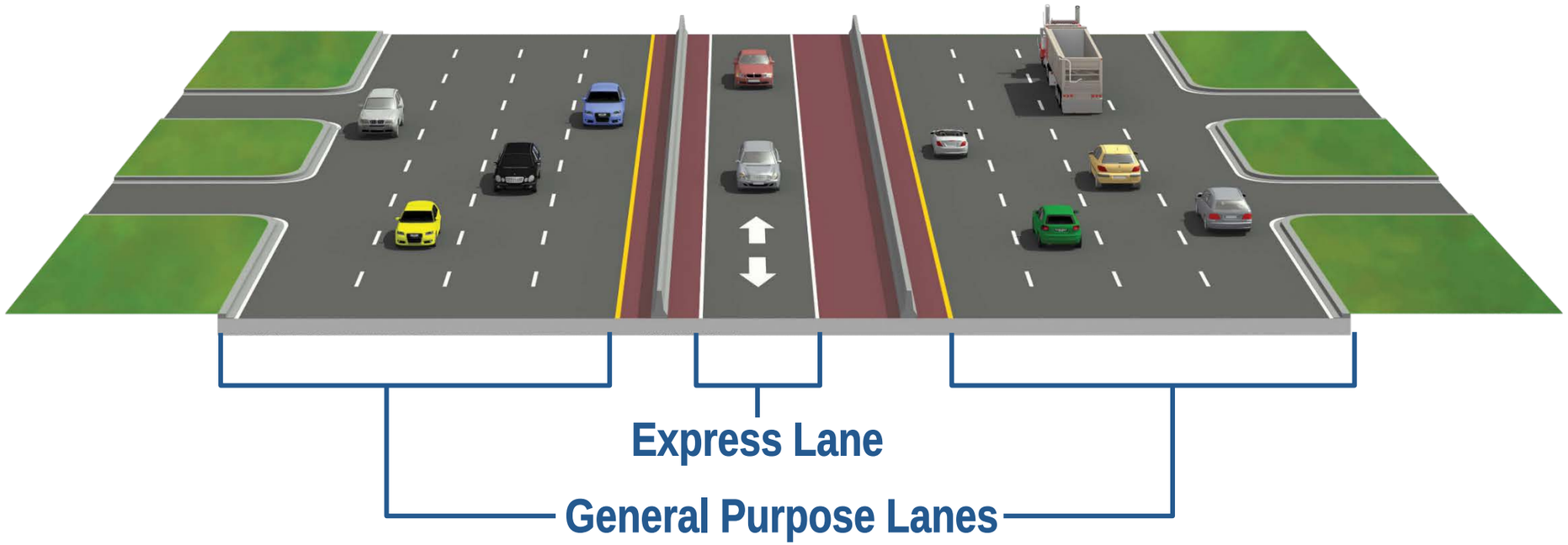
- Convert the Bus Lane Along U.S. 74 to Express Lane
  - Approximately 6 miles
  - Reversible express lane between I-277 and Albemarle Road
  - One express lane in each direction between Albemarle Road and Wallace Lane



LEGEND DC Direct Connector Ingress/Egress Point

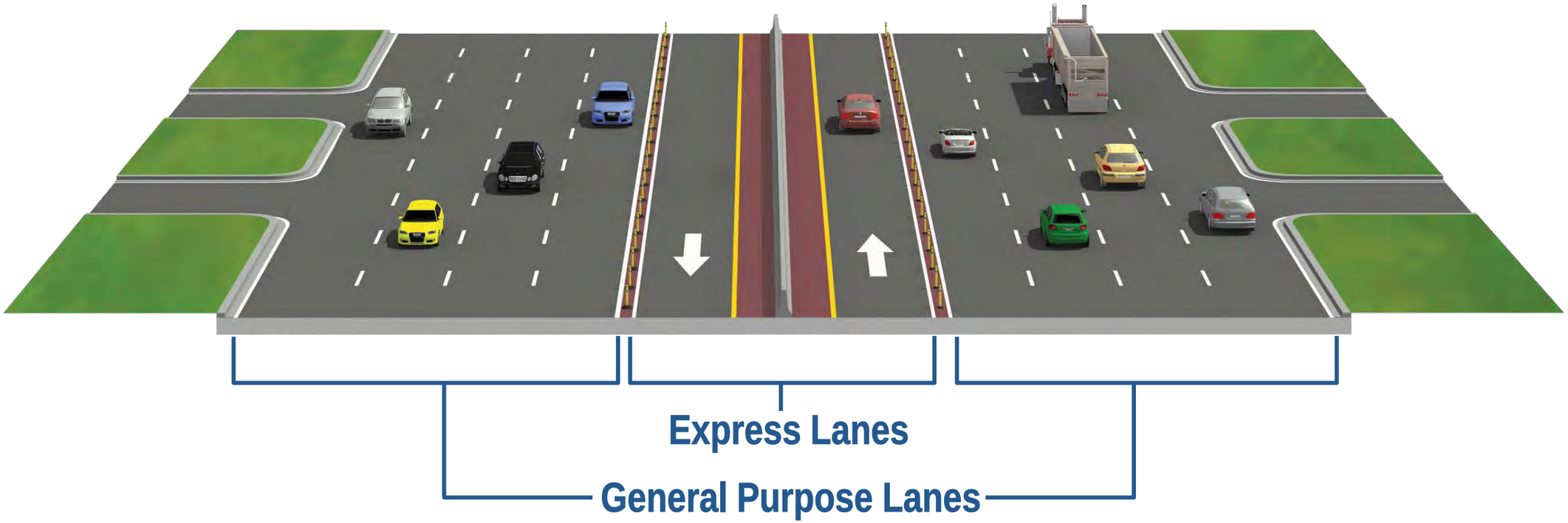
U.S. 74 Express Lanes Phase I (U-5526A)

I-277 to Albemarle Road



U.S. 74 Express Lanes Phase I (U-5526A)

Albemarle Road to Wallace Lane

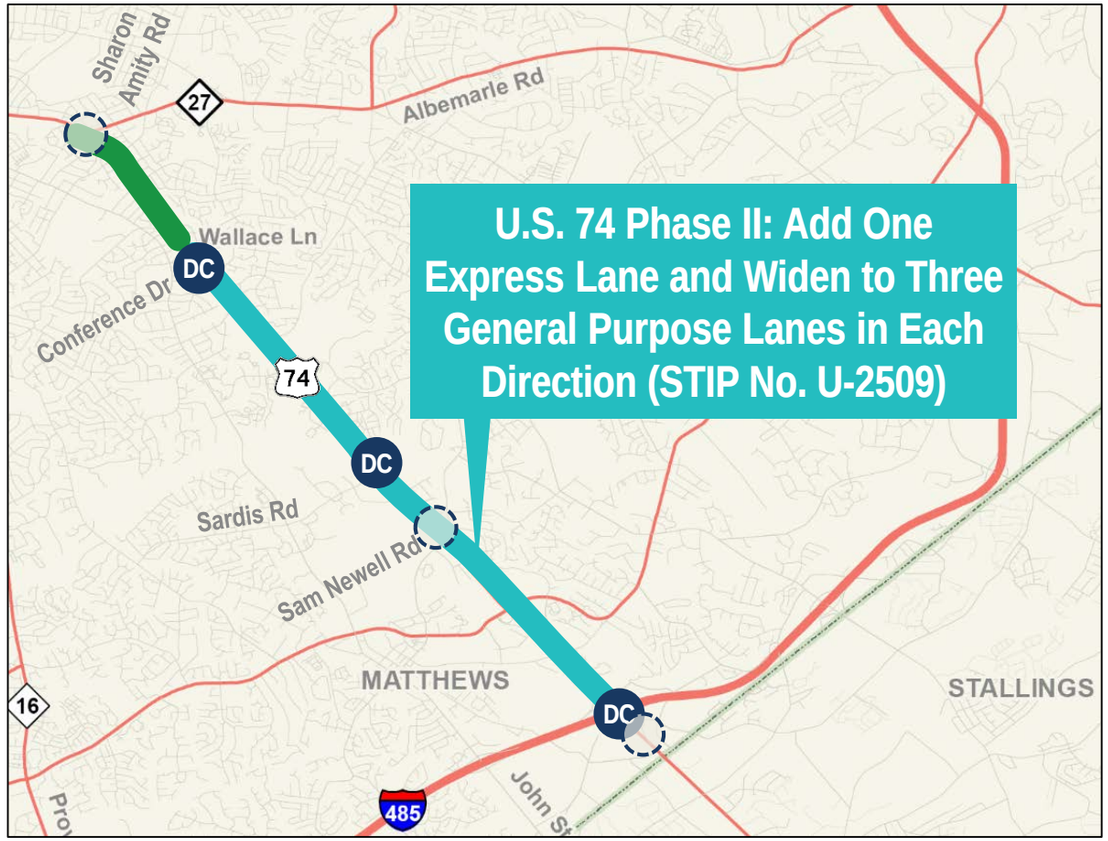


U.S. 74 Express Lanes Phase II

STIP Project No. U-2509

U.S. 74 Express Lanes Phase II (U-2509)

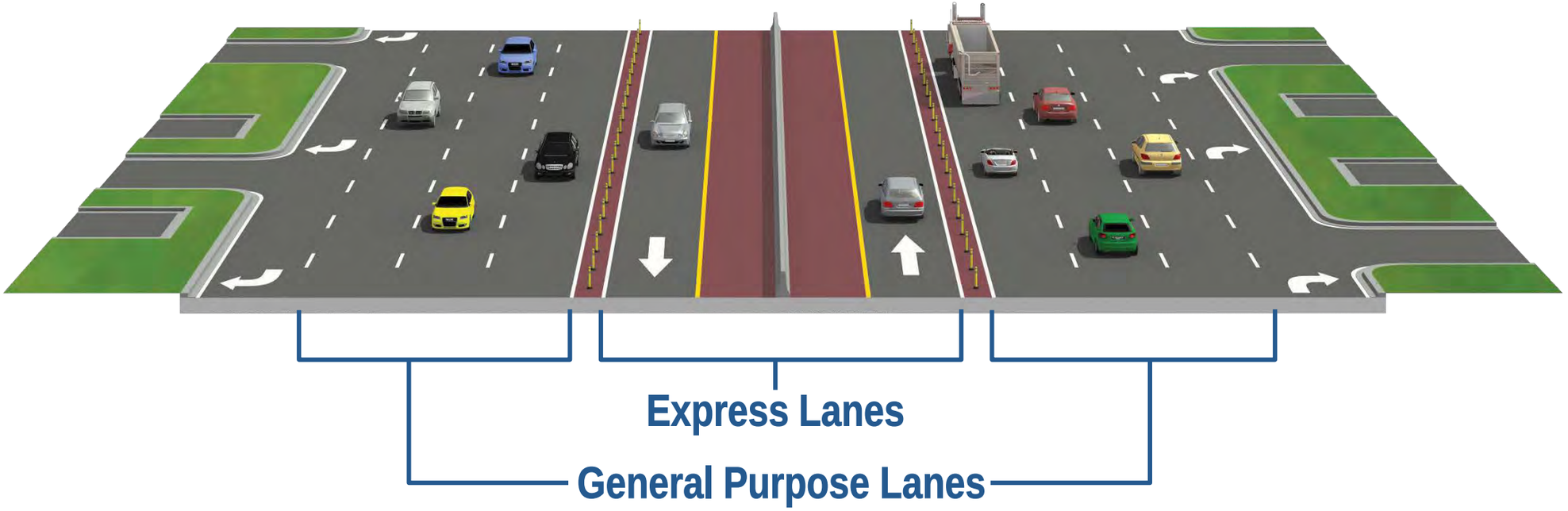
- One Express Lane in Each Direction Between Conference Dr and I-485
  - Approximately 6 miles
- Other Improvements
  - Upgrade U.S. 74 to expressway (remove at-grade intersections)
  - Convert multiple at-grade intersections into grade separations or interchanges
  - Several parallel road connections to improve connectivity



LEGEND DC Direct Connector Entrance/Exit Point

U.S. 74 Express Lanes Phase II (U-2509)

Idlewild Road to I-485



Coordination to Date

STAKEHOLDER AND PUBLIC

I-485 Express Lanes		*U.S. 74 Express Lanes – Phases I & II*	
5 Stakeholder Meetings	**8** Small Group Meetings	**3** Stakeholder Meetings	**3** Small Group Meetings
2 Public Meetings	**+** Additional Public Meetings this Summer	**2** Public Meetings	**+** Additional Public Meetings this Summer and Fall

In Addition, Multiple Meetings were held with CRTPO

Project Schedule

Task	US 74 Phase I (U-5526A)	I-485 (I-5507)	US 74 Phase II (U-2509)
Public Meetings	Summer 2018	Summer 2018	Summer & Fall 2018
Completion of Environmental Studies	Summer 2018	Summer 2018	Fall 2018
Begin Final Designs	Already in Progress	Summer 2018	Late 2019
Start Construction	Summer 2018	Summer 2019	TBD
Open to Traffic (Anticipated)	Fall 2019	2022	TBD

Contact Us

Toll-Free Hotline: 1-800-254-0498

rwcooksey@ncdot.gov

@NCTurnpike

Questions?

Noise Abatement

- The Project Team Completed Preliminary Noise Analysis
  - Identified potential noise wall locations
  - Information will be shared at Public Meetings in Summer 2018
- Noise Balloting is Expected to Occur in 2019
  - Impacted residents will receive ballot to vote on preference “For” or “Against” a noise wall
- Approved Noise Walls will be Built Before Project Opens to Traffic

Design-Build Process

- I-485 Project would be Implemented as a Design-Build Project
- Design-Build Allows:
  - Collaboration between engineers and contractors
  - Innovative design variations
  - Project cost savings
  - Accelerated project completion

Town of Matthews Public Works

1600 Tank Town Road
Matthews, NC 28105
704.847.3640
fax 704.845.2488

Seeking to Approve Easement Conveyance for Beard's Creek Sewer Replacement

DATE: July 3, 2018
TO: Mayor and Board of Commissioners
FROM: Susan Habina-Woolard, PE – Town Engineer

Background/Issue

Charlotte Water is undergoing a project to replace sewer facilities in the Beard's Creek area to increase the capacity of sanitary sewer services due to development. They will replace approximately 7,000 linear feet of pipe and upsize the pipe to 18" in diameter from Northeast Parkway to Sam Newell Road (see Appendix A for a map of the area). Charlotte Water identified a number of easements that would need to be acquired from property owners to enable construction, maintenance, and daily operation of the sanitary sewer system. Among the properties impacted are two parcels owned by the Town of Matthews outlined in Appendix B.

Proposal/Solution

Approving the Town Manager to sign easement agreements and convey the requested easements to Charlotte Water would allow for the sewer facility improvements to move forward. This would ensure effective sewer services for current and future residents and business in the affected area of Matthews. The easements will not conflict with any foreseeable future uses of the park and existing easements will remain in place.

Financial Impact

The conveyance of easements will have no impact on the current budget or next year's budget.

Related Town Goal(s) and/or Strategies

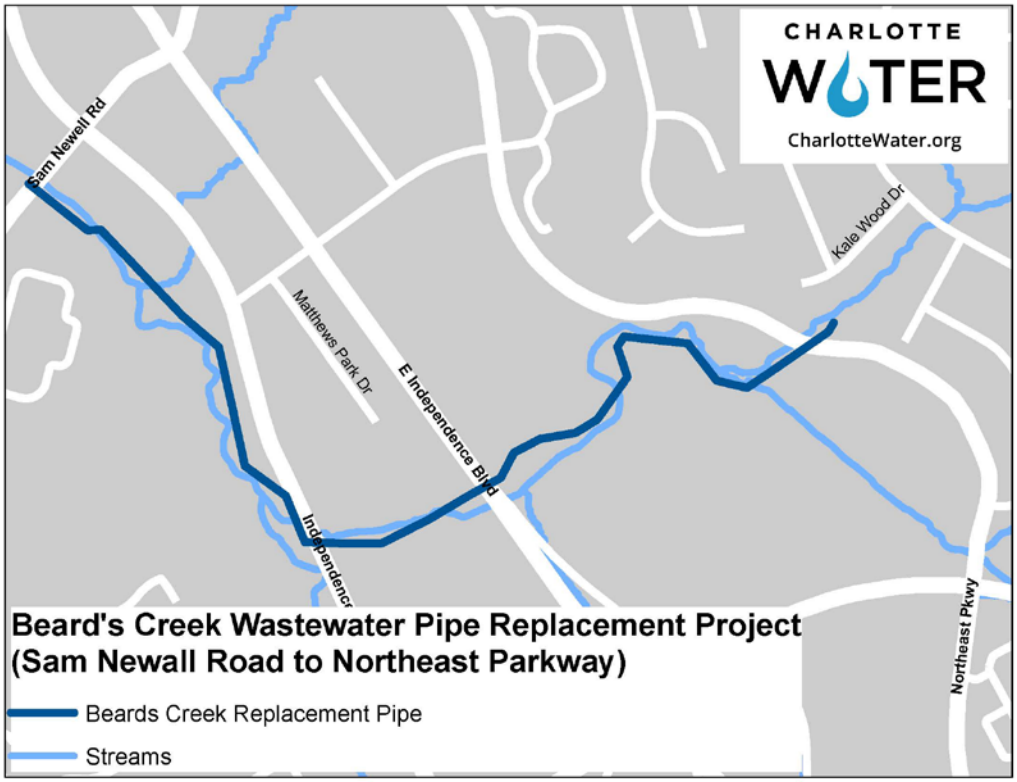
- To enhance the quality of life of the citizens by aggressively pursuing a balanced tax base by targeting businesses that will contribute sustainable, environmentally sensitive development and by planning for orderly growth and development.

- To plan, allocate resources, and operate all departments effectively and efficiently in order to meet the citizens' needs for local government services.

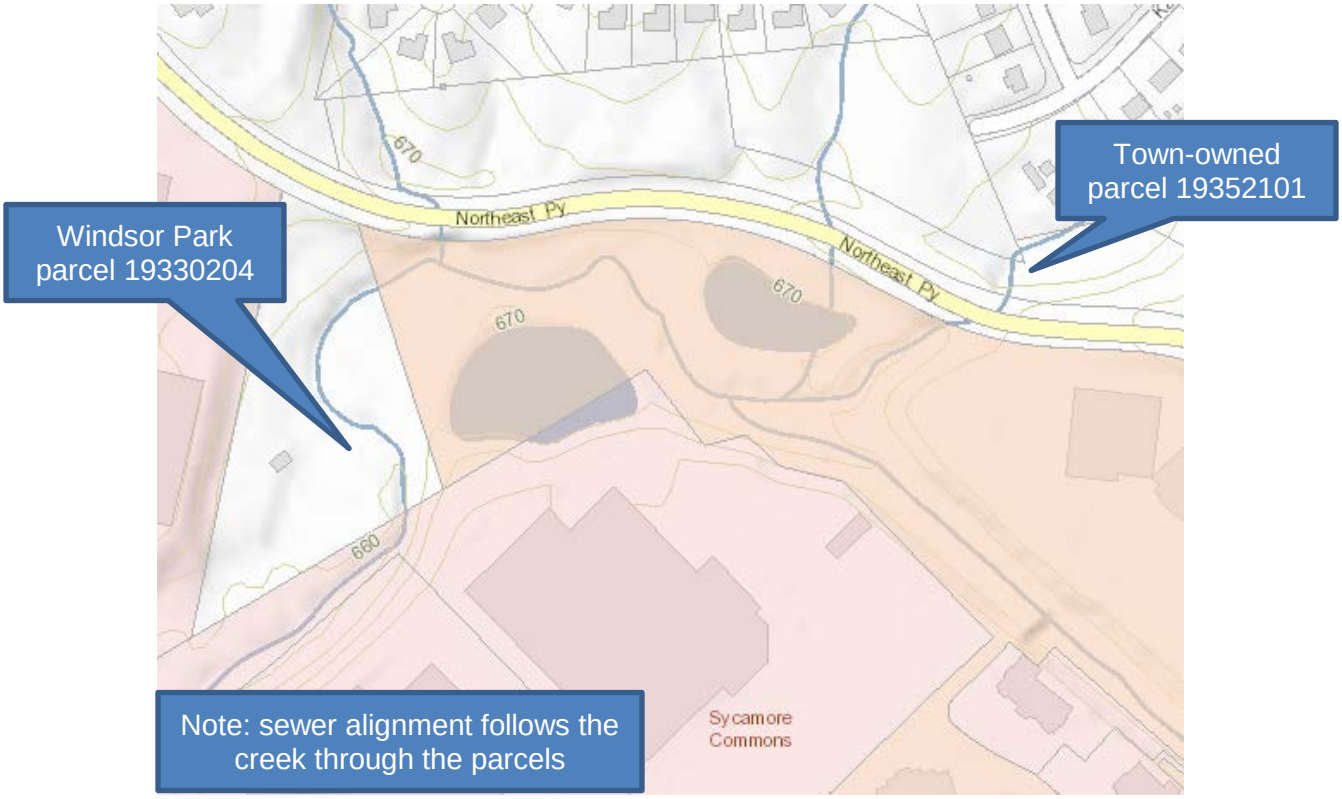
Recommended Motion/Action

Authorize the Town Manager/Staff to sign easement agreements and to convey the temporary construction easements and the permanent sanitary sewer easements outlined in Appendix B to Charlotte Water.

APPENDIX A: Map



Source: Charlotte Water- http://charlottenc.gov/Projects/Documents/BeardsCreekWastewaterMap.pdf



APPENDIX B: Easements

Parcel Owner Owner(s)	Parcel Description	Parcel ID Number	Size of Temporary Construction Easement	Size of Permanent Easement
Town of Matthews	Windsor Park	19330204	14,299 sq ft	6,897 sq ft
Town of Matthews	Strip between Northeast Pkwy & Wood Hollow Neighborhood	19352101	6,761 sq ft	3,981 sq ft

Town of Matthews Finance

232 Matthews Station Street
Matthews, NC 28105
704.847.4411
Fax 704.845.1964

GFOA Certificate of Achievement for Excellence in Financial Reporting 1998-Present.

Declaration of Surplus/ Approve for Sale via Electronic Auction or Proper Disposal

To: Mayor and Board of Commissioners

From: Brian Lee, Finance Technician

CC: Christopher Tucker, Finance Director
Becky Hawke, Assistant Town Manager
Lori Canapinno, Town Clerk

Date: June 29, 2018

Background/Issue:

Town Hall and Public Works have identified items as surplus and they are ready for sale or disposal.

Proposal/Solution:

Declare surplus and authorize the Finance Technician to attempt sale through electronic auction for the following items (see attached)

Financial Impact:

General Fund Revenues to the Miscellaneous and Fixed Assets line items

Related Town Goal:

Financial Performance-To provide financial resources in a prudent and responsible manner

Recommended Motion:

Motion to declare the above items surplus and authorize the Finance Technician to attempt sale by electronic auction.

Town of Matthews Finance

232 Matthews Station Street
Matthews, NC 28105
704.847.4411
Fax 704.845.1964

Town Hall Gov Deals Surplus Items	
Item #	**Description**
1	Lifetime Table
2	10 Various Size and Brand Letter Trays
3	EPSON Perfection 4490 Photo Scanner
4	2- Rolodex Style Business Card Organizers
5	2- 20 pack Employees Record Master File Jackets
6	ID Badge Maker
7	Red/Brown Office Chair
8	Black Desk Chair
9	Subwoofer w/ Speakers
10	Blue Office Chair
11	HP Laserjet 4050N
12	Lenovo Laptop Model 8922
13	4 ACER Veriton Brand CPU's
14	3 Acer Keyboards- PS/2 Plug & USB
15	2 Dell CPU's, 1 Dell PowerEdge & 1 Dimension 4600
16	8 Computer Monitors
17	Work Desk
18	3-Tier Organizer
19	Work Desk
20	Work Desk
21	Office Table

Town of Matthews Finance

232 Matthews Station Street
Matthews, NC 28105
704.847.4411
Fax 704.845.1964

Public Works Gov Deals Surplus Items	
Item #	**Description**
1	Stihl Leaf Blower
2	2006 Ford Truck Vin#7034
3	1973 Ford TK Vin #3673
4	1992 Trailer Vin #3984
5	1996 Hudson Trailer Vin #0025
6	2003 Ster Sweeper Vin #6909
7	2009 Ford 4S Vin #2462
8	2005 Ford 4S Vin #2915
9	2005 Ford Crown Victoria Vin #9511
10	Asphalt Zipper
11	Bush Hog Walk Behind Mower
12	Vermeer Wood Chipper
13	2010 Scag Zero Turn Mower
14	2008 Scag Zero Turn Mower
15	White Industries A/C Machine

Town of Matthews Police

1201 Crews Road
Matthews, N.C. 28105
704-847-4069

Agenda Item

From: Capt. David Dufresne

Date: 07/03/2018

Subject: Award of Service Weapon and Badges to Retiring Police Officer

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Background:

The Town of Matthews has previously recognized the service to our community of retiring police officers with the presentation of the officer's service weapon and last badge worn in service. This gesture serves to demonstrate the town's appreciation for their service to our community.

Proposal / Solution:

Pursuant to N.C. G.S 20-187.2, I request the disposition of the below service weapon and service badge to Sgt. Walter J. Breth, who will be retiring from our department on August 1, 2018 : Glock Model 22, Serial #USY821, (1) uniform Sergeant badge.

Financial Impact:

This will require the replacement of his service weapon in our inventory, at an approximate cost of $475.

Related Town Goal:

Small Town Feeling & Identity

Recommended Motion:

Pursuant to General Statute 20-187.2 award the Glock Model 22 Serial #USY821 service weapon and uniform Sergeant Badge to retiring Sergeant Walter J. Breth.

Town of Matthews Public Works

1600 Tank Town Road
Matthews, NC 28105
704.847.3640
fax 704.845.2488

Approval of Contract for Crews Recreation Center Flooring Replacement

DATE: July 5, 2018
TO: Mayor and Board of Commissioners
FROM: Corey King, Parks, Recreation, & Cultural Resource Director

Background/Issue

- As part of the FY 17-18 Annual Budget, $100,000 was approved within the Capital Improvement Plan (CIP) to replace the gym floor at Crews Recreation Center.
- Three quotes were obtained from competing vendors, with Southern Flooring providing the lowest responsible bid of $100,000
- All contracts over $90,000 require Board of Commissioners approval prior to executing

Proposal/Solution

Approve the proposed contract and bid from Southern Flooring to replace the gym floor, resurface the multi-purpose room floors, and provide up to four (4) years of floor maintenance at Crews Recreation Center.

Financial Impact

No additional financial impact beyond the $100,000 previously appropriated to complete this project.

Related Town Goal(s) and/or Strategies

- To maintain our small-town identity by providing a vibrant downtown, pedestrian friendly community, extensive greenspace system and recreational/cultural activities

- To innovatively provide a well-planned, well-maintained and aesthetically pleasing infrastructure, that adds long-term value and offers efficient access to the Town and surrounding communities.

Recommended Motion/Action

Approve Southern Flooring's bid to replace, resurface, and maintain Crews Recreation Center flooring as proposed for $100,000 and authorize the Town Manager to execute all associated contract documents.

#17324

RECEIVED
JUN 15 2018
BY: .....

Contract No. ___

CREWS RECREATION CENTER
GYMNASIUM FLOOR REPLACEMENT PROJECT

OWNER: Town of Matthews
REPRESENTATIVE: Charles Smith, Corey King
1201 Crews Road
Matthews, NC 28105

CONTRACTOR: Southern Flooring, INC.
6820 Augusta Road
Greenville, SC 29605

THIS AGREEMENT, made this ___, 2018 by and between the TOWN OF MATTHEWS, a Municipal Corporation organized and existing under the laws of the State of North Carolina and hereinafter called "OWNER," and Southern Flooring, INC, hereinafter called "CONTRACTOR."

Now, therefore, in consideration of the promises and mutual covenants contained herein, the parties hereto, for themselves and their successors and assigns, agree as follows:

PROJECT UNDERSTANDING
Crews Recreation Center was constructed in 2006. The gymnasium floor has experienced ongoing maintenance issues for the past 4 years. The Town of Matthews (OWNER) has selected Southern Flooring, INC. (CONTRACTOR) to replace the existing wood gymnasium floor and perform maintenance tasks in the multipurpose room inside the facility. Southern Flooring has also been selected to perform future routine maintenance tasks in the mentioned gymnasium and multipurpose room. The gymnasium floor is approximately 7500 square feet. The multipurpose room is approximately 2700 square feet.

1. STATEMENT OF WORK: The CONTRACTOR shall furnish all supervision, labor, materials, machinery, tools, equipment and services, and perform and complete all work in an efficient and workmanlike manner, and in accordance with the terms of this Agreement, as shall be necessary to complete the Gymnasium Floor Replacement Project.

2. CONTRACT SUM: The Contract amount of **$100,000 (One Hundred Thousand Dollars)** is hereby established as determined by the unit prices and/or the lump sum prices bid.

   a. Gymnasium floor replacement = $84,600 (Eighty Four Thousand Six Hundred Dollars)
   b. Multipurpose room – sand and refinish = $8,750 (Eight Thousand Seven hundred Fifty Dollars)
   c. Maintenance 1- Screen and recoat gym and multipurpose room floor = $3,325 (Three Thousand Three Hundred Twenty Five Dollars)
   d. Maintenance 2- Screen and recoat gym and multipurpose room floor = $3,325 (Three Thousand Three Hundred Twenty Five Dollars)

3. FLOOR REPLACEMENT The CONTRACTOR shall:
   a. Demolish / remove the existing wood gymnasium floor; provide adequate dumpster or other debris removal needs
   b. Complete moisture testing on the existing concrete to confirm adequate dryness prior to installation of new floor system
   c. Install the Action Anchorflex Flooring system according to manufacturer specifications
      i. Northern Hard Maple wood flooring, 25/32" x 2-1/4", Grade 2nd and better
      ii. Appropriate subfloor and fasteners
   d. Sand and coat finish the new floor
   e. Install (paint) court play boundary lines to match the existing
   f. Installation of new aluminum thresholds and vent covers (if applicable)
   g. Installation of new black rubber wall base (Johnsonite or comparable)
   h. Clean up project related dust/debris inside the gymnasium area post-installation

4. MULTIPURPOSE ROOM MAINTENANCE The CONTRACTOR shall:
   a. Sand and refinish multi-purpose room, approximately 2700 square foot area

5. ACCESS TO PROJECT SITE The OWNER shall:
   a. Make the project site (Crews Recreation Center) available for the contractor during normal facility operating hours; Monday – Friday 8:30AM – 5:00 PM
   b. Provide electricity, lighting (existing) and water to the CONTRACTOR as needed to complete the project
   c. Clear the gymnasium of all equipment and items prior to start of the project
   d. Secure the gymnasium from entry by the public during the project
      i. Town of Matthews staff will be permitted to enter the gym to access office and other space accessed through the gymnasium

6. POST PROJECT - MAINTENANCE SERVICES The CONTRACTOR shall:
   a. Deliver two (2) service visits to screen and recoat the gym floor as scheduled by the OWNER
   b. Deliver two (2) service visits to screen and recoat the multipurpose room floor as scheduled by the OWNER
   c. Interval between service visits could be 1 year after install (service in 2019 and 2020) or 2 years after install (service in 2020 and 2022) or a combination of these options; maximum interval length between service visits will be 2 years

7. PROJECT SCHEDULE
   a. Estimated duration of the Gym Floor replacement project is six (6) weeks, beginning Monday August 20, 2018 and completion by September 28, 2018
   b. Multipurpose Room sanding/recoating is estimated to begin on August 20, 2018 and be completed on or before August 28, 2018
   c. The CONTRACTOR shall communicate anticipated delays that potentially alter this schedule

8. CONSTRAINTS ON THE CONTRACTOR DURING THE PROJECT
   a. Storage of tools, equipment, machinery, etc. will be limited to the gymnasium area only
   b. Use of the Multipurpose Room for breaks by employees of the CONTRACTOR will be permitted during non-program times with approval of on-site Crews Recreation Center staff
   c. The CONTRACTOR will maintain a safe and clean work environment throughout the duration of the project

d. The CONTRACTOR must notify Crews Recreation Center staff upon arrival into and departure of the facility
e. Utilities serving the facility may not be interrupted unless arranged with the OWNER prior to interruption
f. Personnel Requirements:
    i. Contractor Identification - Uniforms are required for all employees of the CONTRACTOR and sub-contractors working on the project. Minimal uniform consists of T-shirt, jacket, coveralls, or smock with CONTRACTOR or sub-contractor's name prominently displayed.
    ii. A complete list of subcontractors that will be used (if applicable) must be provided to the OWNER prior to the start of the project; include company name, address and phone number

9. MANUALS / PRODUCT INFORMATION
    a. The CONTRACTOR shall provide the OWNER with printed material referencing product information for the floor system installed

10. PAYMENT /CLOSEOUT PROCEDURES
    a. The CONTRACTOR shall provide notice to the OWNER when work is substantially complete, and initiate a final inspection performed by the OWNER and CONTRACTOR
        i. A punch-list of remaining project tasks to be completed by the CONTRACTOR will be generated after inspection by the OWNER and CONRACTOR
        ii. After all work and punch list items have been satisfactorily inspected and approved the OWNER will issue a directive in writing to the CONTRACTOR, indicating that all work has been accomplished within the terms of the contract or as modified to date
    b. The CONTRACTOR shall submit a request for payment associated with sanding and refinishing the multipurpose room after completion of this work
    c. The CONTRACTOR shall submit requests for payment associated with the gymnasium floor replacement according to the following schedule
        i. **14 days prior to project start**: 20% of the agreed upon sum of payment for installation of the gymnasium floor only
        ii. **5 days prior to sanding/coating gymnasium floor**: 55% of the agreed upon sum of payment for installation of the gymnasium floor only
        iii. **Upon issuance of a written directive that all work has been completed,** the CONTRACTOR shall submit a request for final payment for the total of the remaining contract sum amount
    d. A notarized copy of the Contractor Affidavit and Release and Waiver of Claim form must be submitted to the OWNER as part of the request for final payment
    e. Request for final payment will also include the sum agreed upon for a maintenance agreement with the CONTRACTOR for future services on the gymnasium floor and adjacent multipurpose room

11. WARRANTY
    a. The CONTRACTOR will warranty all work done as part of the project for a period of one (1) year, beginning the date listed within the letter from the OWNER indicating that all work has been completed
    b. The CONTRACTOR shall provide the owner with printed material referencing manufacturer warranty for the products installed as part of the floor system installed
    c. The OWNER will contact the CONTRACTOR to perform all work associated with repair of any products/equipment covered under the manufacturer warranty

12. INDEMNIFICATION:

a. To the fullest extent permitted by law, the CONTRACTOR shall indemnify and hold harmless the OWNER and its agents and employees, from and against all claims, damages, losses and expenses, including but not limited to, attorneys' fees arising out of or resulting from the performance of work, provided that any such claim, damage, loss or expense: (1) is attributable to bodily injury, sickness, disease or death or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom; and, (2) is caused in whole or in part by any negligent act or omission or wanton and willful misconduct of the CONTRACTOR, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph.

In any and all claims against the OWNER or any of its agents or employees by any employee of the CONTRACTOR, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts

13. COMPLETION BY OWNER UPON WORK ABANDONED OR TERMINATION FOR CAUSE

a. The CONTRACTOR further agrees that if the work to be done under this Contract shall be abandoned, or if the Contract shall be assigned by said CONTRACTOR otherwise than as herein provided, or if, at any time, the OWNER shall be of the opinion and shall so certify in writing to said CONTRACTOR, that the work is unnecessarily or unreasonably delayed, or that said CONTRACTOR is willfully violating any terms or conditions of this Contract, or is not executing the Contract in good faith, or is not making such progress in the execution of said work as to indicate its completion within the time specified, the OWNER shall have the right to notify the CONTRACTOR to discontinue said work, or such part or parts thereof as said OWNER may designate, and said OWNER shall thereupon have the power and the right to employ by Contract or otherwise, and in such manner at such price as it may determine, any persons, and obtain any materials, equipment, and other means of construction which it may deem necessary to complete the work herein described, or such part or parts of it as said OWNER may have designated; also, the power to use such equipment and materials and means of construction of every description as may be found upon the line of said work, both such as enter into the complete work and such as necessarily used in and about the same and to procure other materials for the completion of said work and for carrying out the terms of this Contract; also to charge the expense of all said superintendence, labor, material, equipment, and other means of construction to the CONTRACTOR, and the expense so charged shall be deducted and paid for by the OWNER out of said monies as may be due or become due at any time thereafter to the CONTRACTOR under this Contract, or any part thereof.

b. In case such expense is less than the sum which would have been payable under this Contract, if the same had been completed by said CONTRACTOR, it is agreed that said CONTRACTOR shall be entitled to receive the difference; and in case such expense shall exceed the sum which would have been payable under this Contract, if the same had been completed by said CONTRACTOR, then said CONTRACTOR shall pay the amount of such excess to said Town after notice of the excess so due.

14. TERMINATION FOR BREACH

a. In the event that any of the provisions of the proceeding paragraphs of this Contract are violated by the Contractor or any subcontractor on the work, the Town of Matthews may terminate the Contract by serving written notice upon the Contractor of its intention to terminate said Contract and, unless within ten (10) days after serving of such notice, violating shall cease, the Contract shall, upon the expiration of said ten (10) days, cease and terminate. In the event of any such termination, the Town may take over the work and prosecute the same to completion or otherwise for the account and at the expense of the Contractor and/or such subcontractor, and the Contractor and his sureties shall be liable to the Town for any excess cost occasioned the Town in the event of any such termination, and the Town may take possession of and utilize in completing the work such material, appliance, and plant as may be on the site of the work and necessary there for. This clause shall not be construed to prevent the termination for other causes provided in the Construction Contract.

15. PATENTS

a. The Contractor shall be responsible for all fees or claims for any patented invention used by him and shall defend any suit that may be brought against the Town and shall hold said Town harmless for use or infringement of any patented thing or method used in connection with the work herein specified.

16. COMPLIANCE WITH LAW

a. The contractor hereby covenants to obey all Federal, State and local laws, including E-Verify in the performance of this contract.

17. GOVERNING LAW

a. The parties agree that this contract shall be governed by the laws of the State of North Carolina.

SIGNATURE PAGE

IN WITNESS WHEREOF, the Contractor has hereunto set his hand and seal (or) has caused this contract to be signed in its corporate name and its Corporate Seal affixed and attested by its Secretary and by authority of its Board of Directors duly given, and the Town of Matthews, acting through its Town Board has caused this contract to be executed in the name of the Town of Matthews by its Town Manager, and attested by the Town Clerk of said town, and the Corporate Seal of the Town of Matthews to be hereto affixed.

THIS AGREEMENT, entered into as of the day and year first written above.

CONTRACTOR:

Southern Flooring
(Name of Corporation)

6-21-14
Signature and Title Date
(Must be President or Vice President)

ATTEST:

Lisa Oultes 6-21-18
Signature and Title Date Asst. Proj. Mgr.
(Must be Secretary or Assistant Secretary)

(CORPORATE SEAL)

OWNER:
Town of Matthews

By:_____
Hazen Blodgett, Town Manager Date

ATTEST:

_____
Lori Canapino, Town Clerk Date

CONTRACTOR AFFIDAVIT AND RELEASE AND WAIVER OF CLAIM

STATE OF _____

COUNTY OF _____

_____, _____ of
(Name) (Title)

_____, being first duly sworn, deposes and says that:
(Company)

1. The undersigned is authorized to execute this Affidavit, Release and Waiver of Claim on behalf of the Contractor and has personal knowledge of all facts set forth herein.

2. This Affidavit, Release and Waiver of Claim is made concerning the construction of the following project: GYMNASIUM FLOOR REPLACEMENT PROJECT

3. All payrolls, material bills, sales tax, social security tax, state and federal unemployment insurance, and all liabilities and taxes owed by the Contractor and arising in any manner from the above-described project have been paid in full;

4. No claim or lien exists in favor of any supplier of materials or labor or in favor of any subcontractor furnishing materials or labor on the above-described project;

5. Notwithstanding the foregoing, if the Town of Matthews or property of the Town of Matthews is subject to any claim or lien which arises in any manner from the failure of the Contractor to pay any liability described above, the Contractor will indemnify and hold the Town of Matthews harmless for any amount which the Town of Matthews is required to pay to discharge such lien or settle such claim and further will pay the Town of Matthews's expenses, costs, and attorney fees incurred in connection therewith.

6. All claims, suits, and proceedings of every name, description, or nature arising out of the above project against the Town of Matthews, its officers, employees and agents have been settled;

7. The Contractor releases and waives any and all claims of every type and description which the Contractor may have against the Town of Matthews arising in any manner from the construction of the above-described project.

_____ Date: _____
Contractor

_____
Title

Sworn to and subscribed before me this _____
day of _____, 20_____. (Seal)

_____ My Commission Expires: _____

SOUTHERN FLOORING INC

6820 AUGUSTA RD

GREENVILLE SC 29605

(864)277-8238 PHONE (864)299-8553 FAX

ANNUAL MAINTENANCE AGREEMENT

&

WOOD ATHLETIC FLOORING SYSTEM LIFETIME WARRANTY

Southern Flooring, Inc. hereby provides the wood athletic flooring annual maintenance program to Crews Gym

*Screen entire wood floor

*Clean entire wood floor

*Apply 2 coats of oil-based polyurethane finish

*72 hours drying time before foot traffic is allowed onto flooring

ALL WORK SHALL BE DONE FOR .35 CENTS PER SQUARE FOOT Southern Flooring, Inc. shall be the **ONLY** contractor, company, or person(s) to perform annual maintenance or repairs to the wood athletic flooring as described above. Southern Flooring, Inc. and manufacturer warrant that ALL components of the wood athletic flooring system and workmanship will be free of defects for **LIFE.** The exclusive remedy under this warranty shall be replacement of defective materials or defective installation by Southern Flooring, Inc. All implied warranties of merchantability or fitness for intended use are limited to this warranty. This warranty excludes incidental, consequential, multiple, or punitive damages.

This warranty does not cover damage caused by fire, winds, flood, chemicals, or other abuse, or by failure of other contractors to adhere to specifications or neglect of reasonable precautions to provide adequate ventilation during hot or humid weather. This warranty also excludes damage due to excessive dryness or excessive moisture from humidity spillage, migration through the slab or wall or from other sources. The warranty also excludes damage to floors due to ordinary wear and tear, faulty construction of the building (other than flooring installation), separation of concrete slab underlying the floor, settlement of walls, or use of water on the floors. This warranty is conditioned upon the proper maintenance and care of the floor described in the MFMA Care and Maintenance Guide (Copy attached)

All claims under this warranty must be made in writing within 30 days of the Owner's discovery of the defect for which the claim is being made. Southern Flooring, Inc. reserves the right to accept or reject any claim in whole or in part.

Southern Flooring, Inc.

Date: 6-21-18

Name/Title: Lisa Quates

Signature: Asst. Project Mgr.

Accepted by Owner: _____

Date: _____

Signature: _____

Town of Matthews North Carolina

DATE FILED 6-27-18
APPLICATION NUMBER 2018-688
For office use only

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:

X A change in zoning classification of the property hereinafter described; or

X A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 193-251-28, 193-251-29, 193-251-37 and 193-251-39

Address of property: 113 N. Ames Street and 119 N. Ames Street,

Location of property: Southwest corner of the intersection of N. Ames Street and W. Charles Street

Title to the property was acquired on See Exhibit A attached hereto
and was recorded in the name of Matthews Help Center
whose mailing address is 119 N. Ames Street, Matthews, NC 28105

The deeds are recorded in Book * at Page * in the office of the Register of Deeds for Mecklenburg County. *See Exhibit A attached hereto

Present zoning classification: B-1 (CD) & O-1 (CD) Requested zoning classification: B-1 (CD)

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

Application number
2018-688
For office use only

The Property Owner is requesting the rezoning of this site primarily for the purpose of bringing the site into compliance with the requirements of the Matthews Unified Development Ordinance.

MATTHEWS HELP CENTER

By: Sandra Conway

Signature of property owner (must be original)

Signature of property owner (must be original)

Matthews Help Center (c/o Sandra Conway)

Print name of property owner

Print name of property owner

119 N. Ames Street

Property owner's mailing address

Property owner's mailing address

Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's mailing address, continued

704-847-8383 (Ext. 298) sandra@matthewshelpcenter.org

Property owner's phone number/email address

John Carmichael

Signature of agent (if any)

Petitioner other than owner (if any)

John Carmichael, Robinson Bradshaw

Print name of agent

Print name of petitioner

101 North Tryon Street, Suite 1900

Agent's mailing address

Petitioner's mailing address

Charlotte, NC 28246

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

704-377-8341 jcarmichael@rbh.com

Agent's phone number/email address

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."

Application number
2018-688
For office use only

See Exhibit B Attached Hereto

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)

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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

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

Application number
2018-688
For office use only

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 June 27, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date July 9, 2018

Notices sent via mail to affected/adjacent property owners on or before August 27, 2018

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 September 10, 2018

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 September 25, 2018

Town Board of Commissioners approves or denies application October 8, 2018

2018-688

Exhibit A to Rezoning Application Filed by Matthews Help Center

Property Owner Information, Acquisition Dates and Deed References

Tax Parcel No. 193-251-28

Matthews Help Center
119 N. Ames Street
Matthews, NC 28105

Date Property Acquired: March 23, 2012

Deed Reference: Book 27210 at Page 145

Tax Parcel No. 193-251-29

Matthews Help Center
119 N. Ames Street
Matthews, NC 28105

Date Property Acquired: December 13, 2002

Deed Reference: Book 14535 at Page 254

Tax Parcel No. 193-251-37

Matthews Help Center
119 N. Ames Street
Matthews, NC 28105

Date Property Acquired: June 7, 2005

Deed Reference: Book 18848 at Page 63

2018-688

Tax Parcel No. 193-251-39

Matthews Help Center
119 N. Ames Street
Matthews, NC 28105

Date Property Acquired: September 16, 2013

Deed Reference: Book 28699 at Page 795

2018-688

Exhibit B

Adjacent Property Owners List

Parcel No. 19325124

PCM Holdings LLC
PO Box 67
Matthews, NC 28106

Parcel No. 19325123

PCM Holdings LLC
PO Box 67
Matthews, NC 28106

Parcel No. 19325138

Jimaana Properties
130 Library Lane
Matthews, NC 28105

Parcel No. 19325126

Carolyn C. Morris
733 Plantation Estates Drive
Apt. D-318
Matthews, NC 28105

Parcel No. 19325127

George Juhan McManus, Jr.
PO Box 1918
Matthews, NC 28106

Parcel No. 19326106

Randall Neil Mitchell
David Lee Sproat
The Christ Our Shepherd Endowment Foundation Trust
226 W. John Street
Matthews, NC 28105

2018-688

Parcel No. 19326408

Town of Matthews
232 Matthews Station St
Matthews, NC 28105

Parcel No. 19325130

Jean H. Gettys
Reginald N. Gettys
308 West Charles St
Matthews, NC 28105

Parcel No. 19325125

PCM Holdings LLC
PO Box 67
Matthews, NC 28106

Parcel No. 19325140

PCM Holdings LLC
PO Box 67
Matthews, NC 28106

Parcel No. 19326401

201 W. Matthews St LLC
11301 Blair Road
Mint Hill, NC 28227

Parcel No. 19326S02

CSX Transportation Railway
No Contact Information on Tax Records

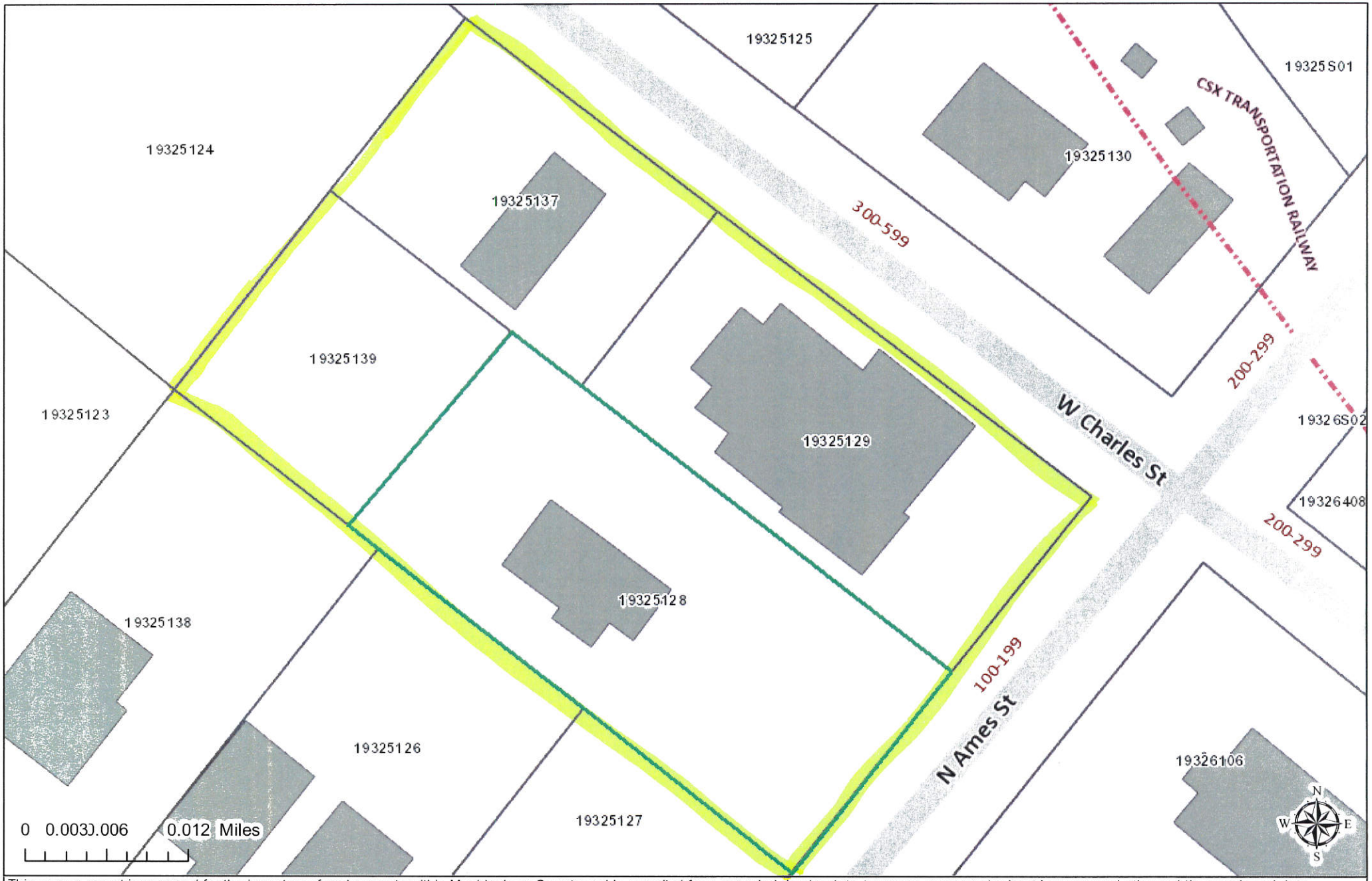
Parcel No. 19325S01 **Per John only referencing

CSX Transportation Railway
No Contact Information on Tax Records

2018-688

Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 6/25/2018 10:26:41 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

6/27/2018
2018-688

ROBINSON
BRADSHAW

JCarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

June 27, 2018

BY HAND DELIVERY

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Matthews Help Center Requesting the Rezoning of an Approximately 1.314 Acre Site Located on the Southwest Corner of the Intersection of North Ames Street and West Charles Street From the B-1 (CD) and O-1 (CD) Zoning Districts to the B-1 (CD) Zoning District (Tax Parcel Nos. 193-251-28, 193-251-29, 193-251-37 and 193-251-39)

Dear Jay:

I hope this letter finds you well.

The site subject to the above referenced Rezoning Application contains approximately 1.314 acres and is located on the southwest corner of the intersection of North Ames Street and West Charles Street, and the site is comprised of Tax Parcel Nos. 193-251-28, 193-251-29, 193-251-37 and 193-251-39. The site is currently zoned B-1 (CD) and O-1 (CD) and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the B-1 (CD) zoning district to accommodate the existing use on the site, which is the Matthews Help Center. The Matthews Help Center includes uses such as general and professional offices and retail sales and general merchandise.

Pursuant to Paragraph 10 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions, I am respectfully requesting, on behalf of the Applicant, a waiver of the required traffic study. As you know, the primary purpose of this Rezoning Application is to bring the Matthews Help Center into compliance with the requirements of the Unified Development Ordinance, and the proposed uses are already in place on the site. Therefore, the approval of this Rezoning Application would not have a meaningful impact on the adjacent and nearby transportation network in the Applicant's view. As a result, the Applicant is requesting a waiver of the required traffic study.

ROBINSON, BRADSHAW & HINSON, P.A. : robinsonbradshaw.com
Charlotte Office : 101 N. Tryon St., Ste. 1900, Charlotte, NC 28246 : 704.377.2536

6/27/2018
2018-688

On behalf of the Applicant, I appreciate the Town Board of Commissioners' consideration of this request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

John H. Carmichael

John H. Carmichael

JHC

6/27/2018
2018-688

ROBINSON
BRADSHAW

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

June 27, 2018

BY HAND DELIVERY

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Matthews Help Center Requesting the Rezoning of an Approximately 1.314 Acre Site Located on the Southwest Corner of the Intersection of North Ames Street and West Charles Street From the B-1 (CD) and O-1 (CD) Zoning Districts to the B-1 (CD) Zoning District (Tax Parcel Nos. 193-251-28, 193-251-29, 193-251-37 and 193-251-39)

Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions (the "Instructions"). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 1.314 acres and is located on the southwest corner of the intersection of North Ames Street and West Charles Street, and the site is comprised of Tax Parcel Nos. 193-251-28, 193-251-29, 193-251-37 and 193-251-39. The site is currently zoned B-1 (CD) and O-1 (CD) and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the B-1 (CD) zoning district to accommodate the existing use on the site, which is the Matthews Help Center. The Matthews Help Center includes uses such as general and professional offices and retail sales and general merchandise.

The Town of Matthews Land Use Plan 2012-2022 (the "Land Plan") and the Matthews Downtown Plan (the "Downtown Plan") provide land use policy guidance and recommendations for parcels of land located in downtown Matthews, where the subject site is located. The Land Plan does not appear to make any specific land use recommendations for the site. However, the Land Plan does contain policy statements and action items that are relevant. The downtown action items include that

development should abide by the Downtown Plan, a variety of land uses should be encouraged and a unique aesthetic appeal should be created.

Likewise, the Downtown Plan does not appear to make any specific land use recommendations for the site. It is also unclear if the Downtown Plan recommends that the site be located in a potential West John Historic District.

Despite the absence of specific land use recommendations for the site in the Land Plan and the Downtown Plan, the Applicant submits that the proposed uses of the site support the vision for downtown Matthews set out in such plans for the following reasons.

- The existing primary buildings and structures located on the site would be maintained, thereby preserving the character of the site and the surrounding neighborhood. The existing primary buildings create a unique aesthetic appeal.

- The proposed uses, namely, general and professional offices, medical offices, retail sales and general merchandise, outdoor sales in conjunction with a permanent business, second hand goods, retail sales without outside storage and a donation drop-off facility are uses that are consistent with and compatible to the vision for downtown Matthews. These are uses typically found in a downtown area, and they are consistent with the specific recommendation for a variety of land uses in downtown Matthews. The Matthews Help Center also provides a community service.

- In the event that the site is ultimately located in a historic district, the existing buildings and structures on the site and the proposed uses of the site would not be inconsistent with a historic district.

Jay, the Applicant and I look forward to working with you, Kathi and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

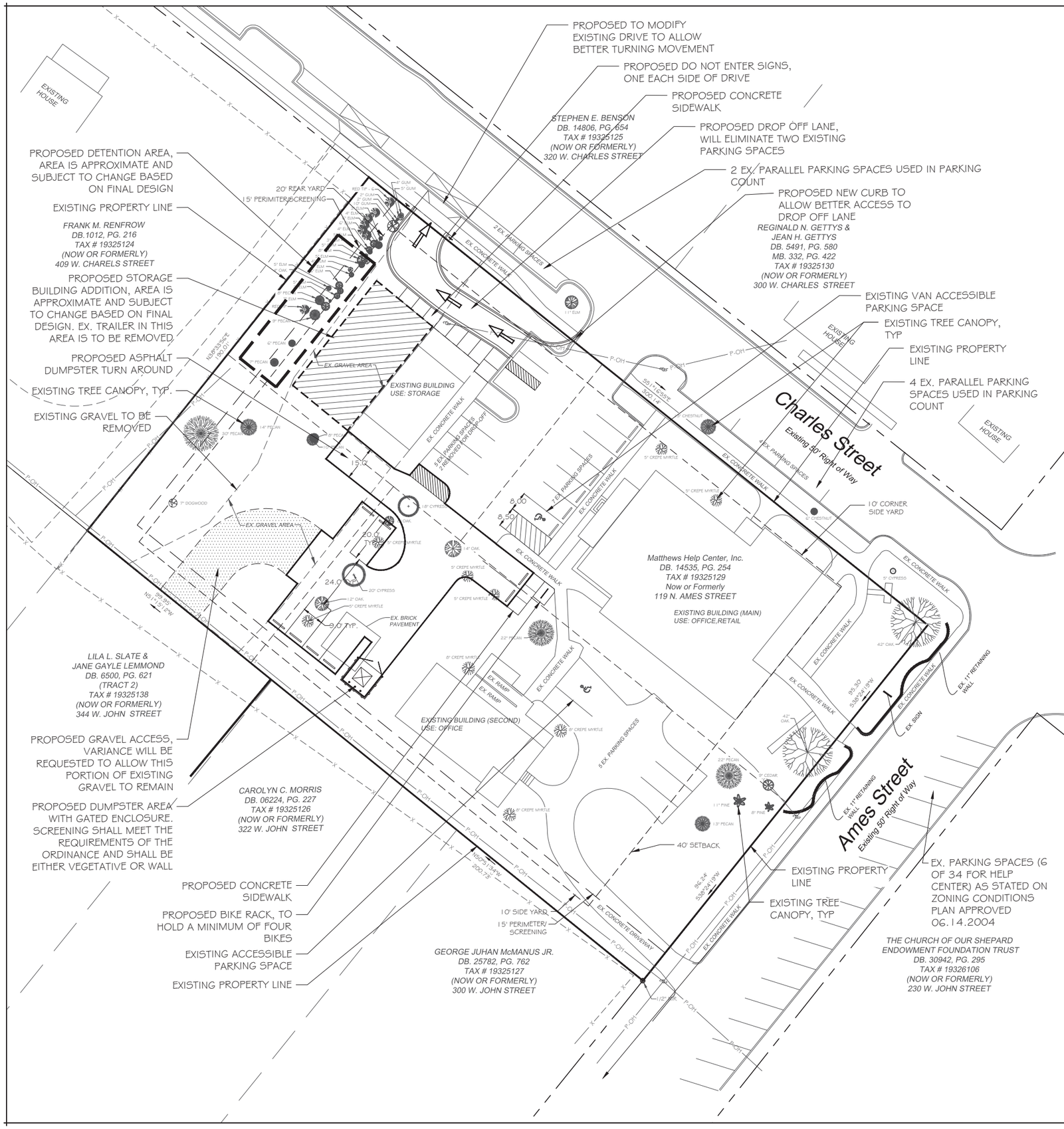
ROBINSON, BRADSHAW & HINSON, P.A.

John H. Carmichael

John H. Carmichael

JHC1/lh

CURRENT 6/27/2018
2018-688



ZONING CODE SUMMARY:

PROJECT NAME: MATTHEWS HELP CENTER REZONE
PROPERTY OWNERS: MATTHEWS HELP CENTER
119 N. AMES STREET
MATTHEWS, NC 28105
PROJECT ADDRESS: 119 N. AMES STREET, MATTHEWS 28105 (PARCEL # 193-251-29)
TAX PARCEL NUMBERS: 193-251-29, 193-251-28, 193-251-37, 193-251-39
EX. ZONING: B-1 (CD), O-1 (CD) PETITION #: 2017 - 012 JURISDICTION: TOWN OF MATTHEWS
PROPOSED ZONING: B-1 (CD) PETITION #: XXXXXXX
TOTAL SITE AREA: 1.314 ACRES
EXISTING BUILDINGS GROSS SF: MAIN BUILDING = 2420 SF OFFICE USE, 2925 SF RETAIL (INCLUDING EXTERIOR STORAGE AREA), TOTAL = 5343 GSF
SECOND BUILDING = 1464 GSF (OFFICE USE)
STORAGE BUILDING = 1405 GSF (INCLUDING ADDITIONS EACH END)

YARD REQUIREMENTS:
SETBACK: 40' from N. AMES STREET
SIDE YARD: 10 FT. SIDE YARD CORNER: 10 FT.
REAR YARD: 20 FT. TO RESIDENTIAL, 10' TO OTHER
PERIMETER PLANTING: 15' WIDTH, ACCORDANCE WITH THE TOWN ZONING ORDINANCE
SCREENING : 15' WIDTH, ACCORDANCE WITH THE TOWN ZONING ORDINANCE
PARKING REQUIREMENTS:
REQUIRED: OFFICE - 1 SPACE PER 300 SF
RETAIL - 1 SPACE PER 200 SF AND 1 SPACE PER 2 EMPLOYEES
PROVIDED: 37 SPACES (TO MEET ORDINANCE REQUIREMENTS)
ACCESSIBLE PARKING REQUIRED: 37 TOTAL SPACES REQUIRES 2 ACCESSIBLE SPACES/MIN. 1 VAN
ACCESSIBLE PARKING PROVIDED: 2 SPACES, INCLUDING 1 VAN
BICYCLE PARKING:
REQUIRED: 4 PROVIDED: 4

TOWN STORM WATER REQUIREMENTS:

THERE HAS BEEN 22,451 SF OF IMPERVIOUS AREA ADDED TO THE SITE POST 2000 AND THE PROPOSED DEVELOPMENT WILL ADD AN ADDITIONAL +/- 8,575 SF OF IMPERVIOUS. THIS SITE WILL PROVIDE STORM WATER MEASURES IN ACCORDANCE WITH SECTION 155.704, DESIGN STANDARDS FOR STORM WATER COLLECTION AND DRAINAGE. PROPOSED DETENTION LOCATION HAS BEEN IDENTIFIED ON THE PLAN. ACTUAL SIZE AND FINAL LOCATION WILL ME DETERMINED WHEN DESIGN CALCULATIONS HAVE BEEN COMPLETED. THE DETENTION FACILITY IS INTENDED TO BE ABOVE GROUND. UNDERGROUND STRUCTURES ARE NOT ANTICIPATED BUT MAY BE CONSIDERED.

POST CONSTRUCTION ORDINANCE REQUIREMENTS:

EXISTING PRE 2008 IMPERVIOUS AREA IS 19,449 SF. THERE HAS BEEN 3,002 SF OF IMPERVIOUS AREA (GRAVEL) ADDED TO THE SITE POST 2008 AND THE PROPOSED DEVELOPMENT WILL ADD AN ADDITIONAL +/- 8,575 SF OF IMPERVIOUS (TOTAL 11,377). SINCE THIS SITE DOES NOT EXCEED 20,000 SF OF IMPERVIOUS ADDED POST 2008 AND WILL NOT DISTURB GREATER THAN ONE ACRE (PROPOSED DEVELOPMENT) IT WILL NOT BE SUBJECT TO THE POST DEVELOPMENT ORDINANCE REQUIREMENTS.

TREE CANOPY CALCULATIONS:

EXISTING TREE CANOPY ON THE SITE HAS BEEN CALCULATED USING THE SQUARE FOOT AMOUNTS IDENTIFIED IN THE ORDINANCE. THERE ARE 1200 SF FOR LARGE MATURING TREES AND 400 SF FOR SMALL MATURING TREES. ALL TREES HAVE BEEN SURVEYED AND ARE IDENTIFIED ON THE PLAN BY TREE TYPE AND CALIPER INCH CALCULATION.

EXISTING TREES: TOTAL SF 42,800 (LARGE MATURING TREES - 31,200 SF, SMALL MATURING 11,600 SF) = 75% OF SITE
EXISTING TREES PROPOSED TO BE REMOVED: 26,400 (LARGE MATURING TREES - 19,200 SF, SMALL MATURING TREES - 7,200 SF)
EXISTING TREES TO REMAIN: 16, 400 SF (42,800 - 26,400) = 28% OF EXISTING CANOPY TO REMAIN (16,400 / 56,628)

DEVELOPMENT STANDARDS

June 27, 2018

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Matthews Help Center ("Applicant") for an approximately 1.314 acre site located on the southwest corner of the intersection of North Ames Street and West Charles Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the "Ordinance"). The regulations established under the Ordinance for the B-1 zoning district and the Downtown Overlay District shall govern the use and development of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

2. PERMITTED USES

A. The Site may be devoted only to the following uses and to any incidental and accessory uses associated therewith that are allowed in the B-1 zoning district:
(1) General and professional offices.
(2) Medical offices.
(3) Retail sales and general merchandise.
(4) Outdoor sales in conjunction with a permanent business, subject to Section 155.506.36 of the Ordinance.
(5) Secondhand goods, retail sales without outside storage.
(6) Donation drop-off facility as an accessory use.

3. DEVELOPMENT LIMITATIONS

A. The maximum gross floor of each building on the Site is set out in the Zoning Code Summary.

4. DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district and the Downtown Overlay District.
B. Notwithstanding the foregoing, any existing building or structure on the Site that does not meet the setback, side yard and/or rear yard requirements of the Ordinance shall be considered to be a legal, non-conforming building or structure.

5. TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town of Matthews.

B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance.

C. Applicant will seek a variance from the Zoning Board of Adjustment to allow the gravel driveway located at the southwestern corner of the Site to remain.

6. STREETSCAPE TREATMENT AND SIDEWALKS

A. The existing planting strips, sidewalks and street trees located along the Site's frontages on North Ames Street and West Charles Street shall remain in place.

7. TREE PRESERVATION

A. Tree preservation areas will meet the intent of the Ordinance and may occur in areas generally depicted on the Rezoning Plan. Notwithstanding the foregoing, Applicant reserves the right to plant trees on the Site in lieu of retaining trees as permitted under the Ordinance.

8. SIGNS

A. All new signs installed on the Site shall comply with the requirements of the Ordinance.

9. BINDING EFFECT OF THE REZONING APPLICATION

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

PREPARED FOR:
Matthews HELP Center
119 N. Ames Street
Matthews, NC 28105

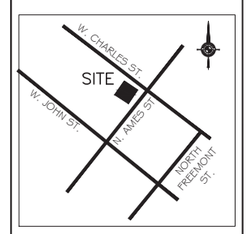
PROJECT:
Matthews HELP Center Rezone

PREPARED BY:

Wirth & Associates
LANDSCAPE ARCHITECTS AND LAND PLANNERS
1230 W. Morehead St. Suite 212
Charlotte, NC 28208
Phone: 704-375-1588 Fax: 704-375-3844
Email: gwirth@wirthassociates.com

IN CONJUNCTION WITH:

SEAL:
NORTH CAROLINA PROFESSIONAL SEAL E. CARR WIRTH
06.27.2018



VICINITY MAP
NOT TO SCALE

0 10 20 40
1 inch = 20 ft.
NORTH

DRAWN BY: ECM
CHECKED BY: ECM
SCALE: 1" = 20' - 0"
DATE: 06.27.2018
REVISIONS:

NO:	DATE:	DESCRIPTION:	BY:

SHEET TITLE:
SITE PLAN & TECHNICAL NOTES

SHEET NO.:
RZ 1.0

Town of Matthews Police

1201 Crews Road
Matthews, N.C. 28105
704-847-4069

Memorandum

From: Capt. Stason Tyrrell

To: Hazen Blodgett, Board of Commissioners

Date: July 5th, 2018

Subject: Street Closure Request for Video Shoot

Please accept this memorandum as notification of the police department's approval related to the request for a periodic street closure of CPCC Lane between Johnson Ln. and the new McKee Rd. extension during the daytime hours on July 20th, 2018. We have reviewed the letter sent by The Garden Production Company outlining the plan to make a driving safety video. We are in support of their efforts to create an awareness PSA related to the dangers of texting and driving. This company has been in contact with the police department for the purposes of planning and choosing a suitable location where traffic impact and any disruption to citizens/residents would be minimal. We approve this request with the stipulation that they will hire two off-duty Matthews Police officers to assist by closing and opening the street, providing scene safety and security, and accommodating motorists' access whenever possible.

If you have any questions or concerns, please do not hesitate to contact me directly.

The Garden Creative LLC.

EAST
8030 Main St. 4th Floor
Ellicott City, MD 21043
443-325-5309

WEST
121 N Ave 59
Los Angeles, CA 90042
213-797-5827

July 5, 2018

Mayor Paul Bailey
Matthews Board of Commissioners
Hazen Blodgett, Town Manager
232 Matthews Station St
Matthews, NC 28105

RE: Periodic street closure of Campus Ridge Rd. between Johnson Ln. and McKee Rd

Two local students from Matthew won the Teen Drive 365 contest put on by Discovery and Toyota to create a traffic safety public service announcement (PSA) video about the dangers of texting while driving. We are the production company contracted by Discovery to film the PSA. We are planning to shoot the public service announcement in Matthews on July 20th. We are requesting a periodic street closure of Campus Ridge Rd. between Johnson Ln. and McKee Rd for up to 6 hours. We are in contact with the Matthew's Police department and the closure will be regulated and monitored by Matthews Police Officers in order to allow access to any local traffic as needed.

Thank you for considering our request.

Michael Ring, Owner & Creative Director

Town of Matthews
Parks, Recreation & Cultural Resource

100 E. McDowell Street
Matthews, NC 28105
704.321.7275

Purser – Hulsey Park Conceptual Design Approval

DATE: July 3, 2018

FROM: Corey King, Parks, Recreation & Cultural Resource Department Director

Background/Issue: Staff was asked to return and discuss remaining questions surrounding the proposed design for Purser-Hulsey Park. The topics were:

1) Recognition of veterans on the site
2) Identifying acreage of open space on the site for future consideration
3) Phasing options for park development
4) Addressing concerns related to cleanliness of recirculated water in splash pads

Veteran Recognition**:** Staff has identified feasible options that would serve as an opportunity to recognize those that serve in the armed forces.

- Veterans Memorial area: Flag pole, paved area near stage area
- Public art piece, inscription
- Themed amenities reflecting the branches of the armed forces

See illustration 1

Identifying open space acreage on the site: The illustration attached shows 10 acres of open / undeveloped space for future consideration. The northwest corner of the site represents 10 acres that could be designated for use as the Town finds appropriate. Amenities originally included remain as options in the revised site layout. Ten (10) acres represents 22% of the acreage available for active recreation on the site. Staff recommends use of this acreage as a disc golf course, additional walking/biking trails, etc. if a specific use for the space has not determined at the time of development.
See illustration 2

Phasing options for park development:
As an option to develop Purser-Hulsey Park incrementally, phasing options and associated costs were developed.

Phase I Amenities

Playground	Restroom / Picnic Shelter (single structure)	Picnic Shelter
Natural Trails	Pump Track	Dog Park
Expanded Community Garden	Parking Lot (reduced)	

Phase I Cost = $1,977,000

Phase II

Pond/Pier	Picnic Shelters	Spray-ground	Clubhouse
Amphitheater	Asphalt Trails	Water Cycle	
Natural Grasses	Road Connection	Expanded Parking lot	

Phase II Cost = $3,652,000

Total Project Cost (UPDATED) = $5,629,000

Concerns related to cleanliness of recirculated water: Staff contacted multiple sources to gather data related to the cleansing of water in recirculated systems. Conversations with Mecklenburg County Health Department confirmed that splash pads must receive a permit prior to opening each season, and subject to inspection while operating. The permit process confirms proper operation of filtration systems, pumps and associated devices required to service the water.

Most common filtration systems investigated utilize 2k – 4k gallon size holding tanks. Chemical additives, multiple screens along with sand or multiple cartridge filters were methods used to sanitize the water. The size of the filter increases proportionate to the size of the water storage container. Water enters the filter and dispersed uniformly. The maximum filtration rate per NC pool operating code is 15 gallons per minute, equating to complete recirculation of water every 200 minutes (3:20) for a 3k gallon water storage container.

Pools and spray grounds are regulated by North Carolina General Statute 130A-280 through 130A-282. Provisions within NC General Statute outline specific requirements related to circulation systems and the additives used to disinfect and maintain proper pH levels in the water. Water maintenance systems must operate 24 hours per day during the operating season. Splash pads (water recreation attractions) must operate on an automated chemical controller, where water levels are monitored electronically and automatically treated continuously as needed. Manual testing is typically performed also to confirm readings. Water maintenance could be conducted by trained staff or contracted to a local professional.

Staff views public recreational water play as a need in Matthews. Personal conversations, the Matthews Citizen Survey and the Community Survey conducted by Mecklenburg County in 2015 reflect a strong citizen desire for public water play in this area. Citizens that do not have access to private facilities are limited to traveling towards Uptown Charlotte or Indian Trail as options for water play facilities.
See illustration 4

Proposal/Solution: Staff request approval of this conceptual design for Purser – Hulsey Park. Traditional sources (bond / tax revenue) are the most stable methods to fund this caliber of project. An adopted conceptual plan allows staff the opportunity to pursue sources of alternative funding to supplement the traditional revenue streams.

Financial Impact: There is no cost directly associated with approving the proposed conceptual design for Purser-Hulsey Park.

Related Town Goal: Facilities, Parks, & Open Space**:** To upgrade and develop facilities, parks, and open space in accordance with programming requirements and master plans

Recommended Motion: Approval of the proposed conceptual design for Purser-Hulsey Park

VETERAN RECOGNITION

ILLUSTRATION 1

PURSER - HULSEY PARK

Town of Matthews Parks, Recreation & Cultural Resource

LEGEND

A. Splash Park
B. Clubhouse Barn (+/- 2,400 SF)
- 1,000 SF Meeting Room
- Changing/Restrooms
- Equipment Storage
- Shaded Outdoor Dining
- Seperate Admissions Outbuilding

C. Ampitheater
D. Playground - Nature Play
- Restroom/Picnic Shelter

E. Fishing Pond (+/- 3AC)
F. Fishing Pier
G. Community Garden (Expansion)
H. Dog Park (+/- 2 AC)
I. Bike/Cross Country Trail (+/- 5 Miles)
J. Nature Trail with Environmental Exhibits
K. Native Grass Prairie
L. Water Cycle Education Trail
M. Primary Parking (+/- 135 Spaces)
N. Potential Fire Station
O. Country Lane Drive with Parking (+/- 12 Spaces)
P. Pump Track

MASTER PLAN

REVISED DATE: FEBRUARY 6, 2018
DATE: MARCH 13, 2017
SCALE: 1" = 100'

0 50' 100' 200' NORTH

PURSER - HULSEY PARK

Town of Matthews
Parks, Recreation & Cultural Resource

LEGEND

A. Splash Park
B. Clubhouse Barn (+/- 2,400 SF)
- 1,000 SF Meeting Room
- Changing/Restrooms
- Equipment Storage
- Shaded Outdoor Dining
- Seperate Admissions Outbuilding

C. Ampitheater
D. Playground - Nature Play
- Restroom/Picnic Shelter

E. Fishing Pond (+/- 3AC)
F. Fishing Pier
G. Community Garden (Expansion)
H. Dog Park (+/- 2 AC)
I. Bike/Cross Country Trail (+/- 5 Miles)
J. Nature Trail with Environmental Exhibits
K. Native Grass Prairie
L. Water Cycle Education Trail
M. Primary Parking (+/- 135 Spaces)
N. Potential Fire Station
O. Country Lane Drive with Parking (+/- 12 Spaces)
P. Pump Track
Q. Picnic Shelter (2nd Shelter Near Playground)

MASTER PLAN
MODERN AGRARIAN

DATE: JUNE 29, 2018
SCALE: 1" = 100'

0 50' 100' 200' NORTH

PURSER - HULSEY PARK

Town of Matthews
Parks, Recreation & Cultural Resource

LEGEND

A. Splash Park
B. Clubhouse Barn (+/- 2,400 SF)
- 1,000 SF Meeting Room
- Changing/Restrooms
- Equipment Storage
- Shaded Outdoor Dining
- Seperate Admissions Outbuilding

C. Ampitheater
D. Playground - Nature Play
- Restroom/Picnic Shelter

E. Fishing Pond (+/- 3AC)
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J. Nature Trail with Environmental Exhibits
K. Native Grass Prairie
L. Water Cycle Education Trail
M. Primary Parking (+/- 135 Spaces)
N. Potential Fire Station
O. Country Lane Drive with Parking (+/- 12 Spaces)
P. Pump Track
Q. Picnic Shelter (2nd Shelter Near Playground)

PHASE 1

***Shaded areas represent phase II**

PHASE 1
MODERN AGRARIAN
DATE: JULY 2, 2018
SCALE: 1" = 100'

0 50' 100' 200' NORTH

SPRAY GROUND EXAMPLES

Decorative

Active

ILLUSTRATION 4

Town of Matthews
Parks, Recreation & Cultural Resource

100 E. McDowell Street
Matthews, NC 28105
704.321.7275

Rice Road Park Project: Additional Funding and Contract Award

DATE: July 3, 2018

FROM: Corey King, Director,
Parks, Recreation & Cultural Resource Department

Background/Issue:
The Parks, Recreation & Cultural Resource Department received bid proposals to construct Rice Road Park. The current economic climate of construction has resulted in project bid costs at over 140% of budgeted funding for the project. Staff worked to find ways to reduce cost by adjusting the project scope along with other cost saving efforts. Delaying road improvements was found to be the most effective method to maintain a deliverable park project and also reduce cost to a manageable budget amount at this time.

The Town of Matthews is under agreement with the North Carolina Department of Environment and Natural Resources, through award of Parks and Recreation Trust Fund (PARTF) Grant funding. Funds were awarded to the Town for purchase of the described project property in 2013. The agreement stipulates that the Town begin construction on the park site by January 2019.

With an approved variance, delaying improvements along the road frontage of the site, phase I of the project will include construction of a walking trail, playground area, parking lot, sidewalk connection from Rice Road into the site, and driveway access into the site from Rice Road. Phase I will also include site lighting, benches, picnic tables, and landscaping within the park. Phase II of the park project would include construction of a picnic shelter, an expanded multi-use path along Rice Road, and one additional pedestrian connection from the multiuse path to the playground area within the park. Road improvements/widening, street trees and landscape will also be completed as part of phase II.

The lowest responsible bid submitted for the project was $682,250. Staff negotiated price and scope changes with the bidder to reduce cost and develop a phase concept for the project. Delaying the road improvements reduced phase I cost to $473,000 (-$209,354). Budgeted CIP funds available for the project is $445,000. Staff requests an additional $28,000 to meet the remaining financial needs of the project.

Bid Amount	$682,250
Reduced Scope Amount	($209,354)
Revised Bid Proposal	$472,896
Budgeted Funds	$445,000
Additional Funds Requested	**~$28,000**

A precise timeline for phase II construction has not been determined. The project will be evaluated annually as part of the Town of Matthews Capital Improvement Plan and overall budget process. Phase II will be initiated as funding becomes available. Parks and Recreation staff plans to list funding for phase II amenities as a high priority of the department, as FY20 budget discussions are held with the Manager.

Town of Matthews
Parks, Recreation & Cultural Resource
100 E. McDowell Street
Matthews, NC 28105
704.321.7275

Proposal/Solution: Staff requests $28,000 in additional funding to meet the funding gap for the Rice Road Park Project. Staff also requests Town Board approval for the Manager to enter into an agreement with the lowest responsible bidder (JD Goodrum) to proceed with development of Rice Road Park.

Related Town Goal: Facilities, Parks, & Open Space: To upgrade and develop facilities, parks, and open space in accordance with programming requirements and master plans

Recommended Motion:
Approval of $28,000 in additional funding to meet the funding needs of the Rice Road Park Project.

Approval for the Manager to enter into an agreement with the lowest responsible bidder (JD Goodrum) to proceed with development of Rice Road Park.

Rice Road Park and Road Expansion
Matthews, NC
4/12/18
Bid for Single Prime

Bid Tabulation

Contractor	License No.	Bid Bond	GFE	Addendum 1	Addendum 2	Base Bid	Construction Testing Allowance	5% Contingency	Total Bid
J.D. Goodrum Company, Inc.	19284	X	X	X	X	$645,000.00	$5,000.00	$32,250.00	$682,250.00
Frank Hostetter & Son Construction, Inc.	76902	X	X	X	X	$682,800.00	$5,000.00	$34,140.00	$721,940.00
Dakota Contracting Company	21288	X	X	X	X	$1,150,000.00	$5,000.00	$57,500.00	$1,212,500.00

I hereby acknowledge that this is a true and
accurate tabulation of bids received
for Rice Road Park and Road Expansion
April 12, 2018 at 2:00 P.M.

Jon Wood, PLA
Benesch
2359 Perimeter Pointe Parkway, Suite 350
Charlotte, NC 28208

J.D. Goodrum
GENERAL CONTRACTORS

RICE ROAD PARK and ROAD EXPANSION

CONSTRUCTION BREAKDOWN

06.05.18

Sitework	
Mobilization and Site Overhead	$39,985
Grading, Earthwork, Storm, Erosion Control	$296,191
Survey and Layout	$24,500
Paving and Hardscapes	
Paving, Curb and Gutter, Striping- Road Widening SCOPE- Offsite	$120,629
Sidewalks	$96,095
Fence/Gates	$2,500
Landscaping and Seeding	$15,122
Pit Gravel Trail	$7,975
Stone Parking Lot	$12,495
Misc Items	
Sign ($ 10,000) , Trash Receptcales, caulking, Benchs, Tables	$16,008
Insurances/Burden etc	
Insurances/Burden etc	$18,500
Contingency	
Owners Contingency	$32,250
Total Construction Budget	**$682,250**

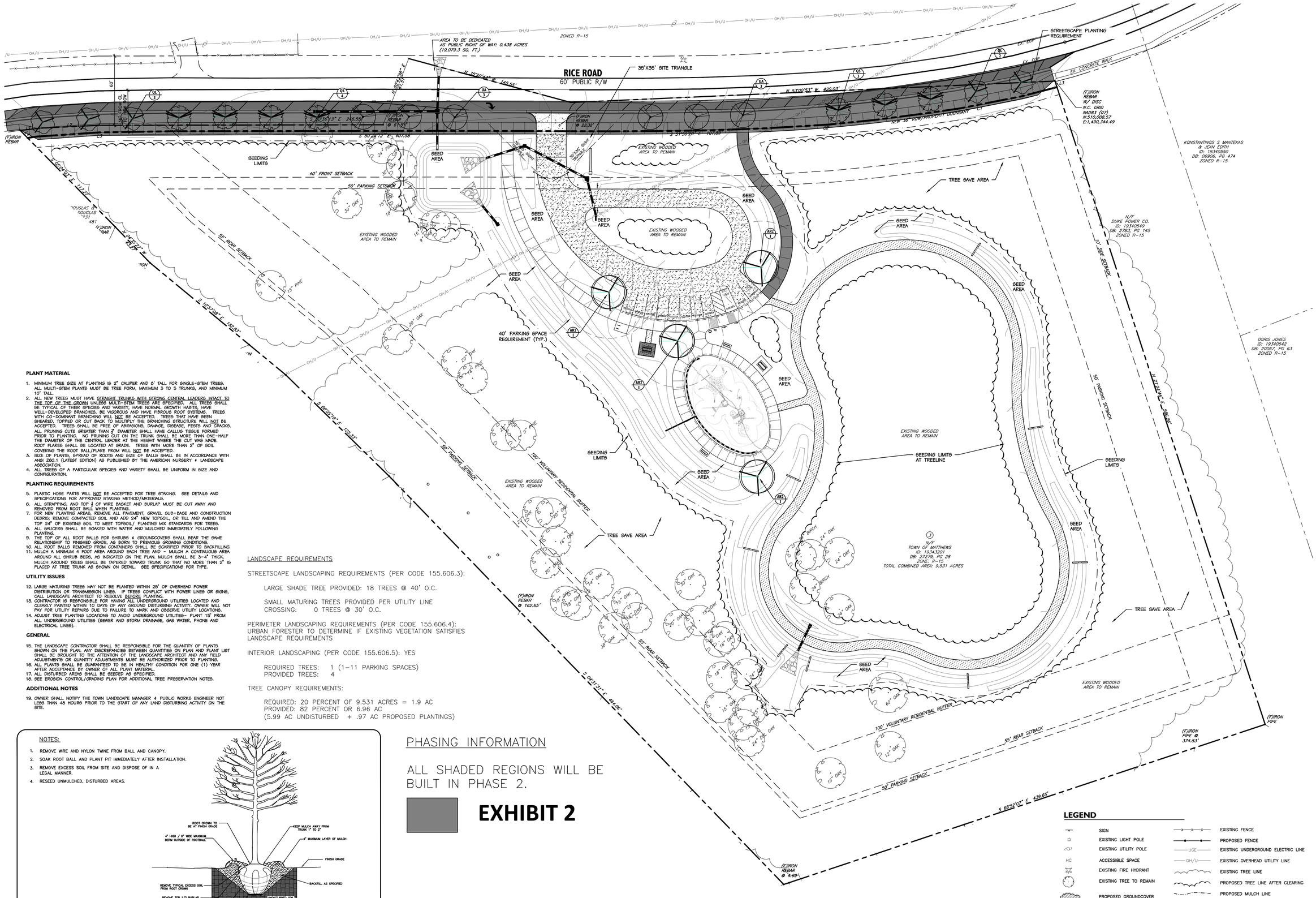
COST ALTERNATE SUGGESTIONS		NOTES:
DELETE Paving and Road Widening Scope	-$120,629	
DELETE Grading work associated with Road Widneing Scope	-$4,500	
DELETE Landscape associate with Road Widening Scope	-$5,125	
DELETE Storm Drainage assoicated with Road Widening Scope	-$14,375	Includes Class IV Pipe from C-2 to CI-4, OS-5,FES-1, CI-2 Pipe to FES-1 & Pipe From CI-2-OS-5 & Capping and Plugging existing 15"
DELETE Testing associated with Road Widening Scope	-$5,000	By Owner- Removed From Bid
DELETE Sidewalk along RICE ROAD	-$41,225	Keep Concrete Entry & Park Walks
DELETE Park Signage	-$10,000	
DELETE Sidewalk from Parking to Rice Road (160 LF)	-$8,500	
Total PROPOSED Construction Budget with Reductions	**$472,896**	

AUTHORIZED SIGNATURE _____, Vice President

COMPANY: JD GOODRUM COMPANY, INC JD GOODRUM COMPANY, INC

DATE: 06.05.18

J.D. GOODRUM CO. INC. CORPORATE SEAL 1985 N.C.



PLANT MATERIAL

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER AND 6' TALL FOR SINGLE-STEM TREES. ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 10' TALL.
2. ALL NEW TREES MUST HAVE STRAIGHT TRUNKS WITH STRONG CENTRAL LEADERS INTACT TO THE TOP OF THE CROWN UNLESS MULTI-STEM TREES ARE SPECIFIED. ALL TREES SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, HAVE WELL-DEVELOPED BRANCHES, BE VIGOROUS AND HAVE FIBROUS ROOT SYSTEMS. TREES WITH CO-DOMINANT BRANCHING WILL NOT BE ACCEPTED. TREES THAT HAVE BEEN SHEARED, TOPPED OR CUT BACK TO MULTIPLY THE BRANCHING STRUCTURE WILL NOT BE ACCEPTED. TREES SHALL BE FREE OF ABRASIONS, DAMAGE, DISEASE, PESTS AND CRACKS. ALL PRUNING CUTS GREATER THAN 2" DIAMETER SHALL HAVE CALLUS TISSUE FORMED PRIOR TO PLANTING. NO PRUNING CUT ON THE TRUNK SHALL BE MORE THAN ONE-HALF THE DIAMETER OF THE CENTRAL LEADER AT THE HEIGHT WHERE THE CUT WAS MADE. ROOT FLARES SHALL BE LOCATED AT GRADE. TREES WITH MORE THAN 2" OF SOIL COVERING THE ROOT BALL/FLARE FROM WILL NOT BE ACCEPTED.
3. SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (LATEST EDITION) AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
4. ALL TREES OF A PARTICULAR SPECIES AND VARIETY SHALL BE UNIFORM IN SIZE AND CONFIGURATION.

PLANTING REQUIREMENTS

5. PLASTIC HOSE PARTS WILL NOT BE ACCEPTED FOR TREE STAKING. SEE DETAILS AND SPECIFICATIONS FOR APPROVED STAKING METHOD/MATERIALS.
6. ALL STRAPPING, AND TOP ⅔ OF WIRE BASKET AND BURLAP MUST BE CUT AWAY AND REMOVED FROM ROOT BALL WHEN PLANTING.
7. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL, OR TILL AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/ PLANTING MIX STANDARDS FOR TREES.
8. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
9. THE TOP OF ALL ROOT BALLS FOR SHRUBS & GROUNDCOVERS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GROWING CONDITIONS.
10. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
11. MULCH A MINIMUM 4 FOOT AREA AROUND EACH TREE AND - MULCH A CONTINUOUS AREA AROUND ALL SHRUB BEDS, AS INDICATED ON THE PLAN. MULCH SHALL BE 3-4" THICK. MULCH AROUND TREES SHALL BE TAPERED TOWARD TRUNK SO THAT NO MORE THAN 2" IS PLACED AT TREE TRUNK AS SHOWN ON DETAIL. SEE SPECIFICATIONS FOR TYPE.

UTILITY ISSUES

12. LARGE MATURING TREES MAY NOT BE PLANTED WITHIN 25' OF OVERHEAD POWER DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
13. CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UNDERGROUND UTILITIES LOCATED AND CLEARLY PAINTED WITHIN 10 DAYS OF ANY GROUND DISTURBING ACTIVITY. OWNER WILL NOT PAY FOR UTILITY REPAIRS DUE TO FAILURE TO MARK AND OBSERVE UTILITY LOCATIONS.
14. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES- PLANT 15' FROM ALL UNDERGROUND UTILITIES (SEWER AND STORM DRAINAGE, GAS WATER, PHONE AND ELECTRICAL LINES).

GENERAL

15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUANTITY OF PLANTS SHOWN ON THE PLAN. ANY DISCREPANCIES BETWEEN QUANTITIES ON PLAN AND PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND ANY FIELD ADJUSTMENTS OF QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
16. ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY OWNER OF ALL PLANT MATERIAL.
17. ALL DISTURBED AREAS SHALL BE SEEDED AS SPECIFIED.
18. SEE EROSION CONTROL/GRADING PLAN FOR ADDITIONAL TREE PRESERVATION NOTES.

ADDITIONAL NOTES

19. OWNER SHALL NOTIFY THE TOWN LANDSCAPE MANAGER & PUBLIC WORKS ENGINEER NOT LESS THAN 48 HOURS PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITY ON THE SITE.

LANDSCAPE REQUIREMENTS

STREETSCAPE LANDSCAPING REQUIREMENTS (PER CODE 155.606.3):

LARGE SHADE TREE PROVIDED: 18 TREES @ 40' O.C.

SMALL MATURING TREES PROVIDED PER UTILITY LINE CROSSING: 0 TREES @ 30' O.C.

PERIMETER LANDSCAPING REQUIREMENTS (PER CODE 155.606.4): URBAN FORESTER TO DETERMINE IF EXISTING VEGETATION SATISFIES LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING (PER CODE 155.606.5): YES

REQUIRED TREES: 1 (1–11 PARKING SPACES)
PROVIDED TREES: 4

TREE CANOPY REQUIREMENTS:

REQUIRED: 20 PERCENT OF 9.531 ACRES = 1.9 AC
PROVIDED: 82 PERCENT OR 6.96 AC
(5.99 AC UNDISTURBED + .97 AC PROPOSED PLANTINGS)

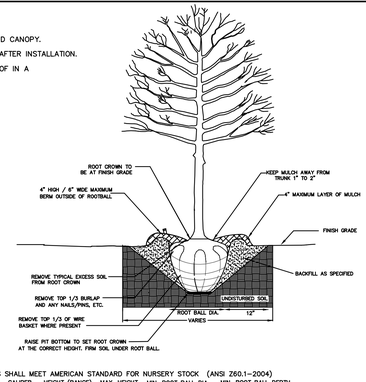
PHASING INFORMATION

ALL SHADED REGIONS WILL BE BUILT IN PHASE 2.

EXHIBIT 2

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
4. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12–14'	16'	24"	16"
	3"	14–16'	18'	32"	21"

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS

TREE PLANTING
(FOR SINGLE AND MULTI-STEM TREES)

STD. NO. 40.01 REV.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL.	REMARKS	SIZE
AR2	4	Acer rubrum / Red Maple	B & B	2"Cal		8-10` HT.
QL	5	Quercus laurifolia / Laurel-leaved Oak	B & B	2"Cal		12`-14` ht, 6`-8` w
QS	7	Quercus shumardii / Shumard Red Oak	B & B	2"Cal	Full, Matched,Straight	12`-14` ht, 6`-8` w
UA	6	Ulmus parvifolia `Athena` / Athena Elm	B & B	2"Cal	Full, Matched,Straight	12`-14` ht, 6`-8` w

Know what's **below.** **Call** before you dig.

LEGEND

SIGN
EXISTING LIGHT POLE
EXISTING UTILITY POLE
ACCESSIBLE SPACE
EXISTING FIRE HYDRANT
EXISTING TREE TO REMAIN
PROPOSED GROUNDCOVER
PLANT LABEL
PLANT QUANTITY
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPERTY LINE
EXISTING FENCE
PROPOSED FENCE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD UTILITY LINE
EXISTING TREE LINE
PROPOSED TREE LINE AFTER CLEARING
PROPOSED MULCH LINE
PROPOSED STORM DRAINAGE PIPE
PROPOSED FOUNDATION DRAIN
SANITARY SEWER LINE
WATER LINE

NORTH

30 0 15 30 60
SCALE: 1"=30'

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Alfred Benesch & Company
2359 Perimeter Pointe Parkway, Suite 200
Charlotte, NC 28208
www.benesch.com
P 704.521.9880

Seals:

Corp. NC License: F-1320

Rice Road Park and Road Expansion

2540 Rice Road,
Matthews, North Carolina 28105

Project No: 17.000162.01
Date: 09.14.17
Revisions:

Sheet Title:
Landscape Plan

Sheet No:
C600

Town of Matthews Public Works

1600 Tank Town Road
Matthews, NC 28105
704.847.3640
fax 704.845.2488

Seeking to Approve Funding for John St Modeling and Aesthetics

DATE: July 5, 2018
TO: Mayor and Board of Commissioners
FROM: Susan Habina-Woolard, PE – Town Engineer

Background/Issue

- E John St community workshop committee began on May 15, 2018 to discuss the community's needs for the E John St project.
- Recent discussion by the committee has necessitated more regional traffic modeling to gain an understanding of the consequences of various scenarios.
- This traffic modeling will be for the entire town to get a general sense of traffic impacts to various corridors; a "micro simulation" will not be done. This requires much more detailed work taking many months to accomplish.
- CDOT staff manages the traffic modeling for CRTPO; the Town is a CRTPO member organization therefore able to request this work from CDOT. Preliminary conversations with CDOT indicate that CDOT is able to do the work, however, this is not yet confirmed. If CDOT is unable to perform the work, an outside consultant will need to be utilized.

Proposal/Solution

Staff will pursue the traffic modeling work through CDOT staff. Estimates for the work are not yet available but are expected to be less than $30,000 if CDOT can perform the work. If an outside consultant is needed, costs will be higher but are still not expected to exceed $30,000. The expected turnaround time for work to be completed is a few weeks in order to meet the deadline needs of the Town related to this project.

Financial Impact

Appropriation of these funds totals $30,000.

Related Town Goal(s) and/or Strategies

- To maintain our small-town identity by providing a vibrant downtown, pedestrian friendly community, extensive greenspace system and recreational/cultural activities

- To identify, plan, design, fund and build transportation facilities that efficiently and effectively serve the community in a cost effective and environmentally sensitive manner.

- To innovatively provide a well-planned, well-maintained and aesthetically pleasing infrastructure, that adds long-term value and offers efficient access to the Town and surrounding communities.

Recommended Motion/Action

Appropriate $30,000 from the general fund to obtain traffic forecast modeling for the Town of Matthews.